



## **AGENDA**

**FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON**

**22 OCTOBER 2019 AT 6.30 PM**

**IN COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY**

### **MEMBERS**

Mr T Mosel (Presiding Member)  
Mr R Bateup  
Ms C Gill  
Mr M Canny  
Mr B Brug

### **REQUIRED STAFF**

General Manager City Development, Mr T Sutcliffe  
Manager Development Services, Mr C Zafirooulos (Assessment Manager)

### **APOLOGIES**

### **LEAVE OF ABSENCE**

### **ENDORSED MINUTES FROM PREVIOUS MEETING**

Copy of the Endorsed Minutes of the Council Assessment Panel Meeting held on 24 September 2019.

### **DECLARATIONS OF CONFLICTS OF INTEREST**

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## REPORTS

### *Development Applications*

- 5.1.1 361/1279/2019/2B ..... 13  
30-36 Woodyates Avenue, Salisbury North SA 5108  
Change of use to Place of Worship and associated internal and external building alterations, landscaping, carparking, acoustic fencing and demolition of outbuildings for Stimson Consulting.

## OTHER BUSINESS

- 5.2.1 Status of Current Appeal Matters and Deferred Items  
5.2.2 Policy Issues is Arising from Consideration of Development Applications  
5.2.3 Future Meetings & Agenda Items

## CLOSE

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**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN THE COUNCIL  
CHAMBER, 12 JAMES STREET, SALISBURY ON**

**24 SEPTEMBER 2019**

**MEMBERS PRESENT**

Mr M Canny (Deputy Presiding Member)  
Ms C Gill  
Mr B Brug

**STAFF**

General Manager City Development, Mr T Sutcliffe  
Manager Development Services, Mr C Zafirooulos (Assessment Manager)  
Development Officer – Planning, Ms K Thrussell

The meeting commenced at 6.32pm

The Presiding Member welcomed the members, staff and the gallery to the meeting.

**APOLOGIES**

Mr T Mosel (Presiding Member).

Mr R Bateup

**LEAVE OF ABSENCE**

Nil

**ENDORSED MINUTES FROM PREVIOUS MEETING**

The Minutes of the Council Assessment Panel Meeting held on 27 August 2019, be taken and read as confirmed, subject to correction to spelling of staff member in attendance – G Cutri.

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## DECLARATIONS OF CONFLICTS OF INTEREST

Mr B Brug declared a conflict of interest on item 5.1.1 as he has been involved in the decision making in relation to matters leading to the development application as an Elected Member of Council.

## REPORTS

### *Development Applications*

The order of agenda items was altered with the agreement of Panel Members to enable consideration of Item 5.1.2 first.

#### **5.1.2 361/736/2019/2B**

Alterations and Additions to Existing Shopping Centre (New Retail Tenancy) at 225-241 Martins Road, Parafield Gardens SA 5107 for Martins Plaza Pty Ltd

#### **REPRESENTORS**

Nil

#### **APPLICANT**

Nil

Ms C Gill moved and the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 4 April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/736/2019/2B for Alterations and Additions to Existing Shopping Centre (New Retail Tenancy) in accordance with the plans and details submitted with the application and subject to the following conditions:

#### *Reserved Matters:*

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. A detailed civil and stormwater management plan shall be prepared by a suitably qualified consultant and shall confirm the capacity of the existing system and include details of stormwater disposal, drainage, finished floor levels, details of cut, fill and retaining walls.
2. A detailed Landscaping plan demonstrating the effective screening of the eastern wall, including details of species, irrigation systems and maintenance methods.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

Drawing No.	Plan Type	Date	Prepared By
2443/04/19 – pa 1	Site Plan	19 July 2019	Zummo Design
2443/04/19 – pa 2	Demolition Floor Plan	19 July 2019	Zummo Design
2443/04/19 – pa 3	Proposed Floor Plan	19 July 2019	Zummo Design
2443/04/19 – pa 4	Proposed Elevations	19 July 2019	Zummo Design
	Traffic and Parking Assessment	15 May 2019	Phil Weaver and Associates
	Traffic and Parking Assessment	10 May 2019	Phil Weaver and Associates

- \* The approved documents referred to above are subject to change permitted by minor variations under Regulation 47A of the Development Regulations 2008.
- \* Except where otherwise stated, the development shall be completed prior to occupation/commencement of use (of the building extension).
- \* All documents approved under Reserved Matter 1 constitute approved documents and form part of this Consent.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. All external building materials and finishes of the building addition shall:
  - a) Be of new non-reflective materials; and
  - b) Be of natural tones which match the external colours of the existing building; and
  - c) Be maintained in good and reasonable condition at all times.

*Reason: To ensure the building work achieves a high standard of design and complements the amenity of the locality.*

3. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers screened from public view and must not be located within designated car parks, manoeuvring areas or traffic aisles.

*Reason: To maintain the amenity of the locality.*

4. All mechanical services to the building and in conjunction with the proposed use shall be designed, installed and operated in such a manner that any person or persons working within or adjacent to the site should not be subjected to any nuisance or inconvenience from noise or fumes.

*Reason: To limit the effect of the mechanical services for activities on the subject land within the site, thereby maintaining the amenity of the locality.*

5. No materials, goods or containers shall be stored outside of the building at any time.

*Reason: To ensure the car parking and emergency access areas are always available for the purpose they are designed. Further that the site be maintained in a clean and tidy state.*

6. Stormwater systems shall be designed and constructed to cater for minor storm flows (Industrial / Commercial ARI =10yrs). The design of the stormwater system shall ensure that no stormwater is discharged onto any adjoining land. Surface stormwater is to be managed in a manner that ensures no ponding of water against buildings and structures, no creation of any insanitary condition, and no runoff into neighbouring property for the major storm event ARI = 100 years.

*Reason: To ensure flood protection of the building.*

7. The carparking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1 – Off-street Parking Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

*Reason: To ensure that the development complies with Standards and Best Engineering Practice.*

8. All driveways and car parking areas shall be constructed with either brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual carparking bays shall be clearly linemarked. Driveways and carparking areas shall be established prior to the approved use commencing and maintained at all times to the satisfaction of Council.

*Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

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9. The hours of operation of the development herein approved shall be limited to between 7am and 10.30pm daily. These hours similarly apply to all service and delivery vehicles.

*Reason: To limit the effect of nuisance to residents living in the locality.*

Advice Notes

- Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.
- Any additional advertisements and/or advertising displays are not included in the consent granted. It will be necessary to make a separate application for any future proposed advertising signage.

## **OTHER BUSINESS**

### **5.2.1 Status of Current Appeal Matters and Deferred Items**

Nil

### **5.2.2 Policy Issues is Arising from Consideration of Development Applications**

Nil

### **5.2.3 Future Meetings & Agenda Items**

Next meeting scheduled for Tuesday 22 October 2019.

Mr B Brug left the meeting at 6:51pm due to having declared a Conflict of Interest in Item 5.1.1.

The Deputy Presiding Member adjourned the meeting at 6.52pm due to there not being a quorum for Item 5.1.1.

The Meeting resumed at 7.10pm and the Presiding Member further adjourned the meeting pursuant to Clause 3.2 of the Panel's General Operating Procedures due to there not being a quorum for item 5.1.1, to be resumed via electronic communication pursuant to Clauses 8.5 and 8.6 of the Panel's General Operating Procedures, at a time, date and venue to be confirmed.

The time, date and venue of the resumed meeting was subsequently confirmed to be at the Norwood Payneham St Peters Council Offices at 175 The Parade, Norwood at 2pm on Thursday 26 September 2019.

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The meeting adjourned at 7.15pm.

The meeting resumed at 2.00 pm on Thursday 26 September 2019 at Norwood Payneham St Peters Council Offices at 175 The Parade, Norwood.

Deputy Presiding Member Mr M Canny was present at the meeting.

Ms C Gill and Mr R Bateup attended the meeting by teleconference.

Having previously declared a conflict of interest on item 5.1.1 as he has been involved in the decision making in relation to matters leading to the development application as an Elected Member of Council, Mr B Brug was not present at the resumed meeting.

Staff in attendance: Chris Zafiroopoulos (Assessment Manager) and Terry Sutcliffe, General Manager City Development.

**5.1.1 361/1270/2019/3B**

Construction of an athletic track with associated clubroom storage shed, six (6) 25m high light poles and carparking at Bridgestone Reserve, Frost Road, Salisbury South SA 5106 for City of Salisbury

**REPRESENTORS**

Nil

**APPLICANT**

Nil

Ms C Gill moved that the recommendation be adopted and voted in support of the recommendation.

Mr R Bateup voted in support of the recommendation.

Mr M Canny voted in support of the recommendation.

The Deputy Presiding Member Mr M Canny declared that the Council Assessment Panel resolved that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 4 April 2019.

- B. Pursuant to Section 33 of the Development Act 1993, Development Plan Consent is **GRANTED** to application number 361/1270/2019/3B for the Construction of an athletic track with associated clubroom storage shed, six (6) 25m high light poles and carparking, in accordance with the plans and details submitted with the application and subject to the following Reserved Matter and conditions:

Reserved Matter

The following matter shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

1. Detailed designs and specifications for all civil engineering works, including cut/fill details, stormwater drainage, carparking and vehicle access, water quality devices and levels are to be submitted to Council for approval. Stormwater management arrangements, including accompanying design calculations, are to consider the minor storm (Q10) and major storm (Q100) events.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

<b>Drawing No.</b>	<b>Plan Type</b>	<b>Dated</b>	<b>Prepared By</b>
WD01	Site Plan	9 August 2019	City of Salisbury
WD01a	Lighting Site Plan	9 August 2019	City of Salisbury
WD02 – Rev B	Locality Plan	August 2019	City of Salisbury
WD04	Storage Shed Floor Plan and Elevations	1 June 2019	City of Salisbury
SK01 – Rev B	Clubroom Floor Plan and Elevations	22 August 2019	Intro
SK02 -Rev B	Visualisation	22 August 2019	Intro

- \* The approved documents referred to above are subject to change permitted by minor variations through the Building Rules Consent process as per Regulation 47A of the Development Regulations 2008.
- \* Except where otherwise stated, the development shall be completed prior to occupation/commencement of use.

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- \* All documents referred to under Reserved Matter 1 constitute approved documents and form part of this consent.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. Except where otherwise approved, the operating hours for functions held in the clubroom facility shall not extend beyond the following times:

Sunday to Thursday – 8.00am to 10.00pm;  
Friday and Saturday – 8.00am to 12.00am.

*Reason: To ensure the proposal will not have an unreasonable impact on the amenity of nearby residential land.*

3. Except where otherwise approved, the external finishes of the building shall:

- (a) Be finished in new non-reflective materials; and
- (b) Be finished in natural tones, in accordance with the approved plans; and
- (c) Be maintained in good condition at all times.

*Reason: To achieve the building achieves a high standard of appearance.*

4. Noise shall be limited to ensure that noise measured at the nearest residential property boundary remain within the requirements of the Environment Protection Authority (EPA) guidelines.

*Reason: To ensure that noise does not cause nuisance to adjoining occupiers or owners.*

5. All waste and other rubbish shall be contained and stored pending removal in covered containers and waste containers must not be located within designated car parks or manoeuvring areas.

*Reason: To maintain the amenity of the locality.*

6. The developer shall employ measures to eliminate dust emission from the site during the construction period so as not to cause nuisance to adjacent or nearby properties.

*Reason: To preserve the amenity of the locality during construction work.*

7. If additional car parking is required for athletics events held on the subject land, the playing field to the south east of the athletics track shall be opened for overflow car parking.

*Reason: To ensure sufficient car parking is provided for the proposed use.*



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Advice Notes

1. This is not a building consent, and a satisfactory application for Building Rules Consent must be submitted and approved before the Council can issue a Development Approval.
2. Advertisements and advertising displays are not included in the consent granted. It will be necessary to make a fresh and separate application for any future proposed advertising signage.
3. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active.
4. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
5. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site:  
<http://www.epa.sa.gov.au>.

Parafield Airport Limited Advice Notes

6. Parafield Airport Limited (PAL) advises the Owner/Developer of the following:
  - a) The site falls within the Parafield Obstacle Limitation Surface (OLS) Airspace protected for aircraft operations. As a result, restrictions apply to heights of structures including buildings, masts, towers, plume emissions and lighting illumination.
  - b) Any development within this area may be subject to noise emanating from overflying aircraft.
  - c) PAL requires fourteen (14) days prior notice of any crane operations during construction. Crane assessment may also have to be conducted by the Civil Aviation Safety Authority (CASA).
  - d) Any further proposed buildings and/or structures constructed upon this site must be subject to a separate assessment.
  - e) Extraneous light not to exceed 0cd measured at 3 degrees above the horizontal.

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**ADOPTION OF MINUTES**

Mr R Bateup moved that the minutes be adopted and voted in support of adopting the minutes.

Ms C Gill voted in support of adopting the minutes.

Mr M Canny voted in support of adopting the minutes

The Deputy Presiding Member Mr M Canny declared the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 2.13pm on 26 September 2019.

**DEPUTY PRESIDING MEMBER:** Mr M Canny

**DATE:** 26 September 2019  
(refer to email approving minutes registered in Dataworks Document Number 5605823)

<b>ITEM</b>	5.1.1
	<b>COUNCIL ASSESSMENT PANEL</b>
<b>DATE</b>	22 October 2019
<b>APPLICATION NO.</b>	361/1279/2019/2B
<b>APPLICANT</b>	Stimson Consulting
<b>PROPOSAL</b>	Change of use to Place of Worship and associated internal and external building alterations, landscaping, carparking, acoustic fencing and demolition of outbuildings.
<b>LOCATION</b>	30-36 Woodyates Ave, Salisbury North
<b>CERTIFICATE OF TITLE</b>	Lot 245 in Certificate of Title Volume 5717, Folio 401
<b>AUTHOR</b>	Gabriella Cutri, Development Officer - Planning, City Development

### 1. DEVELOPMENT APPLICATION DETAILS

<b>Zone/Policy Area</b>	Local Centre Zone
<b>Application Type</b>	On-Merit
<b>Public Notification</b>	Representations received: Five (5) Representations to be heard: Three (3)
<b>Referrals - Statutory</b>	Nil
<b>Referrals – Internal</b>	Development Engineering
<b>Development Plan Version</b>	Salisbury (City) Development Plan Consolidated 4 April 2019
<b>Assessing Officer</b>	Gabriella Cutri
<b>Recommendation</b>	Planning consent subject to reserved matters and conditions
<b>Meeting Date</b>	22 October 2019

### 2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans and Documentation including traffic report and environmental acoustic assessment
Attachment 2:	Category 2 Notice and Representations received
Attachment 3:	Response to Representations received
Attachment 4:	Relevant Development Plan Extracts and Maps
Attachment 5:	Petition

### 3. EXECUTIVE SUMMARY

This report provides a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) The proposed land use is considered appropriate within a Local Centre Zone, having regard to its impacts on the locality and its re-use of an existing building.
- b) The proposed development has been designed to minimise the adverse impact on the locality in respect to noise, light spill, hours of operation and traffic.
- c) Adequate on-site car parking is proposed, such that there is no theoretical requirement for vehicles to park on-street.
- d) The proposed carparking, landscaping and external works is provided to enhance the existing appearance of the site.

Given the above, it is recommended that Development Plan Consent be granted, subject to conditions.

#### 4. SUBJECT SITE

The subject site comprises one allotment identified as Lot 245 in Certificate of Title Volume 5717, Folio 401 referred to as 30-36 Woodyates Ave., Salisbury North.

The site is a corner allotment of approximately 1820m<sup>2</sup> with a primary frontage to Woodyates Ave. and secondary frontage to Melbury Road. The site frontage to Woodyates Ave. totals 72.5 metres and the site frontage to Melbury Road of 19.84 metres.

The site has historically been used as shops, with various applications related to the shops approved since 1991.

The site contains a masonry building, verandahs, cool rooms and storage shed.

The site has one access point on Woodyates Ave. It is noted that site contains a crossover on Melbury Road, although due to the placement of buildings, it does not facilitate vehicle access. The subject site is serviced by a small service road, which features 12 angled carparking bays and a pedestrian crossing contained within the road reserve.

Site photos are provided on the following page.

**Photo 1:**

*Looking south-west from Woodyates Ave toward the subject site.*



**Photo 2:**

*Looking south from  
Woodyates Ave  
toward the proposed  
carparking area*



**Photo 3:**

*Looking North from  
Melbury Road  
towards the subject  
site*



## 5. LOCALITY

The subject site is located in the Local Centre Zone, as identified within the Council's Development Plan.

The locality consists predominantly of residential land uses, characterised by single storey detached dwellings at low densities. The subject site is located adjacent the Residential Zone boundary. The site is bounded by residential land uses, with the exception of public open space of approximately 2337m<sup>2</sup> (Woodyates Ave. Reserve) to the east.

In the wider locality to the west, is Salisbury North Primary School, Bowden Brompton Community School (Little Para Campus) and Dorothy Hughes Kindergarten located within the Neighbourhood Centre Zone.




A locality and contextual plan are provided below.



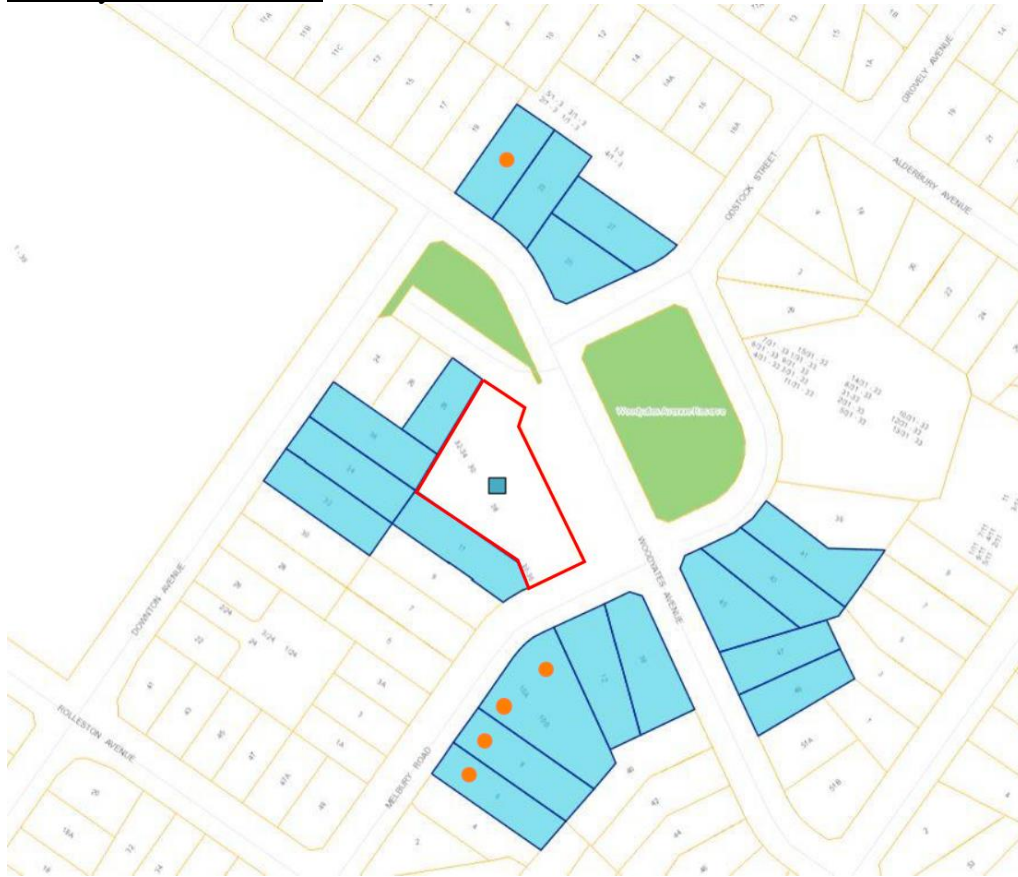
Locality Plan - Aerial





Item 5.1.1



Legend (Source: Dekho)	
	Subject site
	Site boundary
	Locality boundary

Locality Plan – Cadastre



Legend (Source: Dekho)	
	Subject site
	Site boundary
	Locality boundary
	Representors

Item 5.1.1



Contextual Plan:



Legend (Source: Nearmap)

	Subject site
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**6. DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The Applicant seeks Development Plan Consent for the change of use to a Place of Worship with associated internal and external alterations, landscaping, carparking and acoustic fencing at 30-36 Woodyates Ave., Salisbury North.

The proposed development includes:

- The demolition of existing coolrooms and shed;
- Internal alterations to create a worship space, classroom, office, store room, accessible toilet, kitchen/servery and common space;
- Construction of a sealed and line-marked carpark containing 22 carparks, inclusive of an accessible carparking space;
- Landscaping to the rear of the building within the carparking area, consisting of trees, shrubs and ground covers.

The proposed Place of Worship will be available for members of Medhane Alem Eritrean Orthodox Tewahdo Church, an Oriental Orthodox denomination of the Christian faith. The not-for-profit religious organisation has been operating in Adelaide since 2012.

The Place of Worship proposes a range of opening hours:

- Congregational services held on Sunday mornings between 8am and 2pm;



- Study groups and meetings to be held between 8am and 9pm on Saturdays and weekdays; and
- Special Services – Christmas Eve (held on January 6<sup>th</sup>) and Easter Eve (held on Saturday before Easter) between 8pm and 3am.

The Place of Worship is expected to operate predominantly on weekends, with a maximum of 100 persons to occupy the premises at any given time. Study groups and meetings which are proposed to occur on Saturdays, and weekdays occasionally, will cater for smaller groups (less than 20 people).

The proposed Place of Worship will not accommodate wedding receptions or larger events, nor will it be hired out to other groups.

The works are proposed to occur in two stages.

Stage 1: Internal and external alterations, demolition of shed and cool rooms, construction of unsealed carpark, acoustic fencing and landscaping.

Stage 2: Sealing of carpark.

It is proposed Stage 2 is to be completed within 12 months.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

## **7. CLASSIFICATION**

The subject site is located in the Local Centre Zone of Council's Development Plan (consolidated 4 April 2019). A Place of Worship is neither listed as being a Complying or Non-Complying form of development in the Local Centre Zone and consequently should be assessed "on-merit" against the relevant provisions of the Development Plan.

## **8. PUBLIC NOTIFICATION**

The proposed development is neither listed as being a Category 1 or Category 2 form of development under the Local Centre Zone in Council's Development Plan. Therefore, pursuant to section 38 of the *Development Act 1993*, Schedule 9 of the *Development Regulations 2008* is relevant.

