



AGENDA

FOR COUNCIL ASSESSMENT PANEL MEETING TO BE HELD ON

23 NOVEMBER 2021 AT 6.30 PM

**IN THE LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

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

REQUIRED STAFF

Manager Development Services, Mr C Zafiropoulos (Assessment Manager)
Team Leader Planning, Mr A Curtis
Development Officer Planning, Ms K Thrussell

APOLOGIES

LEAVE OF ABSENCE

ENDORSED MINUTES FROM PREVIOUS MEETING

Presentation of the Minutes of the Council Assessment Panel Meeting held on 28 September 2021.

DECLARATIONS OF CONFLICTS OF INTEREST

REPORTS

Development Applications

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	Fourteen two storey dwellings, retaining walls and fencing	
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	35-41 Lantana Drive, Parafield Gardens SA 5107	

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CLOSE

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**MINUTES OF COUNCIL ASSESSMENT PANEL MEETING HELD IN THE LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH
STREET, SALISBURY ON**

28 SEPTEMBER 2021

MEMBERS PRESENT

Mr T Mosel (Presiding Member)
Ms C Gill
Mr B Brug
Mr M Atkinson

STAFF

General Manager City Development, Ms M English
Assessment Manager, Mr C Zafiropoulos
Team Leader Planning, Mr A Curtis
Team Leader Business Services, Ms H Crossley

The meeting commenced at 6.30pm.

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

APOLOGIES

Apology was received from Mr R Bateup.

LEAVE OF ABSENCE

Nil

ENDORSED MINUTES FROM PREVIOUS MEETING

The Minutes of the Council Assessment Panel Meeting held on 24 August 2021, be taken as read and confirmed.

DECLARATIONS OF CONFLICTS OF INTEREST

Nil

REPORTS

Development Applications

8.1.1 361/128/2021/3B

Telecommunications Facility comprising 30 metre high monopole with triangular headframe supporting nine (9) antennas (31.3m max height) with associated equipment shelter and 2.4 metre high compound fencing at 105-109 Park Terrace, Salisbury for Telstra Corporation Ltd

REPRESENTORS

Joe and Angela Longo, Alberto Mazzeo, Salvatore and Filomena Polimeni, and petition signatories, represented by Councillor Graham Reynolds, spoke on behalf of their representations.

Frank and Lina Parente, represented by Diego Caruso, spoke on behalf of their representation.

Bruno and Grazietta Morgante and Frank Morgante, represented by Anthony Morgante, spoke on behalf of their representation.

APPLICANT

Michael Davis (Aurecon), spoke on behalf of the applicant.

Lisa Chou and Andrew Webb (Telstra), spoke on behalf of the applicant.

Ms Gill moved and Mr Atkinson seconded, and the Council Assessment Panel resolved that Item 8.1.1 be deferred and the applicant be requested to provide more information in respect of;

- A. The need to upgrade the service and implications to the consumers of not upgrading the service, and a more detailed explanation of the assessment of all other options to satisfy that need; and
- B. The head frame colour and lighting in relation to Parafield Airport requirements.

OTHER BUSINESS

8.2.1 Annual Report of the Council Assessment Panel for 2020/21

Mr B Brug moved, and the Council Assessment Panel resolved that the draft Council Assessment Panel Annual Report for 2020/21 be endorsed.

8.2.2 Status of Current Appeal Matters and Deferred Items

Nil

8.2.3 Policy Issues Arising from Consideration of Development Applications

Nil

8.2.4 Future Meetings & Agenda Items

Next meeting scheduled for Tuesday 26 October 2021.

ADOPTION OF MINUTES

Mr B Brug moved, and the Council Assessment Panel resolved that the Minutes of the Council Assessment Panel Meeting be taken and read as confirmed.

The meeting closed at 8.20pm.

PRESIDING MEMBER: Mr T Mosel

DATE: 28 September 2021
(refer to email approving minutes registered in Dataworks
Document Number 6958014)

ITEM	8.1.1
	COUNCIL ASSESSMENT PANEL
DATE	23 November 2021
APPLICATION NO.	21025238
APPLICANT	Andrew Vort Ronald
PROPOSAL	Change of use from warehouse to light industry (Manufacturing of air conditioning components) for Unit 4 only
LOCATION	Unit 4, 6-12 Stanbel Road, Salisbury Plain
CERTIFICATE OF TITLE	CT Volume 5959 Folio 40
AUTHOR	Aaron Curtis, Team Leader - Planning, City Development

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Strategic Employment Zone – No Policy Area Applies.
Application Type	Code Assessed – Performance Assessed
Public Notification	Representations received: Five (5) received, in opposition Representations to be heard: Two (2) desire to be heard
Referrals - Statutory	Nil
Referrals – Internal	Nil
Planning and Design Code Version	08.09.21
Assessing Officer	Michael Sumito, Development Officer – Planning
Recommendation	Grant Planning Consent subject to Conditions
Meeting Date	23 November 2021

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Proposal Plans and Supporting Documentation
Attachment 2:	Copy of Representations
Attachment 3:	Applicant's Response to Representations
Attachment 4:	Code Version at Verification

3. EXECUTIVE SUMMARY

The proposal includes a change of land use for unit 4 (only) within the existing commercial / industrial / warehousing complex at 6-12 Stanbel Road, identified as Community Plan Allotment 704 in Community Plan CP23133, Hundred of Yatala.

The subject land is located within the Strategic Employment Zone and the proposal involves the change of the use from warehousing activities to light industry, comprising the manufacture of composite panel ductwork components, within the building, for air-conditioning systems.

The proposed development is subject to the “performance assessed” process and as a publicly notified form of development as the land is adjacent to residential land uses in the General Neighbourhood Zone. Five representations were received during the notification period, in opposition to the proposal. Two representors have requested to be heard.

This report provides a detailed assessment of the application against the relevant provisions of the relevant provisions of the Planning and Design Code (the Code). The assessment found that:

- (a) The proposal represents an appropriate development / land use within the Strategic Employment Zone. At time of verification and public notification, the application was described as ‘general industry’, however, upon review of further information provided by the applicant during the course of assessment, the development may be defined as ‘light industry’;
- (b) Existing building height, bulk and separation characteristics of the building remain unchanged and the nature of activity to be conducted upon the land (within the building) is not inconsistent with the character of the locality;
- (c) Amenity of nearby sensitive receivers is retained by securing suitable hours of operation and mitigating noise by way of the existing building’s acoustic properties, separation distances and operating with workshop doors closed during specified activities;
- (d) The proposed ‘small scale’ fabrication activities to be conducted upon the site and within the building is consistent with the surrounding locality in terms of intensity of activity, traffic impact and general co-existence amongst the existing industrial and warehousing activities.

Given the above, it is recommended that planning consent be granted, subject to conditions.

4. SUBJECT SITE

The subject site is a single parcel (Lot 704) contained within a group of 6 Community Titled commercial / industrial / warehouse lots accessed via common property from Stanbel Road, Salisbury Plains as contained within Certificate of Title Volume 5959 Folio 40.

The site comprises an area of 777m² with a ‘frontage’ of approximately 19.0 metres to the common property, internal roadway, servicing the other allotments in the Community Title arrangement. The existing building affords a floor area of approximately 440m², built to the side property boundaries with setbacks of 3.0 metres to the rear boundary and approximately 14 metres setback to the front building line from the common property.

The subject land is flat with hard-standing surfaces in the forecourt yard permitting vehicular access and parking at the site frontage. The site does not contain any Significant or Regulated Trees. There are no easements, land management agreements or encumbrances registered on the Certificate of Title.

Site photos are provided below.

Photo 1: Looking north east towards the site from Stanbel Road, the access is located in the foreground



Photo 2: looking south east towards Unit 4 from the common internal driveway



Photo 3: Looking east in direction of the side wall of Unit 5. Established plantings exist within the space between the side wall and fence to the adjacent residential property



Photo 4: Looking north west from the common area toward the side wall of Unit 6.



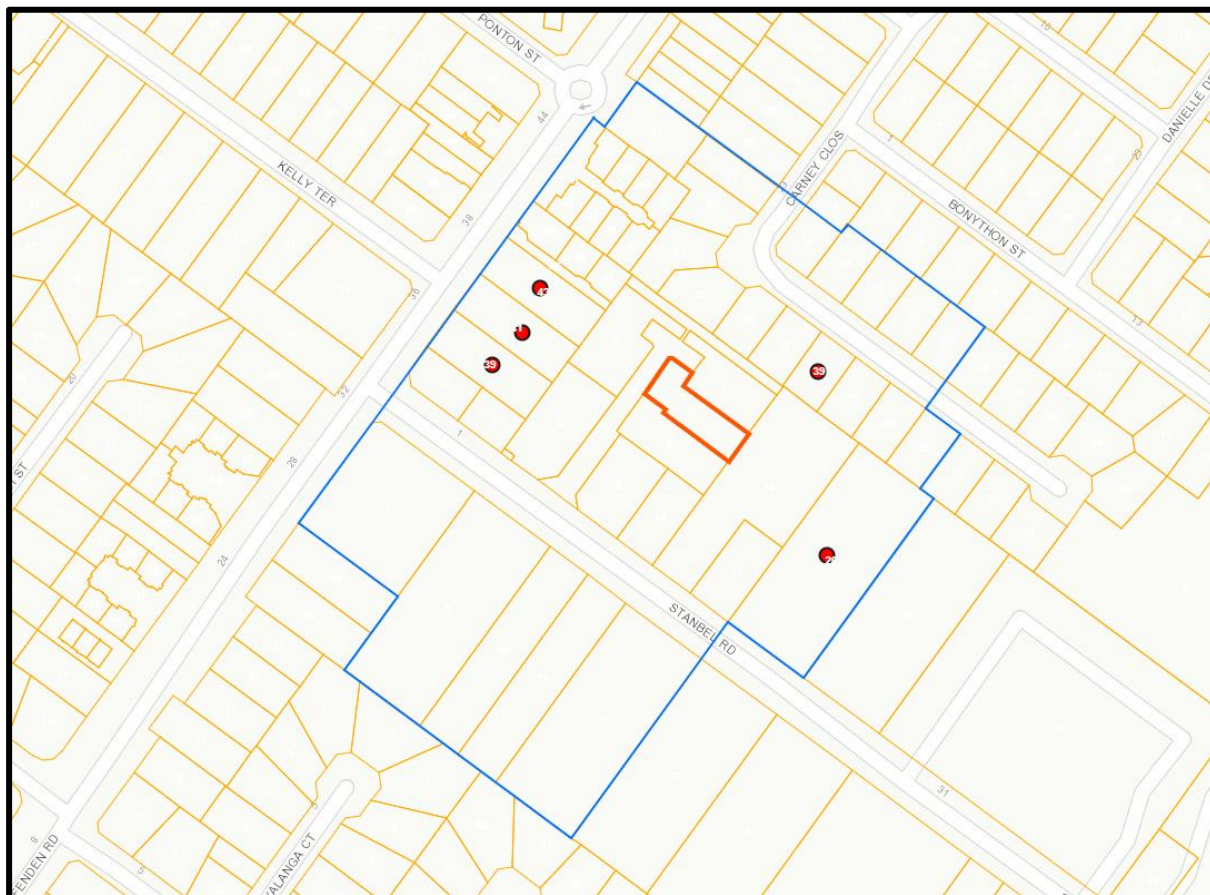
Photo 5: *Looking north east towards the residential properties from common driveway.*






5. LOCALITY




A locality plan and contextual plan are provided below.

Locality Plan – Cadastre



Legend (Source: Dekho)	
	Site boundary
	Locality boundary
	Representor

Locality Plan - Aerial

Legend (Source: Dekho)	
	Site boundary
	Locality boundary
	Zone boundary

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal change of use is limited to unit 4 (only) within the existing commercial / industrial / warehousing complex at 6-12 Stanbel Road.

The proposed development seeks to convert the use of land and buildings from the existing warehousing activities to proposed light industry, with the existing reception / office space, lunchroom, toilet facilities and forecourt / car-parking area maintained in its existing format.

The proposed industrial activity comprises the warehousing, supply and manufacture of a range of componentry production for air conditioning systems including flexible ducting, air diffusion, ventilation fittings, duct board and sheetmetal products, with some stock being imported from either interstate or overseas with manufacturing of duct board boxes on site.

The manufacturing of the composite panel ductwork components, within the building, is described as involving the use of a *CNC Flat Bed Router* to cut duct board, a *double mitre saw*, dust extraction and air compressor plant (*the latter to operate air tooling*) and fork-lift to be able to move stock around within the warehouse as well as loading stock into both pickup trucks and couriers.

Material used for the duct boxes is called PIRMAX HR panel, which comprises polyisocyanurate insulation material, which is a rigid, expanded ‘foam’ type material with aluminium laminate on both sides forming a lightweight composite panel material. The panel is used for residential and commercial heating and cooling applications in lieu of metal products. The material is specified as being CFC (*Chlorofluorocarbon*) free with no ozone depleting agents and does not release Volatile Organic Compounds (VOC) so is not considered to be a pollutant if waste material (dust) is managed appropriately.

The proposal incorporates business sales, which will be conducted via courier with the occasional pickup by account holders only. Business operations will occur Monday to Saturday 7.00am to 6.00pm. Sunday 8.00am to 4pm with the exclusion of Public Holidays being closed.

Proposed Sunday activities will include book-keeping activities, assembly of already cut components (*done manually requiring only the use of the air compressor and other non-electronic hand tools*) and general clean up requiring the use of the air compressor.

The site is nearby to residential land uses within the *General Neighbourhood Zone* and accordingly has received representations concerning potential impacts to resident’s amenity.

The application has included an Environmental Noise Assessment by Sonus acoustic engineers to provide an independent technical assessment of the potential noise impacts from the site and its activities, upon the nearby residential developments.

It is noted that the site, by design, incorporates an approximate 5.0 metre (4.88m) buffer strip within the common property of the Community Title scheme, along the north-eastern side zone boundary, abutting the rear yards of the adjoining residential allotments to aid in preserving their amenity. The subject site itself lies in the order of 26 metres from this zone boundary. The building is some 48 metres from the rear yards of residential allotments to the north-west of the site and is separated by another existing warehouse building to this boundary.

The activities proposed to be carried out within the building in respect of the proposed form of industry and the hours of operation are considered to be appropriate within the zone and locality. The technical acoustic information indicates that the activities to be carried out on the site will not unreasonably impact the adjacent sensitive receivers.

7. CLASSIFICATION

The proposed development, was initially assessed as *a change in the use of the land and existing buildings* to be utilised for a type of *industry*, as defined in *Part 7 - Land use Definitions*, within the is prescribed by the Code as follows:

<u>Land Use Term</u>	<u>Definition</u>
<u>Industry</u>	<p><i>Means the carrying on, in the course of a trade or business, of any process (other than the generation of electricity using a renewable energy source or a process in the course of farming or mining) for, or incidental to:</i></p> <ul style="list-style-type: none"> <i>(a) the making of any article, ship or vessel, or of part of any article, ship or vessel;</i> <i>(b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or</i> <i>(c) the getting, dressing or treating of materials.</i> <p><i>The use may include:</i></p> <ul style="list-style-type: none"> <i>(d) selling by wholesale of goods manufactured on site</i> <i>(e) selling by retail of goods manufactured on site, provided the total floor area occupied for such sale does not exceed 250m² (and industrial will be construed accordingly).</i>

The Code defines *industry* into a number of sub-categories including: *general industry*; *special industry*; and, *light industry*.

General industry is defined within the Code to mean as follows:

<u>Land Use Term</u>	<u>Definition</u>
<u>General Industry</u>	<i>Means any industry other than a light or special industry.</i>

Light industry is defined within the Code to mean as follows:

<u>Land Use Term</u>	<u>Definition</u>
<u>Light industry</u>	<p><i>Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:</i></p> <ul style="list-style-type: none"> <i>(a) Detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light or otherwise howsoever; or</i> <i>(b) Directly or indirectly cause dangerous or congested traffic conditions in any nearby road.</i>

Upon further consideration of the application including further information provided in relation to acoustic assessment and appropriate conditions of consent to manage noise levels, the development may be defined as ‘light industry’.

The proposed development is not listed as an Accepted or Deemed to Satisfy form of development in Tables 1 or 2 respectively of the Strategic Employment Zone, nor is the development a Restricted form of development in Table 4 of the Zone. On this basis, the application is assessed as “Performance Assessed” development.

8. PUBLIC NOTIFICATION

Table 5 of the Strategic Employment Zone identifies land use classes of performance assessed development that are excluded from notification. Except where development is assigned to a class in Table 5, public notification is applicable. Clause 3 of the Zone lists ‘General Industry’ and ‘Light Industry’ as being excluded, however, the proposal will not meet the exception as follows:

<i>Class of Development</i>	<i>Exceptions</i>
Any development involving any of the following (or of any combination of any of the following): (b) General Industry (c) Light Industry	1. Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.

Given that the site is located adjacent residential land use within the General Neighbourhood Zone, the development is subject to public notification.

Subsequently public notification occurred between 6 October 2021 and 26 October 2021, which resulted in five (5) representations received in objection. Two (2) of the representors have expressed a desire to be heard by the Council Assessment Panel prior to the application being determined.

The representations received are as follows:

Representations received		
Representations received		Wish to be Heard
1	Soraia Pereira 39 Carney Close SALISBURY PLAIN SA, 5019	No
2	43 Fenden Road SALISBURY PLAIN SA, 5109	Yes
3	41 Fenden Road SALISBURY PLAIN SA, 5109	Yes
4	20-22 Stanbel Road SALISBURY PLAIN SA, 5109	No
5	39 Fenden Road	No

	SALISBURY PLAIN SA, 5109	
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A copy of the submissions received are contained in Attachment 2, and the applicant's response is contained in Attachment 3. The content of the representation and the applicant's response are summarised in the table below:

Summary of Representations	
Issue raised	Applicant's Response
Land use	
<ul style="list-style-type: none"> The proposal will open up the opportunity to use the nearby warehouses for manufacturing purposes and is close to housing therefore disturbing the peace especially down Stanbel Road. There are multiple opportunities for commercial growth that are away from housing. 	<ul style="list-style-type: none"> I believe the change of building use will not cause any additional concerns or distress to you and your family I am a sole trader of small family owned business that supplies diffusion and mechanical air conditioning components to the commercial building industry. We do not manufacture air conditioning units, nor do we have any plan in the future. The business operation consists of warehousing of air condition components along with manufacturing of a lightweight box that diffusion (grilles) which is connected to and installed within the ceiling spaces of homes and buildings As part of the manufacturing of the lightweight boxes, we utilize the use of a Biesse CNC Router to cut the PIR board (refer to the attached photos). Once a template is cut manpower is then used to manually assemble the boxes together along with the use of a hand silicon gun, tape, and a Stanley knife. There is also the occasional use of an air compressor for cleaning as well as the use of a mitre saw to cut extrusion that is then hand silicon to these boxes. As previously stated, we are only in the business of selling diffusion and mechanical air conditioning

	<p>components.</p> <ul style="list-style-type: none"> • The only manufacturing that will be on site will be our lightweight boxes. • We outsource all other products that need to be manufactured to local business and intend to keep doing this to support the local industry. • We do not manufacture air conditioning units as stated nor do we intend to do this in the future. • As a family man with two young daughters, I know how important community is and the concerns that residents may have. I grew up in the Salisbury Area and have always had the belief of giving back to the local community, partly one of the reasons why I source local products from other services close by. I am a very approachable individual and am willing to work with those to find a solution that works for all parties or discuss any issues that may arise.
Noise	
<ul style="list-style-type: none"> • There is potential for high level of noise next to residential areas which will negatively impact living conditions. • Unable to withstand any noise in which affects my hearing. • Current properties have made numerous amounts of noise in which complaints have made to Council. • The amount of noise already created by these companies will only increase and will make it very difficult to contain being in a surrounding of residential use. 	<ul style="list-style-type: none"> • All machines will not be in continuous operation throughout the working week and will only be operated as stock levels get low. • I have engaged an Acoustic Engineer from SONUS to determine if our machinery is suitable for the proposed location. • Two reports assessed by Sonus indicate that the noise levels from our machines are well within the stringent guidelines outlined by the World Health Organisation (WHO) allowing the machines to be operational during the suggested business hours. • We have included both the Sonus Report dated September 2021 and another further follow up report dated 31st October 2021 that relates to noise concerns at specific residential properties.

<i>Air Emissions</i>	
<ul style="list-style-type: none"> • <i>This will create further pollution within the air and I suffer with COPD at present which will only deteriorate my health and not benefit my condition</i> • <i>I reject the proposal due to ill health and medical conditions, treating GP will provide further evidence if needed.</i> • <i>Being elderly and frail</i> • <i>Suffer from many medical conditions including severe COPD. I have breathing difficulties as it is and believe the above company will cause further air disturbance which will create more pollution. Medical report by treating doctors can be supplied as proof</i> • <i>General pollution warehouse to close to residential area</i> 	<ul style="list-style-type: none"> • <i>In my 18 years of being in this occupation air pollution has never been raised as a concern due to the advanced Dust Extraction systems that can now be put in place.</i> • <i>As part of the use of the Biesse Router, a dust extraction system will be installed and operational at all times that the router is turned on.</i> • <i>For the purpose of the dust extraction system, we have engaged the recommendations of AirTight Solutions to fulfil our business needs. AirTight Solutions are the leading suppliers of Industrial Dust Extraction systems in Australia and therefore have tailored a solution to my specific business needs.</i> • <i>With the proposed dust extraction system my business and surrounding residence can ensure a hygienic, clean environment free from dust pollution.</i> • <i>Please note such units as proposed by AirTight Solutions are installed into schooling facilities throughout Australia where high pedestrian traffic is located thus further satisfying just how economical and hygienic these units are.</i>
<i>Fire Risk</i>	
	<ul style="list-style-type: none"> • <i>My business does not use any flammable or combustible materials. The board utilised for cutting on our CNC machine (Router) is Polyisocyanurate Rigid Thermal Panel.</i> • <i>This material achieves excellent fire hazard results when tested to AS/NZS 1530.3.</i> • <i>The Thermal Rigid Panel is CFC Free with Zero Ozone depletion potential (ODP) and does not release volatile organic compounds (VOC'S) into the atmosphere. Please</i>

	refer to attached technical data sheets for further information.
Operating hours	
<ul style="list-style-type: none"> The operational hours stated in the document during which the noise level will occur seem unreasonable Mon-Sat 7am - 6pm and Sun 8am-4pm. 	<ul style="list-style-type: none"> In relation to business operational times, the main trading days are going to be Monday to Saturday 7am- 6pm. These business hours will consist of administration office tasks, packing of orders, warehouse restocking and the use of machines when needed. As I am a one-man operation with the occasional assistance from family and friends, the hours spent out in the warehouse will vary from day to day. Sunday will be strictly for administrative duties. Please note that weekend work will only occur during busy periods throughout the year as I too would like to be able to have these days off from the business to spend with family.

9. REFERRALS – STATUTORY

The application was not subject to any referrals pursuant to Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017 or Part 9 – Referrals of the Planning and Design Code.

10. REFERRALS – INTERNAL

Given the subject site is fully developed, with no changes to access, maneuvering, parking or civil arrangements, this application was not subject to internal referrals.

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	2500m ² where connected to Sewer scheme	770 m ²
Site Dimensions	30.0m frontage	As existing: Frontage: 19.00m Depth: 47.82m
Site Gradient	None are applicable.	Flat, level and hard-standing surfaced.
Easement	None are applicable	Nil.
Design Characteristics	Guideline	Proposed

<i>Site Coverage</i>		
Buildings only	None are applicable.	As existing – approx. 57 % (Unit 4 only)
<i>Building Height</i>		As existing – approx. 6.7m
Storeys	Qualitative height provisions only at interface to <i>Neighbourhood-type</i> zones.	As existing – single storey / equivalent 2 levels rise. No direct interface to <i>Neighbourhood-type</i> zone
<i>Set-backs</i>		
Primary street	10.0m	As existing - 14.0m
Secondary street	4.0m	Not applicable
Side(s)	3.0m	As existing - 0.0m
Rear		As existing - 3.0m
<i>Boundary Walls</i>		
Length		As existing – 30.4m
Height		As existing - 5.0m
<i>Private Open Space</i>		
Area	None are applicable.	
Dimensions	None are applicable.	
Rectangle	-	
<i>Car Parking & Access</i>		
Number of parks	1.5 per 100m ² (6.6 spaces required)	As existing – 8 car parks provided.
Driveway width	None applicable	As existing 7.5 metres
Road Access	Lawfully existing crossover	To common (private) road within Community titled scheme – accesses Local Road network.
Access gradient		No gradient
<i>Affected Trees</i>		
Significant		Nil
Regulated		Nil
<i>Street Infrastructure</i>		
Crossover		As existing
SEP		Nil / no obstructions
Electricity pole	Nil	Nil / no obstructions
Telecommunication pit	Nil	Nil / no obstructions
Gas	Nil	Not applicable
Water	Nil	Nil / no obstructions
Trees	Nil	None affected.
<i>Flooding</i>		
	Qualitative Provisions Only	Not within a recognized flood affected area.

12. ASSESSMENT

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended the Panel determine that the proposed development is not seriously at variance with the State Planning and Design Code (the Code). The following is provided in support of this determination:

- (a) The proposal represents an appropriate development / land use within the Strategic Employment Zone;
- (b) Existing building height, bulk and separation characteristics of the building remain unchanged and the nature of activity to be conducted upon the land (within the building) is not inconsistent with the character of the locality;
- (c) Amenity of nearby sensitive receivers is retained by securing suitable hours of operation and mitigating noise by way of the existing building's acoustic properties, separation distances and operating with workshop doors closed during specified activities;
- (d) The proposed 'small scale' fabrication activities to be conducted upon the site and within the building is consistent with the surrounding locality in terms of intensity of activity, traffic impact and general co-existence amongst the existing industrial and warehousing activities.

Assessment

As a Code Assessed – Performance Assessed development, a detailed assessment of the application has taken place against the applicable Code Rules and is described below under headings.

The subject land is located within the *Strategic Employment Zone* and is not located within a Sub-Zone. The land however is subject to a number of Overlays and a one Technical and Numeric Variation being the land is identified within Concept Plan 81.

The *Assessment Provisions* (AP) provides *Performance Outcomes* (PO) and *Designated Performance Features* (DPF), the later being a 'standard outcome' or a single way to achieve the PO.

An extract of the Planning and Design Code, is contained in Attachment 4. The relevant provisions are also highlighted in the Attachment.

Land Use

Desired Outcome 1, 2 and 3 of the Strategic Employment Zone seek:

- DO 1:** *A range of industrial, logistical, warehousing, storage, research and training land_uses together with compatible business activities generating wealth and employment for the state.*
- DO 2:** *Employment-generating uses are arranged to:*
- (a) *support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities*

- (b) *maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries*
- (c) *create new and enhance existing business clusters*
- (d) *support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes*
- (e) *be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.*

DO 3: *A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.*

Performance Outcomes 1.1 and 1.2 and the related DTS/DPF 1.1 and 1.2 further state that:

- | | |
|--|---|
| <p>PO 1.1 <i>Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.</i></p> | <p>DTS/DPF 1.1 <i>Development comprises one or more of the following:</i></p> <ul style="list-style-type: none"> (g) <i>General industry</i> (i) <i>Light Industry</i> |
| <p>PO 1.2 <i>Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.</i></p> | <p>DTS/DPF 1.2 <i>Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:</i></p> <ul style="list-style-type: none"> (a) <i>Light industry</i> (b) <i>Motor repair station</i> (c) <i>Service trade premises</i> (d) <i>Warehouse.</i> |

Having regard to the nature of use, proposed operational activities, predicted noise levels and hours of operation, as articulated further in the following assessment report the development is not anticipated to have an unreasonable negative impact on residential land uses within the locality. Furthermore, the proposed development is considered to be consistent with the uses envisaged in DTS/DPF 1.2. It is therefore concluded that the proposal will comply with Desired Outcome 2 and Performance Outcomes 1.1 and 1.2.

Overlay Planning Policies

The proposed development does not impact upon the *Airport Building Heights (Regulated) Overlay*, *Building Near Airfields Overlay*, *Defence Aviation Area Overlay* or *Regulated and Significant Tree Overlay*.

Furthermore, the proposal does not involve the taking of water from any natural water resources, neither giving rise to the provisions in the *Prescribed Wells Area Overlay* nor requiring any further, new consideration of any Hazards (Flooding – General) Overlay provisions.

The proposed change in the use of the land and existing building is proposed to be established without any alteration to the physical context of the site, as established, and the intended alteration of the land use and activities can occur in this respect without further assessment addressing overlay planning policies.

General Planning Provisions

The remaining elements pertinent to the proposed development, within the General Planning provisions are largely focused upon the matter of interface and impacts, which are tangibly linked to the fundamental consideration of Strategic Employment Zone Desired Outcomes DO1, DO 2 and DO 3 as well as PO/DPF's 1.1. and 1.2 and whilst industrial activity is clearly contemplated, its potential for land use conflict impacts need to be carefully considered.

It should be recognised that within Strategic Employment Zone PO/DPF 1.2, within those identified forms of land use & activities which are considered to be appropriate or envisaged within the zone and in close interface with neighbourhood-type zones, the establishment of (a) *Light industry*, (b) *Motor repair station* and (c) *Service trade premises* are considered appropriate forms of development, noting that all of the identified land uses potentially can create similar or greater impacts.

Land Use Conflict

Desired Outcome 1 of the 'Interface between Land Uses' seek:

DO 1: *Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*

Performance Outcomes 1.2 and 4.1 and the related DTS/DPF 1.2 and 4.1 of the 'Interface between Land Uses', General Section of the Code state:

PO 1.2	<i>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</i>	DTS/DPF 1.2	<i>None are applicable.</i>
PO 4.1	<i>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i>	DTS/DPF 4.1	<i>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</i>

The Sonus Acoustic Engineers Environmental Noise Assessment report provided as part of the application detail provides the predicted noise levels for the proposed land use and associated operational activities based upon:

- Original building plans for the existing warehouse, representing the ‘as constructed’ building (and arrangement of buildings within the community scheme),
- Description of the proposed development,
- Site plan showing the proposed location of machinery within the building
- The proposed operating hours for the development being:
 - 7:00am to 6:00pm Monday to Saturday, and
 - 8:00am to 4:00pm Sunday; and,
- Noise measurement data available (to Sonus’ database of noise sources, developed from a range of other similar facilities).

The acoustic assessment has contemplated the operation of:

- The operational fabrication activities;
- The plant and equipment utilised in each aspect of the process;
- Occasional deliveries and pick up activities at the site (*as already envisaged within the existing land use rights for warehouse type activities*); and
- Movement of material stock and products using a forklift.

Sonus have identified that delivery and pick up / transport of products already occur as part of the approved warehouse at the site and accordingly that the new potential noise sources are the elements of fabrication, utilising the CNC machine and mitre saw equipment, dust extraction and filtration, air compressor and air tools.

The noise assessment involved the prediction of the noise level at the closest noise sensitive receivers and provides a comparison of the noise levels against the objective noise criteria, set under the Environment Protection (Noise) Policy and included the assessment of specific plant and equipment specifications for the proposed operation.

The noise measurements involved using the SoundPLAN noise modelling software by Sonus, considering the activity within the building, the various building elements and the distance to sensitive receivers, including the effect of shielding from barriers and other buildings. The modeling is based on a combination of manufacturer’s data and a range of previous noise measurements conducted at a number of comparable facilities which include continuous, 15 minutes operation of the primary noise emitting equipment, comprising the CNC machine and the double mitre saw, working in conjunction with, and additionally, with the use of the air compressor, and dust extraction/filtration system. The modelling has also applied a 5 dB (A) penalty to provide a conservative assessment of the noise impacts.

Based on the noise model, Sonus have concluded that, provided that the mitre saw cutting operations occur with the main workshop doors closed, that the highest noise level predicted at a nearby residence is 52 dB(A) (including a 5 dB(A) penalty), consistent with the 52dB(A) goal noise level applicable under the Policy for residences within the *General Neighbourhood* zone, and that lower noise levels are predicted at residences located further from the site.

In relation to the second part of the Sonus advice about other activities, Sonus have clarified that while the doors do not need to be closed for *CNC machine, dust extractor and air compressor*, the doors should be closed for any other activity that has not been modelled in the noise assessment. e.g. if new equipment is introduced. A condition of approval is recommended to reinforce this qualification, together with a standard condition to reinforce the operators obligation to meet the environment protection noise policy.

In summary, the Sonus report presents independent expert assessment that noise levels will comply with the Environment Protection (Noise) Policy for development adjacent residential dwellings, provided ... *that all roller doors and other openings to the building remain closed whenever the double mitre saw is being used to cut metal, or whenever activity beyond the use of the CNC machine, dust extractor and air compressor is occurring within the building.*

Given all of the above, it is considered the proposed development satisfies PO/DPF 4.1 and in respect of noise, accords DO 1 and PO/DPF 1.2.

Air pollution

Performance Outcome 5.1 and the related DTS/DPF 5.1 of the 'Interface between Land Uses', General Section of the Code states:

PO 5.1 *Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers* **DTS/DPF 5.1** *None are applicable.*

The proposal identifies material utilised for fabrication of the ducting boxes called PIRMAX HR panel, which comprises polyisocyanurate insulation material, formed of rigid, expanded 'foam' type material with aluminium laminate on both sides. The material is specified as being CFC (*Chlorofluorocarbon*) free with no ozone depleting agents and does not release *Volatile Organic Compounds* (VOC) so is not considered to be a toxic or hazardous pollutant in its own right and presents no hazard to health or environment provided that waste material (dust) is managed appropriately.

The application has further detailed the intended dust extraction and filtration apparatus to be utilised, which provides for the capture and disposal of fine waste, such as dust from the cutting and machining of the composite board material with off-cut and dust / particulate waste capable of being effectively managed to avoid general outfall, nuisance and environmental harm.

The inclusion of the air extraction systems is considered to suitably accord the Performance Outcome 5.1. It is considered appropriate that an appropriate condition of consent be adopted to require the implementation of the dust extraction systems at all times during the undertaking of any cutting or shaping of primary materials used in fabrication, and in the general clean-up processes to capture particulate materials for appropriate disposal.

Hours of operation

PO 2.1	<i>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</i>	DTS/DPF 2.1	<i>Development operating within the following hours:</i>
	<i>(a) the nature of the development</i>		<i>Consulting Room – 7am to 9pm, Monday to Friday, 8am to 5pm, Saturday</i>
	<i>(b) measures to mitigate off-site impacts</i>		<i>Office – 7am to 9pm, Monday to Friday, 8am to 5pm, Saturday</i>
	<i>(c) the extent to which the development is desired in the zone</i>		<i>Shop (other than restaurant or cellar door) – 7am to 9pm, Monday to Friday, 8am to 5pm, Saturday and Sunday</i>
	<i>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</i>		

The proposed development will operate from 7:00am to 6:00pm Monday to Saturday, and Saturdays from 8:00am to 4:00pm. No operations are proposed public holidays.

Sunday activities are proposed to include:

- Bookkeeping
- Assembly of already cut components (using the air compressor and other non-electronic hand tools)
- General Clean up requiring the use of the air compressor.

The applicant has indicated that the air compressor will meet the EPA noise policy and therefore not affect the amenity of adjoining residential areas.

DTS/DPF 2.1 provides guidance in respect to appropriate hours of operation for selected land uses in the nature of a consulting room, office and shop in order to satisfy the Performance Outcome. Hours of operation for industry is not listed.

Having regard to the nature of the proposed development, the expected off-site impacts and that the use is akin a 'Light Industry' which is an anticipated land use at the interface with residential uses, the proposed hours of operation are considered to be acceptable. They represent typical operating hours in such interface situations. It is recommended however that a condition of approval be used to reinforce the Sunday activities, including that all doors should be closed.

Given the above, the proposed hours of operation are considered to be acceptable.

Traffic, Access and Car Parking

Desired Outcome 1 of the 'Transport, Access and Parking', General Section of the Code seeks:

DO 1: *A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.*

Performance Outcome 5.1 and the related DTS/DPF 5.1 of the ‘Transport, Access and Parking’, General Section of the Code states:

- PO 5.1:** *Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:*
- (a) Availability of on-street car parking;*
 - (b) Shared use of other parking areas;*
 - (c) In relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared;*
 - (d) The adaptive reuse of a State or Local Heritage Place.*
- DTS/DPF 5.1** *Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:*
- (a) Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements;*
 - (b) Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas;*
 - (c) If located in an area where a lawfully established car parking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.*

<i>Class of Development</i>	<i>Car Parking Rate (unless varied by Table 2 onwards)</i>
	<i>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</i>
<i>Industry/Employment Uses</i>	
<i>Office</i>	<i>4 spaces per 100m² of gross leasable floor area</i>
<i>Warehouse</i>	<i>0.5 spaces per 100m² total floor area.</i>
<i>Industry</i>	<i>1.5 spaces per 100m² of total floor area.</i>

The proposed development acquires the existing arrangement of land and buildings including the established car parking arrangements at Unit 4 ‘as approved’ previously as a warehouse, with a maximum of 8 car parks including one disabled / universal access park.

The ratio provided in *Table 1 - General Off-Street Car Parking Requirements* provides that car parking for an *industry* requires a rate of 1.5 car parks per 100m² of floor space, equating to 6.6 car parking spaces.

The existing arrangement of land and buildings provides for 8 car parking spaces within the hardstand surfaced forecourt area, complies with PO/DPF 5.1 requirements.

13. CONCLUSION

The applicant seeks Planning Consent for change of use from warehouse to light industry (manufacturing of air conditioning components) at Unit 4, 6-12 Stanbel Road, Salisbury Plain, pursuant to the *Planning, Development and Infrastructure Act 2016*.

The proposed development was assessed as “performance assessed” and as a publicly notified form of development. Five representations were received during the notification period in opposition to the proposal. Two of the representors have requested to be heard.

This report has provided a detailed assessment of the application against the relevant provisions of the Planning and Design Code. The assessment found that:

- (a) The proposed scale and nature of the proposed changed land use and activities presents an appropriate use within the Strategic Employment Zone at the interface with the nearby General Neighbourhood Zone, having regard to the acceptable levels of noise modelled for this use, including the proposed mitigation strategies, and the proposed hours of operation;
- (b) The proposal represents an appropriate development / land use within the Strategic Employment Zone. At time of verification and public notification, the application was described as ‘general industry’, however, upon review of further information provided by the applicant during course of assessment, the development may be defined as ‘light industry’;
- (c) The proposal will incorporate contained plant and equipment to be utilised within the building, including dust extraction systems to preclude escape of dust / particulate matter (whether airborne or free material) emissions from the site;

- (d) The existing building and site layout, including car parking provisions are suitable to cater for the change in land use without any alteration of the existing, established access, car parking or building coverage on the site.

Accordingly, it is recommended that Planning Consent be granted, subject to conditions of consent.

14. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the with the South Australia Planning and Design Code – Operational version dated 08 September 2021.
- B. Pursuant to Section 102 of the *Planning, Development and Infrastructure Act 2016*, Planning Consent is **GRANTED** to application number 21025238 for Change of use from warehouse to light industry (Manufacturing of air conditioning components) for Unit 4 only in accordance with the plans and details submitted with the application and subject to the following conditions:

Development 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:

Document Description	Document Type	Date	Prepared By
Application Statement	Application Detail	-	Elite Air Solutions P/L.
Sheets 1 - 8	All Existing Approved Plans – Unit 4.	16 March 2009	Zummo Design
Environmental Noise Assessment	Technical Assessment	September 2021	Sonus P/L
Response to Representations	Technical Assessment	31 October 2021	Sonus P/L
PRIMAX HP Panel Material Data	MSDS and Technical Data	July 2021	Reflex Insulation P/L
Puma Air Compressor Technical Specification	Specification	-	Puma Industrial Co. Ltd.
Airtight Solutions Dust Extraction /	Specification	-	Airtight Australia P/L

Filtration Specification			
PIR Lightweight Box Production	Application Detail	-	Elite Air Solutions P/L.

2. Except where otherwise approved, no materials, goods or containers shall be stored in the designated car parking area or driveways at any time.
3. All waste bins shall be stored inside the building within a covered receptacle, pending removal at appropriate intervals.
4. The approved use operating times shall be limited to:
 - a) Monday to Saturday 7.00am to 6.00pm; and
 - b) Sundays 8:00am to 2:00pm for the following activities only:
 - Bookkeeping;
 - Assembly of already cut components (using the air compressor and other non- electronic hand tools); and
 - General clean up requiring the use of the air compressor.
 - c) No operations on Public Holidays.
5. All roller doors and other openings to the building shall remain closed:
 - a) Sundays; and
 - b) At all other approved operating times whenever:
 - The double mitre saw is being used to cut metal; or
 - A manufacturing activity is undertaken that does not use the CNC machine, dust extractor or air compressor.
7. The noise levels from the site measured at residences (the noise affected premises) shall comply with the Environment Protection (Noise) Policy 2007 at all times.
8. Dust extraction systems shall be employed at all times during all cutting or shaping activities involving the proprietary composite panel material(s), such that dust particles do not escape the workshop and adversely impact property occupiers, other land uses in the locality or the environment.