Schedule 9, Part 2, Clause 19 of the *Development Regulations 2008* states:

*Except where the development falls within Part 1 of this Schedule, is within the City of Adelaide, or is classified as non-complying development under the relevant Development Plan, development of a kind referred to in clause 6 of this Schedule (including a change of use of land of a kind referred to in that clause) where the site of the proposed development is adjacent land to land in a zone under the relevant Development Plan which is different to the zone that applies to the site of the development.*

The proposal falls within Schedule 9 Part 1 clause 6(h) which states:

*Any development which consists of any of the following, other than where the site of the development is adjacent land to land in a zone under the relevant Development Plan which is*

*different to the zone that applies to the site of the development or where the development is classified as non-complying under the relevant Development Plan:*

- h) any kind of development within a Local Shopping, District Shopping, Specialty Goods Centre, Local Centre, Town Centre, City Centre, Neighbourhood Centre, District Centre, Regional Centre, Regional Town Centre, District Business, Local Town Centre or District Town Centre zone as delineated in the relevant Development Plan*

As the subject site is located within a Local Centre Zone and is adjacent land in a different zone (Residential Zone), the application is a Category 2 form of development for public notification purposes.

The Category 2 public notification took place between 30 August 2019 and 12 September 2019. Council received five representations in opposition to the proposal during the notification period. The representations are listed in the table below.

<b>Representations received</b>		
<b>Representations received</b>		<b>Wish to be Heard</b>
1	Morris Part 10a Melbury Road Salisbury North SA 5108	No
2	Peter Gibbs 21 Woodyates Ave Salisbury North SA 5108	No
3	Helen Frazer [REDACTED]	✓
4	Alan John Deeble and Margaret Ann Deeble 6 Melbury Road Salisbury North SA 5108	✓
5	Ivan Iankov and Tina Iankov 8 Melbury Road Salisbury North SA 5108	✓

It is also noted a petition containing 51 signatures was received in relation to proposal. The petition was presented to Council on the 23 September 2019. Council resolved that the petition was to be forwarded to the Council Assessment Panel for their consideration as part of the assessment of the application.

A copy of the Category 2 public notice and submissions received are contained within Attachment 2. The applicant's response is contained in Attachment 3. The petition is contained within Attachment 5. The content of the representation and the applicant's response are summarised in the table below:

<b>Summary of Representations</b>	
<b>Representation</b>	<b>Applicant's Response</b>
Insufficient car parking has been provided for the proposed use	The provision of carparking spaces is as per that required in the Development Plan.  The concerns of the representors are acknowledged, however the number of

	<p>attendees, the timing of events and the number of carparking spaces to be created on site will mean there will be no on street parking issue arising from the use of the subject land. There should not be a need for any member of the church to park elsewhere in Woodyates Ave. or Melbury Rd. In the event cars park elsewhere, there is sufficient room on Melbury Road for carparking on both side of the roads.</p>
<p>Noise</p>	<p>The acoustic report prepared by Sonus states that the existing building has good design features in terms of impact on neighbouring dwellings and recommends alterations to achieve compliance with relevant noise guidelines. The Place of Worship will be undertaken in accordance with recommendations of the Sonus Report.</p>
<p>Increase in vehicle and pedestrian traffic and congestion</p>	<p>The volume of traffic coming to/from the church will not cause congestion or traffic conflict.</p> <p>The plans have been amended to remove the vehicle access point on Melbury Road thus reducing traffic impacts on the side street.</p> <p>In terms of traffic volume when the church is at full capacity it is likely that a maximum of 34 cars will come to the church on a Sunday in the hour or so before the service begins and leave in the hour afterwards. During the week the numbers of cars are likely to be 5 – 10 movements each way. This level of traffic will mean Woodyates Ave can easily continue to function as a local road.</p> <p>Given cars are to be parked on the site or in front of the building on Woodyates Ave there should be no increase in the amount of people utilising the footpaths. In any event the local roads in the locality have footpaths on both sides of the roads.</p>

<p>Non-compliance with provisions of the Development Plan in respect to objectives of the Local Centre Zone</p>	<p>Local Centres have been in decline as the nature of retail expenditure has changed. The Centres and Retail General Module of the Development Plan objective envisages religious facilities in integrated centres. As such, a place of worship is appropriately located in a centre. Council has recently approved a Place of Worship within a Local Centre Zone and in Residential Zones.</p> <p>Representors raised concerns members of the congregation were not located within the community. There are already a couple of families that are church members living in Salisbury North. There are church families that live in Salisbury, Salisbury Downs, Paralowie, and Parafield Gardens in the City of Salisbury. The church expects that more families will shift to Salisbury North once the church is established at the subject land.</p>
<p>Non-compliance with provisions of the Development Plan in respect to General Module Community Facilities</p>	<p>Community Facilities PDC 4 has a gap in attendance between local scale (5 – 30 attendees) and medium scale (100 – 300). As such for the next few years (probably at least a decade) the membership numbers will sit between local and medium scale. Ultimately it will be at the lowest end of medium scale. Local Centre Zone Objective 1 seeks small scale facilities to serve the local community. The proposal will serve a wider community than just the local one however the impacts are considered to be minor and acceptable.</p> <p>In respect to Community Facilities PDC 5 Woodyates Ave is not a major collector road, however it is considered the volume of traffic coming to/from the church will not cause congestion or traffic conflict (as supported by the CIRQA traffic report).</p> <p>As such, whilst the proposal does not strictly meet PDC 5 in terms of the type of road it is preferred to be located on the impacts on the local roads will be negligible.</p>
<p>Growth of congregation</p>	<p>The current church membership is around 70 persons at present and is only growing at a few people per year as the number of Eritreans coming to South Australia has</p>

	<p>declined since the large influx during 2011 and 2012. As such for the next few years (probably at least a decade) the membership numbers will sit between local and medium scale place of worship (as defined by the Development Plan).</p>
<p>Current activities undertaken by the Medhane Alem Eritrean Orthodox Tewahdo Church and potential on-going compliance should approval be granted.</p>	<p>Some representors raised concerns with potential on-going compliance of potential conditions of approval, citing examples where the activities of the existing congregation exceeded 100 people.</p> <p>A video was referenced in the submission by Tina and Ivan Iankov. The event depicted in the video was special event (Annual Fest). The Annual Feast depicted in the video held in the first week of April. In 2018 there were around 100 people that attended from Victoria which took the attendee numbers in excess of 150 people. The proponent proposes to not hold the Annual Feast at the subject land. They will hire another venue that can cater for the event. The Annual Feast is also the only time when a procession occurs outside of the church. It is tradition for the attendees to parade around the church three times before going inside.</p> <p>A further document was submitted by the Iankovs on the 17th September 2019, after the public consultation period ended. The submission included observations of the Church from the 14th September 2019 at their current Para Hills Church location.</p> <p>The events on this date were not reflective of the normal weekly church service. A large numbers of attendees went to the service as there were two baptisms. This is the first time such an event has occurred. Should such an event occur in the future a separate venue will be hired.</p> <p>It is noted that the Para Hills Church does not have conditions of approval relating to operational or numbers and as such, it is appropriate for this special events to be held at that location</p>

Capacity of building leading to on-going compliance issues	<p>The ability for the church to accommodate more than 100 persons is considered to be very limited in any event.</p> <p>The church would provide just over 1.48sqm per person within the worshipping space, in accordance with design guidelines published by various church websites.</p>
Hours of operation, in particular in relation to special services	<p>In regards to hours of operation, the proposal in Woodyates Ave has an 8am arrival commencement time. There maybe one or two people arriving slightly earlier than this to commence preparations inside the church. This would be no different to when the shops were open (in particular the deli).</p> <p>On Christmas Eve and Easter Eve, the indoor service is quiet (no singing, music, amplification of anything) past 10pm. Past 10pm the only potential noise will be people leaving the church building, getting in their cars and leaving the subject land. These two events can be considered to be occasional events (as they are less than 3 events) which means the WHO sleep disturbance limits will be achieved. Sonus had considered people leaving the site as part of their assessment. Sonus consider barking dogs to be an adjunct issue that could occur from any transient event. Having events that run until 3am twice per year is not what is considered to be a significant disturbance to the amenity of an adjoining residential area. Notwithstanding this, acoustic measures will be provided.</p>
Devalue property	Concerns acknowledged.
There is not a need for a Church. The property should accommodate shops or medical facilities	Local centres have been in decline due to the changing nature of retail. In recent times the shops on subject land have closed, and it is apparent that there has been an inability to attract other retailers at commercial rents.

## 9. REFERRALS – STATUTORY

The application was not subject to any referrals under Schedule 8 of the *Development Regulations 2008*.

## 10. REFERRALS – INTERNAL

### Development Engineering

- The 12 angled parking spaces located on Woodyates Avenue may be considered to be directly associated with the site and that it would be reasonable to include these spaces in the parking provision for the site.
- The site appears to have had a rubble/dolomite surface in 2011 but that this has not been maintained and it has also not been used predominantly for carparking. As a formal parking area, within a built up residential area the carpark should have a sealed surface. Sealing the carpark will require consideration of the stormwater runoff and a stormwater plan will be required.
- Minor modifications to angle of parking bays 1-3 (closest to the entrance gate) and existing access gates will better facilitate vehicle access.

The applicant has agreed to provide amended plans sealing the site, modify the angle of the carparking bays/access gates and provide consideration for stormwater run-off as part of a reserve matter should approval be granted.

## 11. ASSESSMENT

Pursuant to Section 35(2) of the *Development Act 1993*, it is recommended that the Panel determine that the proposed development is not seriously at variance with the Salisbury Development Plan, Consolidated 4<sup>th</sup> April 2019. The following reasons are given in support of this recommendation:

- a) The proposed land use is considered appropriate within a Local Centre Zone, having regard to its impacts on the locality and its re-use of an existing building.
- b) The proposed development has been designed to minimise the adverse impact on the locality in respect to noise, light spill, hours of operation and traffic.
- c) Adequate on-site car parking is proposed, such that there is no theoretical requirement for vehicles to park on-street.
- d) The proposed carparking, landscaping and external works is provided to enhance the existing appearance of the site.

### Assessment

Detailed assessment of the application has taken place against the relevant provisions of the Salisbury Development Plan and is described below under headings.

An extract of the relevant Development Plan, Consolidated 4<sup>th</sup> April 2019, is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

### Zoning and Land Use

Objective 2 & 3 of the Local Centre Zone seeks:

- 3 *A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.*
- 2 *A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.*



## Local Centre Zone Principle of Development Control (PDC) 1

*1 The following forms of development are envisaged within the Zone:*

- *Advertisement;*
- *Community facility*
- *Consulting room*
- *Office*
- *Office and dwelling*
- *Shop*
- *Shop and dwelling*

The Zone primarily envisages small-scale convenience land uses that serve the local community such as community facilities, consulting rooms, offices, shops and dwellings in conjunction with non-residential development. The proposal seeks to serve the Eritrean Orthodox community of Adelaide, noting that members of the organisation are primarily based in the Northern Suburbs of Adelaide and not necessarily within the local community. Some representors raised concerns that the proposal fails to achieve the intent of objectives of the Zone, as the proposal does not serve the local community and members are not within walking distance of the facilities. The applicant has stated that families from the Church live within Salisbury North, Salisbury, Salisbury Downs, Paralowie, and Parafield Gardens in the City of Salisbury. Consequently, the proposed use is considered to serve local community within the City of Salisbury, whilst it is also acknowledged that the catchment of the place of worship also extends beyond the local area.

Whilst a Place of Worship is not listed as an envisaged uses within the Zone, General Section “Centres and Retail Development”, Objective 1 states:

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.*

As such, a Place of Worship may be considered appropriate within a Centre Zone. The “Community Facilities” Module of the Development Plan provides further guidance with respect to appropriate locations for a Place of Worship, as described below.

- 4 Places of worship should be developed according to the following hierarchy.*

<b>Scale</b>	<b>Development Form</b>	<b>Congregation Size</b>
<i>Small (local)</i>	<i>Associated with an area of worship ancillary to a residence. These activities are particularly common for religious organisations that do not have a large following and/or lack funds to purchase a standalone building</i>	<i>Typically accommodate approximately 5 to 30 worshippers in any one session</i>
<i>Medium (neighbourhood)</i>	<i>Purpose built or re-use of existing buildings with medium footprints that are found in most suburbs and country towns</i>	<i>Typically have congregations of up to 100-300 persons in any one session</i>
<i>Large (regional)</i>	<i>Purpose built or re-use of existing buildings with large footprints and catering for a variety of ancillary activities</i>	<i>In excess of 300 persons in any one session</i>

- 5 Small (local) to medium (neighbourhood) scale places of worship within residential areas should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets.*



The scale of the proposed Place of Worship is consistent with the Medium (Neighbourhood) size as detailed in the “*Community Facilities*” PDC 4. The proposal seeks to re-use an existing building to accommodate a maximum of 100 attendees. It is noted that the current congregation has 70 members and falls between a Small to Medium Place of Worship. The subject site is expected to accommodate the growth of the congregation over the next few years.

It is acknowledged the proposed Place of Worship is not sited on a major collector road, at variance with “*Community Facilities*” PDC 5. The intent of this provision is to minimise congestion or traffic conflict within local streets. It is considered that the proposal achieves the intent of this provision, and traffic generated by the site will be readily accommodated within the local network.

Potential impacts associated with the proposal are considered below under headings, however, the proposed development is considered to be appropriate within the context of this locality, having regard to the following:

- The proposed development has been sited and designed to minimise adverse impact in respect to light spill, traffic, noise and hours of operation;
- The peak vehicle movements associated with the Place of Worship are anticipated to readily accommodated within the local traffic network; and
- Sufficient carparking has been provided on-site in accordance with the Development Plan.

On this basis, the proposed land use is considered to be acceptable at this site.

#### *Interface between Land Uses*

Under the General Section, “*Interface between land uses*” module, Principle of Development Control 1 states that:

*I Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

- (a) The emission of effluent, odour, smoke, fumes, dust or other airborne pollutants;*
- (b) Noise;*
- (c) Electrical interference;*
- (d) Light spill;*
- (e) Glare;*
- (f) Hours of operation; and*
- (g) Traffic impacts.*

The principal impacts of this use upon the locality are considered to be:

- Noise from vehicles entering and exiting the site during worshipping;
- Traffic impacts, in relation vehicle movements and potential on-street carparking ;
- Hours of operation; and
- Light spill from security lighting.

These impacts are discussed under further headings below:

*Light Spill*

External lighting is proposed (and anticipated) for security purposes. The applicant has stated that external lighting will be directed downwards and not towards adjoining residential properties. In this regard, a condition is included in the recommendation that lighting is to be directed and shielded to avoid spillage into the adjacent residential properties.

*Noise*

The proposed Place of Worship has potential to generate noise in the form of music, singing, amplified voices, talking during services and in the carpark, and vehicles travelling to and from the site.

Representors have raised concerns regarding the impact noise will have and also sought additional clarification regarding level of amplification proposed as part of the worshipping.

The applicant has stated the standard congregational worship service is generally centred on liturgical worship style called the "Divine Liturgy", which is also known as Mass or Holy Eucharist. This style of worship involves praise, thanksgiving, readings from the Bible and prayers, which are recited or sung.

During the weekly worship service, the Divine Liturgy starts around 9:00am, prior to that, between 8:00am and 9:00am, there is often a more quiet worship involving prayers and readings from various scriptures. Following the Divine Liturgy (usually at 11:00am), the church's choir groups sing a few hymns using a drum and occasionally a "tseatsil" (a hand held sistrum). The drum and tseatsil are the only musical instruments to be used in the church, both of which are used unamplified.

Microphones are used by the worship leaders for vocal amplification, enabling their voices to be heard within the church building with less effort. The acts and activities proposed to occur within the Place of Worship were captured during the acoustic testing prepared by Sonus.

The Applicant has provided an Environmental Acoustic Assessment prepared by Sonus, which provides a detailed assessment of likely noise associated with the proposed Place of Worship and the potential impact on the nearest noise sensitive receivers (the nearby dwellings).

A summary of the Sonus Acoustic report is set out below:

- The assessment considers the noise at nearby residences from the proposed activities at the site including general car parking activity, operation of mechanical plant, music, amplified voices, unamplified instruments and people inside the building.
- Assessment criteria have been established for the proposal based on the specific nature of the place of worship as adapted to the relevant provisions of the Salisbury Council Development Plan.
- The predicted noise levels from the development will achieve the relevant requirements of the *Environment Protection (Noise) Policy 2007* and *World Health Organisation (WHO)* recommendations subject to the treatments in this report, comprising:
  - Specific fence height and construction at the car park interface;

- Specific building construction details;
  - Ensuring rear and side doors remain normally closed; and
  - Special event services (Christmas Eve and Easter Eve) occurring twice a year only.
- With the measures implemented, it is considered that the facility has been designed to minimise adverse impacts, avoid unreasonable interference on amenity, and will not detrimentally affect the locality by way of noise, thereby achieving the relevant provisions of the Development Plan.

A full copy of the Sonus report is contained in **Attachment 1**.

Subject to the above works, the modelled noise levels are expected to comply with relevant provisions of the Development Plan and WHO guidelines. Recommendations of the proposed works will form conditions of any approval.

#### *Hours of operation*

The site proposes to ordinarily operate from 8am to 9pm Monday to Saturday, and Sunday 8am to 2pm.

During the week and on Saturdays, the applicant proposes to accommodate smaller study groups and meetings of up to 20 people. The hours and numbers of attendees, particularly on Saturday and during the week are not considered dissimilar to that of previous shops and are expected to have a minimal impact on the locality. On Sunday, services will accommodate a maximum of 100 attendees. A few individuals may attend the site before/after the service to set up/clean up. The proposal has been designed to minimise any adverse impacts related hours of operation and number of attendees through sound attenuation measures.

Consequently, the proposed ordinary hours of operation are considered appropriate having regard to the following:

- During the week and on Saturdays, less than 20 people will attend the site at any one time.
- The hours occur during the 'day' as specified by the Environment Protection (Noise) Policy.
- It is considered that the applicant has demonstrated that the proposal will achieve relevant guidelines of the Development Plan, World Health Organisation and Environment (Noise) Protection Policy 2007 in respect to noise.
- The ordinary hours of operation are not dissimilar to historic shop uses.

The site is also proposed to accommodate two special services per year. These services are proposed to occur on Christmas Eve (6<sup>th</sup> of January) and Easter Eve (the Saturday before Easter). On Christmas and Easter Eves, the congregation will gather for a program of celebratory singing by members of the clergy and church choir in the early evening. Quiet worship involving no singing, music or amplification of any kind, is to occur after 10pm as the congregation gathers to celebrate the Divine Liturgy at midnight (Midnight Mass). Given the worship is proposed to be quiet after 10pm, the potential for noise has been considered to arise from people leaving the church building, getting in their cars and leaving the subject land. Sonus has considered these special events as part of their assessment and concluded that these two events can be considered to be occasional events (as they are less than three events) which means the WHO sleep disturbance limits will be achieved. Whilst it is acknowledged

that the special services extend into the early hours of the morning, it is not uncommon for Places of Worship of the Christian faith to hold Midnight Mass. When considering the sound attenuation measures proposed, the type of worship to occur after 10pm and the infrequency of these special services, it is not anticipated that these events will have a significant adverse impact on the locality.

*Traffic, Access and Car Parking*

General Section, “*Community Facilities*” module PDC 8 states:

- 8 *Places of worship should be established with one car parking space for every three seats or every three attendees to the place of worship.*

The proposed Place of Worship will have a maximum of 100 attendees, resulting in a demand for thirty three (33) on-site car parking spaces. The proposed development includes the construction of a sealed and line-marked car parking area with twenty two (22) spaces, including one (1) accessible space. The subject site is also serviced by twelve (12) angled car parking bays within the Woodyates Ave road reserve. Whilst the car parking bays are located off-site, it is acknowledged the carparks were created to service the previous shops and will remain associated with land use at the subject address. As such, it is considered appropriate for these carparks to be considered in association with the proposed use. Whilst representors raised concerns in regards to carparking numbers, based on the above, it is considered sufficient car parking is provided in accordance with Community Facilities PDC 8 and Table Sal/2.

Under the General Section, “*Transportation and Access*” module, PDC 23 states that:

- 23 *Development should be provided with safe and convenient access which:*

- (a) Avoids unreasonable interference with the flow of traffic on adjoining roads;*
- (b) Provides appropriate separation distances from existing roads or level crossings;*
- (c) Accommodates the type and volume of traffic likely to be generated by the development or land use and minimises inducted traffic through over-provision;*
- (d) Is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

The Applicant has provided a Traffic Report, prepared by Cirqa, which provides a detailed assessment of car parking demand, traffic and vehicle maneuvering associated with the proposed Place of Worship.

A summary of the Cirqa Traffic and Car Parking report is set out below:

- The proposal comprises the construction of a 100-person place of worship. The proposed development will be serviced by a 22-space parking area to the rear of the building, and 12 angled carparking bays in front of the site;
- Based upon Council’s Development Plan, the proposal would have a theoretical requirement for 33 parking spaces. As such, the parking requirements of Council’s Development Plan will be satisfied;
- By undertaking a first principles assessment, it is forecast that the site will generate in the order of 34 peak hour movements (based on three people within one vehicle);

- Egress movements related to Places of Worship are particularly staggered, resulting a lower peak hour traffic generation at the conclusion of the service; and
- Vehicle movements would be readily accommodated on the adjacent road network (particularly given that the site's peak traffic generation will typically occur on weekends when traffic volumes on the adjacent road network would be low).

A number of representors raised concern in respect to increased traffic and congestion as a result of the proposal. The Cirqa traffic report concludes that peak hour movements associated with weekend services will be readily accommodated within the existing road network (particularly given that the site's peak traffic generation will occur on weekends when traffic volumes on the adjacent road network would be low). Council's Development Engineer is also satisfied that the local road network can accommodate the vehicle movements associated with the proposed use. In response to concerns from representors, the applicant has provided amended plans restricting vehicle access from Melbury Road. The amended plans seek to minimise potential traffic impacts on Melbury Road, which the representors have stated has a low volume of traffic.

It is noted that traffic counts were performed on Woodyates Ave in August 2019. The average daily volume of vehicles was 831 vehicles. Based on the above, the peak hour movement of 34 vehicles is anticipated to be readily accommodated within the road network, not resulting in congestion and traffic conflicts.

Given the context described above, it has been considered "*Transportation and Access*" module, PDC 23 is satisfied.

Furthermore, the provision of on-site car parking is considered to be appropriate to the demands generated by the proposed Place of Worship and are not expected to cause an appreciable increase in demand for on-street car parking within the locality. Furthermore, the traffic generated by the proposed use is not considered to have an unreasonable interference with the flow of traffic on adjoining roads. Whilst on-street parking may occur in association with the proposed use due to drivers choosing to do so rather than utilise on-site parking, adequate on-site parking is provided when assessed against the Development Plan provisions.

#### Crime prevention

General Section: Crime Prevention module Objective 1 states:

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.*

The occupation of the currently vacant building will ensure that the site remains active and will increase passive surveillance opportunities within the locality, thereby creating a safer environment in accordance with Objective 1 above.

#### Waste Management

General Section: Waste module Objective 1 states:

- 1 Development that, in order of priority, avoids the production of waste, minimizes the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.*

The proposed Place of Worship is unlikely to generate any significant amounts of waste. Waste that is generated on-site will be collected via the Council waste collection service.

*Design and Appearance*

Under the General Section, “*Design and Appearance*” module, Objective 1 seeks:

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.*

The proposal seeks to improve the external appearance of the building through the inclusion of landscaping to define and enhance the appearance of the carparking area, and painting of the external façade.

## 12. CONCLUSION

This report has provided a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan. The assessment found that:

- a) The proposed land use is considered appropriate within a Local Centre Zone, having regard to its impacts on the locality and its re-use of an existing building.
- b) The proposed development has been designed to minimise the adverse impact on the locality in respect to noise, light spill, hours of operation and traffic.
- c) Adequate on-site car parking is proposed, such that there is no theoretical requirement for vehicles to park on-street.
- d) The proposed carparking, landscaping and external works is provided to enhance the existing appearance of the site.

Whilst a Place of Worship is not listed as an envisaged use within the Zone, taking into account the aforementioned, it is considered that the proposal displays sufficient merit to warrant consent. Accordingly, it is recommended that Development Plan Consent be granted, subject to reserve matters and conditions.

## 13. STAFF RECOMMENDATION

That the Development Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/1279/2019/2B for Change of use to Place of Worship and associated internal and external building alterations, landscaping, carparking, acoustic fencing and demolition of outbuildings. in accordance with the plans and details submitted with the application and subject to the following conditions:



Reserved Matters:

The following matter/s shall be submitted for further assessment and approval by the Manager – Development Services, as delegate of the Development Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

- 1) A civil site works and drainage plan prepared by suitably qualified civil engineer which shall include the following:
  - a) Finished floor level for driveways and impervious surfaces;
  - b) Cut/fill details;
  - c) Retaining walls;
  - d) Closure of all redundant inverts and crossovers and reinstatement with upright kerb;
  - e) Car parking dimension and aisle widths; and
  - f) Storm water management system including all sumps, drains, pipes, etc, their sizes and fall to ensure appropriate stormwater management of the site.
  
- 2) An amended site plan shall be provided to modify the existing access gate to 6.4m and to straighten the angle of parking bays 1-3 (closest to the entrance gate in relation to driveway to better facilitate vehicle access.

Development Plan Consent Conditions

1. The development shall be carried out in accordance with the details submitted with the application and the following stamped approved plans and documents, except where otherwise varied by the conditions herein:

<b>Drawing No.</b>	<b>Plan Type</b>	<b>Date</b>	<b>Prepared By</b>
SK01-Rev D	Site Plan	23/09/2019	Mavtech Designs
SK02 – Rev D	Existing floor plan/demolition plan	23/09/2019	Mavtech Designs
SK03 –Rev D	Floor Plan – Option 1	23/09/2019	Mavtech Designs
SK04 –Rev D	Elevations	23/09/2019	Mavtech Designs
	Environmental Acoustic Assessment	August 2019	Sonus Pty Ltd
	Floor Plan	Received 3/10/2019	

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. The herein approved use shall be limited to 100 attendees at any one time.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

3. The herein approved use shall operate the following hours:
- Monday to Saturday, 8:00am and 9:00pm
  - Sunday, 8am to 2pm

*Reason: To maintain the amenity of the area.*

4. Christmas Eve (6<sup>th</sup> of January) and Easter Eve shall operate as the following extended hours only:
- 8pm to 3:00am (the following day)
  - Quiet worship (no singing, music, amplification or instruments) is to occur after 10pm on the above days.

*Reason: To maintain the amenity of the area.*

5. Stage 2 of the development (sealing of the carpark) shall be completed within 12 months:

*Reason: To maintain the amenity of the area .*

4. Except where otherwise approved, the external finishes of the building shall:

- (a) Be finished in new non-reflective materials;
- (b) Be finished in natural tones, in accordance with the approved plans; and
- (c) Be maintained in good condition at all times.

*Reason: To achieve the building achieves a high standard of appearance.*

5. All waste and other rubbish shall be contained and stored pending removal in covered containers which shall be contained within the building or otherwise screened from public view.

*Reason: To maintain the amenity of the locality.*

7. Designated landscaping areas shall be established and maintained at all times (including the replacement of diseased or dying plants and the removal of weeds and pest plants) in accordance with the landscaping/site plan prepared by Mavtech Designs dated 23/09/2019.

*Reason: To ensure the site is landscaped so as to enhance the visual and environmental amenity of the locality.*

8. Noise measured at the nearest residential property boundary shall achieve compliance with the Environmental Noise Assessment (reference S6073C2), dated July 2019, prepared by Sonus (based on requirements of the Environment Protection Authority (EPA) and World Health Organisation guidelines for development adjacent to a residential area).

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

9. The glazed areas to the northern façade of the auditorium space shall be infilled with brick consistent to the remainder of the building (as shown in Appendix A of the Environmental Noise Assessment (reference S6134C1), dated August 2019, prepared by Sonus) prior to occupation of the building.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*



10. Acoustic seals *Raven “RP10/RP10Si” with “RP99Si” and ‘RP71Si”* or equivalent are to installed to doors as herein conditioned.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

11. All external doors to the rear of the premises are to be a minimum 35mm solid core doors fitted with acoustic seals and shall be maintained at all times.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

12. External doors shall remain close except when required for egress/access.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

13. All windows to the rear (southern) façade of the premises shall comprise a minimum of 6.38mm laminated glazing.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

14. An fence shall be constructed along the site boundary for the extent shown as **GREEN** in Figure 2 of the Environmental Noise Assessment (reference S6134C1), dated August 2019 prepared by Sonus. The fence shall extends to the underside of the existing verandah roof and is constructed from a minimum of 0.42 BMT sheet steel (“Colorbond” or similar) or a material with the same or greater surface density (kg/m<sup>2</sup>). Ensure the fence achieves an airtight seal at all junctions, including at the ground and with the roof.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

19. Existing roof air conditioning systems, where proposed to be retained, shall ensure the supply air ductwork and any air relief ductwork incorporates 50mm thick 32 kg/m<sup>3</sup> insulation for a minimum distance of 4m including a bend when measured on the inside of the bend. The ductwork should be directly connected to any external component of the above systems.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

20. All new mechanical plants (such as air-conditioner condenser/outdoor units) shall be located at ground level.

*Reason: To ensure that noise does not cause nuisance to adjoining residential occupiers or owners.*

21. All driveways, manoeuvring areas and hardstand areas shall be constructed of brick paving, concrete or bitumen to a standard appropriate for the intended traffic volumes and vehicle types. Individual car parking bays shall be clearly line-marked. Driveways and car parking areas shall be established prior to the commencement of use (as hereby approved) and shall be maintained at all times to the satisfaction of Council.

*Reason: To ensure access and car parking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

23. The car parking layout and associated aisle widths and car park manoeuvring area shall be designed and constructed to comply with AS 2890.1 – Off-street parking, Part 1 and Austroads “Guide to Traffic Engineering Practice Part 11 – Parking” and AS 2890.2 – Facilities for Commercial Vehicles.

*Reason: To ensure that the development complies with Standards and Best Engineering Practice.*

24. The developer shall employ measures to eliminate dust emission from the site during the construction period so as not to cause nuisance to adjacent or nearby properties.

*Reason: To preserve the amenity of the locality during construction work.*

25. The car parking layout including car park spaces and aisle widths are to be designed and constructed to comply with AS 2890.1-2009 - Off-Street Car Parking and AS 2890.6-:2009 - Parking Facilities - Part 6: Off-street parking for people with disabilities’.

*Reason: To ensure access and car parking is provided on the site in a safe and equitable manner and to ensure compliance with the Disability Discrimination Act 1992.*

26. Except where otherwise approved, outside lighting shall be restricted to that necessary for security purposes only and shall be directed and shaded to prevent light overspill and/or nuisance to adjacent occupiers or distraction to drivers on adjacent public roads.

*Reason: To ensure that lighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.*

Advice Notes

1. This is not a building consent, and a satisfactory application for Building Rules Consent must be submitted and approved before the Council can issue a Development Approval.
2. Advertisements and advertising displays are not included in the consent granted. It will be necessary to make a fresh and separate application for any future proposed advertising signage.

**CO-ORDINATION**

Officer: GMCID

Date: 09.10.19

**ATTACHMENTS**

This document should be read in conjunction with the following attachments:

1. Proposal Plans and Documentation including traffic report and environmental acoustic assessment
2. Category 2 Notice and Representations received
3. Response to Representations received
4. Relevant Development Plan Extracts and Maps
5. Petition

# Attachment 1

Proposal plans and documentation including traffic report and environmental acoustic assessment







INDICATIVE LANDSCAPING SCHEDULE		
	COMMON NAMES	HEIGHT
	SHRUBS PINK CROWEA DWARF ABELIA FRENCH LAVANDER MEXICAN ORANGE BLOSSOM	1 - 3M
	LOW PLANTING DWARF PURPLE NZ FLAZ FLAX LILYDIANELLA, TASMANICA MAUVE LIRIOPE STAR JASMINE ROTTNEST EMU BUSH COMPACT GREEN GEM	< 1M
	TREES ORNAMENTAL PEAR	2.5 - 4M

**PROPOSED SITE PLAN**

SCALE 1:250 @ A3

GENERAL NOTES	REV	DATE	NOTES
©COPYRIGHT: THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY MAVTECT DESIGNS.	A	25.07.19	AMENDMENTS - CLIENTS CHANGES
	B	31.07.19	AMENDMENTS - CLIENTS CHANGES
	C	07.08.19	AMENDMENTS - CLIENTS CHANGES
	D	23.09.19	AMENDMENTS - CLIENTS CHANGES



DRAWING TITLE: <b>PROPOSED SITE PLAN</b>	SCALE: <b>1:250</b>	DATE: <b>SEPT. 2019</b>	PROJECT: <b>WOODYATES AVE</b>
ADDRESS: <b>30-34 WOODYATES AVENUE, SALISBURY NORTH</b>	JOB NO: <b>19108</b>	DRAWING NO: <b>SK01</b>	REVISION: <b>D</b>

**LEGEND**

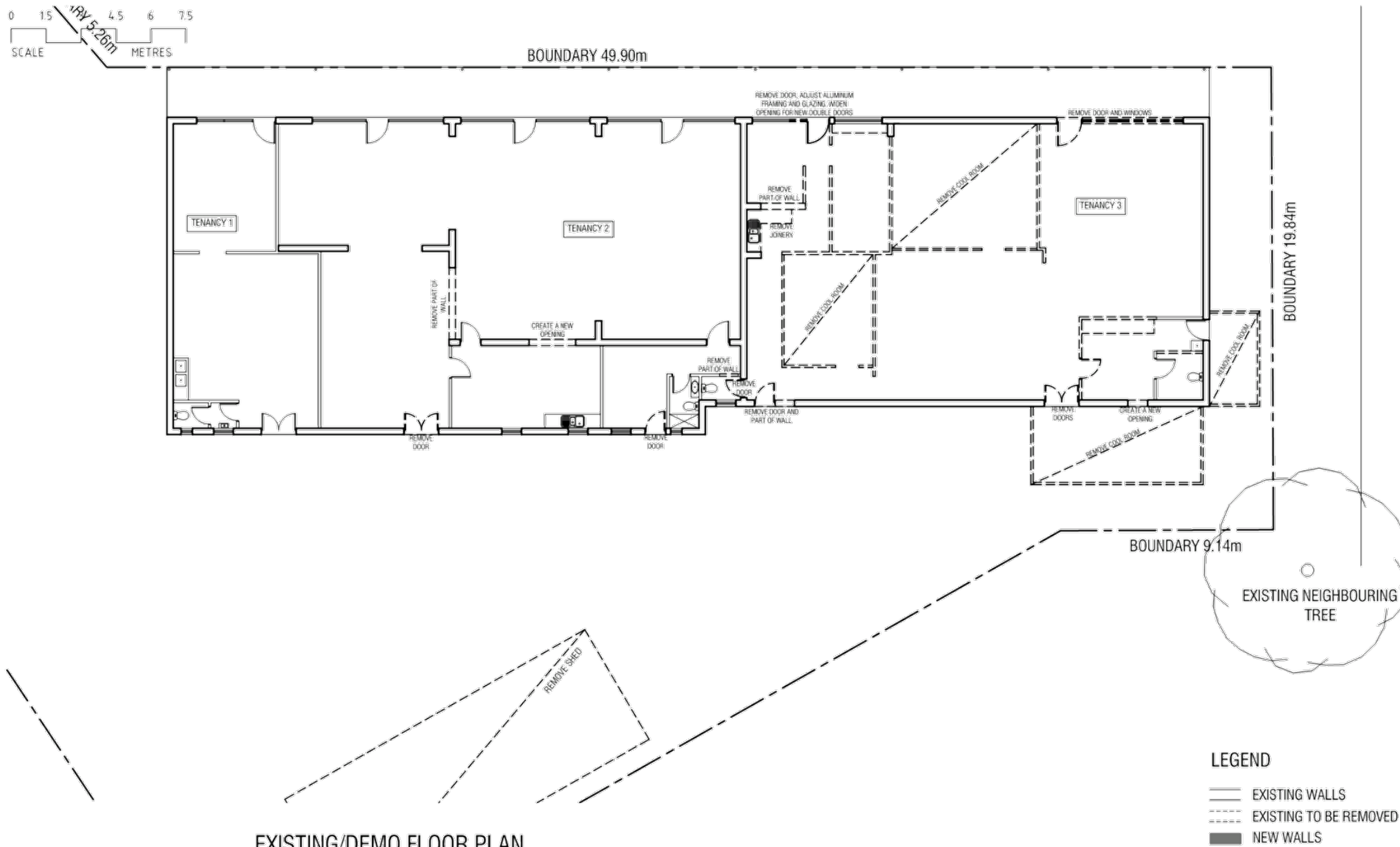
	EXISTING WALLS
	EXISTING TO BE REMOVED
	NEW WALLS

**CONCEPT**

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 emavrou@mvectdesigns.com.au  
 www.mvectdesigns.com.au  
 COMMERCIAL AND RESIDENTIAL

Item 5.1.1 - Attachment 1 - Proposal Plans and Documentation including traffic report and environmental acoustic assessment





**EXISTING/DEMO FLOOR PLAN**

SCALE 1:150 @ A3

**CONCEPT**



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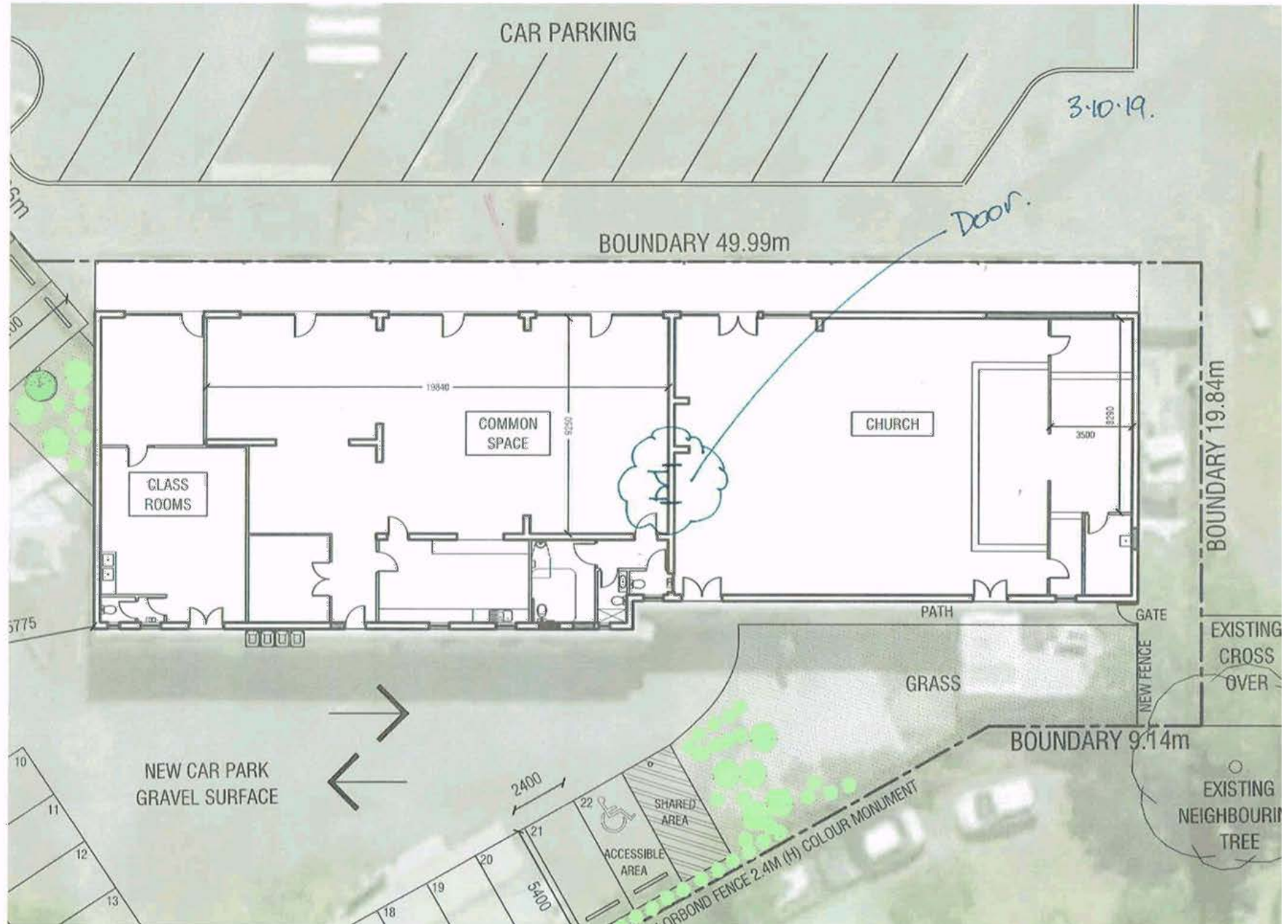
GENERAL NOTES	REV	DATE	NOTES
©COPYRIGHT: THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY MAVTECT DESIGNS.	A	25.07.19	AMENDMENTS - CLIENTS CHANGES
	B	31.07.19	AMENDMENTS - CLIENTS CHANGES
	C	07.08.19	AMENDMENTS - CLIENTS CHANGES
	D	23.09.19	AMENDMENTS - CLIENTS CHANGES



DRAWING TITLE: <b>EXISTING/DEMO FLOOR PLAN</b>	SCALE: <b>1:150</b>	DATE: <b>SEPT. 2019</b>	PROJECT: <b>WOODYATES AVE</b>
ADDRESS: <b>30-34 WOODYATES AVENUE, SALISBURY NORTH</b>	JOB NO: <b>19108</b>	DRAWING NO: <b>SK02</b>	REVISION: <b>D</b>

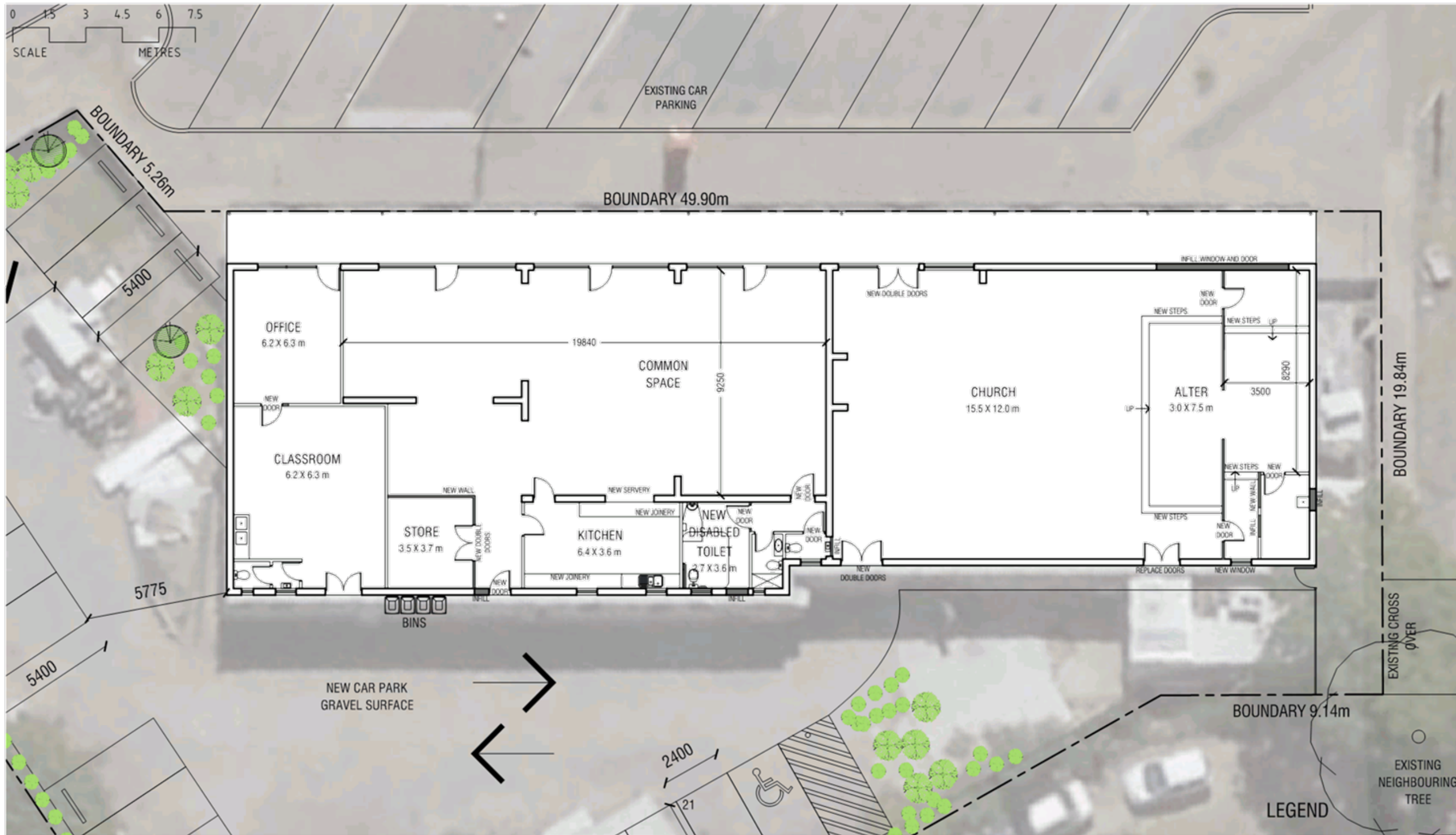






Item 5.1.1 - Attachment 1 - Proposal Plans and Documentation including traffic report and environmental acoustic assessment





PROPOSED FLOOR PLAN - OPTION 1

SCALE 1:150 @ A3

LEGEND  
 ——— EXISTING WALLS  
 - - - - - EXISTING TO BE REMOVED  
 ■■■ NEW WALLS  
**CONCEPT**



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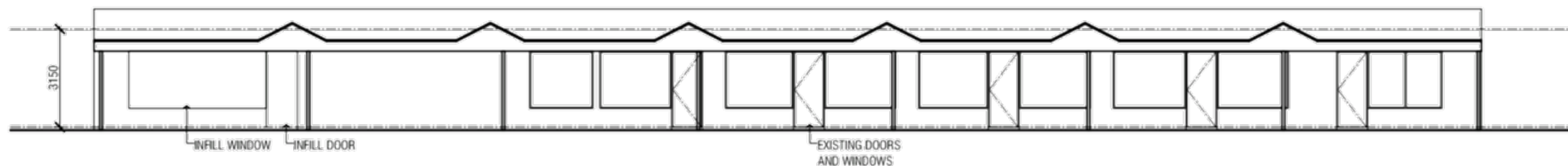
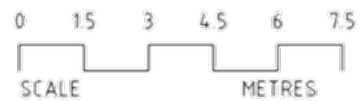
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	B	31.07.19	AMENDMENTS - CLIENTS CHANGES
	C	07.08.19	AMENDMENTS - CLIENTS CHANGES
	D	23.09.19	AMENDMENTS - CLIENTS CHANGES



DRAWING TITLE: <b>PROPOSED FLOOR PLAN - OPTION 1</b>	SCALE: <b>1:150</b>	DATE: <b>SEPT. 2019</b>	PROJECT: <b>WOODYATES AVE</b>
ADDRESS: <b>30-34 WOODYATES AVENUE, SALISBURY NORTH</b>	JOB NO: <b>19108</b>	DRAWING NO: <b>SK03</b>	REVISION: <b>D</b>







### PROPOSED FRONT ELEVATION

SCALE 1:150 @ A3



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<small>©COPYRIGHT THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY MAVTECT DESIGNS.</small>	A	25.07.19	AMENDMENTS - CLIENTS CHANGES
	B	31.07.19	AMENDMENTS - CLIENTS CHANGES
	C	07.08.19	AMENDMENTS - CLIENTS CHANGES
	D	23.09.19	AMENDMENTS - CLIENTS CHANGES

DRAWING TITLE: <b>PROPOSED ELEVATIONS</b>		SCALE: <b>1:150</b>	DATE: <b>SEPT. 2019</b>	PROJECT: <b>WOODYATES AVE</b>	
ADDRESS: <b>30-34 WOODYATES AVENUE, SALISBURY NORTH</b>			JOB NO: <b>19108</b>	DRAWING NO: <b>SK04</b>	REVISION: <b>D</b>

CONCEPT



## **PLANNING REPORT**

**Place of Worship  
30 -34 Woodyates Ave  
Salisbury North**



**Prepared for  
Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide  
2 August 2019**





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Appendix 4	Acoustic Report - Sonus	



**1. INTRODUCTION**

This planning report has been prepared in support of the proposed place of worship for the Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide at 30 – 34 Woodyates Ave Salisbury North. The Church was formed as a diaspora parish of the Eritrean Orthodox Tewahdo Church, a member of the Oriental Orthodox family of the Christian faith. While the local church is spiritually affiliated with the Eritrean Orthodox Tewahdo Church, due to its adherence to the doctrine and teachings of its mother church in Eritrea, in Australia it operates as an Incorporated Association and a not-for-profit charity. The Church has been operating in Adelaide since 2012.