Advice Notes

1. The planning consent is for a specific light industrial use for the manufacture of airconditioning components as proposed in the application documentation. Any changes to the manufacturing activities may require further approval and should be confirmed with Council.
2. Building Consent and Development Approval must be obtained within 24 months from the date of this Notification, unless this period has been extended by the Council. Work cannot commence until a Development Approval is obtained.

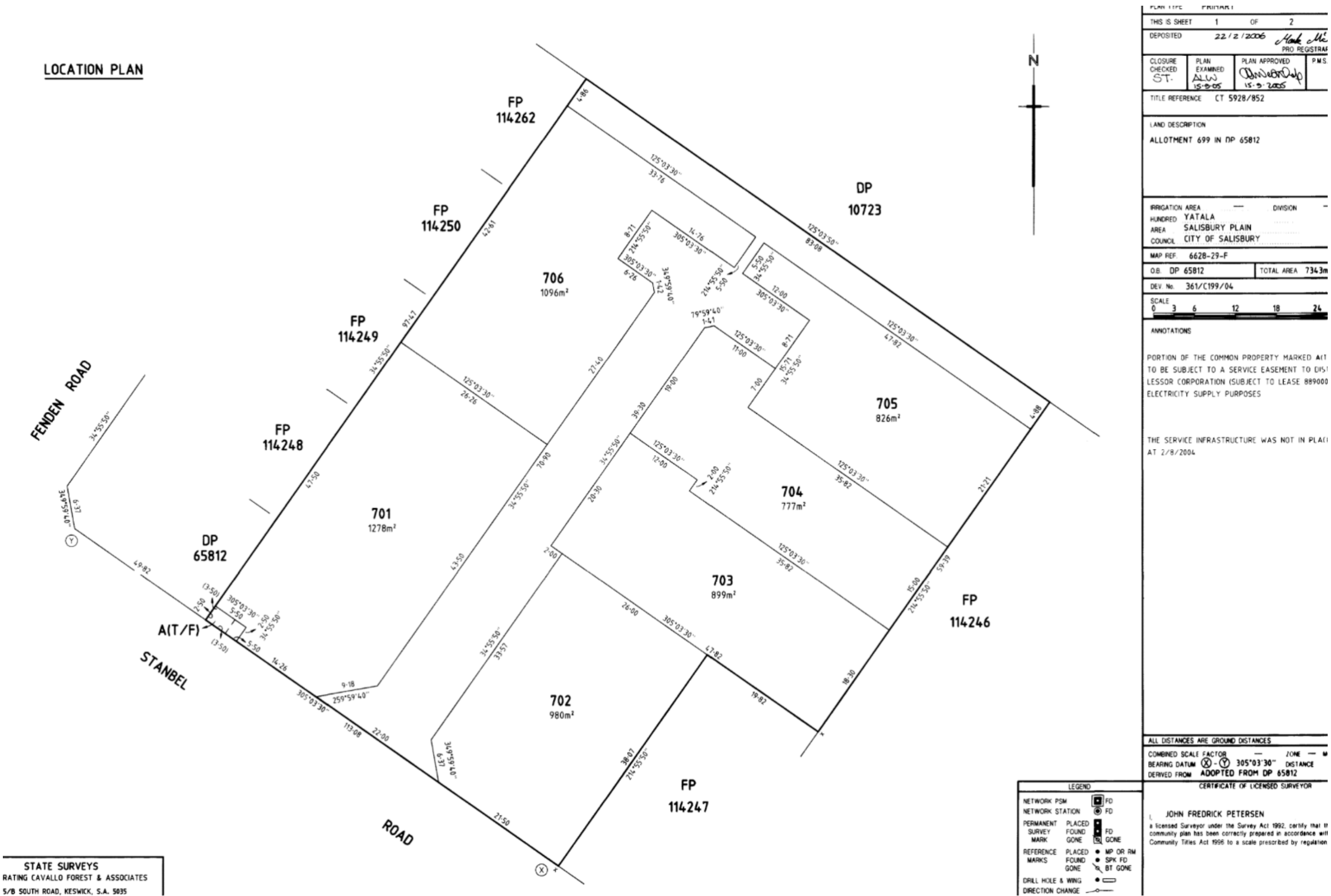
2. Except where otherwise varied by this Consent, the conditions imposed herein shall be in addition to conditions that apply to the site from previous approvals that remain active.
3. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection 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.
4. This Development Approval does not constitute land owners approval. The following applies to any works on Council land:
 - (a) Any person making alteration to council land including erecting or installing a structure (pipes, wires, cables, fixtures, fittings), storing building materials, erecting temporary fencing, altering the kerb, gutter, footpath or crossover etc. in, on, under or over Council land, is subject to a permit from Council pursuant to Section 221 of the *Local Government Act 1999*.
 - (b) Service infrastructure should be located as far as practicable away from street trees, in order to protect the root zone and to prevent future damage to the infrastructure from root expansion.
 - (c) Residents and businesses are encouraged to develop and maintain the verge area between their property boundary and the kerb. However, some types of development such as irrigation, tree planting and landscaping may be restricted in some areas and therefore permission should be first sought from Council before commencing any works.
 - (d) It is the developers/owners responsibility to ensure that damage does not occur to verge infrastructure during construction. Council regularly inspects the condition of verge infrastructure during construction and where damage is observed, Council may recover the costs from the owner for reinstatement of any damage to the footpath, kerb or gutter and may also impose a substantial penalty for any willful damage.

ATTACHMENTS

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

1. Proposal Plans and Supporting Documentation
2. Copy of Representations
3. Applicant's Response to Representations
4. Code Version at Verification

Attachment 1
Proposal Plans and
Supporting Documentation



SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
701	2,150	
702	1,600	
703	1,550	
704	1,350	
705	1,450	
706	1,900	
AGGREGATE	10,000	

CP 23133

THIS IS SHEET 2 OF 2 SHEETS

APPROVED *[Signature]* 15.9.05

DEPOSITED 22/2/2006

Mark McNeil
PRO REGISTRAR-GEN

APPLICATION 10388097.

CERTIFICATE OF LAND VALUER

I, JEFFREY WOOD being
Land valuer within the meaning of the Land Valuers Act 1994 certify that the
schedule is correct for the purposes of the Community Titles Act 1996

Dated the 12TH Day of AUGUST 2004

[Signature]
Signature of Land Valuer

NATURE OF BUSINESS AND ITS ACTIVITY:

We are a new leading family owned company, supplying quality air conditioning components to the industry. Our nature of business is to develop, manufacture, stock, and market high quality products. Our aim is to provide a range of products including flexible ducting, air diffusion, ventilation fittings, duct board and Sheetmetal products. Most stock will be imported from either Interstate or China with manufacturing of Duct Board boxes being made on site. The manufacturing of these boxes requires the use of a Biesse CNC Flat Bed Router to cut Duct Board which is a Polyisocyanurate insulation material which is used for residential and commercial heating and cooling applications in lieu of metal products.

Other machinery used on the premise will include a fork-lift to be able to move stock around within the warehouse as well as loading stock into both pickup trucks and couriers. There will also be a double mitre saw that will be on site.

Business sales will be done via courier with the occasional pickup by account holders only.

Business operations will occur Monday to Saturday 7.00am to 6.00pm. Sunday 8.00am to 4pm with the exclusion of Public Holidays being closed.

Sunday activities will include the following activities.

- Bookkeeping
- Assembly of already cut components (This is done manually requiring only the use of the Air Compressor and other non- electronic hand tools)
- General Clean up requiring the use of the Air Compressor.

As stated in the Sonus report attached, it states that the use of the Air Compressor on Sunday's is within reasonable activities and meets all noise criteria.

OPERATING HOURS

Monday to Saturday 7.00am to 6.00pm

Sunday 8.00 to 4.00pm

Public Holidays: Business will be closed on these days.

Machine operates from 7.00am to 4.00pm Monday to Friday

Saturday 8.00am to 2.00pm

NUMBER OF STAFF

I am a sole trader so currently work alone with my wife working in the afternoon to help with Accounting and Bookkeeping. Our future endeavours will be to employ 1-2 extra staff allowing 1-3 workers to be on site at all times.

CAR PARKING

Unit 4, 6-12 Stanbel Road, Salisbury Plains is the fourth property located in a cul-de-sac via an access road on Stanbel Road. On location there are a total of 8 Car parks including 1 disabled car park. These spaces are prioritised for Unit 4 with all surrounding warehouses having their own allocated car parking spaces. As the car parking space will only be used by one worker with future endeavour of possibility two other workers this is sufficient.

VEHICLE USED TO DELIVER PRODUCTS

The business will have 1 vehicle on site for everyday use and deliveries. This is a Toyota Hilux.

All other deliveries of products will be done via courier services picking up goods to deliver off site.

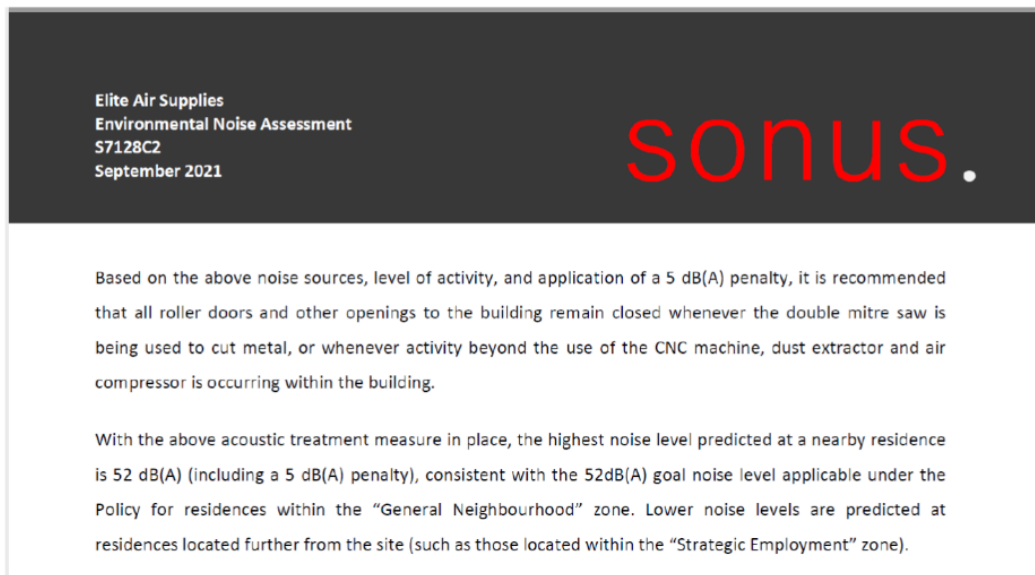
ONSITE EQUIPMENT

- Biesse CNC Router & Extraction
- Compressor
- Spot welder
- Forklift
- Toyota Hilux (Utility Vehicle)
- Double Mitre Saw

NOISE MANAGEMENT

All operating machines will be located towards the far-right hand corner of the warehouse. This is the furthest distance away from residential properties.

As per the Sonus Report, it states that the roller doors to the warehouse need to be closed when the double mitre saw is being operated. If the CNC machine, dust extractor and air compressor are being utilised at any other time it states that the main roller doors may remain open should the double mitre saw not be in use. Please refer to page 4 of the report.



To minimise the operational noises on residential properties all warehouse doors will remain closed when the double mitre saw is in use. This Saw will also not be in use when deliveries are occurring to and from the site.

The warehouse is currently fitted out with 3x layers of Fyrchek plaster board. This plaster board is also an acoustic grade board and can be used in systems where acoustic separation is specified.

Please refer to link for more information on this product.

[Fyrchek™ CSR Gyprock is the leading brand of plasterboard in Australia with a comprehensive range of plasterboard, compounds, cornice, and associated finishing products.](#)

LOADING AND UNLOADING AREAS

The loading and unloading area will be to the front of the warehouse at the front roller door. The loading zone will comprise of metal cages on castor wheels that can easily transport stock to and from the delivery vehicles. Upon collection and distribution of goods, the courier vehicles will reverse into this location and the goods will be loaded from out of these cages.

As this property is currently listed under zoning "Strategic Employment Zone" which enables warehousing and storage to be a current business activity, it would be apparent that this location would be suitable as there is no obstruction to surrounding businesses and residential properties. This is also stated in the Sonus report in the Introduction on page 1.

**1 INTRODUCTION**

An environmental noise assessment has been conducted for the proposed Elite Air Supplies development at Unit 4, 6-12 Stanbel Road, Salisbury Plain.

The proposed development comprises the change of land use of the subject site from 'warehousing' to 'light manufacturing', including the following activities:

- Use of machinery to manufacture air handling system ductwork components;
- Occasional deliveries to the site by light commercial vehicles; and
- Dispatch of completed ductwork components by light commercial vehicles.

Of the activities described above, deliveries to the site and dispatch from the site could already occur as part of the existing approved use of the site for warehousing. As such, this assessment considers the noise associated with the new land use, being the manufacture of air handling system ductwork components.

The assessment predicts the noise levels associated with the new noise sources and compares the predicted levels against objective goal noise levels determined in accordance with the *Planning and Design Code* (the

DISPATCH AND RECEIVING GOODS

As this warehouse is in an area where other service providers in the precinct utilise their properties under the purpose of warehousing there is continued use of courier, truck and other logistical service providers coming to and from the vicinity.

For our business operations we will be utilising the services of utility vehicles as mentioned below, pallet trucks and Taught Liners to dispatch and receive goods. Please note that all the listed logistical vehicles are currently being utilised by neighbouring business under the strategic zoning legislation.

For everyday couriers' services there will be approximately 3 deliveries a day. Taught Liner and Pallet truck services will occur 1-2 times a month.

WASTE MANAGEMENT

The Biesse CNC router is connected to a Dust Extractor by way of well-sealed extraction tubes and connection points. Dust Extractors eliminate all dust fibre particles and collect them inside large, sealed bags. Once these bags are sealed, they will be removed and placed in bins that are located to the front of the warehousing store internally for collection by the waste management provider. Please see floor plan. Using this form of waste management will ensure that all particles are collected and disposed of in an appropriate and safe manner, minimising the pollution for surrounding neighbours and staff onsite.

All bins will be located to the front of the warehouse near the front roller door, this will allow easy access for the bins to be readily available for collection when they are full. On bin collection day the bins will be placed to the front of the roller door entrance allowing the appropriate waste management provider access to empty these. The waste management collection company we are looking at utilising is Veolia. They utilise small wastage trucks that are front lift to collect waste and are experienced to handle all commercial wastage. Please note others within this precinct already utilise their services.

POLLUTION MANAGEMENT

Pollution management will be managed through the Dust Extraction system put in place and the waste management system listed above. In relation to chemical management on site the relevant information is listed below.

- **Please note that both products will be an occasional use.**
- **Paint-** The use of aerosol paint cans will be used occasionally. Use of these and the way they are handled and stored will be as per instructions listed on the cans. All cans will be stored in a steel cabinet away from all machinery and ignition sources.
- **Turpentine-** This will be used occasionally when cleaning up of general items. This will be stored along with the paint in a metal cabinet.

USE OF FLAMMABLE MATERIALS

Our business does not use any flammable or combustible materials. The board utilised for cutting on our CNC machine is Polyisocyanurate Rigid Thermal Panel. This material achieves excellent fire hazard results when tested to AS/NZS 1530.3. The Thermal Rigid Panel is CFC Free with zero Ozone depletion potential (ODP) and does not release volatile organic compounds (VOC'S). Please refer to attached technical data sheets for further information.

Dear Resident,

Thank you for sharing your concerns regarding the use of Unit 4, 6-12 Stanbel Road, Salisbury Plains 5109, change of use from warehouse to general industry. In this letter I would like to address the concerns you have raised and why I believe the change of building use will not cause any additional concerns or distress to you and your family.

I am a sole trader trying to run a small family-owned business that supplies diffusion and mechanical air conditioning components to the commercial building industry. Please Note we **DO NOT** manufacture air conditioning units, nor do we have any plan to do this in the future. My sole business operations consist of warehousing of air conditioning components along with the manufacturing of a lightweight box that diffusion (grilles) is connected to and installed within the ceiling spaces of homes and buildings.

As part of our manufacturing of the lightweight boxes, we utilise the use of a Biesse CNC Router to cut the PIR board (refer to attached data sheets and photos of boxes) that we use to produce these Lightweight boxes from. Once a template is cut manpower is then used to manually assemble the boxes together along with the use of a hand silicon gun, tape, and a Stanley knife. There is also the occasional use of an air compressor for cleaning as well as the use of a mitre saw to cut extrusion that is then hand silicon to these boxes.

Please note we express concern that all machines **WILL NOT BE** in continuous operation throughout the working week and will only be operated as stock levels get low.

In relation to business operational times, main trading days are going to be Monday to Saturday 7am- 6pm. These business hours will consist of administration office tasks, packing of orders, warehouse restocking and the use of machines when needed. As I am a one-man operation with the occasional assistance from family and friends, the hours spent out in the warehouse will vary from day to day.

Sunday will be **strictly** for administrative duties. Please note that weekend work will only occur during busy periods throughout the year as I too would like to be able to have these days off from the business to spend with family.

It is understood that the proposed business is located near to residential properties, as part of my business planning, I have engaged an Acoustic Engineer from SONUS ([Home - Sonus](#)) to determine if our machinery is suitable for the proposed location. Two reports assessed by Sonus indicate that the noise levels from our machines are well within the stringent guidelines outlined by the World Health Organisation (WHO) allowing the machines to be operational during the suggested business hours.

For further information we have included both the Sonus Report dated September 2021 and another further follow up report dated 31st October 2021 that relates to noise concerns at specific residential properties.

In my 18 years of being in this occupation air pollution has never been raised as a concern due to the advanced Dust Extraction systems that can now be put in place. As part of the use of the Biesse Router, a dust extraction system will be installed and operational at all times that the router is turned on. For the purpose of the dust extraction system, we have engaged the recommendations of AirTight Solutions to fulfil our business needs. AirTight Solutions are the leading suppliers of Industrial Dust Extraction systems in Australia and therefore have tailored a solution to my specific business needs. With the proposed dust extraction system my business and surrounding residence can ensure a hygienic, clean environment free from dust pollution.

Please note such units as proposed by AirTight Solutions are installed into schooling facilities throughout Australia where high pedestrian traffic is located thus further satisfying just how economical and hygienic these units are.

My business does not use any flammable or combustible materials. The board utilised for cutting on our CNC machine (Router) is Polyisocyanurate Rigid Thermal Panel. This material achieves excellent fire hazard results when tested to AS/NZS 1530.3. The Thermal Rigid Panel is CFC Free with Zero Ozone depletion potential (ODP) and does not release volatile organic compounds (VOC'S) into the atmosphere. Please refer to attached technical data sheets for further information.

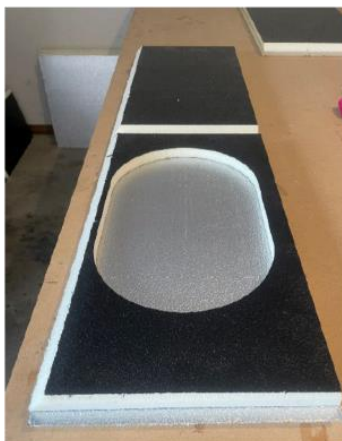
As previously stated, we are only in the business of selling diffusion and mechanical air conditioning components. The only manufacturing that will be on site will be our lightweight boxes. We outsource all other products that need to be manufactured to local business and intend to keep doing this to support the local industry. We do not manufacture air conditioning units as stated nor do we intend to do this in the future.

As a family man with two young daughters, I know how important community is and the concerns that residents may have. I grew up in the Salisbury Area and have always had the belief of giving back to the local community, partly one of the reasons why I source local products from other services close by. I am a very approachable individual and am willing to work with those to find a solution that works for all parties or discuss any issues that may arise. I can be contacted on my mobile 0448 117 108 if you have any further concerns or if you would like to discuss more about my business and how we operate.

Kind Regards

Andrew Vort-Ronald.