The primary purpose of the Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide is to keep the Eritrean Christian culture alive within the migrant community and among their future generations who now live in Adelaide away from their native Eritrea.

Members of the Church are mainly Australian born and migrants from Eritrea, with some from other parts of the world with Eritrean heritage. Anyone can join the Church. At present there are around 70 persons that are members of the Church. In recent years the Church has worshipped at Prospect Road Uniting Church and the Clearview Uniting Church. Currently it is worshipping at the Para Hills Uniting Church. The Church now wishes to have their own facility.

The proposal is a consent on merit form of development as a place of worship is not listed either as complying or as non-complying in the Procedures section of the Local Centre Zone. The Residential Zone boundary is located along the subject land's western and southern boundaries.



## 2 PROPOSAL

The proposal comprises the following:

- demolition of the shed and the coolroom
- internal alterations to the existing building including a new disabled toilet
- use of the existing building for a place of worship
- establishment of a carparking area along with landscaping and lighting
- erection of 2.4m high Colorbond fencing along the southwestern and southeastern (rear) boundaries

The church will be 15.5m x 12.0m in size with a 3.0m x 7.5m altar, and back of stage areas in the southern part of the building. In the northern part of the building there will be a common area, kitchen, disabled and standard toilets, classroom, office, and a store.

Entry to the two sections of the building will be from the Woodyates Ave frontage. Secondary access will be from the rear carparking area.

Vehicular access to the subject land is from Woodyates Ave and exit will be via the entry and a separate exit to Melbury Rd. There will be 22 carparking spaces (including 1 disabled space) at the rear of the subject land and 12 spaces (existing) on the road reserve for Woodyates Ave.

The on site spaces will have a gravel surface.

Landscaping is to be provided in amongst the carparking spaces.

A maximum of 100 persons will be able to attend any event.

Copies of plans are attached in Appendix 2.

With regard to hours of operation for regular activities the following is proposed:

- Congregational worship services will occur on Sunday mornings between 8am and 2pm.
- Study groups and meetings for smaller groups (8 – 20 persons) will be held between 8am and 9pm on Saturdays and weekdays

There are two special services held each year. The Orthodox Christmas Eve service is held on 6<sup>th</sup> January each year from 8pm until 3am with quiet worship after 10pm. The Easter Eve service is held on a Saturday night in April or May (depending on the year) from 8pm until 3am with quiet worship after 10pm.

No wedding receptions or larger events will be held at this site. They will be conducted in larger hired venues.

The facility will not be hired out to other groups.

Bins are to be located at the rear of the building and collection will be undertaken through the Council provided service.

**3 SUBJECT LAND AND LOCALITY**

**3.1 Subject Land**

The subject land is Allotment 245 in Deposited Plan 4599 Woodyates Avenue Salisbury North. The Certificate of Title is Volume 5717 Folio 401 (copy in Appendix 1). The land is approximately 1820sqm in size, has an irregular 72.5m frontage to Woodyates Ave, a 19.84m frontage to Melbury Rd, and is between 19.84m and 42.77m deep. An aerial photo of the site is shown below.



The building has been vacant for over a year.

There are no regulated or significant trees on site.



*Photo of subject land looking southwest*

5







Looking south at subject land

### 3.2 Locality

From a land use perspective the locality is mixed with residential, school, and park land uses. The landscape and streetscape in the locality is considered to be of medium quality. An aerial photo of the broader locality is below.



Photos of the locality are below and on the following page.



*Looking north at newer dwellings in Woodyates Ave*



*Looking northwest at subject land and adjoining dwelling in Melbury Rd*



*Looking west at dwellings located west of the subject land*



*Looking north from subject land at park and dwellings*

7



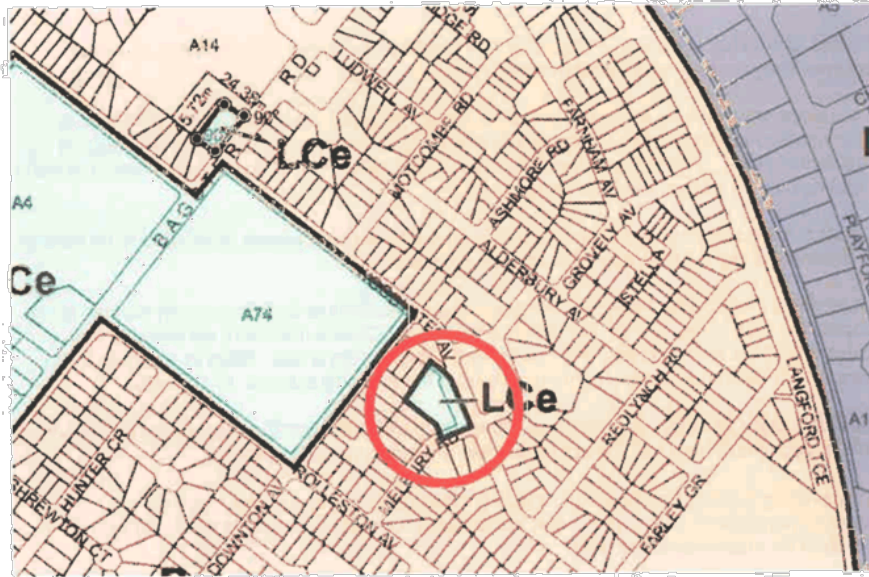




**4 DEVELOPMENT PLAN CONSIDERATIONS**

The subject land is located in the Local Centre Zone as shown on the plan below within the red circle.

*Zone Map Sa/25 (part)*



The relevant provisions of the Development Plan are listed below.

**Local Centre Zone**

Objective 1

Principles of Development Control 1, 7

**General Section**

**Centres and Retail Development**

Objectives 1, 5

Principle of Development Control 2

**Community Facilities**

Objective 1

Principles of Development Control 1, 4, 5

**Interface between Land-Uses**

Objectives 1, 2

Principles of Development Control 1, 2, 3, 6, 7, 8

**Landscaping, Fences and Walls**

Objective 1

Principles of Development Control 1, 2, 3, 4

**Orderly and Sustainable Development**

Objectives 1, 3, 4,

Principles of Development Control 1, 8

9



Transportation and Access

Objective 2

Principles of Development Control 22, 23, 32, 33, 34, 37, 38, 40

Places of worship are listed in Objective 1 of Centres and Retail Development as being appropriately located within integrated centres.

This place of worship is at the lower end of a medium scale facility according to PDC 4 in Community Facilities. PDC 5 suggests that such uses are suitable within certain parts of residential areas. Whilst the proposal is not a large facility PDC 6 does seek reuse of existing buildings which the proposal will undertake.

As such it is considered the Development Plan policy enables places of worship to be located in a variety of zone types subject to various factors.

Objective 1 Community Facilities seeks community facilities to be conveniently located to the population they serve. Whilst the vast majority of the Church members will travel to the subject land via motor vehicle, the bus route on Bagster Rd is only 300m (a 4 minute walk) away. The Church members come mainly from the northern suburbs of Adelaide.

Having a place of worship in the Zone will not jeopardise the achievement of the provisions of the Development Plan and will not jeopardise the adjoining land uses.

The existing building has access to existing infrastructure (power, water, sewer, telecommunications, stormwater) that are in the Woodyates Ave and Melbury Rd with no demand for augmentation arising.

Bins are to be stored at the rear of building and will be collected by Council.

With music only being played indoors and amplification being at low level the volume of noise will be such that it would not exceed the level detailed in PDC 10. The nearest dwelling is located some 10m away from the wall of the building where the church is to be located.

External lighting will be placed such that it is directed downwards and not in southerly or westerly directions towards the adjoining dwellings. There will be no overlooking or overshadowing of land in the Residential Zone thus the proposal will be in compliance with Interface between Land Uses PDC 3.

Interface between Land Uses PDC 1 states development should not detrimentally affect the amenity of the locality or cause unreasonable interference through a range of factors including noise, hours of operation and traffic impacts. The Sonus acoustic report indicates the proposal will meet the noise aspect of this policy both from verbal noise (singing) and traffic noise perspectives. PDCs 6 and 8 are also complied with. There are two days of the year where unusual hours of operation will occur. Both of these are at holiday times and the beyond 10pm noise would be limited to vehicles leaving the site as the internal activities will be limited to quiet worshipping.

Landscaping is proposed along the southwestern and southeastern boundaries of the site.

The 2.4m high Colorbond fence along the boundaries with the two adjoining residential properties is being done on the advice from Sonus for traffic noise issue from the carparking area. This will ensure the amenity of the residential properties is appropriately maintained and as such the proposal will comply with Landscaping, Fences and Walls PDC 4.

Whilst the proposal is a medium scale facility rather than a large scale facility Community Facilities PDC 7 is complied with as the proposal will not negatively impact on the various uses in the locality.

The carparking area at the rear of the site will have a gravel surface to enable rain to soak into the ground as is currently the case. The runoff coefficient will actually reduce from the current level as the shed and cool room are to be removed.

The on-site carparks are only expected to be used for the congregational services on Sundays as the other activities on site will be for less than 20 persons and the existing carparking spaces on Woodyates Ave at the front of the building will be utilised. The proposal complies with Local Centre Zone PDC 7 and Transportation and Access PDC 32 with at least one carparking space per three attendees.

The carparking area will not need signage as it is a simple design. It will have lighting as the hours of operation extend into the night.

Community Facilities PDC 8 and Table Sa/2 seeks one carparking space for every three patrons / seats. The proposal with its 34 carparking spaces (including one space for the disabled) and a limit of 100 patrons meets this policy. Cirqa's traffic report (see Appendix 3) states the parking provision is appropriate. The parking spaces meet AS 2890. The access point is appropriately located. The parking area will have appropriate lighting.

The use of the kitchen will be limited to reheating of food that is prepared off site. Bins will be located at the rear of the building. These will include green waste and recycled material bins.



## 5. CONCLUSION

In summary, the proposal is considered to be appropriate as:

- it is compliant with the vast majority of relevant provisions of the Development Plan
- the character of the immediate locality will not be compromised
- the nearby residential uses will not be unduely negatively impacted
- it is an orderly, economic and sustainable development
- there will be adequate levels of carparking provided
- it will not pose a burden on public infrastructure or services
- it provides a needed community facility that is expected within a Centre type zone

The proposal is not seriously at variance with the Development Plan. It is considered to warrant the consent of the Development Assessment Panel.



---

John A Stimson, MPlA  
2 August 2019

**Appendix 1**  
**Certificate of Title**

13







Product Register Search (CT 5717/401)  
 Date/Time 03/07/2019 03:15PM  
 Customer Reference Entreat  
 Order ID 20190703009105

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5717 Folio 401

Parent Title(s) CT 4203/931  
 Creating Dealing(s) CONVERTED TITLE  
 Title Issued 08/12/1999 Edition 1 Edition Issued 08/12/1999

### Estate Type

FEE SIMPLE

### Registered Proprietor

L. & C. BIVONE NOMINEES PTY. LTD. (ACN: 008 052 800)  
 OF 30-34 WOODYATES AVENUE SALISBURY NORTH SA 5108

### Description of Land

ALLOTMENT 245 DEPOSITED PLAN 4599  
 IN THE AREA NAMED SALISBURY NORTH  
 HUNDRED OF MUNNO PARA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
5319582	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

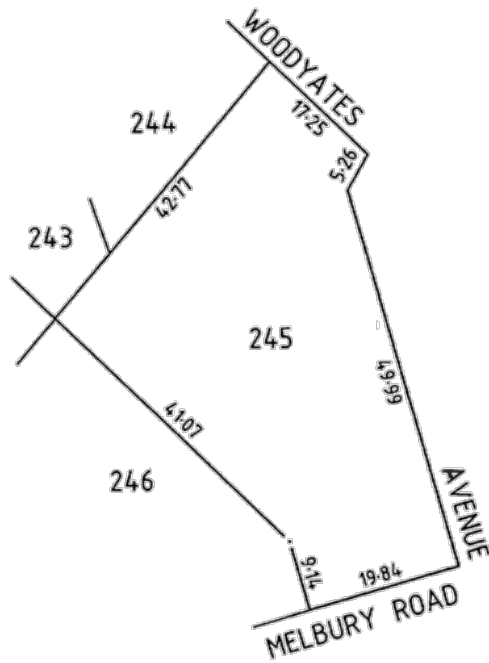
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL





Product Register Search (CT 5717/401)  
Date/Time 03/07/2019 03:15PM  
Customer Reference Eritrean  
Order ID 20190703009105



Appendix 3  
Cirqa Traffic Report

15





Ref: 19240|TAW

2 August 2019

Mr John Stimson  
Stimson Consulting  
1 Victoria Terrace  
GAWLER SA 5118

Dear John,

**PROPOSED PLACE OF WORSHIP  
30-34 WOODYATES AVENUE, SALISBURY NORTH**

I refer to the proposed place-of-worship at 30-34 Woodyates Avenue, Salisbury North. As requested, I have undertaken a review of the traffic and parking aspects associated with the proposal. The assessment has been based upon plans prepared by Mavtect Designs (job no. 19108, drawings SK01 to SK04, Rev B, dated 31 July 2019). This letter outlines the assessment undertaken.

**BACKGROUND**

The subject site is located on the south-western side of Woodyates Avenue, Salisbury North. The site is bound by Woodyates Avenue to the north and east, Melbury Road to the south and residential properties to the west. The City of Salisbury's Development Plan identifies that the site is located within a Local Centre Zone.

Woodyates Avenue is a local road under the care and control of the City of Salisbury. Adjacent the site, Woodyates Avenue comprises a single traffic lane in each direction. A localised 'blister island' (slow point) has been constructed immediately adjacent the site. Off-street parking (12 angled spaces) is provided via a small service road on the south-western side of Woodyates Avenue. Paved footpaths are provided on both sides of Woodyates Avenue, accommodating both pedestrian and bicycle movements. It should be noted that the adjacent 'blister island' also acts as a large pedestrian refuge, accommodating pedestrian crossing movements. Bicycle movements are also accommodated on-street under a standard shared arrangement. A default urban speed limit of 50 km/h applies on Woodyates Avenue.

Melbury Road is a local road under the care and control of the City of Salisbury. Adjacent the site, Melbury Road comprises a 7.8 m wide carriageway, accommodating two-way

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CIRQA\Projects\19240 John Stimson 02Aug19

traffic movements. On-street parking (unrestricted) is accommodated on both sides of Melbury Road. Concrete footpaths are also provided within the adjacent road verges. A default urban speed limit of 50 km/h applies on Melbury Road.

The subject site is currently occupied by a small strip of shops. Vehicle access to the site is currently provided via a single crossover on the Woodyates Avenue service Road. Vehicle access to the service road is provided via an ingress only (southeast of the 'blister island') and an all movement access adjacent the site's access. A crossover to the site is also provided directly via Melbury Road.

Figure 1 illustrates the location of the subject site with regard to the adjacent road network.



Figure 1 – Location of the subject site with regard to the adjacent road network



## PROPOSAL

The proposal comprises the change-of-use of the subject site from 'shop' to 'place of worship' (to be used by the Medhane Alem Eritrean Orthodox Tewahdo Church (MAEOTC) community). The following key information has been provided by the Planning Consultant and Client in relation to the proposed 'place of worship':

- a maximum of 100 people will be on-site at any one time;
- worship and prayer services will operate every Sunday morning from 8:00 am to 11:30 am; and
- the 'place of worship' may be used infrequently throughout the week (primarily for general meetings etc.).

The proposal will be serviced by a 22-space parking area, including one space reserved exclusively for use by people with disabilities. The parking area will comply with the requirements of the Australian/New Zealand Standards for "Parking Facilities – Part 1: Off-street car parking" (AS/NZS 2890.1:2004) and the Australian/New Zealand Standards for "Parking Facilities – Part 6: Off-street parking for people with disabilities" (AS/NZS 2890.6:2009) in that:

- regular parking spaces will be 2.4 m wide and 5.4 m long;
- disabled parking spaces will be 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- parking aisles will be at least 5.8 m wide;
- two-way circulation aisles will be at least 5.5 m wide;
- one-way circulation aisles will be in excess of 3.0 m wide; and
- 0.3 m clearance will be provided to solid objects greater than 0.15 m in height.

Vehicle access to the site is proposed via a two-way crossover on the Woodyates Avenue service road (accommodating all turning movements) and an egress only on Melbury Road (left-out and right-out only). All vehicles will be able to enter and exit the site in a forward direction.

Pedestrian access to the site is proposed via the site's frontage to the Woodyates Avenue service road and the site's rear parking area.

Refuse collection is proposed to occur via the standard Council three-bin system. Bins will be collected on Melbury Road as part of Council's regular waste collection services to the surrounding area.





### **PARKING ASSESSMENT**

The City of Salisbury's Development Plan identifies the following parking rate relevant to the proposed development:

- Place of worship – greater of 1 space for every 3 seats or every 3 attendees.

The subject development will accommodate a maximum of 100 people on-site at any one time. On this basis, the proposed development will have a theoretical parking requirement for 33.3 parking spaces (rounded up to 34 spaces). Given that only 22 spaces will be provided on-site as part of the proposal, there will be a theoretical shortfall of 12 spaces associated with the change-of-use.

Having said this, 12 parking spaces are accommodated on the Woodyates Avenue service road immediately in front of the subject site. While these spaces are publicly accessible, these spaces would have primarily been associated with the previous group of local shops. On this basis, it is considered that the 12 spaces will remain associated with the same site (i.e. 30-34 Woodyates Avenue) and that the theoretical shortfall associated with the proposed change-of-use will retain the status quo with regard to parking impact on the adjacent street network.

In the rare event that a higher parking demand was realised, additional parking opportunities are provided on Melbury Avenue (immediately adjacent the site) and on Woodyates Avenue. Given that there are no significant competing land uses within the vicinity of the site, it is anticipated that on-street parking would be readily available.

It should be reiterated that services are proposed to occur infrequently (one regular service on weekends, with small occasional services occurring on weekdays). Furthermore, not all services would operate at full capacity. As such, it is expected that use of the 12 spaces access directly via the Woodyates Avenue service road would occur irregularly (when services are beyond two thirds capacity).

### **TRAFFIC IMPACT ASSESSMENT**

The NSW Roads and Maritime Services' "Guide to Traffic Generating Developments" (the RMS Guide) does not identify a traffic generation rate applicable to development uses classified as 'place of worship'.

In order to determine an appropriate traffic generation applicable to the proposed development, a 'first principles' assessment has been undertaken. The assessment has been undertaken based upon the following assumptions:

- up to 100 patrons will be on-site at any one time;
- on average, three people will be associated with a single vehicle;





- all formal parking spaces will be occupied during a typical service (both on-site and on-street spaces, a total of 34); and
- a single vehicle movement will be associated with each parking space during the peak hour.

On the basis of the above assumptions, it is forecast that the site will generate up to 34 peak hour movements during weekend services. It should be noted that the peak hour usually associated with a place of worship typically occurs at the beginning of a service (when patrons are arriving at the subject site). Egress movements associated with such uses (places of worship) are typically more staggered, resulting in a lower peak hour traffic generation at the conclusion of the service.

The site's forecast peak hour traffic generation of 34 movements will be distributed to/from the site via Woodyates Avenue and Melbury Road. Such movements would be readily accommodated on the adjacent road network (with minimal impact), particularly given that the site's peak traffic generation will typically occur on weekends when traffic volumes on the adjacent road network would be low. In addition, the assessment is based on full occupancy of the site which may not occur for all services (and lower volumes would be generated).

#### **SUMMARY**

The proposal comprises the construction of a 100-person place of worship at 30-34 Woodyates Avenue, Salisbury North. The proposed development will be serviced by a 22-space parking area, inclusive of one space reserved exclusively for use by persons with disabilities. Access to the site will be provided via a two-way all-movement crossover on Woodyates Avenue and an egress only left-out/right-out crossover on Melbury Road.

Based upon Council's Development Plan, the proposal would have a theoretical requirement for 34 parking spaces. Given that 22 spaces will be provided on-site and 12 spaces are currently provided on the Woodyate Avenue service road (immediately in front of the subject site), it is considered that adequate parking is available in order to satisfy the requirements of Council's Development Plan.

By undertaking a first principles assessment, it is forecast that the site will generate in the order of 34 peak hour movements. Vehicle movements would be distributed to/from the subject site via Woodyates Avenue and Melbury Road. Such movements would be readily accommodated on the adjacent road network (particularly given that the site's peak traffic generation will typically occur on weekends when traffic volumes on the adjacent road network would be low).



Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Tom", written over a light blue horizontal line.

**THOMAS WILSON**

Senior Traffic & Transport Engineer | CIRQA Pty Ltd

Encl. – Site plan prepared by Mavtect Designs (job no. 19108, drawings SK01 to SK04, Rev B, dated 31 July 2019)

# Medhane Alem Eritrean Orthodox Tewahdo Church

30 – 34 Woodyates Ave, Salisbury North

## Environmental Noise Assessment

August 2019

# sonus.

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Medhane Alem Eritrean Orthodox Tewahdo Church  
 30 – 34 Woodyates Ave, Salisbury North  
 Environmental Noise Assessment  
 S6134C1  
 August 2019



**Document Title** : Medhane Alem Eritrean Orthodox Tewahdo Church  
 30 – 34 Woodyates Ave, Salisbury North  
 Environmental Noise Assessment

**Document reference** : S6134C1

**Date** : August 2019

**Author** : Byron Holmes, MAAS

**Reviewer** : Jason Turner, MAAS

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Medhane Alem Eritrean Orthodox Tewahdo Church  
30 – 34 Woodyates Ave, Salisbury North  
Environmental Noise Assessment  
S6134C1  
August 2019

sonus.

## 1 INTRODUCTION

An environmental noise assessment has been made of the proposed relocation of the Medhane Alem Eritrean Orthodox Tewahdo Church (the Church) to premises at 30 - 34 Woodyates Ave, Salisbury North.

The subject site comprises an existing building containing a number of tenancies previously occupied by a local shopping centre and convenience supermarket, along with associated car parking. All tenancies are currently vacant. The Church proposes to re-locate its existing congregation and facilities to the building, with the worship space occupying the easternmost portion of the premises, as shown in the site plan provided in Appendix A.

The church proposes to hold congregational services between 8:00am and 2:00pm on Sundays, with the premises used for study and meetings by smaller groups (typically 8-20 persons) on weekdays between 8:00am and 9:00pm. Outside of these times the premises are expected to be used on a limited number of occasions throughout the year (anticipated to be twice per year); further discussion is provided below.

Consistent with the church's current practice, worship does not include amplified music but rather voice, unamplified instruments and congregational singing. Based on measurements conducted at the Church's current premises, noise levels associated with worship are comparatively very low. As such, the key issue at the site relates to the establishment of car parking at the rear of the premises.

This assessment considers environmental noise from the proposed church, which includes car park activity in the new car parking area at the rear of the premises, in addition to operation of new mechanical services plant (such as air conditioning) and noise associated with worship services, and compares that with the relevant requirements of the City of Salisbury Development Plan<sup>1</sup> and the *Environment Protection (Noise) Policy 2007*, to ensure that the church does not adversely impact on the nearest dwellings.

An overview of the subject site and surrounding locality is provided in Figure 1 below.

<sup>1</sup> Consolidated 4 April 2019



Medhane Alem Eritrean Orthodox Tewahdo Church  
 30 – 34 Woodyates Ave, Salisbury North  
 Environmental Noise Assessment  
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 August 2019

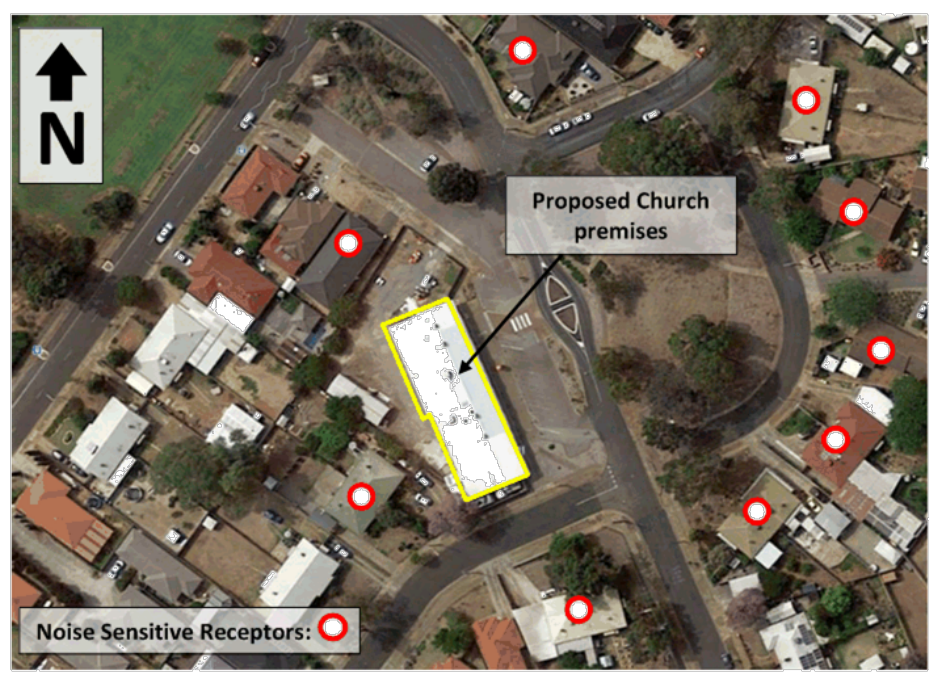


Figure 1: Subject site and the surrounding locality

**2 DEVELOPMENT PLAN**

The subject land is located within a “Local Centre” Zone, whilst the adjacent dwellings are located within a “Residential” Zone as described in the City of Salisbury Development Plan.

The City of Salisbury Development Plan has been reviewed and particular regard has been given to the following provisions relevant to environmental noise:

**General Section - Interface Between Land Uses**

*OBJECTIVES*

*Objective 1: Development located and designed to minimise adverse impact and conflict between land uses.*

*Objective 2: Protect community health and amenity from the adverse impacts of development and support the continued operation of all desired land uses.*

*PRINCIPLES OF DEVELOPMENT CONTROL*

1. *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

...  
 (b) *noise:*

...

Medhane Alem Eritrean Orthodox Tewahdo Church  
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2. *Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.*
6. *Non-residential development on land abutting a residential zone or within a residential zone should be designed to minimise noise impacts and achieve adequate levels of compatibility between existing and proposed uses.*
7. *Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.*
8. *Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.*

### 3 ASSESSMENT CRITERIA

Council Wide Interface between Land Uses Principle of Development Control 7 references the *Environment Protection (Noise) Policy 2007* (the Policy).

The objective environmental noise criteria provided by the Policy are based on the *World Health Organisation Guidelines (1999)* to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area. Therefore, compliance with the Policy will also satisfy the subjective provisions in the Development Plan which are related to environmental noise.

The Policy establishes goal noise levels to be achieved at the noise receivers (the adjacent dwellings), based on the land use that is principally promoted in the Development Plan for the locality in which the noise source (the development) and the noise receivers are located in.

For development in a Local Centre Zone, the Policy provides a goal noise level of 52 dB(A) for nearby existing dwellings in a Residential zone during the day-time (7:00am to 10:00pm).

When measuring or predicting noise levels for comparison with the Policy, penalties may be applied to the goal noise level for each characteristic of tone, impulse, low frequency and modulation of the noise source. As the primary source of noise relates to car parking activity which can occur in the absence of regular and appreciable noise from similar activity in the existing environment, a 5 dB(A) penalty is applicable. This effectively reduces the day-time goal noise level to 47 dB(A).

Council Wide Interface between Land Uses Principle of Development Control 10 provides criteria specific to developments proposing music. These criteria have been developed to design venues where music is a dominant feature of a venue and/or proposed regularly and late into the night. In circumstances where a community use such as a church does not propose amplified music, and generally only operates for a small number of hours per week during the day-time period, it is more appropriate to assess noise impacts against the goal noise level determined in accordance with the Policy.

Medhane Alem Eritrean Orthodox Tewahdo Church  
30 – 34 Woodyates Ave, Salisbury North  
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#### 4 ASSESSMENT

The assessment has been based on:

- Noise levels measured during a service inside the existing Church premises at 32 Liberman Road, Salisbury Plain on Saturday, 13<sup>th</sup> July 2019;
- A site inspection of the existing building at the proposed premises on Tuesday, 16<sup>th</sup> July 2019;
- “Proposed Site Plan”, Job No: 19108, Drawing No: SK01 (revision B), prepared by Mavtect Designs, dated 31<sup>st</sup> July 2019;
- Previous noise measurements of car park activity which include vehicle movements, the opening and closing of vehicle doors, talking in the car park and manoeuvring in and out of car parks;
- Indicative mechanical services plant (air conditioning and ventilation) based on other similar facilities, in the absence of detailed information at the development application stage;

The existing building and site arrangement inherently provide benefit in minimising the noise emissions to the surrounding dwellings, by incorporating the following:

- An existing sheet metal fence at the boundary to the south and west;
- Relatively large separation to residents to the north and east (across Woodyates Ave), with an open park area directly opposite the site across Woodyates Ave to the north;
- A building constructed with brick masonry construction throughout, including solid brick walls without any windows, doors or openings facing the nearest noise sensitive receivers to the east and west;

At this stage of the development, detailed information on the mechanical services plant selection and location is not available. It is understood that the proponent proposes to install new split system units at the rear of the premises. As such, noise emissions from these units have been considered, with an indicative total sound power level of 85 dB(A). A revised assessment should be made if a higher cumulative sound power level for the equipment arises when the final equipment selections are made.

A prediction of the noise level at the adjacent dwellings from church activity has been made based on the following:

- proposed site plan, floor plan and elevations for the building upgrade (site plan reproduced in Appendix A);
- the highest 15-minute (the default period of the Policy) noise level measured inside the existing church auditorium (during a service conducted on Saturday 13<sup>th</sup> July 2019) of 78 dB(A) (L<sub>Aeq</sub>);
- doors between the worship space and the carpark remaining normally closed during the church service (open for access and egress only);



Medhane Alem Eritrean Orthodox Tewahdo Church  
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Environmental Noise Assessment  
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- the existing building envelope to remain largely as currently exists, with penetrations for existing ducted evaporative cooling units made good and sealed airtight as far as practicable;
- 15 vehicles moving through the rear parking area in any 15-minute period before and after the service;
- 12 vehicles moving through the front parking area in any 15-minute period before and after the service;
- All parking spaces being occupied in any 15-minute period before and after the service.

To ensure that the noise from the development achieves the Policy at all adjacent dwellings during typical usage, the following acoustic measures are recommended:

- Construct a fence along the site boundary to a minimum height of 2.4 metres for the extent shown in **BLUE** in Figure 2. The fence may be constructed from a minimum of 0.42 BMT sheet steel ("Colorbond" or similar) or a material with the same or greater surface density ( $\text{kg/m}^2$ ). Ensure the fence achieves an airtight seal at all junctions as far as practicable, including at the ground;
- Locate new mechanical plant (such as air-conditioning condenser/outdoor units) at ground level. The requirement for further acoustic treatment for the mechanical plant should be confirmed if the installation height or sound power level of the installed units differs from this report;
- As proposed, infill existing glazed areas to the northern façade of the auditorium space to the extent shown in **GREEN** in Figure 2 below with brickwork consistent with the remainder of the building;
- Ensure all external doors to the rear of the premises are minimum 35mm solid core doors (or their acoustic equivalent) fitted with acoustic seals, and ensure these doors remain closed except when required for access/or egress during worship times. An example of suitable seals are *Raven "RP10/RP10Si" with "RP99Si" and "RP71Si"*;
- Ensure all windows to the rear (southern) façade of the premises comprise minimum 6.38mm laminated glazing.

Medhane Alem Eritrean Orthodox Tewahdo Church  
 30 – 34 Woodyates Ave, Salisbury North  
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 August 2019

sonus.

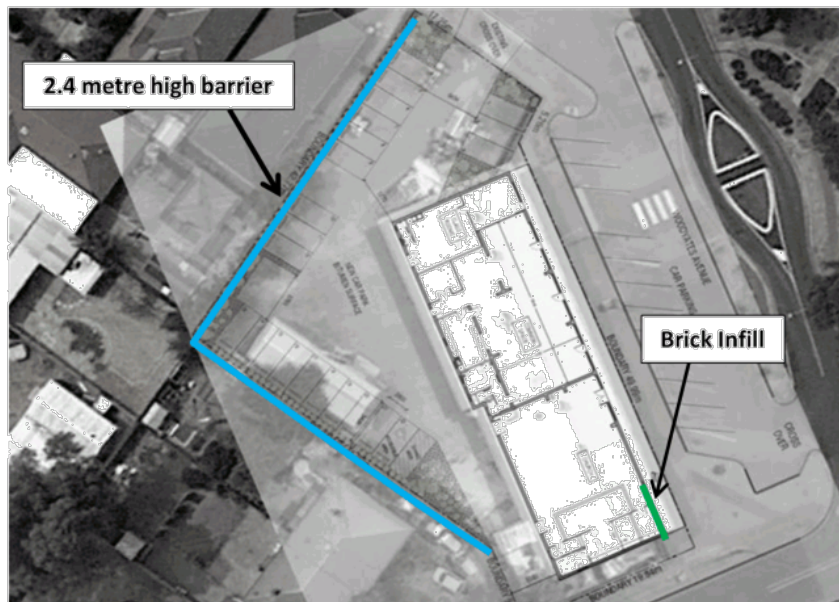


Figure 2: Recommended acoustic barrier location and extent of brick infill.

Based on the implementation of the above measures, predicted noise levels arising from the church are expected to be no greater than 43dB(A) at any existing dwelling, thereby easily achieving the day-time Policy goal noise level.

#### 4.1 Occasional events

It is understood that occasional use of the premises outside of the day time period of the Policy (7:00am to 10:00pm) is desired for special occasions (e.g. Orthodox Christmas Eve during January and Easter Eve during April/May each year). On these occasions, it is understood that quiet worship only would occur with all activity ceasing at 3:00am.

In this circumstance, the primary noise impacts are likely to arise from worshippers departing the premises at 3:00am, albeit on 2 occasions per year. Noise levels have been predicted from car parking activity only, with the predicted noise levels no greater than 43 dB(A) ( $L_{Aeq}$ ) and 61 dB(A) ( $L_{Amax}$ ) at nearby noise sensitive premises.

In recognition of the very limited occasions that it occurs and the time when the car park will be used, the above levels have been compared with the sleep disturbance criteria in accordance with the *World Health Organisation Guidelines for Community Noise (1999)*<sup>2</sup>. The WHO Guidelines recommend continual and regular night time activity achieves 45 dB(A) ( $L_{Aeq}$ ) and 60 dB(A) ( $L_{Amax}$ ).

<sup>2</sup> Berglund, Lindvall and Schwela, 1999, "Guidelines for Community Noise"



Medhane Alem Eritrean Orthodox Tewahdo Church  
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The predicted noise levels with the 2.4m fence in place for the two limited occasions per year are consistent with the WHO Guidelines indicating that impacts from the events will not adversely impact on the amenity of the locality.

## 5 CONCLUSION

An environmental noise assessment has been made of the Medhane Alem Eritrean Orthodox Tewahdo Church (the Church) at 30 - 34 Woodyates Ave, Salisbury North.

The existing building to be occupied by the church incorporates good acoustic design features that minimise the noise emissions to the adjacent dwellings. These features include the building being constructed from a double brick masonry construction. The building is also well located with regard to nearby residents, comprising an existing sheet metal fence at the boundary to the south and west and a relatively large separation to residents to the north-east and north-west (diagonally opposite across Woodyates Ave), with open parkland directly opposite the site across Woodyates Ave to the north.

In addition, the worship services typically only occur during the day period (as defined by the *Environment Protection (Noise) Policy 2007*) and do not utilise amplified music.

Notwithstanding the above, the assessment has recommended additional acoustic measures which include:

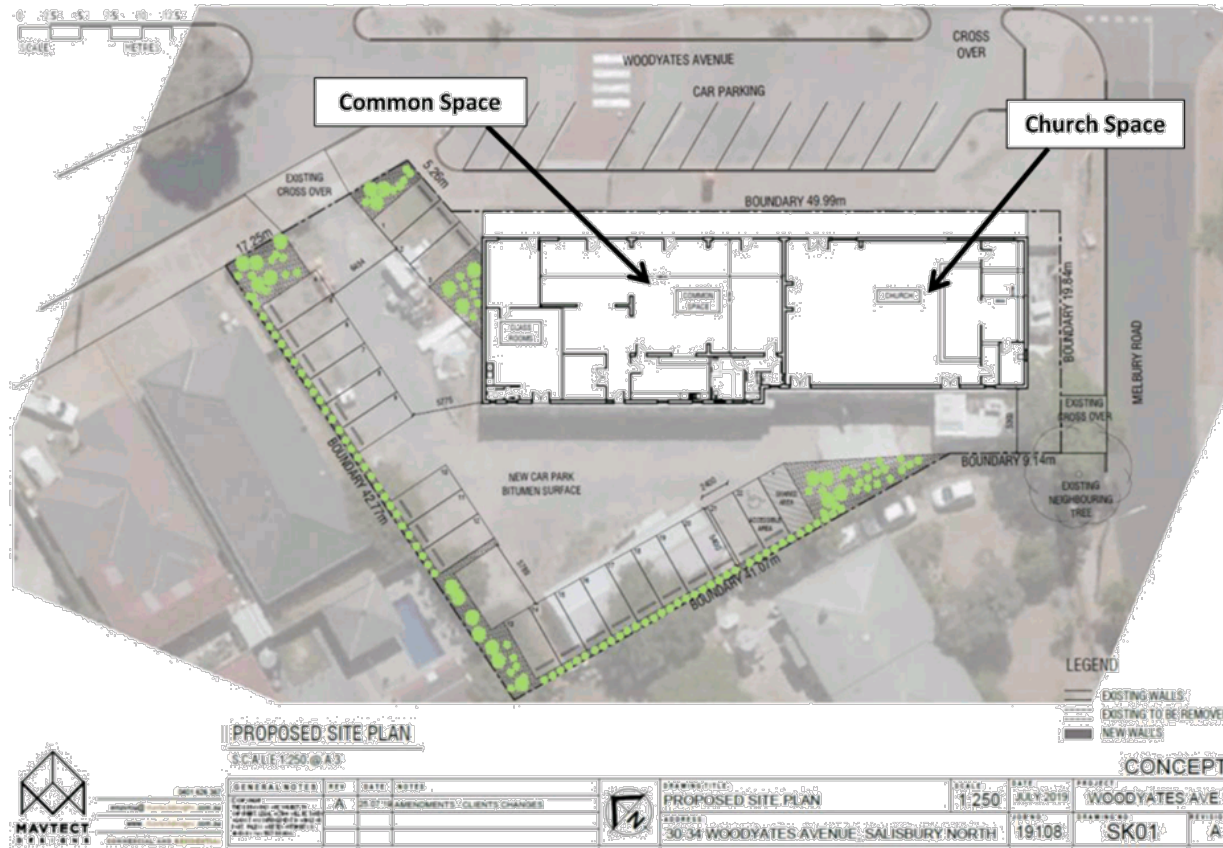
- Infilling part of the existing large glazed area to the southern façade of the auditorium space with brickwork consistent with the remainder of the building;
- Locating any new mechanical plant (such as air conditioning outdoor units) at ground level. The requirement for any further acoustic treatment should be confirmed if a different installation height or sound power level of equipment is chosen when the final equipment selections are made;
- Installing specific doors to external doors where practicable, and providing with acoustic seals;
- Constructing a fence along the western site boundary to a height of 2.4 metres;
- Ensuring all doors to the main church/worship space remain normally closed during worship times or whenever amplified music is played within the space.

With the recommended acoustic measures incorporated, the predicted noise level at the adjacent dwellings achieves the conservatively applied goal noise levels of the *Environment Protection (Noise) Policy 2007*. In doing so, it is considered that all the relevant environmental noise provisions in the City Salisbury Development Plan are satisfied.

Medhane Alem Eritrean Orthodox Tewahdo Church  
 30 – 34 Woodyates Ave, Salisbury North  
 Environmental Noise Assessment  
 S6134C1  
 August 2019



APPENDIX A – Proposed Site Plan



## **Attachment 2**

Category 2 Notice and Representations received

**DEVELOPMENT ACT 1993  
CITY OF SALISBURY**

**NOTICE OF APPLICATION FOR CATEGORY 2 DEVELOPMENT**  
Pursuant to Section 38(4) of the *Development Act 1993*

An application for development has been lodged with the Council for assessment. The details are as follows:

<b>APPLICATION NO:</b>	361/1279/2019/2B
<b>APPLICANT:</b>	Stimson Consulting 1 Victoria Tce GAWLER SA 5118
<b>NATURE OF DEVELOPMENT:</b>	CHANGE OF USE TO PLACE OF WORSHIP AND ASSOCIATED INTERNAL AND EXTERNAL BUILDING ALTERATIONS, LANDSCAPING AND CARPARKING
<b>LOCATION:</b>	30-36 Woodyates Avenue , Salisbury North SA 5108
<b>CERTIFICATE OF TITLE:</b>	CT-5717/401
<b>ZONE:</b>	Local Centre

The application may be examined at the Office of the Council located at 12 James Street, Salisbury during normal business hours (8.30am – 5pm Monday to Friday) and on Council's web site at [www.salisbury.sa.gov.au](http://www.salisbury.sa.gov.au) . Any person or body may make representations in writing, or by email [development@salisbury.sa.gov.au](mailto:development@salisbury.sa.gov.au), concerning this application and should address their representation to the Chief Executive Officer at PO Box 8, Salisbury or [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au). Representations must be received **no later than Thursday 12<sup>th</sup> September 2019**.

Each person making a submission should indicate whether they wish to appear personally, or be represented by another party, in support of their submission. Please note that should you nominate to be heard in support of your representation, you will be required to attend a Council Assessment Panel meeting held at the Council offices, scheduled on the fourth Tuesday of each month at 6.00pm (unless otherwise advised).

Please note that pursuant to Section 38(8) of the *Development Act 1993*, a copy of each representation received will be forwarded to the applicant to allow them to respond to all representations received.

This development is classified as a Category 2 development under the Development Act. Please be aware that there is no right of appeal against Council's decision.

Signed: Gabriella Cutri, Development Officer

Date: 30 August 2019

***THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE***



City of Salisbury  
ABN 62 015 116 895  
12 James Street  
PO Box 8  
Salisbury SA 5108  
Australia

Telephone: 08 8406 8222  
Facsimile: 08 8281 5466  
city@salisbury.sa.gov.au  
TTY: 08 8406 8596  
(for hearing impaired)  
www.salisbury.sa.gov.au

13 September 2019

Stimson Consulting  
1 Victoria Tce  
GAWLER SA 5118

Dear Sir/Madam

**Applicant:** Stimson Consulting  
**Application No:** 361/1279/2019/2B  
**Subject Site:** 30-36 Woodyates Avenue , Salisbury North SA 5108  
**Proposed Development:** CHANGE OF USE TO PLACE OF WORSHIP AND ASSOCIATED  
INTERNAL AND EXTERNAL BUILDING ALTERATIONS, LANDSCAPING AND CARPARKING

Further to your application for consent, Council is required to notify an applicant of any representations in respect of the application.