PIR Lightweight Boxes Production process



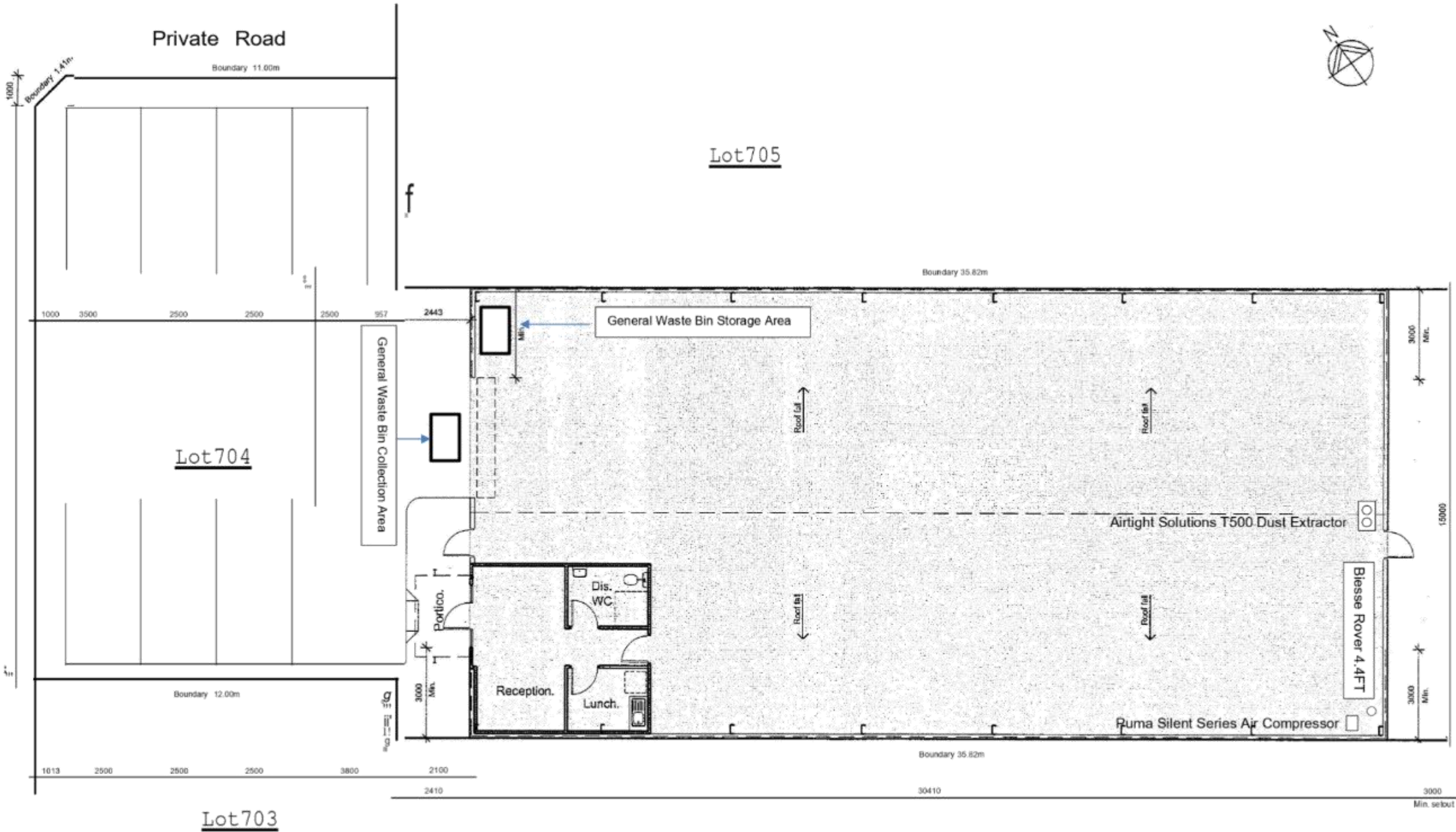
Lightweight Boxes in flat form once cut on router.

Theses are stored flat until ready to be assesmbled



Assembled boxes ready to be dispatched.

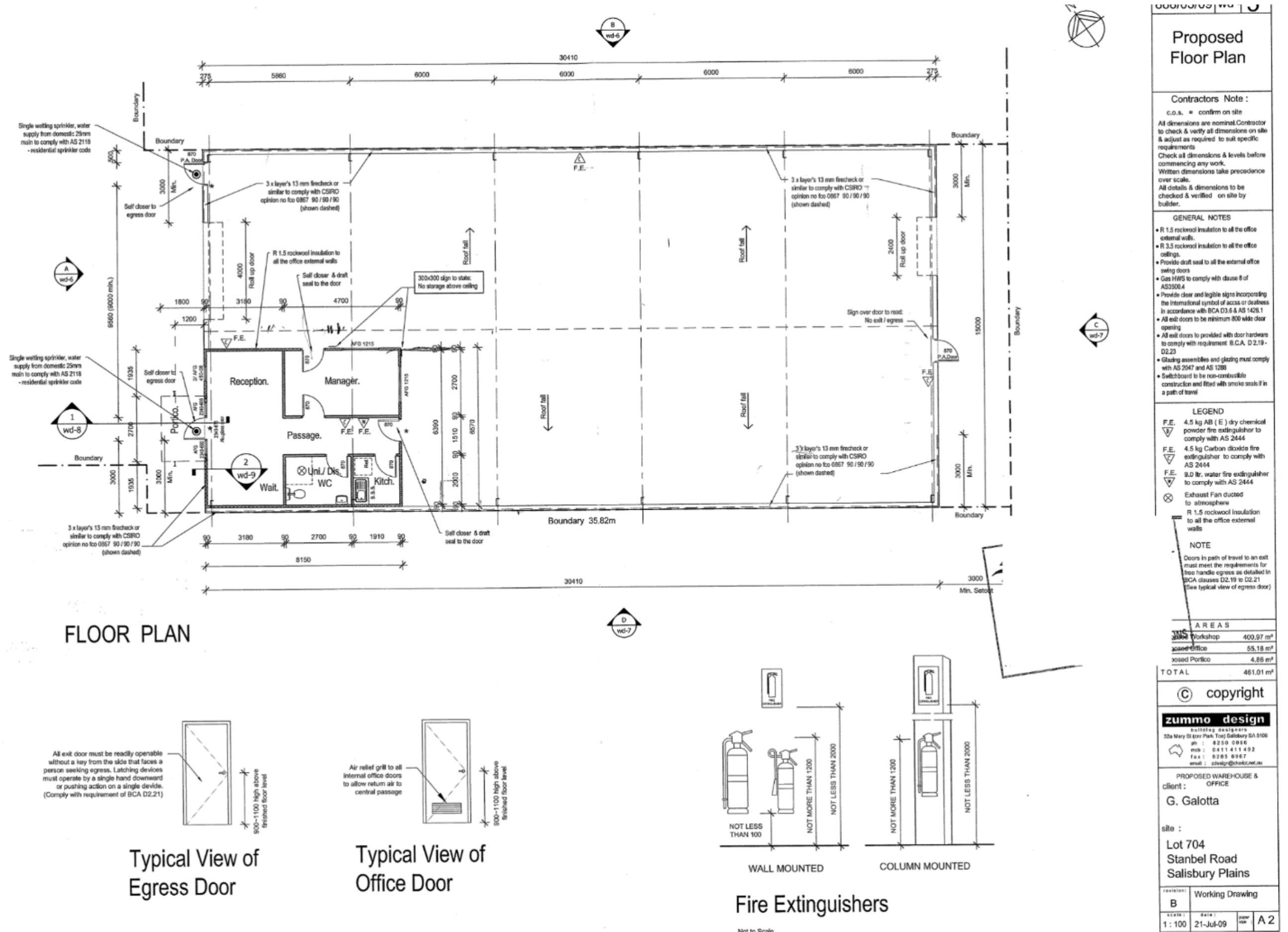
Theses are all manually put together by hand once they have been cut.

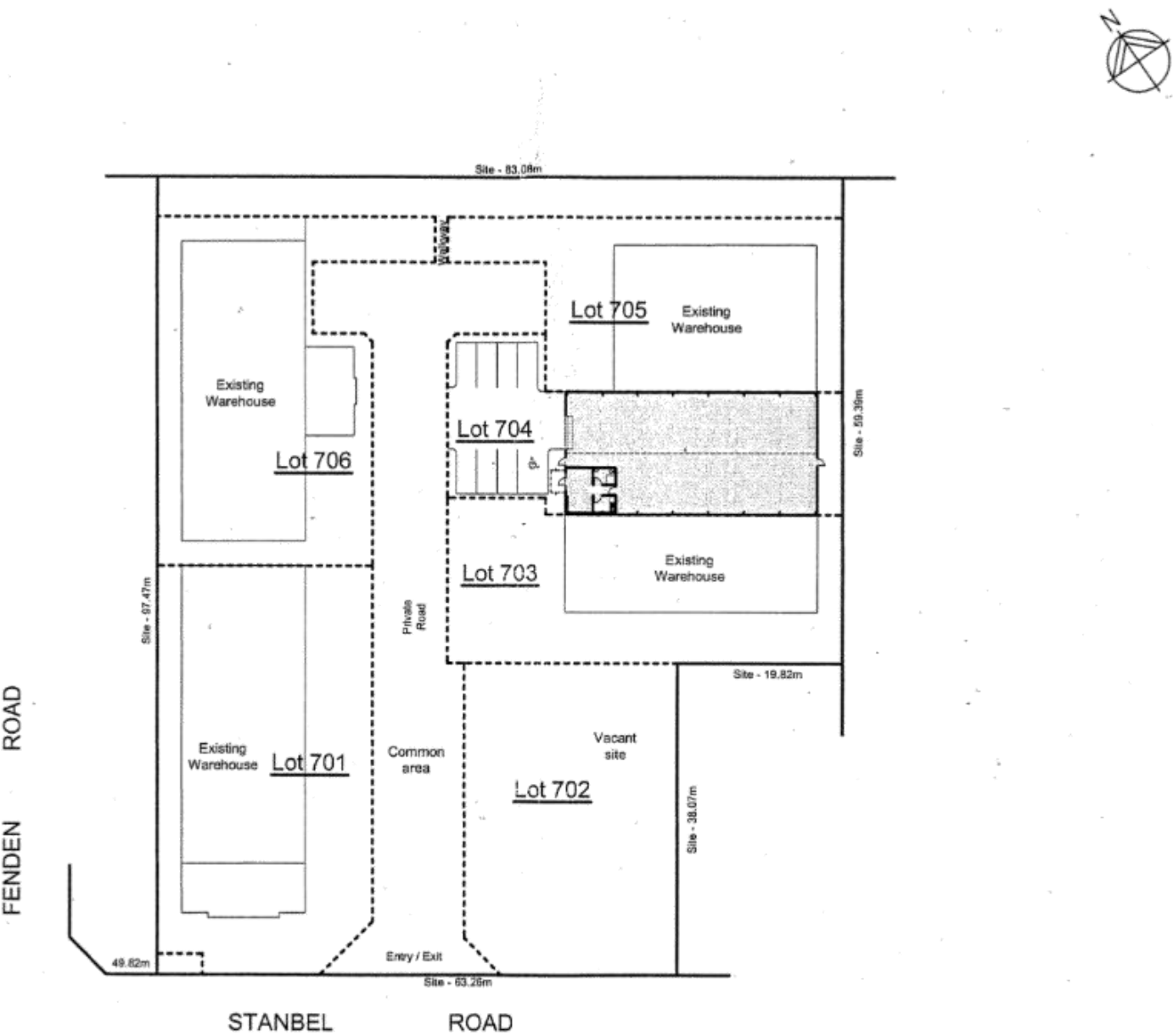


SITE PLAN

Note : All property boundaries and dimensions shown are to be confirmed on site by a survey.

Proposed Site Plan	
© copyright	
zummo design 11/12/2018 32a Mary St (opp Post, Ten) Salisbury SA5108 ph: 08 8250 0068 c: 08 8250 0068 email: zdesign@charlie.net.au	
PROPOSED WAREHOUSE & client: OFFICE G. Galotta	
ite : Lot 704 Stanbell Road Salisbury Plains	
A	Preliminary drawing (Not for construction)
1 : 100	16-Mar-09





Locality Plan

000/00/00

Proposed Locality Plan

Contractors Note :
c.o.s. = confirm on site
All dimensions are nominal. Contractor to check & verify all dimensions on site & adjust as required to suit specific requirements
Check all dimensions & levels before commencing any work.
Written dimensions take precedence over scale.
All details & dimensions to be checked & verified on site by builder.

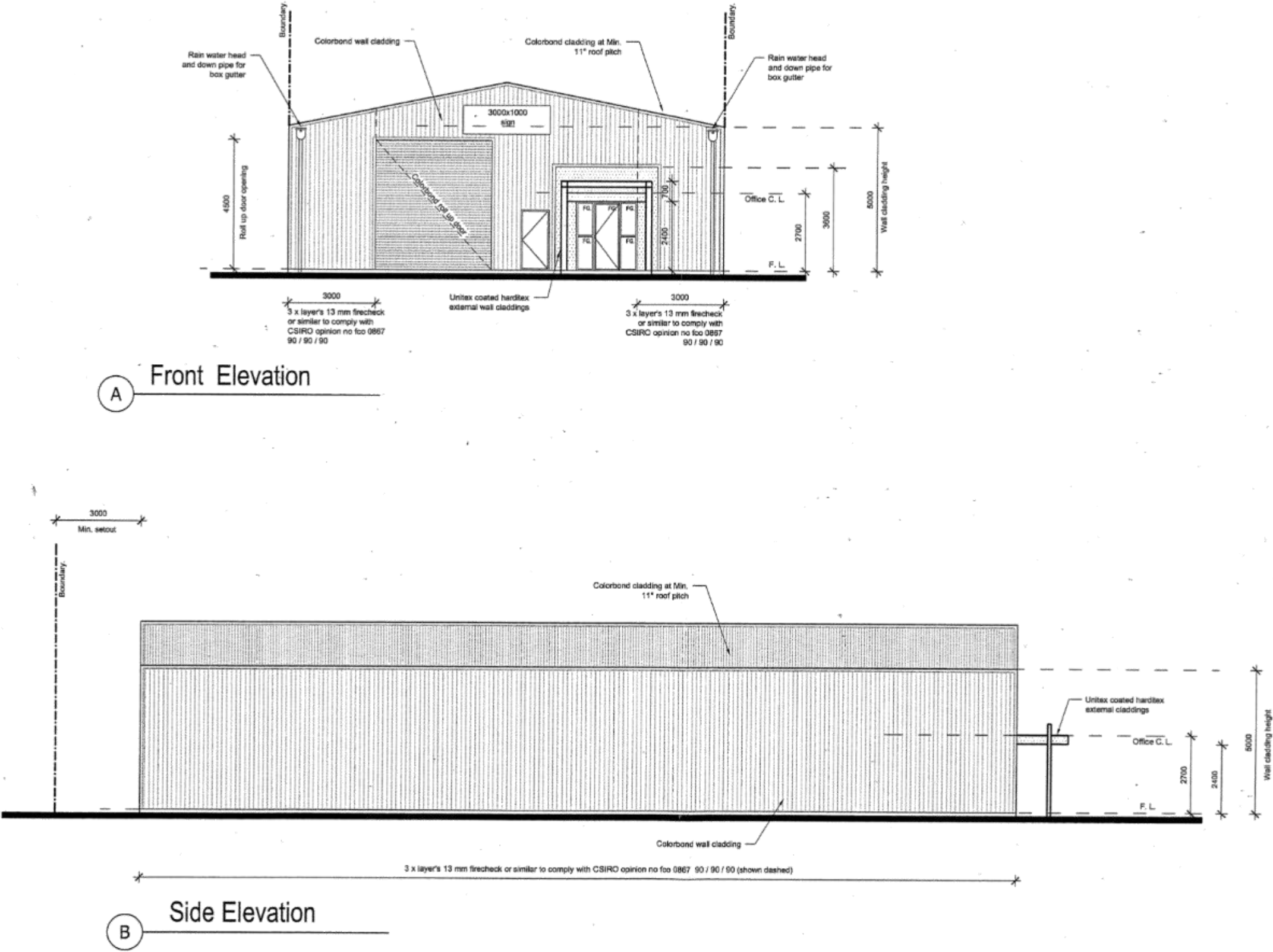
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zummo design
building designers
32a Mary St (over Park Inn) Salisbury SA 5108
ph : 8285 0066
mob : 0411 411 462
fax : 8285 0907
email : zdesign@charcoal.net.au

PROPOSED WAREHOUSE &
client : OFFICE
G. Galotta

site :
Lot 704
Stanbell Road
Salisbury Plains

revision:	A Preliminary drawing (Not for construction)		
scale:	1:500	date:	16-Mar-08
drawn by:		checked by:	A 2



000/00/00 | WD | 0

Proposed Elevations

Contractors Note :
c.o.s. = confirm on site
All dimensions are nominal. Contractor to check & verify all dimensions on site & adjust as required to suit specific requirements.
Check all dimensions & levels before commencing any work.
Written dimensions take precedence over scale.
All details & dimensions to be checked & verified on site by builder.

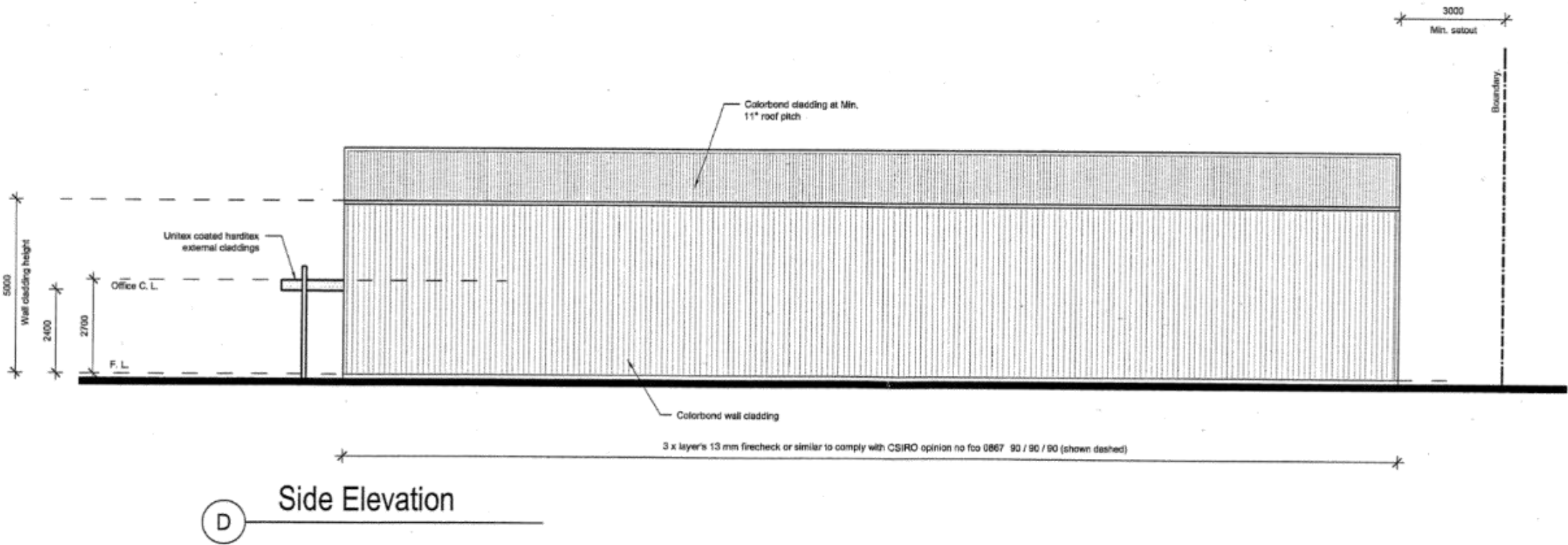
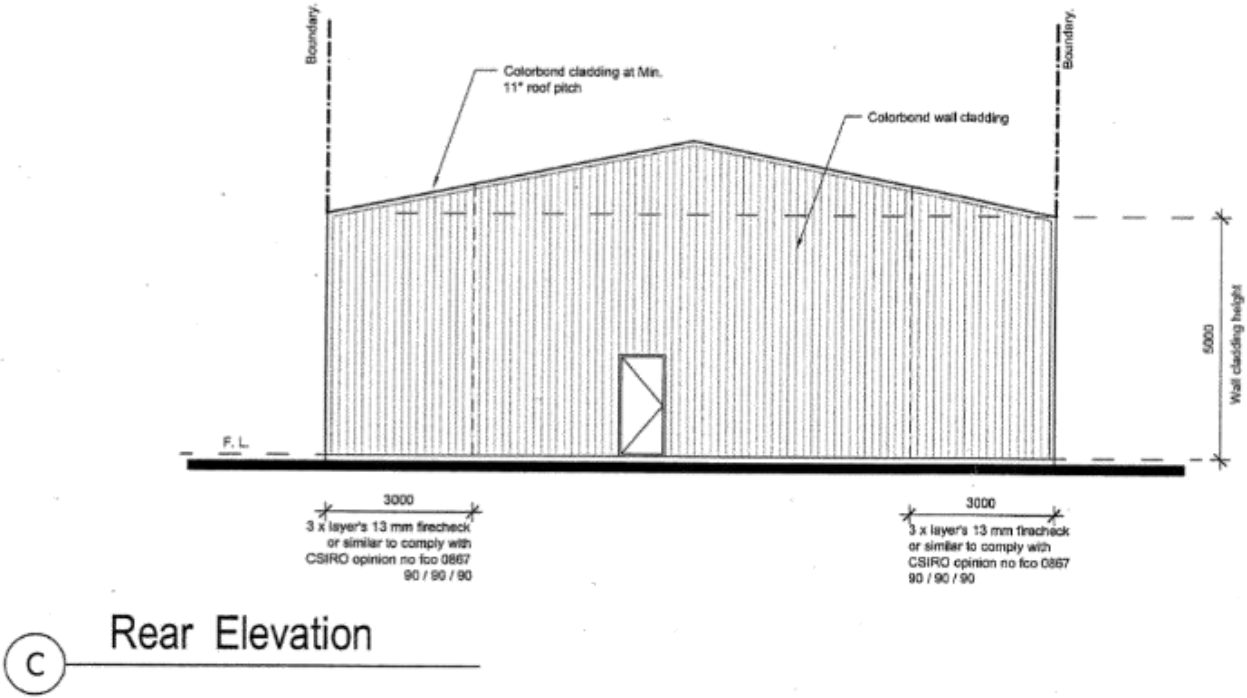
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zummo design
Building designers
30a Mary St (over Park Tor) Salisbury SA 5108
ph : 8250 0088
mob : 0411 4511 492
fax : 8250 0987
email : zdesign@chadco.net.au

PROPOSED WAREHOUSE & OFFICE
client : G. Galotta

site :
Lot 704
Stanbell Road
Salisbury Plains

REVISION:	A Preliminary drawing (Not for construction)		
SCALE:	DATE:	DRAWN:	SHEET:
1 : 100	16-Mar-09		A 2



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Proposed Elevations

Contractors Note :
c.o.s. = confirm on site
All dimensions are nominal. Contractor to check & verify all dimensions on site & adjust as required to suit specific requirements
Check all dimensions & levels before commencing any work.
Written dimensions take precedence over scale.
All details & dimensions to be checked & verified on site by builder.

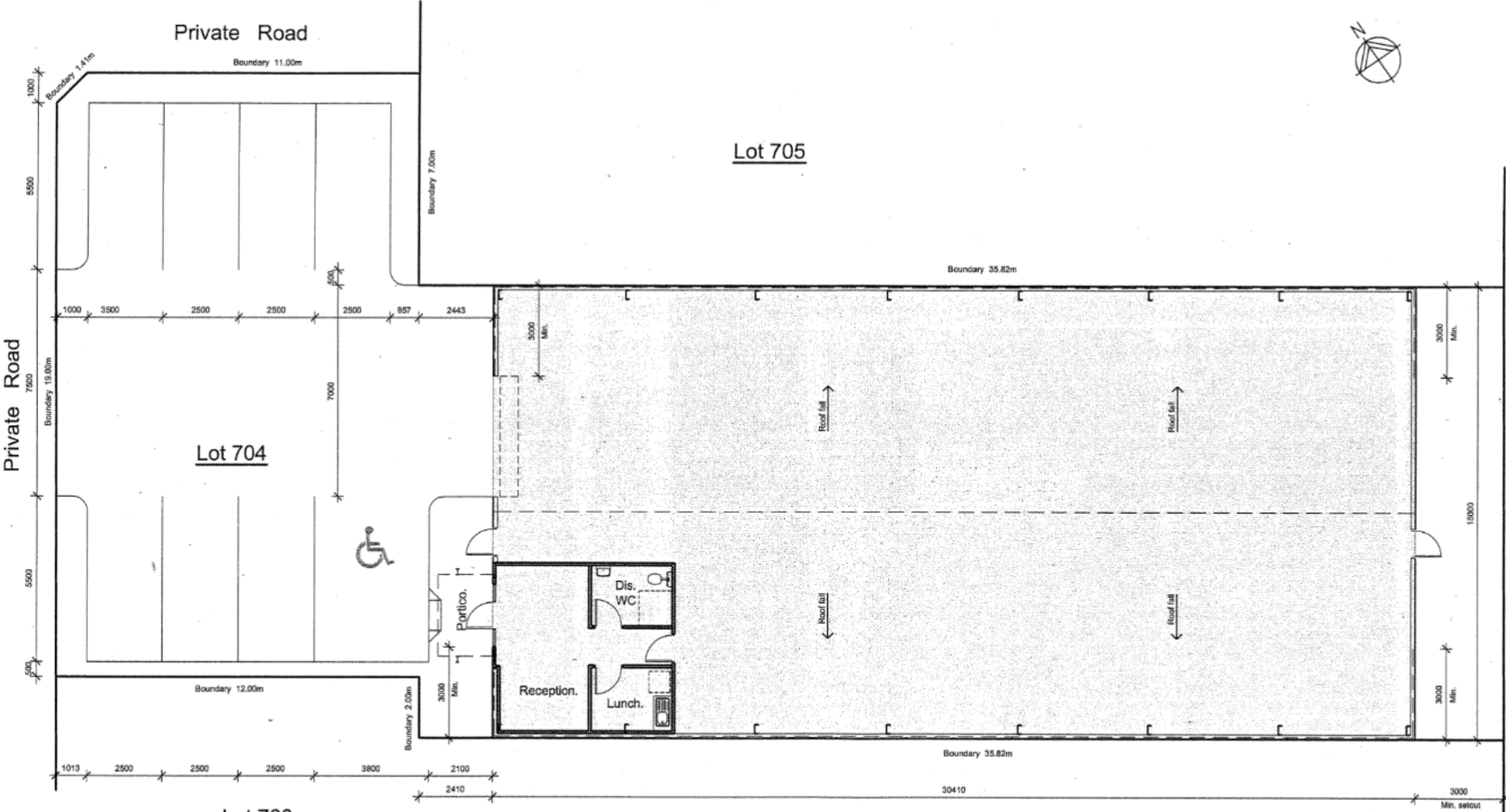
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zummo design
building designers
32a Mary St (near Park Trail) Salisbury SA 5108
ph : 8250 0066
mob : 0411 411 492
fax : 8285 6987
email : zdesign@clear.net.au

PROPOSED WAREHOUSE & client : OFFICE
G. Galotta

site :
Lot 704
Stanbell Road
Salisbury Plains

revision:	Preliminary drawing (Not for construction)		
A	date:	drawn:	paper size:
1 : 100	16-Mar-09		A 2



SITE PLAN

Note : All property boundaries and dimensions shown are to be confirmed on site by a survey.

Proposed Site Plan

Contractors Note :
 C.O.S. = confirm on site
 All dimensions are nominal. Contractor to check & verify all dimensions on site & adjust as required to suit specific requirements.
 Check all dimensions & levels before commencing any work.
 Written dimensions take precedence over scale.
 All details & dimensions to be checked & verified on site by builder.

LANDSCAPE LEGEND

1. melaleuca wilsoni
2. dodonaea viscosa
3. correa reflexa
4. hibiscus huogli
5. calcephalus brownii
6. cassia artemisioides
7. correa alba

ground cover = red bark / pine bark

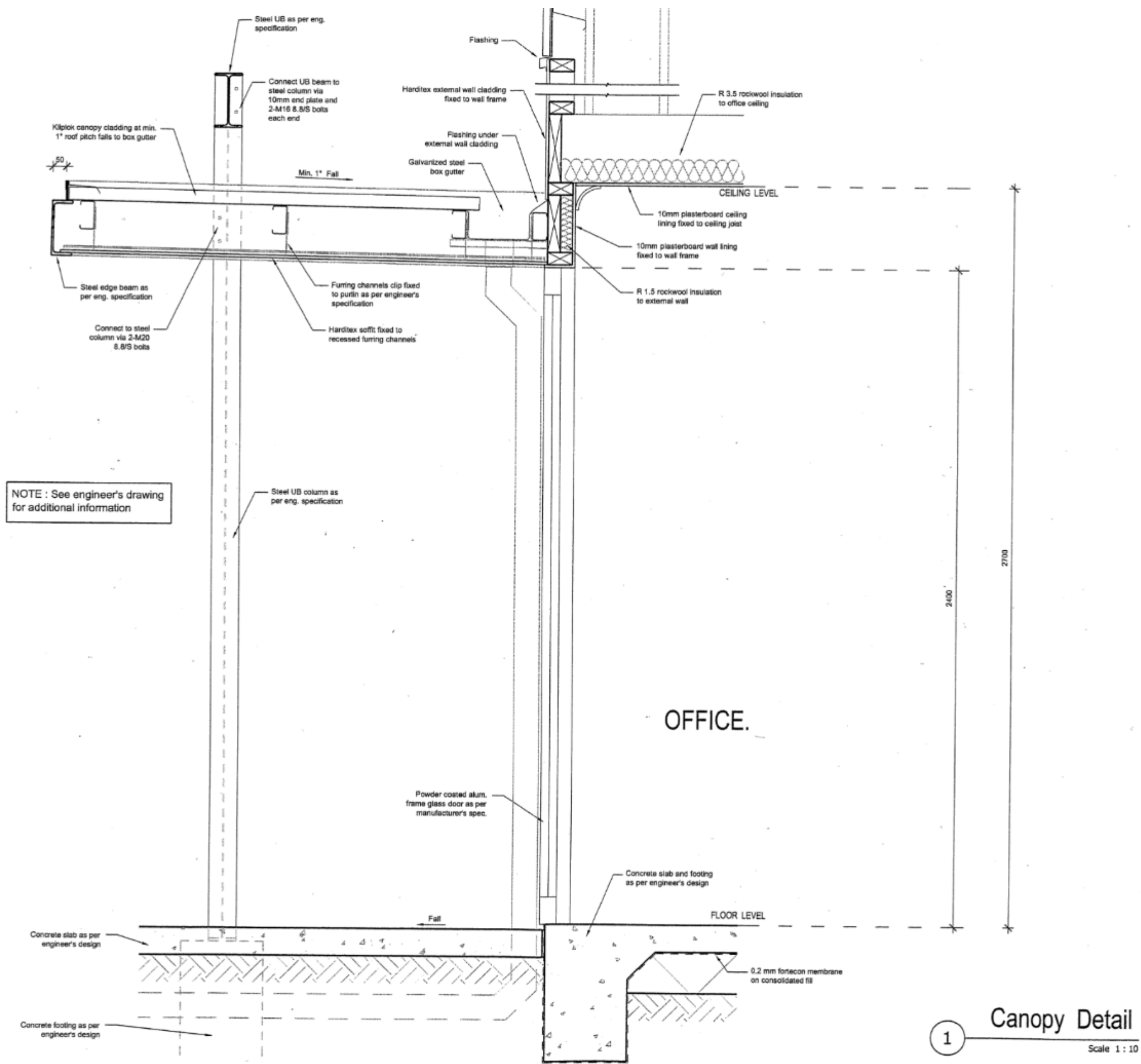
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zummo design
 BUILDING DESIGNERS
 32a Mary St (near Park Trail) Salisbury SA 5108
 PH : 8250 0058
 MOB : 0411 411 492
 FAX : 8255 8967
 email : zdesign@zummo.net.au

PROPOSED WAREHOUSE & OFFICE
 client :
 G. Galotta

site :
 Lot 704
 Stanbell Road
 Salisbury Plains

REVISION:	Preliminary drawing (Not for construction)		
A			
SCALE:	DATE:	APP:	BY:
1 : 100	16-Mar-09		A 2



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Proposed Canopy Detail

Contractors Note :
c.o.s. = confirm on site
All dimensions are nominal. Contractor to check & verify all dimensions on site & adjust as required to suit specific requirements

Check all dimensions & levels before commencing any work.

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All details & dimensions to be checked & verified on site by builder.

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Building Designers
32a Mary St (near Park Tor) Salisbury SA 5108
ph : 8260 6046
mob : 0411 451 492
fax : 8260 6067
email : zdesign@cheetel.net.au

PROPOSED WAREHOUSE & OFFICE

client :
G. Galotta

site :
Lot 704
Stanbell Road
Salisbury Plains

REVISION:	Preliminary drawing (Not for construction)		
A	DATE:	16-Mar-09	DRAWN BY: A2
1:10			



415 Volt Silent Air Compressors

Dependable Performance



P55S shown with front cover removed



Puma 415 Volt Silent air compressors have been developed for workplace use to mitigate the occupational health risk caused by excessive noise.

Using innovative design, Puma has combined the cost benefits of a piston compressor with the quiet operating characteristics of a screw compressor.

These compact and stylish units offer an economical low-noise solution for applications with intermittent or fluctuating compressed air demand.

Factory, workshop and industrial users will really appreciate the improved working conditions delivered by a Puma Silent air compressor at your jobsite.

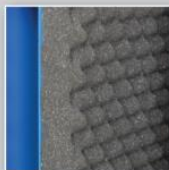
Specifications

415 Volt Silent

Model	Pump Displacement	Free Air Delivery	Maximum Pressure	Compressor Pump	Electric Motor	Current Draw	Internal Tank	Optional Ext. Tank	Noise Level	Outlet Size	Dimensions (cm) & Weight			
	L/min [cfm]*	L/min [cfm]*	kPa [psi]	Model [rpm]	kW [hp]	Amps	Litres	Litres	dB(A)^	BSP	W	D	H	kg
P30S	735 [26.0]	520 [18.4]	930 [135]	PG55 [810]	4 [5.5]	9.0	3	150/330	66	3/4"	86	71	111	244
P40S	1,020 [36.0]	760 [26.9]	930 [135]	PG75 [810]	5.5 [7.5]	12.7	6	150/330	65	1"	102	79	128	355
P55S	1,415 [50.0]	1,055 [37.3]	930 [135]	PG100 [750]	7.5 [10]	16.3	6	330/530	67	1"	102	79	128	394

* Measured per AS 4637-2006. ^ Measured @ 1 m per AS 2221.1-1979.

Features and Benefits



Soundproofed Enclosure

State-of-the-art soundproofed enclosure enables the compressor set to be installed directly within the working environment without the need for a separate plant room.



Built-In Protection

Low oil shutdown, motor overload release and air pressure relief systems provide constant protection against major component damage.



Puma Compressor Pump

Puma's traditional over-square pump design delivers high flowrates at low pump speeds. Its full cast iron construction is built tough for reliability and long service life.



Electric Cooling Fans

Dual secondary cooling fans with run-on timer eliminate compressor overheating problems that can otherwise occur when operating under extreme duty cycles.



Teco 415V Electric Motor

The fully copper-wound, high efficiency MEPS-compliant motor saves you money and reduces your enterprise's carbon footprint by using less electricity.



Accessories

A full range of matching vertical air receivers, refrigerant dryers, filters and other compressed air system components is available for the Puma 415 Volt Silent compressors.



Operator Control Panel

Fully automatic on-off operation is selectable via push buttons on the control panel. A pressure gauge and indicator lights provide at-a-glance monitoring of the unit's status.



PUMA and the PUMA WILDCAT image are registered trade marks of Puma Industrial Co., Ltd. (Taiwan).



AUTHORIZED PUMA DEALER:



www.puma-air.com.au

Specifications are subject to change without notice. 2014-10



THE ALL NEW T-SERIES

PROVEN, RELIABLE & POWERFUL PERFORMANCE FOR SMALL / MEDIUM APPLICATIONS.

AVAILABLE IN FIVE SIZES: S200-T1000

Available as standard with three plastic bag bins, a S750 can typically service up to 7,000 m³/hr. This may equate to a Panel saw @ 160 Ø, a CNC @ 250, and an Edgebander @ 125 Ø operating at the same time.

The T-Series has the best performance/cost ratio of any dust collector in its market segment. The quiet operation and high performance of this system ensures superior results, unmatched by any in the market.

The T-Series' superior performance & quality has been proven in more installations than any other brand & is the recommended system by all major woodworking machinery suppliers.

KEY BENEFITS

- The most POWERFUL filter of it's size on the market
- Efficient self-cleaning of filter bags
- Modular by design
- Quiet operation & high efficiency
- Over 50,000 systems installed worldwide

	QUICK FACTS	TECHNICAL PARAMETERS
T500	<ul style="list-style-type: none"> 15m³, 16 needle-felt bags Dimensions: 1930W, 1270D, 2745H Powerful & high performance 	<ul style="list-style-type: none"> Fan 2880rpm, 4KW, 250 Ø inlet + incl. starter box 2 plastic waste bags Typical capacity: 4,500 m³/h (dependant on dust load & system pressure)
T750	<ul style="list-style-type: none"> 22.5m³, 24 needle-felt bags Dimensions: 2515W, 1270D, 2745H Powerful & high performance 	<ul style="list-style-type: none"> Fan 2880rpm, 7.5KW, 315 Ø inlet + incl. starter box 3 plastic waste bags Typical capacity: 7,500 m³/h (dependant on dust load & system pressure)
T1000	<ul style="list-style-type: none"> 31-40m³, 32 needle-felt bags Dimensions: 3,450W, 1270D, 3300H Powerful & high performance 	<ul style="list-style-type: none"> Fan 2880, 11-15KW, 400 Ø inlet + incl. starter box Variable Speed Drive (maximum power at lowest running cost!) Typical capacity 10,000m³/h (dependent of dust load & system pressure)

ACCESSORIES

- a. Outdoor conversion kit
- b. Above waste bin option
- c. Floor Cleaning kit for CNC's
- d. Quick Fit ducting kits/manifolds for all machinery brands
- e. From 2.2KW to 15 KW options
- f. Discharge to Wheeliebins
- g. Variable Speed Drive

*Airtight is the preferred supplier for all major wood working machinery suppliers in Australia/NZ



**Filter & Fans
Modular Duct
Flexible Hose**

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Elite Air Supplies
26 Manchester Circuit
Craigmore SA 5114

S7128C3

Attention: Andrew Vort-Ronald

31 October 2021

Dear Andrew,

**ELITE AIR SUPPLIES – 4/6-12 STANBEL ROAD SALISBURY PLAIN (DA 21025238)
RESPONSE TO REPRESENTATIONS**

A noise assessment has been made of the proposed development comprising the change of use from warehousing to light manufacturing (air conditioning duct components) at 4/6-12 Stanbel Road Salisbury Plain, as detailed in Sonus report S7128C2, dated September 2021 (**the Sonus Report**).

Three representations have been received through the public notification process which reference the potential for noise associated with the proposed development to impact nearby residential areas (two of which relate to noise impacts on specific properties).

The following summary provides a response to specific concerns raised in the representations regarding the noise impacts of the proposed development.

Goal Noise Levels

In preparing the noise assessment, goal noise levels applicable to the proposed development were derived in accordance with the *Planning and Design Code* (**the Code**) and the *Environment Protection (Noise) Policy 2007* (**the Policy**). As noted in the report, the Policy is based on the World Health Organisation Guidelines to prevent community annoyance, sleep disturbance and adverse impacts on the amenity of a locality.

Based on the hours of operation of the proposed development and the Code zones in which the proposed development and nearby noise sensitive locations (i.e. residential premises) are located, a goal noise level of 52dB(A) applies to the development at residential premises within the “General Neighbourhood” zone (i.e. those fronting Carney Close and Fenden Road north of Stanbel road). This goal noise level is 5dB(A) more stringent than that which would apply under the Policy to an existing noise source in recognition of the increased sensitivity of the community to a new noise source.

Sonus Pty Ltd

17 Ruthven Avenue ADELAIDE SA 5000

www.sonus.com.au

ELITE AIR SUPPLIES – 4/6-12 STANBEL ROAD SALISBURY PLAIN (DA 21025238)
 RESPONSE TO REPRESENTATIONS
 31 October 2021
 Page 2 of 2

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Predicted Noise Levels

Noise levels associated with the development were predicted using the SoundPLAN computer noise modelling software at locations representative of each residence identified in Appendix A of the Sonus report. As noted in the report, the highest predicted noise level at a residential location was 52dB(A) (including a conservative 5dB(A) penalty for a modulating noise character), consistent with the goal noise level applicable under the Policy for residences within the “General Neighbourhood” zone. Lower noise levels were predicted at residences located further from the site (including those of the representors and those located within the “Strategic Employment” zone).

Specifically, the following noise levels were predicted at each residence associated with a representation which references potential noise impacts associated with the proposed development (each including a conservative 5dB(A) penalty for a modulating noise character):

39 Carney Close	47 dB(A)
41 Fenden Road	42 dB(A)
43 Fenden Road	39 dB(A)

Based on the above, noise from the proposed development is predicted to achieve the goal noise levels determined in accordance with the Code and the Policy at all nearby residences, and will therefore *not unreasonably impact the amenity of sensitive receivers through noise*.

If you have any questions or require clarification, please call me.