You are advised representations have been made to Council. Copies of the representations are attached to this letter. Should you wish to respond to these representations, your reply is required to be lodged with Council, in writing **within ten (10) business days** from the date of this letter.

All representations received, together with your reply, will be taken into account by Council when considering the proposal.

**Name and Address of Representors**

P A Gibbs	21 Woodyates Ave, SALISBURY NORTH SA 5108
I I Iankov and T Iankov	8 Melbury Rd, SALISBURY NORTH SA 5108
M Part	10a Melbury Rd, SALISBURY NORTH SA 5108
A J Deeble and M A Deeble	6 Melbury Rd, SALISBURY NORTH SA 5108
H Frazer	[REDACTED]

Should you require any assistance or further advice please do not hesitate to contact me.

Yours sincerely

**Gabriella Cutri**  
Development Officer - Planning  
Phone: 08 8406 8222  
Email: development@salisbury.sa.gov.au





CATEGORY 2

**STATEMENT OF REPRESENTATION**  
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury  
PO Box 8, SALISBURY SA 5108  
Email: [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au)

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

<b>Application No:</b>	361/1279/2019/2B
<b>Applicant:</b>	Stimson Consulting
<b>Location:</b>	30-36 Woodyates Avenue , Salisbury North SA 5108
<b>Nature of Development:</b>	CHANGE OF USE TO PLACE OF WORSHIP AND ASSOCIATED INTERNAL AND EXTERNAL BUILDING ALTERATIONS, LANDSCAPING AND CARPARKING

**YOUR DETAILS:** (this information must be provided to ensure that this is a valid representation)

NAME(S): MR MORRIS PANT  
 ADDRESS: 1017 MELBURN ROAD SALISBURY NORTH  
 PHONE NO: [REDACTED] ... EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: IDENTIFIED FROM HISTORY SHEET
- Other (please state): .....

**YOUR COMMENTS:**

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

**Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.**

It is my opinion that we don't need a church here as we are mostly elderly people and no one goes to church these days we would need help to have more shops with a doctor surgery and a chemist shop  
PTO

361/1279/2019/2B

I have to use a walker to go down to the Hapsen  
Bearys Road and it takes me about half an hour  
to get to them and to the doctor surgery from  
Mebber Road.

**My concerns would be addressed by:** *(state changes/actions to the proposal sought)*

PTO





10-3094  
CATEGORY 2  
1 2 SEP 2019

**STATEMENT OF REPRESENTATION**  
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury  
PO Box 8, SALISBURY SA 5108  
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<b>Nature of Development:</b>	CHANGE OF USE TO PLACE OF WORSHIP AND ASSOCIATED INTERNAL AND EXTERNAL BUILDING ALTERATIONS, LANDSCAPING AND CARPARKING

**YOUR DETAILS:** (this information must be provided to ensure that this is a valid representation)

NAME(S): PETER GIBBS

ADDRESS: 21 WOODYATES AVE SALISBURY NTH

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 21 WOODYATES AVE SALISBURY NTH
- Other (please state): .....

**YOUR COMMENTS:**

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

**Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.**

I DONT TRUST COUNCILS AND I BELIEVE THAT THIS DEVELOPMENT IS GOING AHEAD REGARDLESS OF WHAT IS WRITTEN OPPOSING IT MY CONCERNS ARE THAT HAVING A CHURCH THIS CLOSE TO RESIDENTIAL PROPERTY WILL LOWER THE VALUE  
PTO







Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:


- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:
- Appearing personally,
- OR**
- Represented by the following person: .....
- Contact details: .....

*(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).*

**Your written representation must be received by Council no later than 11.59pm on Thursday 12<sup>th</sup> September 2019, to ensure that it is a valid representation and taken into account.**

**Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature:  .....

Date: 11 / 9 / 2019

**Please complete this checklist to ensure your representation is valid:**

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Thursday 12<sup>th</sup> September 2019**.

valid

CATEGORY 2



30 AUG 2019

**STATEMENT OF REPRESENTATION**  
Pursuant to Section 38 of the *Development Act 1993*

To: City of Salisbury  
PO Box 8, SALISBURY SA 5108  
Email: [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au)

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<b>Location:</b>	30-36 Woodyates Avenue , Salisbury North SA 5108
<b>Nature of Development:</b>	CHANGE OF USE TO PLACE OF WORSHIP AND ASSOCIATED INTERNAL AND EXTERNAL BUILDING ALTERATIONS, LANDSCAPING AND CARPARKING

**YOUR DETAILS:** (this information must be provided to ensure that this is a valid representation)

NAME(S): HELEN FRAZER

ADDRESS: [REDACTED]

PHONE NO: [REDACTED] EMAIL: [REDACTED]

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 108 MELBURY RD SALS NTH
- Other (please state): .....

**YOUR COMMENTS:**

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

**Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.**

Being a place of worship and the services starting so early on Sunday Morns, I worry about all the extra traffic. As for a service going all night!! Well, I have 2 dogs, they bark, if people are walking past my house at 3am, I will be woken  
PTO Some with early morning services.

361/1279/2019/2B

Also of concern is the amount of cars. There is not enough car parking available so all the cars will park in surrounding streets. Mine will be first as I'm the closest. My street is narrow so I foresee accidents happening. My stress levels are going to sky rocket if this goes ahead. Thank You

My concerns would be addressed by: *(state changes/actions to the proposal sought)*

PTO

Regulation 35(e) of the *Development Regulations 2008* requires that a representation must indicate a person's desire to be heard. Please note that if you do not indicate that you wish to be heard, it will be taken that you do not wish to be heard by the Panel.

I/We:

- Do not wish to be heard in support of my representation.
- Wish to be heard in support of my representation, and I will be:

- Appearing personally,

**OR**

- Represented by the following person: .....

Contact details: .....

*(Please note, matters raised in your written representation will be considered during the assessment and do not need to be repeated at the hearing).*

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**Representor's Declaration:**

I am aware that the representation will become a public document as prescribed in the *Freedom of Information Act 1991*, and will be made available to the applicant, agencies and other bodies pursuant to the *Development Act 1993*, and may be uploaded to the Council's website as an attachment to the hearing agenda.

Signature:  .....

Date: 30 / 8 / 19

**Please complete this checklist to ensure your representation is valid:**

- Name and address of person (or persons).
- If more than one person, details of person making the representation.
- Detail of reasons for making the representation.
- Indication whether or not the person (or persons) wishes to be heard.
- Submitted no later than 11.59pm on **Thursday 12<sup>th</sup> September 2019.**





CATEGORY 2

**STATEMENT OF REPRESENTATION**  
Pursuant to Section 38 of the *Development Act 1993*

**To:** City of Salisbury  
PO Box 8, SALISBURY SA 5108  
Email: [representations@salisbury.sa.gov.au](mailto:representations@salisbury.sa.gov.au)

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<b>Nature of Development:</b>	CHANGE OF USE TO PLACE OF WORSHIP AND ASSOCIATED INTERNAL AND EXTERNAL BUILDING ALTERATIONS, LANDSCAPING AND CARPARKING

**YOUR DETAILS:** (this information must be provided to ensure that this is a valid representation)

NAME(S): ALAN JOHN & Margaret ANN Deeble

ADDRESS: 6 Melbury Rd Salisbury N.T.A. 5108.

PHONE NO: [REDACTED] EMAIL: .....

I am: (please tick one of the following boxes as appropriate)

- The owner/occupier of the property located at: 6 Melbury Rd.
- Other (please state): .....

**YOUR COMMENTS:**

I/We: (please tick the most appropriate box below)

- Support the proposed development.
- Oppose the proposed development.

**Whether you support or oppose this proposal you must provide written reasons below to ensure that this is a valid representation.**

Our main issues are control of numbers at all events to be held at the premises. Also Melbury Rd is a narrow Road and any over flow of cars will cause large issues for home owners.

PTO

Item 5.1.1 - Attachment 2 - Category 2 Notice and Representations received



361/1279/2019/2B

We bought this home 2013 because it is a 1 block RD with limited through traffic. My husband & I are in our 70yrs, my husband soon to turn 80yrs. We have been "Very" happy with our choice of home as it is a quiet area, with good neighbors, we feel very safe.

We don't feel a lot of issues of noise & traffic have been thought through & we wonder if anyone from council have looked at the area to see for them selves how narrow Melbury RD is.

We hope our concerns are taken in to consideration.

We would love to see this area upgraded but not with this preposial.

My concerns would be addressed by: (state changes/actions to the proposal sought)

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PTO





Submission to Salisbury Council Assessment Panel

Objection to proposed change of use to place of worship - Application #361/1279/2019/2B

10<sup>th</sup> September 2019

Ivan and Tina Iankov

8 Melbury Road, Salisbury North, SA

As well as the below signatories in support of the objection

Name (Print)	Address	Signature
CHERIE PETER	3A MELBURY RD SALISBURY NTH	<i>Cherie Peter</i>
JAMES PETER	3A MELBURY RD SALISBURY NTH	<i>James Peter</i>
ELVIND FONSECA	3A MELBURY RD SALISBURY NTH	<i>Elvind Fonseca</i>
Margaret Deeble	6 Melbury Rd Salisbury NTH.	<i>Margaret Deeble</i>
John Deeble	6 Melbury Rd Salisbury NTH.	<i>John Deeble</i>
Nathan Munro	4 Melbury Rd Salisbury NTH	<i>Nathan Munro</i>
Helei Krozer	[REDACTED]	<i>Helei Krozer</i>
Mona Part	10A Melbury Rd Salisbury North	<i>Mona Part</i>
SUSAN PART	10A MELBURY RD SALISBURY NORTH	<i>Susan Part</i>
PUPORAC DJORDJE	2 MELBURY RD. Salisbury North	<i>Djordje Puporac</i>

We, the residents of the dwellings near the Local Centre Zone located at 30-36 Woodyates Avenue, Salisbury North where the proposed development (application #361/1279/2019/2B) will be established, are categorically opposed to the proposed change of use to place of worship. This submission to the Salisbury Council Assessment Panel outlines our arguments in support of our position.

We strongly oppose the proposed development because it will have serious adverse effect on the amenity of our locality. The local area near the proposed development will be affected by noise, additional vehicle traffic and additional pedestrian traffic and this will degrade our lifestyle.



We would like to request Salisbury Council Assessment Panel decision to be supported by arguments for improving the amenity of the local area: Unfortunately, the proposed development is not based on such objective but on arguments that the adverse impact on the residents will be within the legislated limits stated in the Salisbury council Development Plan. We as residents in the local area do not find any benefit for us from the activities in the proposed development and we will only be disadvantage by them. In our view when the Salisbury Council Assessment Panel considers the proposed development, the amenity of the local residents should have priority over the eventual benefits for non-local residents.

We would like to request Salisbury Council Assessment Panel to approve only applications for proposed development with activities that have attendance of less than 50 persons at any time. We think that activities with more than 50 persons (non-local residents) attendance are not suitable to be held at this Local Centre Zone, because these activities adversely affect amenity of the neighbourhood and change the status, nature and culture of the nearby residential area in a manner that is not-desirable by the households in this area. This would be a dramatic shock for these households because they have never expected this Local Centre Zone to be utilised in a manner that involves presence of large group of more than 50 persons at any time. We would be very disappointed by the Salisbury Council Assessment Panel should a decision is reached to approve development for place of worship, even though the number of people attending the congregational services will be significantly greater than the maximum acceptable limit for the residents of the dwellings near this Local Centre Zone.

From 2011 to 2016 the Eritrean community in Adelaide has grown from 174<sup>1</sup> to 271<sup>2</sup> – a 56% growth in five years. Furthermore, the Offshore Humanitarian Program shows a sharp increase Australia wide of Eritrean born migrants by 53% from 2017<sup>3</sup> to 2018<sup>4</sup>. This is in line with Australian Humanitarian Program 2019-20<sup>5</sup>, which states on page 4 the shift in recent arrivals. Therefore, Australia will continue to welcome significant number of refugees from Eritrea. 63% of the Eritrean born arrivals to Australia between 2000 – 05 were under 35 years of age<sup>6</sup>. Based on the increasing number of new arrivals (both humanitarian intake and relatives of Eritrean born migrants in Australia) and the expected natural growth in the population the membership of the Medhane Alem Eritrean Orthodox Tewahdo Church will have significant growth over the coming years. We would like Salisbury Council Development Assessment Panel to consider that the number of followers of the Medhane Alem Eritrean Orthodox Tewahdo church in Adelaide will increase significantly during the next several years and the proposed place of worship at Woodyates Avenue will not be able to function in the manner stated by application #361/1279/2019/2B but rather it will be overcrowded because the number of persons attending the service will be greater than its capacity. The overcrowded services will cause adverse effects that are significantly higher than the ones presented in the application.

The application #361/1279/2019/2B for the proposed development states that there are two special services, the Orthodox Christmas Eve and the Easter Eve, which will be held in at the Local Centre Zone.

<sup>1</sup> [https://www.dss.gov.au/sites/default/files/documents/02\\_2014/eritrea.pdf](https://www.dss.gov.au/sites/default/files/documents/02_2014/eritrea.pdf)

<sup>2</sup> <https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3417.02016?OpenDocument> for South Australia

<sup>3</sup> <https://www.homeaffairs.gov.au/research-and-stats/files/humanitarian-program-outcomes-2016-17-at-glance.pdf>

<sup>4</sup> <https://www.homeaffairs.gov.au/research-and-stats/files/australia-offshore-humanitarian-program-2017-18-at-glance.pdf>

<sup>5</sup> <https://www.homeaffairs.gov.au/reports-and-pubs/files/2019-20-discussion-paper.pdf>

<sup>6</sup> [https://www.dss.gov.au/sites/default/files/documents/11\\_2013/community-profile-eritrea.pdf](https://www.dss.gov.au/sites/default/files/documents/11_2013/community-profile-eritrea.pdf)

The Youtube video<sup>7</sup> of the Orthodox Mezmur Medhani alem in Adelaide in 2018 clearly shows that at least 200 people attended the celebration with high volume music and singing. During the celebration large drums are played with frequent loud cheering from the crowd. Appendix A contains still images from the Youtube video as evidence for this claim. Given these facts we would like to request Salisbury Council Assessment Panel to consider that

- The adverse effect of these celebrations on the local residents will be serious and stressful. If such celebrations happen, then the residents of dwellings near the Local Centre Zone will not have recreation during the days when celebrations occur, and they will not be able to enjoy Easter holiday with their families and relatives at their homes;
- The community events (celebrations) of such scale in terms of attendance and noise are not appropriate for Local Centre Zone and we strongly believe that these events should not be allowed to occur on the premises;
- The proposed development is not suitable for the Orthodox Christmas Eve and the Easter Eve celebrations of the Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide because its proposed maximum capacity will be capped at 100 persons, and hence it will not have the capability to hold events of such scales and popularity.

The application for the proposed development states that the Orthodox Christmas Eve and the Easter Eve celebrations continue until 3 am with quiet worship after 10 pm. We would like to request Salisbury Council Assessment Panel to consider the high likelihood that crowds of 100 or more persons will generate noise with disturbing levels for the nearby households. These religious celebrations usually are attended by the entire family and hence many children and young adolescents will attend them as well. It is a well-known fact that crowds with children and young adolescents are noisy even when they are supervised by responsible adults. Although we believe that significant effort will be made for celebrations to proceed in orderly manner, there will be a significant level of noise and local residents will be disturbed during their night sleep and recreational evening hours.

We would like to request Salisbury Council Assessment Panel not to allow any activities that have potential to disturb the sleep of the residents in our neighbourhood. In this regard, we would like to request Salisbury Council Assessment Panel to consider that hours after the Orthodox Christmas Eve and the Easter Eve celebrations will be very disturbing for the households in the neighbourhood. After the end of the special services at 3 am there will be a significant noise because followers will share their excitement with one another and they will exchange congratulations, pleasantries and wishes. There will be heavy pedestrian and vehicle traffic with possible congestion on local residential streets for considerable period after 3 am. These events most certainly will keep local residents awake.

As the congregation numbers increase, so will the vehicles parking off-site. The application #361/1279/2019/2B states that there will be provision for 34 vehicles on-site parking in total at the proposed development. This clearly shows that all vehicles exceeding this number will be parked along the local roads. Melbury Road is a minor residential street with very low through traffic. This will dramatically change as the major exit from the proposed car park is directly on Melbury Road and it is expected that most of the visitors will either seek parking or will travel along this road. This will significantly change the quiet character of this street and will have major negative impact on the local

<sup>7</sup> <https://www.youtube.com/watch?v=ZKeg5NE9fko>



residents. In the inevitable eventuality that the arriving for activities at the proposed place of worship vehicles park along the local streets, there will be no parking available for any guest of the local residents. This will have a major impact on the lifestyle of the local residents.

The application #361/1279/2019/2B for the proposed development incorrectly claims on numerous occasions that the proposal complies with Salisbury Council Development Plan. The application incorrectly claims provision for

1. Objective 1 for Local Centre Zone *"A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community."*
  - a. The proposed development is **not going to serve the residents of the local neighborhood** around the Local Centre Zone. The boundaries of the area that the Local Centre Zone should serve could be defined as Waterloo Corner Road and Happy Home Reserve to the South, railway tracks for interstate train to the East and North, and Bagster Road to the West. To our best knowledge no followers of the Medhane Alem Eritrean Orthodox Tewando church live in this area.
  - b. The planning documents state that the congregation would be arriving by vehicle and no information is provided if the community will move to Salisbury North in the near future to be close to the proposed place of worship and to be in the area serviced by the Local Centre Zone.
2. Principle 5 of Development Control for community facility (place of worship with medium building footprint) *"Small (local) to medium (neighbourhood) scale places of worship within residential areas should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets."*
  - a. The proposed development will not be located on **major collector road**. It will be located on small residential streets and the nearest collector roads Bagster Road and Waterloo Corner Road are 350 and 650 m away respectively.
3. Objectives 1 for Interface between Land Uses *"Development located and designed to minimise adverse impact and conflict between land uses."*
  - a. The **location** of the proposed development is inappropriate and there will be adverse impact and conflict between land uses. The proposed development will be located 10 metres from residential dwellings. The households in the area will be frequently disturbed by presence of large crowd, noise and vehicle traffic caused by the normal functioning of the proposed place of worship.
4. Provision for Principle 1 of Development Controls for Inference between Land Uses *"Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following: (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants (b) noise (c) vibration (d) electrical interference (e) light spill (f) glare (g) hours of operation (h) traffic impacts."*
  - a. The proposed development will detrimentally affect the amenity of the locality by noisy activities, disturbing hours of operations and additional vehicle and pedestrian traffic. The provided report for Environmental Noise assessment in the application does not consider thoroughly all possible noise that can be generated by large crowd of 100 persons gathered for congregational worship service. This crowd will generate noise by many means and activities, which are likely to happen outside the building and on the

residential streets around the proposed development. The Environmental Noise report (pages 3,5 and 9 of the submitted Appendix 4 of application #361/1279/2019/2B) states that no amplified music is used during the assessed congregational service. This contradicts Paragraph 9 on page 10 of the Application which states that amplification is indeed used and is proposed to be kept at low levels with the doors closed to reduce the impact on neighbouring properties. Based on the video obtained on Youtube<sup>8</sup>, large drums (Keberos) are used outside extensively as part of the celebratory activities and outside of the premises.

- b. The proposed development will cause enormous disturbance to local households and residents on the 6<sup>th</sup> of January and on Easter Eve every year. The following link <https://www.youtube.com/watch?v=2Keg5NE9fko> is a video of the Orthodox Mezmur Medhani alem in Adelaide in 2018. It clearly shows that at least 200 people attended the celebration and many noisy activities happened outside the building. These large crowd celebrations will make impossible for the residents of nearby dwellings to have any recreational time at their homes during the hours of the celebrations.
5. Provision for Objective 1 of the Orderly and Sustainable Development *“Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.”*
    - a. The proposed development does not create pleasant environment in which to live for the occupants of the dwellings in proximity to the Local Centre Zone due to the noise of the proposed activities within the Local Centre and increase in vehicle and pedestrian traffic and associated noise.
  6. Provision for Objective 3 of the Orderly and Sustainable Development *“Development that does not jeopardise the continuance of adjoining authorised land uses.”*
    - a. The proposed development does jeopardise the continuance of the dwellings near the Local Centre Zone due to the noise of the proposed activities within the Local Centre and increase in vehicle and pedestrian traffic and associated noise. Currently the Local Shops are not operations, however, while operational, there were no large groups gathering at any one time, instead there was a steady flow of pedestrians utilizing the Local amenities.

As it has been stated in our arguments of incorrect claims made in the application for the proposed development (application #361/1279/2019/2B), the provision for Objective 1 for Local Centre Zone is not satisfied. This means that the proposed development does not have provision for any objective for Local Centre Zone. The Salisbury Council Development Plan states three objectives and the following arguments justify why Objective 2 and Objective 3 are not satisfied.

- a. The proposed development does not have provision for Objective 2 *“A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.”* because the proposed development is not going to be within easy walking distance of the population it serves (as per submitted information that the vast majority of the congregation will arrive by motor vehicle), hence the proposed development does not serve the local community.

<sup>8</sup> <https://www.youtube.com/watch?v=2Keg5NE9fko>

- The proposed development does not have provision for Objective 3 "A centre accommodating residential development in conjunction with non-residential development." because the proposed development does not have accommodating residential development.

In summary, the Salisbury Council Assessment Panel should reject application #361/1279/2019/2B for the proposed development on 30-36 Woodyates Avenue, Salisbury North because of the following:

- The proposed development will degrade the lifestyle of the residents of the local neighborhood because it will have serious adverse effect on the amenity of the local area;
- It will change the status, nature and culture of the nearby residential area in a manner that is not desirable by the households in the local area;
- The capacity of the proposed development is insufficient for the crowd that will be attracted and will attend the activities at the facility;
- The adverse effect of the Orthodox Christmas Eve and the Easter Eve celebrations held at the proposed development on the local residents will be serious and stressful;
- The proposed development does not have provision for any objective for Local Centre Zone;
- The proposed development does not have provision for Principle 5 of Development Control for community facility (place of worship with medium building footprint);
- The location of the proposed development is inappropriate and there would be adverse impact and conflict between land uses;

R. Dama  
Tina Iankov

Les. Lawrence  
Ivan Iankov



Appendix A

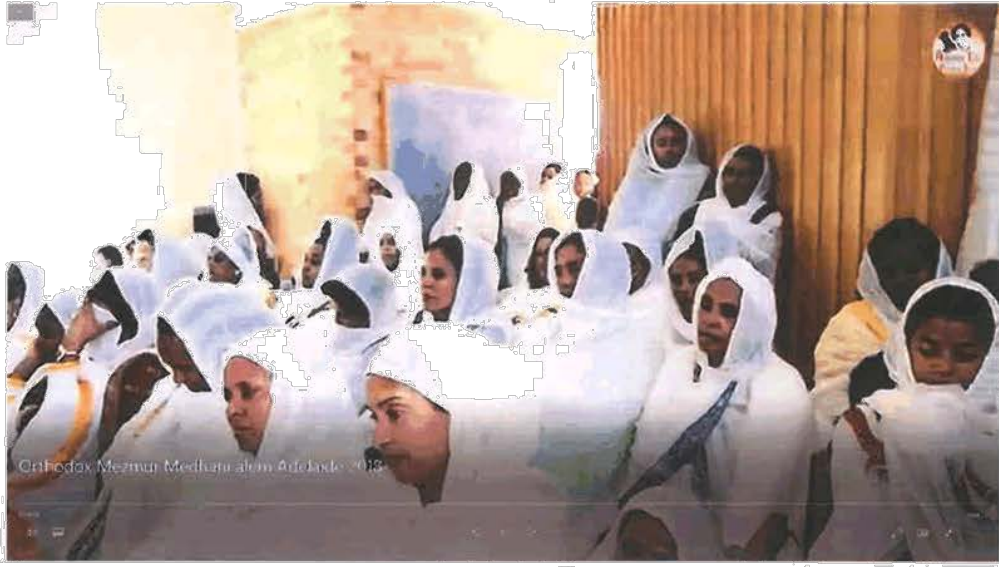
Still images from Youtube video<sup>9</sup> of the *Orthodox Mezmur Medhani alem* in Adelaide in 2018.