Yours faithfully
Sonus Pty Ltd



Chris Turnbull
Principal

+61 417 845 720
 ct@sonus.com.au

Elite Air Supplies

Unit 4, 6-12 Stanbel Road Salisbury Plains

Environmental Noise Assessment

S7128C2

September 2021

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Sonus Contact: Chris Turnbull
Principal
Phone: +61 (0) 417 845 720
Email: ct@sonus.com.au
www.sonus.com.au

Elite Air Supplies
Environmental Noise Assessment
S7128C2
September 2021

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Document Title : Elite Air Supplies – Unit 4, 6-12 Stanbel Road Salisbury Plains
Environmental Noise Assessment
Document Reference : S7128C2
Date : September 2021
Prepared By : Byron Holmes, MAAS
Reviewed By : Chris Turnbull, MAAS

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Elite Air Supplies
Environmental Noise Assessment
S7128C2
September 2021

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1 INTRODUCTION

An environmental noise assessment has been conducted for the proposed Elite Air Supplies development at Unit 4, 6-12 Stanbel Road, Salisbury Plain.

The proposed development comprises the change of land use of the subject site from 'warehousing' to 'light manufacturing', including the following activities:

- Use of machinery to manufacture air handling system ductwork components;
- Occasional deliveries to the site by light commercial vehicles; and
- Dispatch of completed ductwork components by light commercial vehicles.

Of the activities described above, deliveries to the site and dispatch from the site could already occur as part of the existing approved use of the site for warehousing. As such, this assessment considers the noise associated with the new land use, being the manufacture of air handling system ductwork components.

The assessment predicts the noise levels associated with the new noise sources and compares the predicted levels against objective goal noise levels determined in accordance with the *Planning and Design Code (the Code)* and the *Environment Protection (Noise) Policy 2007 (the Policy)*.

An overview of the locality showing the subject site and nearest noise sensitive receivers is provided in Appendix A.

The assessment has been based on:

- Building plans for the existing warehouse, prepared by Zummo Design, dated 16/3/2009;
- Description of the proposed development, provided to Sonus 1/9/2021;
- Site plan showing the proposed location of machinery within the building, provided to Sonus 1/9/2021;
- Operating hours for the development being 7:00am to 6:00pm Monday to Saturday, and 8:00am to 4:00pm Sunday; and,
- Noise measurement data available in Sonus' database of noise sources, developed from a range of other similar facilities.

Elite Air Supplies
Environmental Noise Assessment
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2 CRITERIA

2.1 Planning and Design Code

The subject site is located within the City of Salisbury local government area. Development within the City of Salisbury is subject to the provisions of the *Planning and Design Code (the Code)*¹ under the *Planning, Development and Infrastructure Act 2016* (the PDI Act).

In accordance with the Code, the subject site is located within the “Strategic Employment” zone. The nearest noise sensitive receivers are located within the “General Neighbourhood” zone. Additional noise sensitive receivers are also located within the “Strategic Employment” zone.

An overview of the locality showing the subject site and nearest noise sensitive receivers is provided in Appendix A.

The Code has been reviewed and particular regard has been given to the following provisions:

Part 4 – General Development Policies – Interface between Land Uses

Desired Outcome:
DO 1: Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable

¹ Version 2021.13 dated 9 September 2021

Elite Air Supplies
Environmental Noise Assessment
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Activities Generating Noise or Vibration	
<p>PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	<p>DTS/DPF 4.2 None are applicable.</p>

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Environmental Noise Assessment
S7128C2
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2.2 Environment Protection (Noise) Policy 2007

DTS/DPF 4.1 of the Interface between Land Uses of the Code references the *Environment Protection (Noise) Policy*. The current version is the *Environment Protection (Noise) Policy 2007 (the Policy)*.

The Policy is based on the World Health Organisation Guidelines to prevent community annoyance, sleep disturbance and adverse impacts on the amenity of a locality. Therefore, compliance with the Policy will also satisfy the subjective and design related requirements of the relevant provisions in the Code.

The Policy establishes goal noise levels to be achieved at dwellings based on the Planning and Design Code Zones in which the proposed facility and the dwellings are located, and the land use that the zones principally promote.

For a new development, Part 5 of the Policy provides for an assessment to be made of the new activity in isolation from any existing activities already being conducted on-site. The goal noise levels that apply to a new development are more onerous than those that would apply to an existing activity, in recognition of the additional sensitivity of a receiver to a new noise source, and also to account for the cumulative effect of other noise sources (both within the site and the wider locality).

Based on the above, the Policy provides the following goal noise levels to be met by the new development:

- an average ($L_{Aeq,15min}$) noise level of 52 dB(A) during the day (7:00am to 10:00pm) at residences within the “General Neighbourhood” zone;
- an average ($L_{Aeq,15min}$) noise level of 60 dB(A) during the day (7:00am to 10:00pm) at residences within the “Strategic Employment” zone;

It is noted that the proposed hours of operation fall entirely within the hours of 7:00am to 10:00pm and therefore only the day period (as defined by the Policy) is relevant to the assessment.

When measuring or predicting levels for comparison with the goal noise levels of the Policy, penalties may be applied if the noise exhibits any of the “annoying” characteristics of tone, impulse, low frequency and modulation. A 5 dB(A) penalty is applied if the noise exhibits one characteristic, 8 dB(A) for two characteristics, and 10 dB(A) for three or four characteristics. To apply a penalty, the characteristic must be dominant when considered within the context of the existing acoustic environment. The application of penalties is discussed in the “Assessment” section.

Elite Air Supplies
Environmental Noise Assessment
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3 ASSESSMENT

Noise levels from the new activity have been predicted using the SoundPLAN noise modelling software. The noise model considers the level of activity within the building, the various building elements, the distance to receivers and the effect of shielding from barriers and other buildings.

The predictions are based on a combination of manufacturer's data and a range of previous noise measurements conducted at a number of comparable facilities which include operation of the following equipment:

- CNC machine;
- Air compressor;
- Dust extraction system; and,
- Double mitre saw.

Sound power levels for each of the above noise sources are provided in Appendix B.

The predictions have been made for the following level of activity within a 15-minute² period:

- Continuous operation of the CNC machine in combination with a dust extraction system and the nominated air compressor throughout the assessment period;
- Continuous cutting of aluminium extrusions with the double mitre saw throughout the assessment period³.

Based on the above, an average noise level (L_{eq}) of 79 dB(A) has been assumed for general activity within the building, with a level of 88 dB(A) assumed when the double mitre saw being used to cut aluminium extrusions.

The predictions of noise from the facility have been made based on the assumption that activity occurs within the warehouse continuously with the roller door open.

In the interests of a conservative assessment, a 5 dB(A) penalty has been applied to the predicted noise levels from all proposed activities.

² The default assessment period under the Policy

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Environmental Noise Assessment
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Based on the above noise sources, level of activity, and application of a 5 dB(A) penalty, it is recommended that all roller doors and other openings to the building remain closed whenever the double mitre saw is being used to cut metal, or whenever activity beyond the use of the CNC machine, dust extractor and air compressor is occurring within the building.

With the above acoustic treatment measure in place, the highest noise level predicted at a nearby residence is 52 dB(A) (including a 5 dB(A) penalty), consistent with the 52dB(A) goal noise level applicable under the Policy for residences within the "General Neighbourhood" zone. Lower noise levels are predicted at residences located further from the site (such as those located within the "Strategic Employment" zone).

4 CONCLUSION

An environmental noise assessment has been conducted for the proposed Elite Air Supplies development at Unit 4, 6-12 Stanbel Road, Salisbury Plain.

The assessment considers the noise levels from new activity at the site, comprising the use of machinery to manufacture air handling system ductwork components. Appropriate noise criteria for the assessment of these noise sources have been derived in accordance with the Planning and Design Code and the Environment Protection (Noise) Policy 2007.

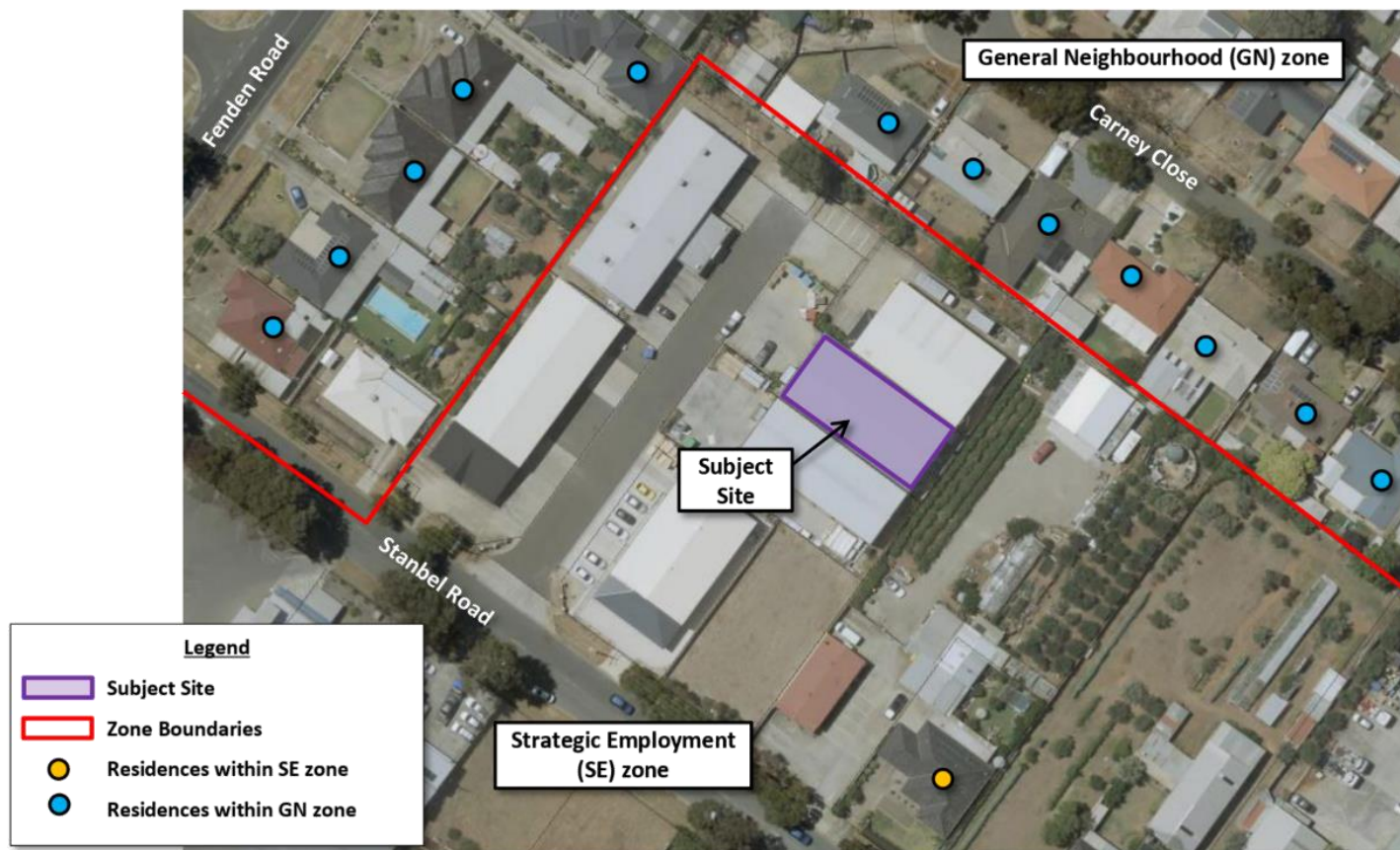
Noise levels from the site are predicted to achieve the relevant criteria at all residences in the vicinity provided that all roller doors and other openings to the building remain closed whenever the double mitre saw is being used to cut metal, or whenever activity beyond use of the CNC machine, dust extractor and air compressor is occurring.

Based on the above, it is considered that the development has been *located and designed to mitigate adverse effects on ... neighbouring and proximate land uses, designed to minimise adverse impacts and not unreasonably impact the amenity of sensitive receivers* through noise, thereby achieving the relevant provisions of the Code.

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Environmental Noise Assessment
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APPENDIX A – Subject Site and Surrounding Locality



Elite Air Supplies
Environmental Noise Assessment
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APPENDIX B – Noise Level Data

Activity		Sound Power Level
General activity	CNC machine	92 dB(A)
	Dust extraction system	88 dB(A)
	Air compressor	81 dB(A)
Metal cutting	Mitre saw (when cutting)	109 dB(A)







PRODUCT INTRODUCTION

PIRMAX HR PANEL is a modified PIR (Polyisocyanurate) rigid thermal panel that can be used in many applications. **PIRMAX HR PANEL** is the next generation in high performance insulation products for commercial and residential developments. Designed to achieve excellent thermal value where minimal cavity is available.

PIRMAX HR PANEL has amongst the highest thermal values of rigid board insulation products, giving buildings continued thermal efficiency throughout their life span. **PIRMAX HR PANEL** is a light weight closed cell Polyisocyanurate foam core panel. Easy to handle and allows fast fixing to any application.



PIRMAX

HR-Panel

PIRMAX HR PANEL is CFC free with zero Ozone Depletion Potential (ODP), does not release Volatile Organic Compounds (VOC's) and is manufactured in Australia.

- ▶ Complies with AS/NZS 4859.1:2018.
- ▶ Amongst the highest thermal values of rigid board insulation due to the product's low thermal conductivity.
- ▶ Achieves an External Wall classification of EW in accordance with AS 5113:2016 testing.
- ▶ Achieves excellent fire hazard results when tested to AS/NZS 1530.3.
- ▶ Not corrosive to metal over time.
- ▶ Able to custom manufacture to different sizes and facing colours.
- ▶ Fast manufacturing turnaround times.



Applications

Wall Systems, Raised Underfloor, Ground Floor Slabs, Ceiling Systems, Roofs, Domestic and Commercial Ducting.

Construction

PIRMAX HR PANEL is a modified PIR (Polyisocyanurate) rigid thermal panel laminated with aluminium foil laminates to both sides of the board.

Australian Made

PIRMAX HR PANEL is manufactured in Australia by an Australian owned and operated company, and guarantee the highest quality insulation material. Raw materials and chemicals are also sourced from Australian companies wherever possible. As our products are wholly Australian Made we take pride in our manufacturing to ensure a high standard of quality, service and value.



PRODUCT SPECIFICATIONS

PIRMAX HR PANEL Product Details

Product Name	PIRMAX - HR Panel "modified PIR rigid thermal insulation"
Product Code	PIRMAX HR _____ (mm)
Thickness	20mm/25mm/30mm/40mm/50mm/60mm/70mm/75mm/80mm/90mm/100mm
Panel Size	2400mm x 1200mm (2.88m ²) Also can be cut to custom lengths and sizes
Facings	Silver/White/Black. Embossed aluminium sheet laminated to both sides. (Other colours are available upon request with an MOQ required).

PIRMAX HR PANEL Product Data

Thermal Conductivity	20mm-35mm	0.023 W/m.K
	40mm-75mm	0.021 W/m.K
	80mm-95mm	0.020 W/m.K
Emittance	E0.03 (silver foil face)	
Edge Treatment	Square Edge	

PIRMAX HR PANEL Product R-Values

Nominal Thickness	Declared Product R-value at 23°C
PIRMAX HR 20mm	R _d 0.89
PIRMAX HR 25mm	R _d 1.05
PIRMAX HR 30mm	R _d 1.30
PIRMAX HR 40mm	R _d 1.90
PIRMAX HR 50mm	R _d 2.35
PIRMAX HR 60mm	R _d 2.85
PIRMAX HR 70mm	R _d 3.30
PIRMAX HR 75mm	R _d 3.55
PIRMAX HR 80mm	R _d 4.00
PIRMAX HR 90mm	R _d 4.50
PIRMAX HR 100mm	R _d 5.00*

* Estimated R-Value, based on λ0.02

PIRMAX HR PANEL Product Testing

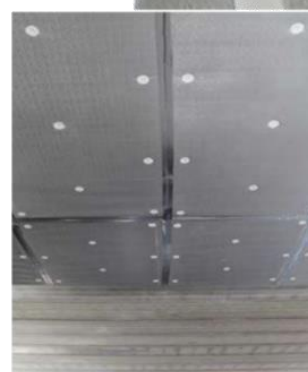
Complies to AS/NZS 4859.1:2018 and NCC/BCA Compliant		
External Wall Classification	AS 5113:2016	EW Classification
Ignitability Index	AS/NZS 1530.3	0
Spread of Flame Index	AS/NZS 1530.3	0
Heat Evolved Index	AS/NZS 1530.3	0
Smoke Developed Index	AS/NZS 1530.3	Silver-1, White-2, Black-4
Compressive Strength	AS 2498.3	>125 (kPa)
Water Vapour Resistivity	ASTM E96	>100 (MNs/gm)

PIRMAX HR PANEL Specification Notes

When specifying, state the following:

Product Name: PIRMAX HR PANEL _____mm

The insulation to be installed shall be PIRMAX HR Panel double sided reflective PIR insulation, comprised of Modified Polyisocyanurate Rigid Panel with a foil facing on both sides, and an R Value of _____. Product is Australian Made, manufactured by PIRMAX Pty Ltd and shall be installed in accordance with manufacturers installation instructions.



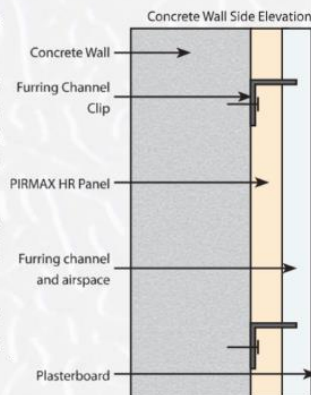
PIRMAX HR PANEL WALL APPLICATIONS

Concrete Wall Installation

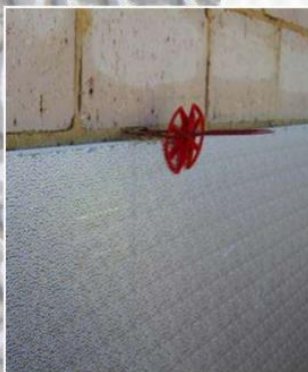


CONCRETE WALL INSTALLATION

1. Fix the selected clips for the furring channel, at spacings required for the plasterboard.
2. Install the PIRMAX HR panel by pushing the panel onto the clips, ensuring the wings of the clip have pushed through the panel, and the panel is butting up to the concrete wall. If required trim and neaten the foil around the clips to avoid any foil detaching from the panel.
3. Join each PIRMAX HR panel side by side during the installation, butting each panel to provide continual thermal performance.
4. Furring channel must be fitted by clipping into the channel clips. The furring channel is to be fitted as closely as possible to the PIRMAX HR panel.
5. Once the above has been carefully installed, the plasterboard lining can then be fitted.

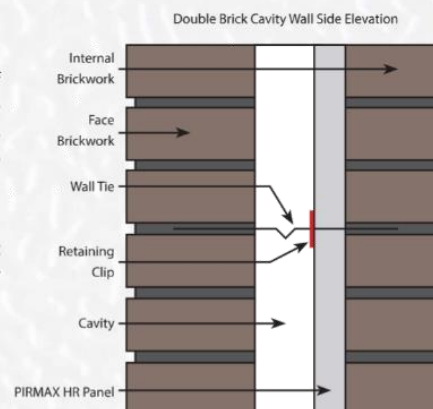


Double Brick Cavity Installation



DOUBLE BRICK CAVITY INSTALLATION

1. Construct and prepare the inner leaf of brickwork to allow the installation of the PIRMAX HR Panel by removing excess mortar and mortar droppings. Ensure the wall ties are kept clean of mortar and are placed at recommended centres.
2. Secure the PIRMAX HR Panel tight against the external side of the inner leaf using the wall ties and approved retaining clips.
3. Ensure the minimum required residual cavity is maintained in accordance with the NCC/BCA provision.



TAPING

It is recommended the joins to be taped with a 48mm or 72 mm wide high quality aluminium foil tape. When taping, ensure the surfaces are clean, sound and free of dust and contaminants. Use a tape applicator to apply appropriate pressure to the tape.


Distributed by:



Reflex Insulation Pty Ltd
Phone: **1300 720 185**
Email: **info@reflexinsulation.com.au**
www.reflexinsulation.com.au

AUSTRALIAN OWNED, AUSTRALIAN MANUFACTURED. Manufactured by: PIRMAX Pty Ltd 9/170 Boundary Road, Braeside VIC 3195 T: 03 9587 0955 F: 03 9587 0966 E: pimax@bigpond.com © 2021 Reflex Insulation Pty Ltd All Rights Reserved. Disclaimer: The installer/user of these products will need to determine if the product is suitable for the use in the intended application. Information on this brochure is believed to be correct at the time of publication. Pimax Pty Ltd take no responsibility for the misinterpretation, misuse and misrepresentation of information provided on this brochure. Pimax Pty Ltd reserves the right to change the content of this publication without any notice.