<sup>9</sup> <https://www.youtube.com/watch?v=ZKeg5NE9fko>







Still images from Youtube video<sup>10</sup> of *Sbket Eritrean Orthodox ab Adelaide 2018*.



<sup>10</sup> <https://www.youtube.com/watch?v=DI50sph4HI>



## Submission to Salisbury Council Assessment Panel

### Objection to proposed change of use to place of worship - Application #361/1279/2019/2B

17<sup>th</sup> September 2019

Ivan and Tina Iankov

8 Melbury Road, Salisbury North, SA

This second submission to the Salisbury Council Development Assessment Panel provides additional facts and arguments demonstrating that the capacity of the proposed development will be insufficient for the crowd that will be attracted and will attend the activities at the proposed facility.

In our first submission to the Salisbury Council Assessment Panel we were unable to estimate how many persons usually attend weekly congregational service. For the duration of the time we had available to us to prepare a response to the Proposed application #361/1279/2019/2B the Medhane Alem Eritrean Orthodox Tewahdo Church did not have services. Because of this, we were unable to collect in time for the original submission the findings presented below. The congregation currently uses the premises of Para Hills Uniting Church with services held on Saturdays when the venue is available.

We surveyed arrivals and departures of individuals who attended congregational service of the Medhane Alem Eritrean Orthodox Tewahdo Church on Saturday the 14<sup>th</sup> September 2019 held at Para Hills Uniting Church at 32 Liberman Road, Para Hills, 5096 SA. Our survey has lasted from 7:20 am to 9:36 am. For this period, we counted 145 arrivals and 1 departure, therefore this congregational service was attended by at least 144 individuals. Almost every person came by car and at 9:36 am in total 49 vehicles (28 in the car park and 21 on the Barcoo Road) were parked in the car park and the nearby streets. At 13:00 pm we returned to Liberman Road and recorded videos, which show how many vehicles were parked on Barcoo Road and other nearby streets. Two videos are recorded around 13:00 pm – they show that many vehicles were parked on Barcoo Road at that time. The third video is recorded at 14:25 pm and it shows that only several vehicles were parked on Barcoo Road at that time. Therefore, it is evident that the vast majority of the vehicles on Barcoo Road around 13:00 pm were parked by individuals who attended the congregational service, which finished after 2 pm. We are providing a copy of our survey and the videos.

In the original application #361/1279/2019/2B it is falsely stated that the congregation numbers will be capped at 100. The application informs that the church has 70 members, but failed to account for other family members who also attend the services. The collected by us evidence clearly demonstrates that the maximum capacity of the proposed development at 30-36 Woodyates Avenue will be insufficient to house the typical attendance of the Sunday congregational service of the Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide. Currently weekly congregational services have attendance significantly larger (according to our estimates by at least 44%) than the maximum capacity of the proposed development. In our previous submission we have provided evidence that number of followers of Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide will increase significantly in the near future. The newly obtained information conclusively shows that if approved the proposed development will be used in very crowded manner that is significantly different from the one described in the application #361/1279/2019/2B. The information provided in application #361/1279/2019/2B is deliberately inaccurate (perhaps to be in line with council requirements for parking spaces).

Another discrepancy between the application and the actual service were the times of operation. The application proposes weekly Sunday services from 8 am to 2 pm. We arrived at 7:20 am and there were already people present at the venue.

The congregation attendees did not disperse until after 2:00 pm with many of the participants socialising outside of the venue. As this would be a normal occurrence following a celebratory event, the proposed Orthodox Easter and Christmas Eve special services with indicated finish time of 3 am would result in noise above acceptable levels.

Additional observation from the service held on 14<sup>th</sup> September 2019 was that there was amplification used during the service. In the Sound report, it states that no amplification is used. This is a discrepancy with the reality as well as the actual application (page 17 of 54 of application #361/1279/2019/2B). We ask the Salisbury Council Development Assessment Panel to undertake a new noise assessment under realistic conditions and to consider the new findings.

We would like to request the Salisbury Council Development Assessment Panel to undertake a comprehensive research that accurately forecasts the activities (including attendance) at the proposed development. If activities at the proposed development are overcrowded, then many residents of the local neighbourhood will be adversely affected to the extend, which is significantly higher than the one stated by the application #361/1279/2019/2B. The local residents will be disappointed, and the Salisbury Council will have to manage and resolve numerous complaints from the residents regarding activities at the facility not performed according to the promises made by the Council. This will require the Council to dedicate time and resources, which may be spent in more optimal and beneficial manner.

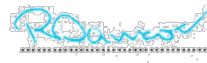
In summary, this submission presented facts that show that

- Application #361/1279/2019/2B states false information about the attendance of the Sunday congregational services of the Medhane Alem Eritrean Orthodox Tewahdo Church in Adelaide;
- The Sunday congregational services are attended by significantly larger number of persons than the maximum capacity of the proposed development at 30-36 Woodyates Avenue.

Given these facts we would like to request Salisbury Council Development Assessment Panel to reject application #361/1279/2019/2B for proposed development for change of use to place of worship. Such decision will be consistent with the view of the local residents that no events involving gathering of more than 50 persons at a given time should be allowed to occur regularly at the Local Centre Zone at 30-36 Woodyates Avenue.



Ivan Iankov



Tina Iankov

Arrivals & Departures of individuals who attended congregational service at Parakills Uniting Church

14/09/2019 Page 1

Date/Time	Car Passenger count						Place of parking	Comment
Prior to 7:20	1	2	3	4	5	?	Car park	} At least 1 person per car
	1	2	3	4	5	?	car park	
	1	2	3	4	5	?	---	
	1	2	3	4	5	?	---	
7:28	1	2	3	4	5	?	---	
7:25	1	2	3	4	5	?	Drop off	
7:30	1	2	3	4	5	?	Barcoo Road	
7:32	1	2	3	4	5	?	Car park	
7:37	1	2	3	4	5	?	---	
7:38	1	2	3	4	5	?	---	
7:40	1	2	3	4	5	6	Car park	
7:41	1	2	3	4	5	?	Barcoo Road	
7:50	1	2	3	4	5	?	Car park	
7:53	1	2	3	4	5	?	Barcoo Rd	
7:56	1	2	3	4	5	?	---	
7:57	1	2	3	4	5	?	Car park	
7:58	1	2	3	4	5	?	---	
8:02	1	2	3	4	5	7	---	
8:04	1	2	3	4	5	?	---	
8:08	1	2	3	4	5	?	---	
8:08	1	2	3	4	5	?	Barcoo Rd	
8:09	1	2	3	4	5	?	Pedestrian	
8:09	1	2	3	4	5	?	Drop off	
8:13	1	2	3	4	5	?	---	
8:16	1	2	3	4	5	?	Car park	
8:16	1	2	3	4	5	?	---	
8:18	1	2	3	4	5	?	Barcoo Rd	
8:24	1	2	3	4	5	?	---	
8:24	1	2	3	4	5	?	Drop off	
8:26	1	2	3	4	5	?	Barcoo Rd	
8:28	-1	2	3	4	5	?	Left car park (Departure)	
8:32	1	2	3	4	5	?	Barcoo Rd	
8:33	1	2	3	4	5	?	Car park	
8:33	1	2	3	4	5	?	---	
8:37	1	2	3	4	5	?	Barcoo Rd	
8:40	1	2	3	4	5	?	---	
8:42	1	2	3	4	5	?	Car park	
8:46	1	2	3	4	5	?	---	
8:48	1	2	3	4	5	?	---	
8:50	1	2	3	4	5	?	---	
8:58	1	2	3	4	5	?	Car park	
8:58	1	2	3	4	5	?	Barcoo Rd	
9:00	1	2	3	4	5	6	Car park	
9:05	1	2	3	4	5	?	Barcoo Rd	
9:11	1	2	3	4	5	?	Car park	
9:17	1	2	3	4	5	?	Barcoo Rd	
9:18	1	2	3	4	5	?	Barcoo Rd	
9:23	1	2	3	4	5	?	Car park	
9:24	1	2	3	4	5	?	Car park	
9:25	1	2	3	4	5	?	Barcoo Rd	







Carpark of the Church; 9:45 am on 14/09/2019

## **Attachment 3**

Response to Representations received

27<sup>th</sup> September 2019

SC0231.002

Ms G Cutri  
Development Officer - Planning  
City of Salisbury  
PO Box 8  
SALISBURY SA 5108

Dear Gabriella

**Place of Worship at 30 – 36 Woodyates Ave Salisbury North –  
361/1279/2019/2B**

With regard to the above development application I have received a copy of the five representations whom are nearby residents made during the public notification period. This letter responds to those representations.

Representations

The first representation was made by Mr Morris Pant who is the owner of 10A Melbury Rd which is located some 20m to the southeast of the subject land. They oppose the proposal on the basis for the following reasons:

- don't need a church
- prefer to have a doctor's surgery and more shops

The second representation was made by Mr P Gibbs of 21 Woodyates Ave which is some 50m from the subject land in a northwesterly direction. He opposes the proposal due to the following reasons:

- having a church close to house will lower value of his property
- increased traffic and parking in the streets
- potential noise impacting on amenity

The third representation was made by Ms H Frazer of [REDACTED] which is about 15m away from the subject land. She opposes the proposal for the following reasons:

- increased traffic and parking in the streets
- dogs will bark if people are walking about at 3am thus creating a disturbance too early a start on Sundays

The fourth representation was made by A and M Deeble of 6 Melbury Rd which is about 55m to the south of the subject land. They oppose the proposal for the following reasons:

- Melbury Rd is a narrow road and won't cope with cars being parked in the street
- potential noise from church activities disturbing their amenity
- concern with how to control numbers of attendees being greater than allowed

The fifth representation was made by I and T Iankov of 8 Melbury Rd which is some 40m to the south of the subject land. Their representation also included the signatures of 10 people which included 4 people who made representations (see above). They oppose the proposal for the following reasons:

- increased noise
- increased traffic and parking
- concern with Xmas Eve and Easter Eve late night services disturbing the peace



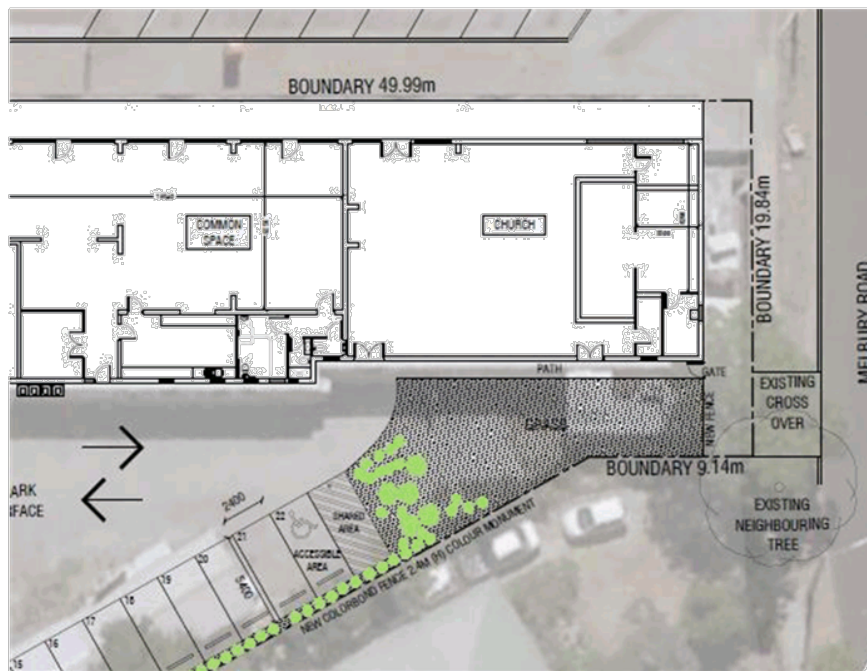


- increased pedestrian traffic
- it will change the status, nature and culture of the nearby residential area
- building is insufficient for the number of people expected to attend – refers to a 2018 video of an event run by the proponent that has more than 150 people attending
- the location is inappropriate for such a development
- proposal does not comply with Local Centre Zone Objectives 1, 2 and 3, General PDC 5, Interface between Land Uses Objective 1 and PDC 1, orderly and Sustainable Development Objectives 1 and 3.

A further document was submitted by the Iankovs on the 17<sup>th</sup> September 2019 which was after the public consultation period ended. I have reviewed the documents, but have been unable to view the videos.

Amendment to Proposal

It is proposed to amend the proposal by deleting the vehicular exit to Melbury Rd in the southeast corner of the subject land. A pedestrian gate will be installed, but will generally remain locked. Additional landscaping will be established in lieu of the traffic aisle. Advice from Cirqa is that there is adequate room for the turnaround of a vehicle in the disabled space. A portion of the site plan showing the amendment is below.



Response

Local Centres have been in decline for the past few decades as the nature of retail expenditure has altered. As such the closure of shops in recent times and the inability to attract other retailers at commercial rents at the subject land is of no surprise. As such the question of what other land uses are appropriate for a Local Centre arises. Objective 1 in Centres and Retail Development states:



“1 Shopping, administrative, cultural, community, entertainment, educational, **religious** and recreational facilities located in integrated centres.” *(my highlighting)*

As such a place of worship is appropriately located in a centre.

I understand that Council has recently approved a place of worship (Hope Central Church) at 84 Goddard Dr Salisbury Park in a disused set of shops in a Local Centre Zone, which is very similar to this proposal. There is a place of worship (Wat Khmer Santiheap Association) that has relatively recently been approved in a Residential Zone adjacent a Local Centre zone on Burton Rd Paralowie. There are child care centres located within Local Centre zones (eg: Diment Rd Salisbury North) that have more traffic movements (during every week day) than a place of worship will have.

Whilst it is unfortunate for the locality that the shops on the subject land have closed the nearest shops are on Bagsters Rd which is 520m from the subject land.

Community Facilities PDC 4 has a gap in attendance between local scale (5 – 30 attendees) and medium scale (100 – 300). The current church membership is around 70 persons at present and is only growing at a few people per year as the number of Eritreans coming to South Australia has declined since the large influx during 2011 and 2012. As such for the next few years (probably at least a decade) the membership numbers will sit between local and medium scale. Ultimately it will be at the lowest end of medium scale. Local Centre Zone Objective 1 seeks small scale facilities to serve the local community. The proposal will serve a wider community than just the local one however the impacts are considered to be minor and acceptable.

Community Facilities PDC 5 states:

“5 Small (local) to medium (neighbourhood) scale places of worship within residential areas should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets.”

Woodyates Ave is not a major collector road, however it is considered the volume of traffic coming to/from the church will not cause congestion or traffic conflict. In terms of traffic volume when the church is at full capacity it is likely that a maximum of 34 cars will come to the church on a Sunday in the hour or so before the service begins and leave in the hour afterwards. During the week the numbers of cars are likely to be 5 – 10 movements each way. This level of traffic will mean Woodyates Ave can easily continue to function as a local road. As such, whilst the proposal does not strictly meet PDC 5 in terms of the type of road it is preferred to be located on the impacts on the local roads will be negligible.

There are already a couple of families that are church members living in Salisbury North. There are church families that live in Salisbury, Salisbury Downs, Paralowie, and Parafield Gardens in the City of Salisbury. The church expects that more families will shift to Salisbury North once the church is established at the subject land.

There are some common issues raised by the representors. These are parking, traffic, and noise.

The acoustic report prepared by Sonus states that the existing building has good acoustic design features in terms of impact on neighbouring dwellings, but still requires the following:

- infilling part of the existing large glazed area to the southern façade of the auditorium space with brickwork consistent with the remainder of the building;
- locating any new mechanical plant (such as air conditioning outdoor units) at ground level. The requirement for any further acoustic treatment should be confirmed if a different



- installation height or sound power level of equipment is chosen when the final equipment selections are made;
- installing specific doors to external doors where practicable, and providing with acoustic seals;
- constructing a fence along the western site boundary to a height of 2.4 metres;
- ensuring all doors to the main church/worship space remain normally closed during worship times or whenever amplified music is played within the space.

These requirements will be undertaken by the proponent.

The Iankov representation referred to a 2018 video. That event was special event – Annual Feast which is held in the first week of April. In 2018 there were around 100 people that attended from Victoria which took the attendee numbers in excess of 150 people. The proponent proposes to not hold the Annual Feast at the subject land. They will hire another venue that can cater for the event. The Annual Feast is also the only time when a procession occurs outside of the church. It is tradition for the attendees to parade around the church three times before going inside.

The representation also noted a conflict between the planning and acoustic reports. For clarification purposes amplified music does not occur. A microphone is used by the leader of the church. Singing and the playing of musical instruments are not amplified. This is the church's current practice as was observed by Sonus in their investigations and will continue to be the case.

The issue of the Xmas and Easter Eve services that run until 3am has caused concern to some of the representors. Given the indoor service is quiet (no singing, no music, no amplification of anything) past 10pm the only potential noise will be people leaving the church building, getting in their cars and leaving the subject land. These two events can be considered to be occasional events (as they are less than 3 events) which means the WHO sleep disturbance limits will be achieved. Sonus had considered people leaving the site as part of their assessment. Sonus consider barking dogs to be an adjunct issue that could occur from any transient event. Having events that run until 3am twice per year is not what is considered to be a significant disturbance to the amenity of an adjoining residential area.

The acoustic aspects of the proposal will meet the various standards.

In terms of the building being an appropriate size the internal area allocated to the church (for services) is approximately 186sqm (15.5m x 12.0m) including the altar. According to [www.Praisebuildings.com](http://www.Praisebuildings.com) and <https://www.lifeway.com/en/articles/church-architecture-rules-thumb-space-dimensions> you should allocate around 16 square feet (1.48sqm) per person. Given around 22.5sqm of space in the church is allocated to the altar the remaining space (163.5sqm) is just above the amount needed for 100 persons. As such the ability for the church to accommodate more than 100 persons is considered to be very limited in any event.

The provision of carparking spaces is as per that required in the Development Plan. It should be noted that during the week when minor activities occur at the church it is likely that the on site carparking spaces won't need to be used as there will be enough parking spaces at the front in Woodyates Ave. There should not be a need for any member of the church to park elsewhere in Woodyates Ave or Melbury Rd.

Melbury Rd has a pavement width of approximately 7.6m which is more than ample for parking on both sides of the road and allow a car to pass between. This is not considered to be an issue as on site and in front of site parking is available at the appropriate rate.





Given cars are to be parked on the site or in front of the building on Woodyates Ave there should be no increase in the amount of people utilising the footpaths. In any event the local roads in the locality have footpaths on both sides of the roads.

With regard to the observations by the Iankovs on 14<sup>th</sup> September 2019 at the Para Hills Church service the reason why there were large numbers of attendees was due to there being two baptisms. This is certainly not representative of a normal weekly church service. The families of the two children had invited many guests who are not regular attendees of the church, including Ethiopians. This is the first time such an event has occurred. Should such an event occur in the future a separate venue will be hired. With regard to the time that people began to arrive at the church in Para Hills it should be noted that there is no limit on when people can arrive at that venue or with the number of people that may attend. The proposal in Woodyates Ave has an 8am arrival commencement time. There maybe one or two people arriving slightly earlier than this to commence preparations inside the church. This would be no different to when the shops were open (in particular the deli).

The concerns of the representors are acknowledged, however the number of attendees, the timing of events and the number of carparking spaces to be created on site will mean there will be no on street parking issue arising from the use of the subject land. With the acoustics and parking/traffic issues being suitable it is considered the proposal complies with General Section Interface between Land Uses Objective 1 and PDCs 1, 2 and 7.

In conclusion a place of worship is:

- appropriately located in a centre
- there will be adequate on site and in front of building (on Woodyates Ave) parking spaces for the maximum 100 attendees
- the volume of traffic in the local roads will not increase to a point where those roads can no longer easily function as local roads
- the proposed 2.4m high fence and minor works to the building will provide appropriate levels of acoustic privacy to adjoining and nearby residents

It is considered the application warrants the consent of Council's Assessment Panel.

Should you have any queries regarding the above please do not hesitate to contact me on 0402134568 or via email [john@stimsonconsulting.net.au](mailto:john@stimsonconsulting.net.au)

Yours sincerely

**STIMSON CONSULTING PTY LTD**

**JOHN STIMSON**  
Managing Director



## **Attachment 4**

Relevant Development Plan extracts and Location

## Centres and Retail Development

### OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
  - (a) a focus for community life
  - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
  - (a) Regional Centre
  - (b) District Centre
  - (c) Town Centre (for smaller towns with a single centre zone)
  - (d) Local Centre (subsidiary centres for towns with a regional or district centre).
- 7 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development within the centre
  - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
  - (a) public spaces such as malls, plazas and courtyards

## Community Facilities

### OBJECTIVES

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

### Places of Worship

- 4 Places of worship should be developed according to the following hierarchy:

Scale	Development form	Congregation size
Small (local)	Associated with an area of worship ancillary to a residence. These activities are particularly common for religious organisations that do not have a large following and / or lack funds to purchase a standalone building.	Typically accommodate approximately 5 to 30 worshippers in any one session.
Medium(neighbourhood)	Purpose built or re-use of existing buildings with medium footprints that are found in most suburbs and country towns	Typically have congregations of up to 100-300 persons in any one session
Large (regional)	Purpose built or re-use of existing buildings with large footprints and catering for a variety of ancillary activities	In excess of 300 persons in any one session

- 5 Small (local) to medium (neighbourhood) scale places of worship within residential areas should be appropriately located on major collector roads to minimise congestion or traffic conflict within local streets.
- 6 Large places of worship should:
  - (a) be located within centre, commercial or the periphery of industrial zones
  - (b) demonstrate the following design features:
    - (i) reuse of existing buildings
    - (ii) the bulk, mass and height of development compatible with the character of the locality
    - (iii) sharing of car parking facilities

- (iv) siting on arterial or collector roads rather than narrower local residential streets
  - (v) promote crime prevention through environmental design principles
  - (vi) reduced land use conflicts in relation to the scale of building form and hours of operation
  - (vii) provide value added functions and facilities that can be used by neighbouring activities.
- 7 Large scale places of worship located in commercial or industry zones should not detrimentally impact on the operations of existing commercial or industrial land uses.
- 8 Places of worship should be established with one car parking space for every three seats or every three attendees to the place of worship.



## Orderly and Sustainable Development

### OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

## Interface between Land Uses

### OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

#### Noise Generating Activities

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

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9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise ( $LA_{90,15min}$ ) for the overall (sum of all octave bands) A-weighted level
Adjacent <i>land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

**Air Quality**

- 11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
- (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
  - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

**Rural Interface**

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
- (a) not locating horticulture or intensive animal keeping on land adjacent to townships
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

## Local Centre Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - advertisement
  - community facility
  - consulting room
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential activity within the zone.

#### Form and Character

- 4 The maximum gross leasable floor area of a shop or group of shops should be in the order of 450 square metres.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 Advertisement and/or advertising hoarding should not exceed 4 metres in overall height.

#### Vehicle Parking

- 7 Vehicle parking should be provided in accordance with the rates set out in [Table Sal/2 - Off Street Vehicle Parking Requirements](#) or [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

#### Land Division

- 8 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.



## Transportation and Access

### OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public, community and private transport services for all people
  - (b) ensure a high level of safety
  - (c) effectively support the economic development of the State
  - (d) have minimal negative environmental and social impacts
  - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
  - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
  - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
  - (c) provides off street parking
  - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

#### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

#### **Cycling and Walking**

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
  - (a) open space networks, recreational trails, parks, reserves and recreation areas
  - (b) Adelaide's Metropolitan Open Space System.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities

- (c) secure bicycle parking facilities provided at the rate set out in [Table Sal/3 - Off Street Bicycle Parking Requirements](#).
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

**Access**

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
  - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
  - (b) provides appropriate separation distances from existing roads or level crossings
  - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
  - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
  - (a) limited to local roads
  - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 28 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
  - (a) follow the natural contours of the land
  - (b) minimise excavation and/or fill
  - (c) minimise the potential for erosion from run-off
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

**Access for People with Disabilities**

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- 31 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

### Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Sal/2 - Off Street Vehicle Parking Requirements or Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies) unless an agreement is reached between the Council and the applicant for a reduced number of parking spaces where one of the following applies:
- (a) a financial contribution is paid into the Council Car Parking Funds specified by the Council, in accordance with the gazetted rate per car park associated with the 'Car Park Fund Areas' identified on Concept Plan Map Sal/27 - Salisbury District Centre Car Park Fund Area, Concept Plan Map Sal/29 - Ingle Farm District Centre Car Park Fund Area and Concept Plan Map Sal/32 - Mawson Lakes Town Centre Car Parking Fund Area
  - (b) it can be demonstrated that fewer car parks would be required to meet the car parking needs associated with the development.
- 33 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 34 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation
  - (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the necessity for backing onto public roads
  - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.
- 36 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.



## Waste

### OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
  - (a) avoiding the production of waste
  - (b) minimising waste production
  - (c) reusing waste
  - (d) recycling waste
  - (e) recovering part of the waste for re-use
  - (f) treating waste to reduce the potentially degrading impacts
  - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) located to avoid impacting on adjoining sensitive environments or land uses
  - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
  - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

## Crime Prevention

### OBJECTIVES

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
  - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
  - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
  - (a) screen planting areas susceptible to vandalism
  - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
  - (c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
  - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
  - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

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- 11 Development should be designed to maximise surveillance of open space, pedestrian routes, centres and residential areas by:
- (a) orienting the frontages and entrances of buildings towards the public street
  - (b) avoiding screens, high walls, carports and landscaping that obscure direct views to public areas
  - (c) placing the entrances of buildings opposite each other across a street, or group entrances of multiple dwelling developments onto a commonly visible area to provide maximum mutual surveillance
  - (d) arranging living areas, windows, access ways and balconies to overlook open space and recreation areas and provide observation points to all areas of a site, particularly entrances and car parks.

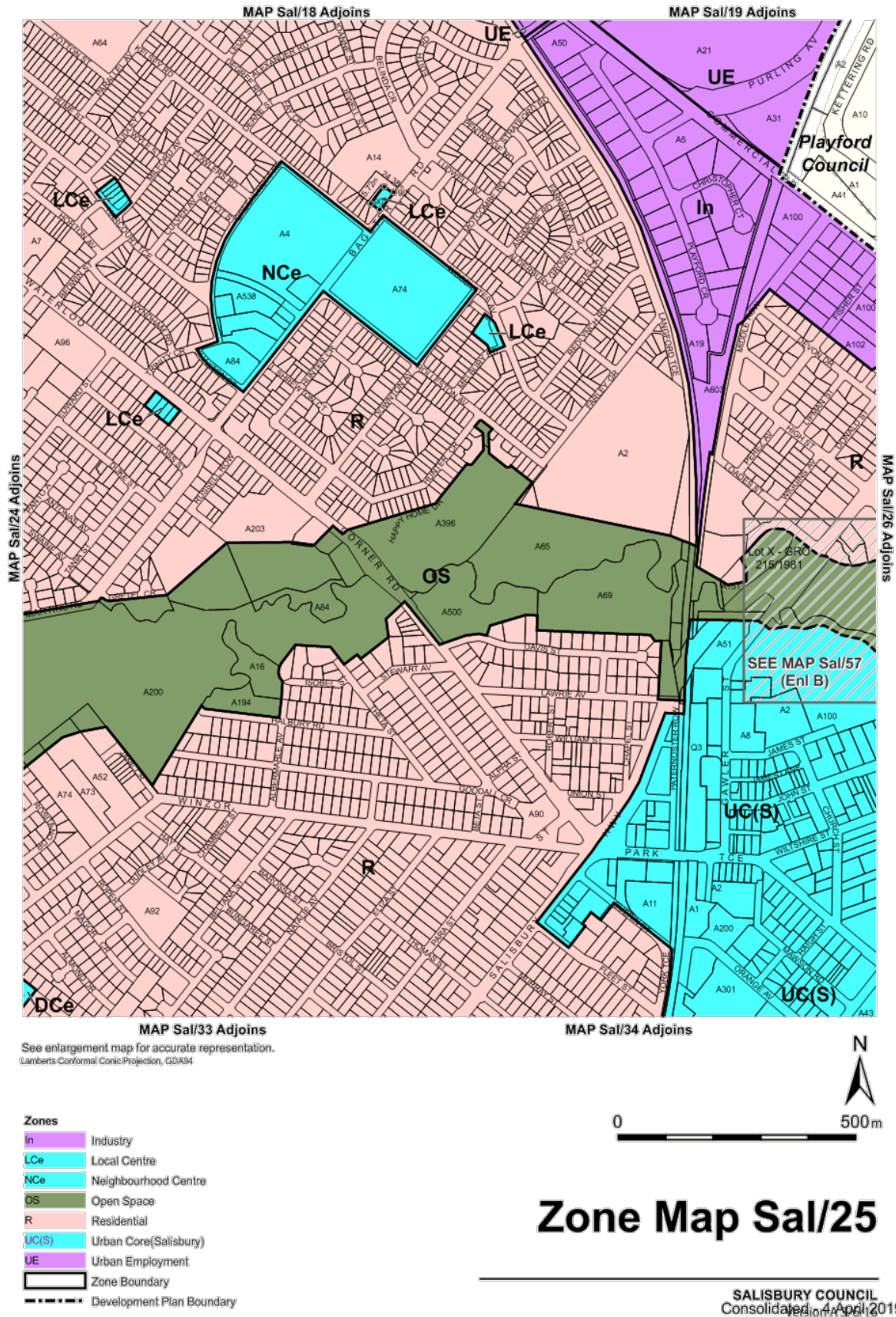
## Table Sal/2 - Off Street Vehicle Parking Requirements

The following vehicle parking requirements do not apply:

- (a) to the Mixed Use (Bulky Goods, Entertainment, Leisure) Zone except where the form of development is light industry whereby the rates for Industry, warehouse, stores are applicable
- (b) to development that is subject to the requirements in [Table Sal/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

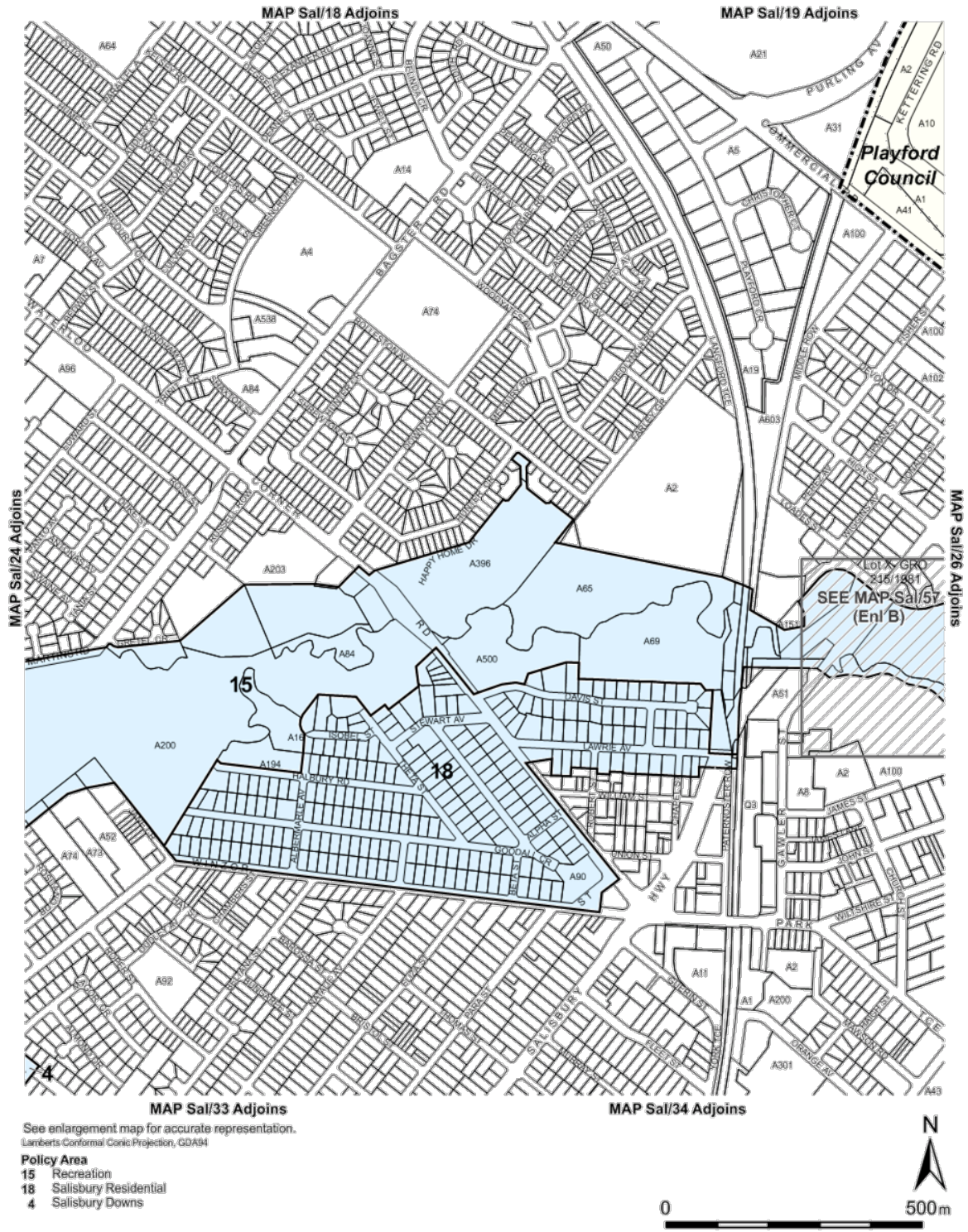
Form of Development	Number of Required Car Parking Spaces
<b>Accommodation</b>	
Aged Care / retirement home	1 space per unit
Serviced apartment	1 space per unit plus 1 space per employee
Motel	1 space per unit
<b>Commercial</b>	
Bulky goods outlet	3 spaces per 100 square metres of gross leasable floor area
Cinema	1 space per 4 cinema seats
Hotel	1 space per 2 square meters of floor area available to the public
Public bar	1 space per 6 square metres of floor area available to the public
Lounge or beer garden	1 space per 6 square metres of floor area available to the public
Gaming room	1 space per 2 machines
Office	1 space per 25 square metres, with a minimum of 4 spaces per office
Restaurant	Greater of 1 space for every 3 seats or 1 space for every 15 square metres of dining area
Service trade premises	3 spaces per 100 square metres
Shop	7 spaces per 100 square metres of gross leasable area for shops outside of centre zones 5 spaces per 100 square metres of gross leasable area for shops within centre zones
<b>Community/civic</b>	
Child care centre	1 space per 4 children
Community centre	10 spaces per 100 square metres of total floor area
Library	4 spaces per 100 square metres
Place of worship	Greater of 1 space for every 3 seats or every 3 attendees
<b>Dwellings</b>	





Item 5.1.1 - Attachment 4 - Relevant Development Plan Extracts and Maps



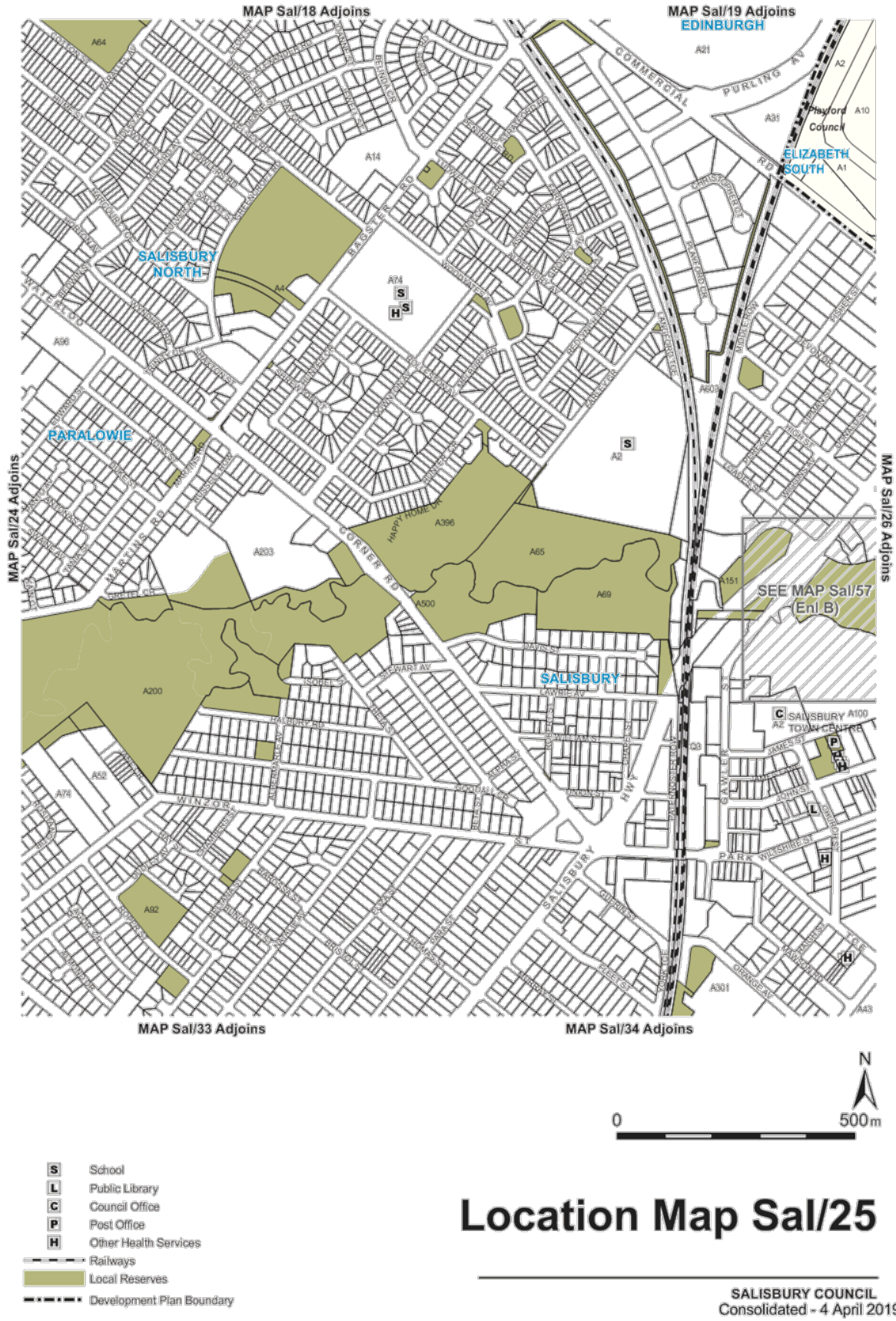


# Policy Area Map Sal/25

Policy Area Boundary  
 Development Plan Boundary

SALISBURY COUNCIL  
Consolidated - 4 April 2019





Item 5.1.1 - Attachment 4 - Relevant Development Plan Extracts and Maps





# Overlay Map Sal/25 TRANSPORT

SALISBURY COUNCIL  
Consolidated - 4 April 2019



## **Attachment 5**

Petition

RECEIVED  
10 SEP 2019

**PETITION**

To the Mayor and Councillors of the City of Salisbury

**Part 1 - Contact Details**

Petition contact person: Tina Iankov

Telephone number: [REDACTED]

Address: 8 Melbury Road  
Salisbury North SA, 5108

**Part 2 - Identify Petitioners**

Residents of the City of Salisbury

**Part 3 - Issue or Concern**

We strongly oppose the proposed development for change of use to place of worship at 30-36 Woodyates Avenue, Salisbury North (application #361/1279/2019/2B) because it will have serious adverse effect on the amenity of our locality. The local area near the proposed development will be affected by noise, additional vehicle traffic and additional pedestrian traffic and this will degrade our lifestyle.

**Part 4 -The Prayer**

We request the Salisbury Council Assessment Panel to reject application #361/1279/2019/2B for the proposed development on 30-36 Woodyates Avenue, Salisbury North for change of use to a place of worship.

**Part 5 - Signatories**

Name (Print)	Address	Signature
HELEN FRAZER	<span style="background-color: black; color: black;">[REDACTED]</span>	<i>Helen Frazer</i>
Tina Iankov	8 Melbury Rd Sal. North	<i>Tina Iankov</i>
IVAN IANKOV	8 MELBURY RD SAL. NORTH	<i>Ivan Iankov</i>
Cherie Peter	3A MELBURY ROAD SAL NRK	<i>Cherie Peter</i>

APETITIONISAPUBLICDOCUMENTANDASSUCHCANBEINSPECTEDBYANYONE

PETITION cont.

Part 4 -The Prayer (repeated)

We request the Salisbury Council Assessment Panel to reject application #361/1279/2019/2B for the proposed development on 30-36 Woodyates Avenue, Salisbury North for change of use to a place of worship

Part 5 – Signatories (Continued)

Name (Print)	Address	Signature
Elvino Lourenco	3A Melbury Rd Salisbury Nth	
JAMES PETER	3A Melbury Rd Salisbury Nth	
Ala Deebte	6 Melbury Rd Salisbury Nth	
John Deebte	6 Melbury Rd Salisbury Nth	
Mathew Munro	4 Melbury Rd Salisbury Nth	
Isabel Rankine	51 Rolleston Ave Salisbury Nth	
Ruth Ushindi	57 Rolleston Av Salisbury Nth	
Danielle Tenard	63 Rolleston Av Salisbury Nth	
Mathew Braine	82A Rolleston Av Salisbury Nth	
Melissa Wagenfeller	66 A Rolleston Av Salisbury Nth	
Rochael Hunt	73 Rolleston Av	
Stephen May	67 Rolleston nr	
K B Inoda	50 ROLLIE ST O Nth	
PRIDER SANTA MARIE	48 Rolleston Ave Salisbury North	
Emma Vermeire	46 Rolleston Ave Salisbury N	
Dana Watkins	58 Woodyates Ave Salisbury W.	
Luke Watkins	58 Woodyates ave Salisbury N	
BETHYANNE	58 WOODYATES AVE	
Brad Turner	24 WOODYATES AVE	
Sharon Hobbs	26 Woodyates Avenue SN	
malissa williamson	48 Woodyates Ave S.N	
Stuart Williamson	48 Woodyates Ave S.N	

**PETITION cont.**

**Part 4 -The Prayer (repeated)**

We request the Salisbury Council Assessment Panel to reject application #361/1279/2019/2B for the proposed development on 30-36 Woodyates Avenue, Salisbury North for change of use to a place of worship

**Part 5 – Signatories (Continued)**

Name (Print)	Address	Signature
Norma Clark	11 Fairley Grove, Salisbury North	<i>Norma Clark</i>
Kylie Foster	59 Woodyates Ave Salisbury North	<i>Kylie Foster</i>
JULIE GALVIN	2 REDLYNCH RD. SALIS. NTH.	<i>J Galvin</i>
PETER CROMIN	10 REDLYNCH RD SALIS NTH	<i>PC</i>
ANDREW WATKINS	51B WOODYATES AVE SALISBURY NTH	<i>Andrew Watkins</i>
Robyn Sutton-Watkins	51B Woodyates Ave Salis Nth	<i>Robyn Sutton-Watkins</i>
Andrea Payne	45 Woodyates Ave S.Nth	<i>Andrea Payne</i>
Jean Rankin	15/33, WOODYATES AVE S. NTH	JEAN RANKIN
J Brooks	14/33 woodlyates Ave S. Nth	Jenny Brooks
V. TOOTELL	12/33 WOODYATES AVE SALISBURY	<i>V. Tootell</i>
J Hales	11/33 WOODYATES AVE SALISBURY	<i>J Hales</i>
SHANE CAPORN	UNIT 9 WOODYATES	<i>Shane Caporn</i>
R P RIOR	UNIT 4.	R P RIOR
COLIN SMITH	3/31 Woodlyates Av Salisbury NTH	<i>Colin Smith</i>
Benny Johncock	2/31 Woodlyates Ave Salisbury Nth	<i>B. Johncock</i>
Allie Wilson	3A Downton ave salis N	<i>Allie Wilson</i>
Toby Clarke	34 Downton ave Salisbury N	<i>Toby Clarke</i>
Melissa Deddecke	38 woodlyatesave salisbury	<i>M Deddecke</i>
Matthew Deddecke	50 Woodlyates Ave salisbury n	<i>Matthew Deddecke</i>
Katlynn Grafton	46 WOODYATES AV Salis NTH	<i>K Grafton</i>
Michelle Grafton	34 Downton Ave salis Nth	<i>M Grafton</i>
Susy Wild	Woodlyates Ave Salis NTH	<i>Susy Wild</i>