Issued July 2021 • Version 4.1



PIRMAX HR PANEL

TECHNICAL DATASHEET

PIR RIGID THERMAL INSULATION PANEL FOR BUILDINGS

PRODUCT INFORMATION

PIRMAX HR PANEL is an Australian made modified PIR (Polyisocyanurate) rigid thermal panel that can be used in many applications, it is the next generation in high performance insulation products for commercial and residential developments. Designed to achieve excellent thermal value where minimal cavity is available. A thermoset material that will not melt and drip away like other insulators.

PIRMAX HR PANEL has amongst the highest thermal values of the rigid board insulation products, giving buildings continued thermal efficiency throughout their life span. A light weight closed cell (Polyisocyanurate) foam core panel, easy to handle and allows fast fixing to any application.


CFC free with zero Ozone Potential (ODP), does not release Volatile Organic Compounds (VOC's)

- ◆ Complies with AS/NZS 4859.1
- ◆ Amongst the highest thermal values of rigid board insulation due to the product's low thermal conductivity
- ◆ Achieves excellent fire hazard results when tested to AS/NZS 1530.3
- ◆ Achieves an External Wall classification of EW in accordance with AS 5113:2016 testing
- ◆ Not corrosive to metal over time
- ◆ Able to custom manufacture to different sizes and facing colours
- ◆ Fast manufacturing turnaround times

APPLICATIONS

Typical applications include:

- ◆ Wall Systems
- ◆ Internal ceiling cavity
- ◆ Raised Underfloor
- ◆ Ground Floor Slabs
- ◆ Roofs
- ◆ Domestic and Commercial Ducting




PIRMAX PTY LTD 9/170 Boundary Road, Braeside VIC 3196

T: 03 9587 0955

F: 03 9587 0966

E: pirmax@bigpond.com



PIRMAX HR PANEL PRODUCT SPECIFICATIONS

PIRMAX HR PANEL PRODUCT DETAILS

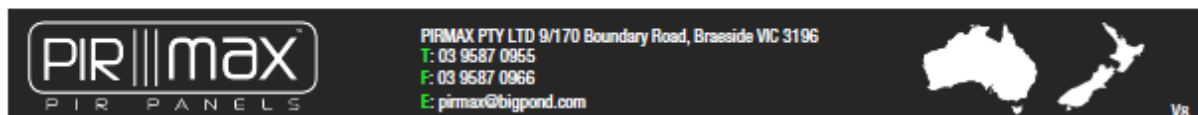
Product Name	PIRMAX -HR Panel "modified PIR rigid thermal insulation"
Product Code	PIRMAX HR _____ (mm)
Thickness	20mm/25mm/30mm/40mm/50mm/60mm/70mm/75mm/80mm/90mm/100mm
Panel Size	2400mm x 1200mm (2.88m ²) WA : 2270mm x 1200mm (2.72m ²): 514mm x 2270mm (1.66m ²) Also can be cut to custom lengths and sizes
Facings	Silver/White/Black. Embossed aluminum sheet laminated to both sides, (Other colours are available upon request with an MOQ required)

PIRMAX HR PANEL PRODUCT DATA

Thermal Conductivity	20-35mm 40-75mm 80-95mm	0.023 W/m.K 0.021 W/m.K 0.020 W/m.K
Emissance	E0.03 (silver foil face)	
Edge Treatment	Square Edge	

NOMINAL THICKNESS & DECLARED R-VALUE (23°)

Product Thickness	Product R-Value
PIRMAX HR-Panel 20mm	R _d 0.89
PIRMAX HR-Panel 25mm	R _d 1.05
PIRMAX HR-Panel 30mm	R _d 1.30
PIRMAX HR-Panel 40mm	R _d 1.90
PIRMAX HR-Panel 50mm	R _d 2.35
PIRMAX HR-Panel 60mm	R _d 2.85
PIRMAX HR-Panel 70mm	R _d 3.30
PIRMAX HR-Panel 75mm	R _d 3.55
PIRMAX HR-Panel 80mm	R _d 4.00
PIRMAX HR-Panel 90mm	R _d 4.50
PIRMAX HR-Panel 100mm	R _d 5.00*



PIRMAX HR PANEL PRODUCT TESTING

Complies to AS/NZs 4859.1		Facing Foli (Silver)	Facing Foli (White)	Facing Foli (Black)
Ignitability Index	AS/NZS 1530.3	0	0	0
Spread of Flame Index	AS/NZS 1530.3	0	0	0
Heat Evolved Index	AS/NZS 1530.3	0	0	0
Smoke Developed Index	AS/NZS 1530.3	1	2	4
Compressive Strength	AS 2498.3	>125 (kPa)	>125 (kPa)	>125 (kPa)
External Wall Classification		EW Classification		

PIRMAX HR PANEL WALL APPLICATIONS

PIRMAX HR Insulation Panel has been evaluated and considered to comply with the requirements of the NCC/BCA in the following applications:

Within the internal part of the wall cavity for internal walls; or
Within the internal part of the wall cavity for external walls; or
Within the external panel wall stud frame (excluding curtain wall application).

LIMITATION




- ◆ PIRMAX HR Insulation Panel can be used on internal walls concealed within the wall linings by at least 10mm standard grade plasterboard or equivalent.
- ◆ PIRMAX HR Insulation Panel can be used on the internal side of the external wall either directly fixed or within the cavity provided it is shielded from the external part of the wall by fire rated material suitable stopped achieving an FRL of at least -/30/30 and shielded from the interior of a building by at least 10mm standard grade plasterboard or equivalent.

NATIONAL CONSTRUCTION CODE – VOLUME ONE 2016 AMENDMENT 1

- ◆ Clause A0.2 (b) complying with the Deemed-to-Satisfy Solution.
- ◆ Clause A2.2 sub-clause (a)(v) as evidence to support that the PIRMAX HR Insulation.
- ◆ Panel meets the nominated Deemed-to-Satisfy Provisions under an Engineering Certificate.
- ◆ Clause A2.2 sub-clause (a)(vii) as evidence to support that the PIRMAX HR Insulation Panel meets the nominated Deemed-to-Satisfy Provisions under an Engineering Certificate.

INTERNAL WALL CAVITY

- ◆ Located within an internal wall cavity either directly to the wall or friction fitted within studwork.
- ◆ Performance Requirement CP2 and CP4
- ◆ Clause C1.10
- ◆ Sub-clause (a)(ix) Other materials including insulation materials.

	<p>PIRMAX PTY LTD 9/170 Boundary Road, Braeside VIC 3196 T: 03 9587 0955 F: 03 9587 0966 E: pirmax@bigpond.com</p>		
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PIRMAX HR PANEL PRODUCT TESTING

EXTERNAL WALL - INTERNAL SIDE / WITHIN CAVITY

Located within the internal side of an external wall or within the external wall cavity either directly to the wall or friction fitted within studwork.

Use of the PIRMAX HR Insulation Panel in a curtain wall application on the external part of the wall has not been tested or evaluated and is excluded from this report.

- ◆ Performance Requirement CP2 and CP8
- ◆ Installed within the wall cavity and shielded from the external part of the building by a fire rated material that achieves FRL of at least -/30/30. The material is to be sealed with the fire rated material.
- ◆ The area above an opening for a height of at least 900mm is to achieve an FRL of at least -/60/60 to achieve a compliant spandrel.
- ◆ The above provision of a spandrel in conjunction with the materials testing to AS 5113:2016 achieves an EW classification.

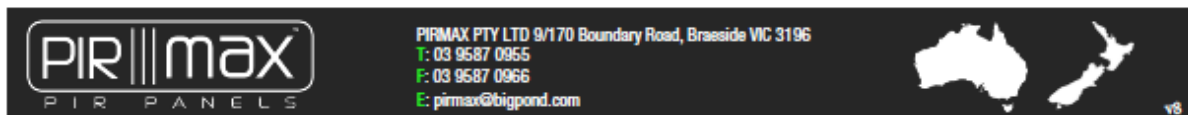
PIRMAX HR PANEL INTERNAL CEILING APPLICATIONS

PIRMAX HR Insulation Panel has been evaluated and considered to comply with the requirements of the BCA in the following applications:

National Construction Code – Volume One 2019

- ◆ Clause A2.1 (2) complying with the Deemed-to-Satisfy Solution.
- ◆ Clause A2.2 sub-clause (a)(iii) / (a)(v) as evidence to support that the PIRMAX HR Insulation Panel meets the nominated Deemed-to-Satisfy Provisions under an Engineering Certificate.

- ◆ Internal ceiling Lining
- ◆ Performance Requirement CP2 and CP4
- ◆ Clause C1.10



PIRMAX HR PANEL SPECIFICATION NOTES

When specifying, state the following:

Product Name: PIRMAX HR PANEL _____mm

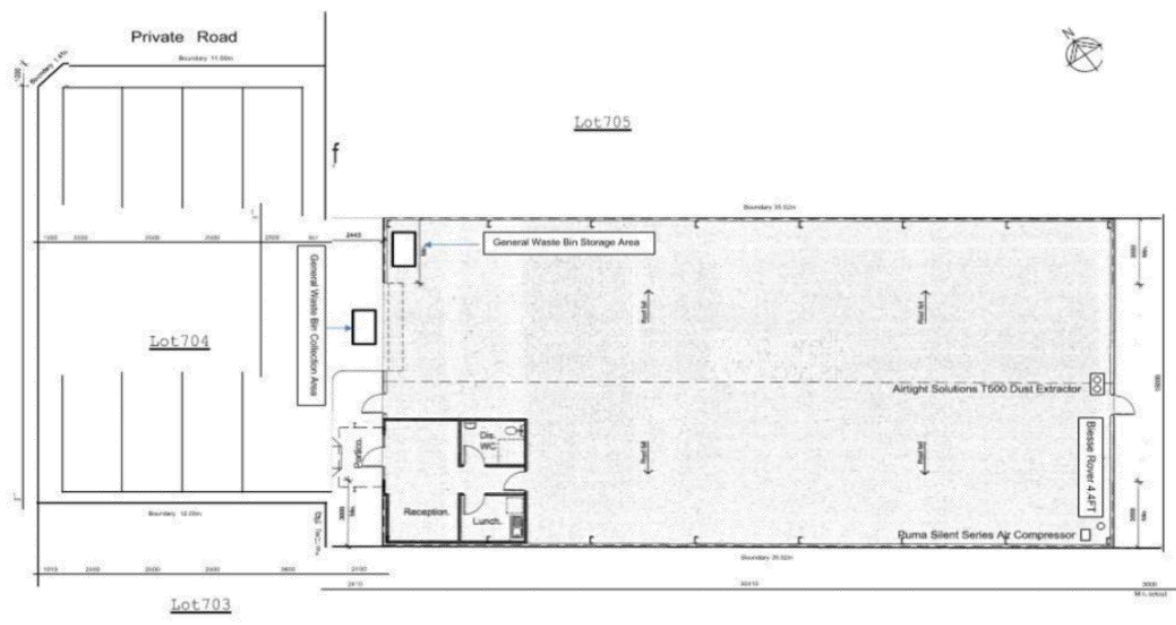
The insulation to be installed shall be PIRMAX HR Panel double sided reflective PIR insulation, comprised of Modified Polyisocyanurate Rigid board with foil facing on both sides, and an R value of _____. Product is Australian Made, manufactured by PIRMAX PTY LTD and shall be installed in accordance with manufacturers installation instructions.



Attachment 2
Copy of Sign Displayed on the Land
and Representations

Proposed Development

UNIT 4 6-12 STANBEL RD
SALISBURY PLAIN SA 5109



APPLICANT

Andrew Vort Ronald

APPLICATION NUMBER

21025238

NATURE OF DEVELOPMENT

Change of use from warehouse to general industry (Manufacture of air conditioning units) for Unit 4 only

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

www.plan.sa.gov.au/en/public_notices

MAKE A REPRESENTATION

Up until 11:59pm on the 26-10-2021



FOR MORE INFORMATION

CONTACT

City of Salisbury

PHONE

08 8406 8222

EMAIL

representations@salisbury.sa.gov.au

It is an offence to damage, destroy, obscure or remove this notice. Penalties apply.

Details of Representations

Application Summary

Application ID	21025238
Proposal	Change of use from warehouse to general industry (Manufacture of air conditioning units) for Unit 4 only
Location	UNIT 4 6-12 STANBEL RD SALISBURY PLAIN SA 5109

Representations

Representor 1 - Soraia Pereira

Name	Soraia Pereira
Address	39 Carney Close SALISBURY PLAIN SA, 5019 Australia
Phone Number	
Email Address	
Submission Date	13/10/2021 09:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	There is a potential for high level of noise next to residential areas which will negatively impact living conditions. The operational hours stated in the document during which the noise level will occur seem unreasonable Mon-Sat 7am - 6pm and Sun 8am-4pm.

Attached Documents

Representations**Representor 2** - Eugenio Siciliano

Name	Eugenio Siciliano
Address	43 FENDEN ROAD SALISBURY PLAIN SA, 5109 Australia
Phone Number	
Email Address	
Submission Date	18/10/2021 10:27 AM
Submission Source	Post
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Da21025238RepresentationOnApplication-EspSicilianoAndVRoma-1427102.pdf
--

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016



Applicant:	Andrew Vort Ronald
Development Number:	21025238
Nature of Development:	Change of use from warehouse to general industry (Manufacture of air conditioning units) for Unit 4 only
Zone:	Strategic Employment Zone
Subject Land:	Unit 4, 6-12 Stanbel Road, Salisbury Plain SA 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tuesday 26 th October 2021

My name*: ESP SCILIANO & V ROMA	My phone number: [REDACTED]
My postal address*: 43 FENDEN RD SALISBURY Plain 5109	My email:

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development
-----------------	--

The specific reasons I believe that planning consent should be granted/refused are:

- 1/ Being Elderly & Currently have a number of medical conditions,
- 2/ I am unable to withstand any noise in which affects my hearing (hearing aids used).
- 3/ This will create further pollution within the Air and I suffer with COPD at present which will only deteriorate my health and not benefit my condition.
- 4/ Current properties have made numerous amounts of noise in which complaints have been made to council chambers.
- 5/ I reject proposal due to ill health & medical conditions. [attach additional pages as needed]
- 6/ Treating G.P. will provide further evidence if needed.



Government of South Australia
Attorney-General's Department

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

*You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission

Signature:  Date: 8/10/2021

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Representations**Representor 3** - Etterino Siciliano

Name	Etterino Siciliano
Address	41 FENDEN ROAD SALISBURY PLAIN SA, 5109 Australia
Phone Number	
Email Address	
Submission Date	18/10/2021 10:29 AM
Submission Source	Post
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Da21025238RepresentationOnApplication-ESiciliano-1427117.pdf
--

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016



Applicant:	Andrew Vort Ronald
Development Number:	21025238
Nature of Development:	Change of use from warehouse to general industry (Manufacture of air conditioning units) for Unit 4 only
Zone:	Strategic Employment Zone
Subject Land:	Unit 4, 6-12 Stanbel Road, Salisbury Plain SA 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tuesday 26 th October 2021

My name*: E SICILIANO	My phone number: [REDACTED]
My postal address*: 41 FENDEN RD 5109 SALISBURY PLAIN	My email:

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development
-----------------	--

<p>The specific reasons I believe that planning consent should be granted/refused are:</p> <ol style="list-style-type: none"> 1/ Being Elderly & FRAIL 2/ Suffer From Many Medical Conditions including Severe COPD 3/ I have Breathing difficulties as it is and believe that the above Company will cause further Air disturbance which will create more pollution 4/ the amount of noise already created by these companies will only increase and will make it very difficult to contain being in a surrounding of Residences

5/ Medical Reports by treating doctors can be supplied as proof. [attach additional pages as needed]



Government of South Australia
Attorney-General's Department

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

I:	<input checked="" type="checkbox"/> wish to be heard in support of my submission*
	<input type="checkbox"/> do not wish to be heard in support of my submission
By:	<input checked="" type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: _____

Date: 8/10/21

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/



Doctors:

Dr G Colombo
Dr L Derosa
Dr K Abracadabra
Dr S Otic
Dr J Krishnan

Dr CL Lo
Dr J Lucas
Dr M Moorhouse
Dr M Orsillo
Dr S Satish

287 Salisbury Highway
SALISBURY DOWNS SA 5108

Phone: 8258 9103 Fax: 8281 6303
Email: Reception@europamedical.com.au

12/10/2021

TO WHOM IT MAY CONCERN C/O PLAN SA

re. Mr Eugenia Siciliano [REDACTED]

Dear Sir /Madam ,

Mr Eugenio Siciliano has been a patient of mine for about 30 years . I understand that PlanSa has an application for a property adjoining his to change the building classification from Warehouse to General Industry (manufacturing of air conditioners) which will have an impact on his chronic medical conditions . Any industry which produces air pollution and noise pollution may be detrimental to his physical and mental health . I certify that he suffers from :

- 1) Moderately severe COPD/EMPHYSEMA which is easily aggravated by air pollution (eg dust ,smoke etc) and infections. He needs to use regular daily inhalers .
- 2) Major Depression with Insomnia .Mr Siciliano has been on regular antidepressants and sleeping medications for years .
- 3) He needs to rely on and use hearing aids daily for his Impaired hearing . His hearing aids magnify loud noise .
- 4) He has a stroke in 2003 and also suffered a serious head injury with brain bleeding and subdural haematomas in May 2020 .
- 5) Chronic lower back pain due to Osteoarthritis .
- 6) Diabetes Mellitus type 2 and Hypertension .

Yours faithfully,

Dr Guy Colombo
M.B. B.S.
354515W

DR. G. COLOMBO
PROV. No.
EUROPA C.
287 SALISBURY
SALISBURY DOWNS
TELEPHONE: 8258 9103
FAX: 8281 6303

21. NOV. 2018 10:15

NRFU

No. 7640 P. 1/1

NORTHERN RESPIRATORY
2/23 Philip Highway, ELIZABETH 5112
Phone (08) 8287 2040 Fax (08) 8255 5370

Last Name:	SICILIANO	First Name:	EUGENIO	Identification:	5002 60382
Date of Birth:	6/04/1936	Race:	Caucasian	Gender:	male
Age:	82 Years	Height:	166.5 cm	Weight:	67.0 kg
BMI:	24	Lab:	Lab 1	Smoker:	N 1994 66PY
Technician:	T Taliboy	Physician:	Dr Nur Sulaiman	Ref. Physician:	SULAIMAN N
Copies 1:	COLOMBO G	Copies 2:		Copies 3:	

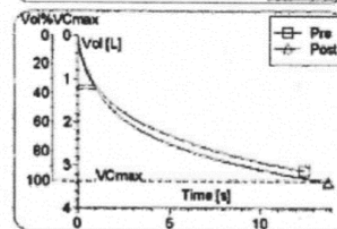
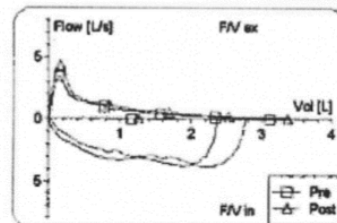
PULMONARY FUNCTION TESTS

Visit date 21.11.18

		Pred LL	Pred UL	Pre	% Pred	Post	% Pred	%Chg
Spirometry								
FEV1	L	1.55	2.93	1.16	52.0	1.26	56.2	8.2
FVC	L	2.40	4.04	3.12	96.8	3.37	104.7	8.1
FEV1/FVC	%	61	81	37	52.4	37	52.5	0.0
MMEF	L/s		2.87	0.33	22.5	0.36	24.7	9.5
PEF	L/s	3.98	8.04	3.39	56.5	4.24	70.6	25.1

		Pred LL	Pred UL	Pre	% Pred
Lung Volumes (Plethysmographic)					
FRCpl	L	2.56	4.53	4.99	140.9
RV	L	2.08	3.43	3.63	131.9
TLC	L	5.07	7.37	7.22	116.0
RV%TLC	%	37	55	50	109.5
VC	L	2.29	4.13	3.59	111.8
ERV	L	0.79	0.79	1.36	172.3
R _{eff}	cmH ₂ O*s/L	3.06	3.06	6.35	207.6

Diffusing Capacity (Single Breath)					
DLCO_SB	ml/(min*mmHg)	14.14	28.00	11.11	52.7
DLCOcSB	ml/(min*mmHg)	14.14	28.00	10.82	51.4
KCOc_SB	ml/(min*mmHg*L)	2.11	4.67	1.92	56.8
VA_SB	L	6.07	6.07	5.63	92.6
Hb	g(Hb)/dL			15.60	



Respiratory Medications: Incruse, Breo.

Technician Comment: Some test maneuvers were variable but in general test performed to (ATS/ERS, 2005) recommendations.

Please Note: Very poor technique with inhaler use, education given.

PHYSICIAN REPORT

Moderately severe obstructive ventilatory defect with no acute bronchodilator response. Increased residual volume suggestive of gas trapping with preserved total lung capacity. Reduced diffusing capacity. Consistent with known emphysema. Compared to lung function test, there has been a decline in lung function.

INTERPRETING PHYSICIAN: Dr Nur Sulaiman, MBBS, FRACP

Reported and forwarded unsigned to avoid delay.

As of 01/07/2010 predicted values based on NHANES for spirometry, ECCS93 for DLCO & SLVs.

Representations**Representor 4 - Rocco Fontanelli**

Name	Rocco Fontanelli
Address	20-22 STANBEL ROAD SALISBURY PLAIN SA, 5109 Australia
Phone Number	
Email Address	
Submission Date	18/10/2021 10:34 AM
Submission Source	Post
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Da21025238RepresentationOnApplication-RFontanelli-1427216.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016



Applicant:	Andrew Vort Ronald
Development Number:	21025238
Nature of Development:	Change of use from warehouse to general industry (Manufacture of air conditioning units) for Unit 4 only
Zone:	Strategic Employment Zone
Subject Land:	Unit 4, 6-12 Stanbel Road, Salisbury Plain SA 5109
Contact Officer:	Michael Sumito
Phone Number:	8 406 8222
Close Date:	Tuesday 26 th October 2021

My name*: R. FONTANELLI	My phone number:
My postal address*: 22 STANBEL RD. SALISBURY PLAIN SA 5109	My email:

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development
-----------------	--

<p>The specific reasons I believe that planning consent should be granted/refused are:</p> <p>GENERAL POLLUTION WAREHOUSE TOO CLOSE TO RESIDENTIAL AREA</p>
--

[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal.

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: _____

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature: 

Date: 11/10/2021

Return Address: PO Box 8, SALISBURY SA 5108 or

Email: representations@salisbury.sa.gov.au or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Representations**Representor 5 - Janice Smout**

Name	Janice Smout
Address	39 Fenden Road SALISBURY PLAIN SA, 5109 Australia
Phone Number	
Email Address	
Submission Date	25/10/2021 11:37 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	I feel this will open up the opportunity to use the nearby warehouses for manufacturing purposes also and become closer to housing therefore disturbing the peace moreso especially when down Stanbel Road, there are multiple opportunities for comerial growth that are away from housing.

Attached Documents

Attachment 3
Applicant's Response to
Representations

Dear Resident,

Thank you for sharing your concerns regarding the use of Unit 4, 6-12 Stanbel Road, Salisbury Plains 5109, change of use from warehouse to general industry. In this letter I would like to address the concerns you have raised and why I believe the change of building use will not cause any additional concerns or distress to you and your family.

I am a sole trader trying to run a small family-owned business that supplies diffusion and mechanical air conditioning components to the commercial building industry. Please Note we **DO NOT** manufacture air conditioning units, nor do we have any plan to do this in the future. My sole business operations consist of warehousing of air conditioning components along with the manufacturing of a lightweight box that diffusion (grilles) is connected to and installed within the ceiling spaces of homes and buildings.

As part of our manufacturing of the lightweight boxes, we utilise the use of a Biesse CNC Router to cut the PIR board (refer to attached data sheets and photos of boxes) that we use to produce these Lightweight boxes from. Once a template is cut manpower is then used to manually assemble the boxes together along with the use of a hand silicon gun, tape, and a Stanley knife. There is also the occasional use of an air compressor for cleaning as well as the use of a mitre saw to cut extrusion that is then hand silicon to these boxes.

Please note we express concern that all machines **WILL NOT BE** in continuous operation throughout the working week and will only be operated as stock levels get low.

In relation to business operational times, main trading days are going to be Monday to Saturday 7am- 6pm. These business hours will consist of administration office tasks, packing of orders, warehouse restocking and the use of machines when needed. As I am a one-man operation with the occasional assistance from family and friends, the hours spent out in the warehouse will vary from day to day.

Sunday will be **strictly** for administrative duties. Please note that weekend work will only occur during busy periods throughout the year as I too would like to be able to have these days off from the business to spend with family.

It is understood that the proposed business is located near to residential properties, as part of my business planning, I have engaged an Acoustic Engineer from SONUS ([Home - Sonus](#)) to determine if our machinery is suitable for the proposed location. Two reports assessed by Sonus indicate that the noise levels from our machines are well within the stringent guidelines outlined by the World Health Organisation (WHO) allowing the machines to be operational during the suggested business hours.

For further information we have included both the Sonus Report dated September 2021 and another further follow up report dated 31st October 2021 that relates to noise concerns at specific residential properties.

In my 18 years of being in this occupation air pollution has never been raised as a concern due to the advanced Dust Extraction systems that can now be put in place. As part of the use of the Biesse Router, a dust extraction system will be installed and operational at all times that the router is turned on. For the purpose of the dust extraction system, we have engaged the recommendations of AirTight Solutions to fulfil our business needs. AirTight Solutions are the leading suppliers of Industrial Dust Extraction systems in Australia and therefore have tailored a solution to my specific business needs. With the proposed dust extraction system my business and surrounding residence can ensure a hygienic, clean environment free from dust pollution.

Please note such units as proposed by AirTight Solutions are installed into schooling facilities throughout Australia where high pedestrian traffic is located thus further satisfying just how economical and hygienic these units are.

My business does not use any flammable or combustible materials. The board utilised for cutting on our CNC machine (Router) is Polyisocyanurate Rigid Thermal Panel. This material achieves excellent fire hazard results when tested to AS/NZS 1530.3. The Thermal Rigid Panel is CFC Free with Zero Ozone depletion potential (ODP) and does not release volatile organic compounds (VOC'S) into the atmosphere. Please refer to attached technical data sheets for further information.

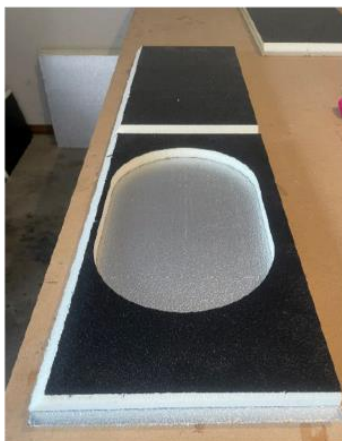
As previously stated, we are only in the business of selling diffusion and mechanical air conditioning components. The only manufacturing that will be on site will be our lightweight boxes. We outsource all other products that need to be manufactured to local business and intend to keep doing this to support the local industry. We do not manufacture air conditioning units as stated nor do we intend to do this in the future.

As a family man with two young daughters, I know how important community is and the concerns that residents may have. I grew up in the Salisbury Area and have always had the belief of giving back to the local community, partly one of the reasons why I source local products from other services close by. I am a very approachable individual and am willing to work with those to find a solution that works for all parties or discuss any issues that may arise. I can be contacted on my mobile 0448 117 108 if you have any further concerns or if you would like to discuss more about my business and how we operate.

Kind Regards

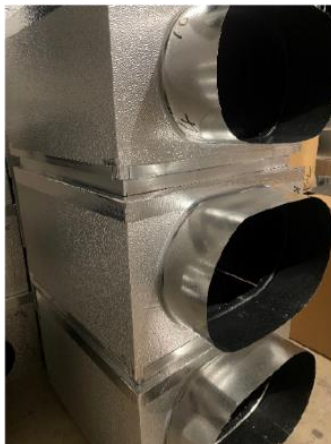
Andrew Vort-Ronald.

PIR Lightweight Boxes Production process



Lightweight Boxes in flat form once cut on router.

Theses are stored flat until ready to be assesmbled



Assembled boxes ready to be dispatched.

Theses are all manually put together by hand once they have been cut.



PRODUCT INFORMATION

PIRMAX HR PANEL is an Australian made modified PIR (Polyisocyanurate) rigid thermal panel that can be used in any applications, it is the next generation in high performance insulation products for commercial and residential developments. Designed to achieve excellent thermal value where minimal cavity is available. A thermoset material that will not melt and drip away like other insulators.

PIRMAX HR PANEL has amongst the highest thermal values of the rigid board insulation products, giving buildings continued thermal efficiency throughout their life span. A light weight closed cell (Polyisocyanurate) foam core panel, easy to handle and allows fast fixing to any application.

Isocyanurate free with zero Ozone Potential (ODP), does not release Volatile Organic Compounds (VOC's)

Complies with AS/NZS 4859.1

Amongst the highest thermal values of rigid board insulation due to the product's low thermal conductivity

Achieves excellent fire hazard results when tested to AS/NZS 1530.3

Achieves an External Wall classification of EW in accordance with AS 5113:2016 testing

Not corrosive to metal over time

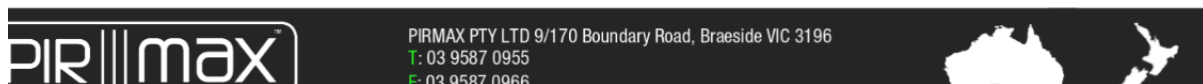
Able to custom manufacture to different sizes and facing colours

Fast manufacturing turnaround times

APPLICATIONS

Typical applications include:

- Wall Systems
- Internal ceiling cavity
- Raised Underfloor
- Ground Floor Slabs
- Roofs
- Domestic and Commercial Ducting



PIRMAX HR PANEL PRODUCT SPECIFICATIONS

PIRMAX HR PANEL PRODUCT DETAILS

Product Name	PIRMAX -HR Panel 'modified PIR rigid thermal insulation'
Product Code	PIRMAX HR _____ (mm)
Thickness	20mm/25mm/30mm/40mm/50mm/60mm/70mm/75mm/80mm/90mm/100mm
Panel Size	2400mm x 1200mm (2.88m ²) WA : 2270mm x 1200mm (2.72m ²): 514mm x 2270mm (1.66m ²) Also can be cut to custom lengths and sizes
Finishes	Silver/White/Black. Embossed aluminum sheet laminated to both sides, (Other colours are available upon request with an MOQ required)

PIRMAX HR PANEL PRODUCT DATA

Thermal Conductivity	20-35mm	0.023 W/m.K
	40-75mm	0.021 W/m.K
	80-95mm	0.020 W/m.K
Emittance	E0.03 (silver foil face)	
Edge Treatment	Square Edge	

MINIMAL THICKNESS & DECLARED R-VALUE (23°)

Product Thickness	Product R-Value
PIRMAX HR-Panel 20mm	R _d 0.89
PIRMAX HR-Panel 25mm	R _d 1.05
PIRMAX HR-Panel 30mm	R _d 1.30
PIRMAX HR-Panel 40mm	R _d 1.90
PIRMAX HR-Panel 50mm	R _d 2.35
PIRMAX HR-Panel 60mm	R _d 2.85
PIRMAX HR-Panel 70mm	R _d 3.30
PIRMAX HR-Panel 75mm	R _d 3.55
PIRMAX HR-Panel 80mm	R _d 4.00
PIRMAX HR-Panel 90mm	R _d 4.50
PIRMAX HR-Panel 100mm	R _d 5.00*



PIRMAX PTY LTD 9/170 Boundary Road, Braeside VIC 3196
T: 03 9587 0955
F: 03 9587 0966



PIRMAX HR PANEL PRODUCT TESTING

Complies to AS/NZS 4859.1		Facing Foil (Silver)	Facing Foil (White)	Facing Foil (Black)
Flammability Index	AS/NZS 1530.3	0	0	0
Spread of Flame Index	AS/NZS 1530.3	0	0	0
Heat Evolved Index	AS/NZS 1530.3	0	0	0
Smoke Developed Index	AS/NZS 1530.3	1	2	4
Compressive Strength	AS 2498.3	>125 (kPa)	>125 (kPa)	>125 (kPa)
Internal Wall Classification		EW Classification		
AS 5113:2016				

PIRMAX HR PANEL WALL APPLICATIONS

PIRMAX HR Insulation Panel has been evaluated and considered to comply with the requirements of the NCC/BCA in the following applications:

Within the internal part of the wall cavity for internal walls; or
Within the internal part of the wall cavity for external walls; or
Within the external panel wall stud frame (excluding curtain wall application).

MITIGATION

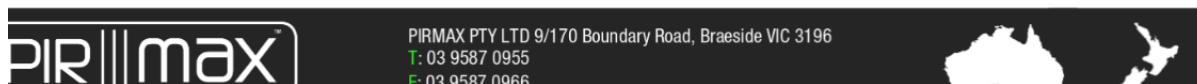
- PIRMAX HR Insulation Panel can be used on internal walls concealed within the wall linings by at least 10mm standard grade plasterboard or equivalent.
- PIRMAX HR Insulation Panel can be used on the internal side of the external wall either directly fixed or within the cavity provided it is shielded from the external part of the wall by fire rated material suitable stopped achieving an FRL of at least -/30/30 and shielded from the interior of a building by at least 10mm standard grade plasterboard or equivalent.

NATIONAL CONSTRUCTION CODE – VOLUME ONE 2016 AMENDMENT 1

- Clause A0.2 (b) complying with the Deemed-to-Satisfy Solution.
- Clause A2.2 sub-clause (a)(v) as evidence to support that the PIRMAX HR Insulation Panel meets the nominated Deemed-to-Satisfy Provisions under an Engineering Certificate.
- Clause A2.2 sub-clause (a)(vii) as evidence to support that the PIRMAX HR Insulation Panel meets the nominated Deemed-to-Satisfy Provisions under an Engineering Certificate.

INTERNAL WALL CAVITY

- Located within an internal wall cavity either directly to the wall or friction fitted within studwork.
- Performance Requirement CP2 and CP4
- Clause C1.10
- Sub-clause (a)(ix) Other materials including insulation materials.



PIRMAX HR PANEL PRODUCT TESTING

INTERNAL WALL - INTERNAL SIDE | WITHIN CAVITY

located within the internal side of an external wall or within the external wall cavity either directly to the wall or friction fitted within studwork.

Use of the PIRMAX HR Insulation Panel in a curtain wall application on the external part of the wall has not been tested or evaluated and is excluded from this report.

- ▶ Performance Requirement CP2 and CP8
- ▶ Installed within the wall cavity and shielded from the external part of the building by a fire rated material that achieves FRL of at least -/30/30. The material is to be sealed with the fire rated material.
- ▶ The area above an opening for a height of at least 900mm is to achieve an FRL of at least -/60/60 to achieve a compliant spandrel.
- ▶ The above provision of a spandrel in conjunction with the materials testing to AS 5113:2016 achieves an EW classification.

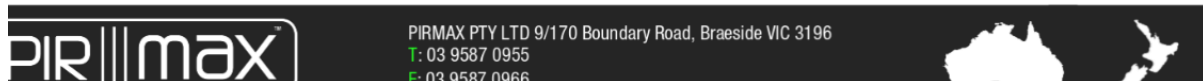
PIRMAX HR PANEL INTERNAL CEILING APPLICATIONS

PIRMAX HR Insulation Panel has been evaluated and considered to comply with the requirements of the BCA in the following applications:

National Construction Code – Volume One 2019

- ▶ Clause A2.1 (2) complying with the Deemed-to-Satisfy Solution.
- ▶ Clause A2.2 sub-clause (a)(iii) / (a)(v) as evidence to support that the PIRMAX HR Insulation Panel meets the nominated Deemed-to-Satisfy Provisions under an Engineering Certificate.

- ▶ Internal ceiling Lining
- ▶ Performance Requirement CP2 and CP4
- ▶ Clause C1.10

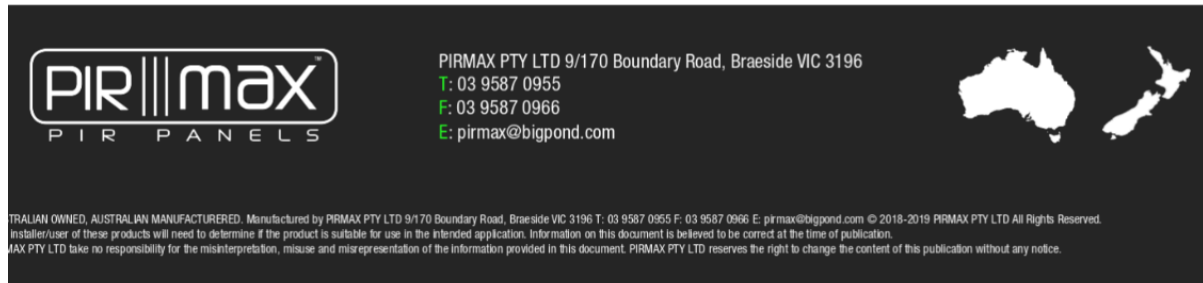


PIRMAX HR PANEL SPECIFICATION NOTES

When specifying, state the following:

Product Name: PIRMAX HR PANEL _____mm

The insulation to be installed shall be PIRMAX HR Panel double sided reflective PIR insulation, comprised of extruded Polyisocyanurate Rigid board with foil facing on both sides, and an R value of _____. Product is Australian Made, manufactured by PIRMAX PTY LTD and shall be installed in accordance with manufacturers installation instructions.









PRODUCT INTRODUCTION

PIRMAX HR PANEL is a modified PIR (Polyisocyanurate) rigid thermal panel that can be used in many applications. **PIRMAX HR PANEL** is the next generation in high performance insulation products for commercial and residential developments. Designed to achieve excellent thermal value where minimal cavity is available.

PIRMAX HR PANEL has amongst the highest thermal values of rigid board insulation products, giving buildings continued thermal efficiency throughout their life span. **PIRMAX HR PANEL** is a light weight closed cell Polyisocyanurate foam core panel. Easy to handle and allows fast fixing to any application.



PIRMAX

HR-Panel

PIRMAX HR PANEL is CFC free with zero Ozone Depletion Potential (ODP), does not release Volatile Organic Compounds (VOC's) and is manufactured in Australia.

- ▶ Complies with AS/NZS 4859.1:2018.
- ▶ Amongst the highest thermal values of rigid board insulation due to the product's low thermal conductivity.
- ▶ Achieves an External Wall classification of EW in accordance with AS 5113:2016 testing.
- ▶ Achieves excellent fire hazard results when tested to AS/NZS 1530.3.
- ▶ Not corrosive to metal over time.
- ▶ Able to custom manufacture to different sizes and facing colours.
- ▶ Fast manufacturing turnaround times.



Applications

Wall Systems, Raised Underfloor, Ground Floor Slabs, Ceiling Systems, Roofs, Domestic and Commercial Ducting.

Construction

PIRMAX HR PANEL is a modified PIR (Polyisocyanurate) rigid thermal panel laminated with aluminium foil laminates to both sides of the board.

Australian Made

PIRMAX HR PANEL is manufactured in Australia by an Australian owned and operated company, and guarantee the highest quality insulation material. Raw materials and chemicals are also sourced from Australian companies wherever possible. As our products are wholly Australian Made we take pride in our manufacturing to ensure a high standard of quality, service and value.



PRODUCT SPECIFICATIONS

PIRMAX HR PANEL Product Details

Product Name	PIRMAX - HR Panel "modified PIR rigid thermal insulation"
Product Code	PIRMAX HR _____ (mm)
Thickness	20mm/25mm/30mm/40mm/50mm/60mm/70mm/75mm/80mm/90mm/100mm
Panel Size	2400mm x 1200mm (2.88m ²) Also can be cut to custom lengths and sizes
Facings	Silver/White/Black. Embossed aluminium sheet laminated to both sides. (Other colours are available upon request with an MOQ required).

PIRMAX HR PANEL Product Data

Thermal Conductivity	20mm-35mm	0.023 W/m.K
	40mm-75mm	0.021 W/m.K
	80mm-95mm	0.020 W/m.K
Emittance	E0.03 (silver foil face)	
Edge Treatment	Square Edge	

PIRMAX HR PANEL Product R-Values

Nominal Thickness	Declared Product R-value at 23°C
PIRMAX HR 20mm	R ₀ 0.89
PIRMAX HR 25mm	R ₀ 1.05
PIRMAX HR 30mm	R ₀ 1.30
PIRMAX HR 40mm	R ₀ 1.90
PIRMAX HR 50mm	R ₀ 2.35
PIRMAX HR 60mm	R ₀ 2.85
PIRMAX HR 70mm	R ₀ 3.30
PIRMAX HR 75mm	R ₀ 3.55
PIRMAX HR 80mm	R ₀ 4.00
PIRMAX HR 90mm	R ₀ 4.50
PIRMAX HR 100mm	R ₀ 5.00*

* Estimated R-Value, based on λ0.02

PIRMAX HR PANEL Product Testing

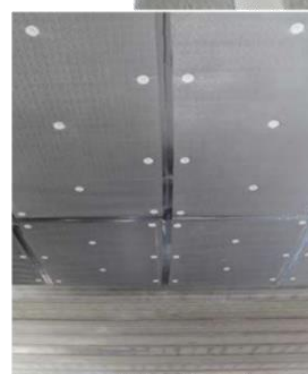
Complies to AS/NZS 4859.1:2018 and NCC/BCA Compliant		
External Wall Classification	AS 5113:2016	EW Classification
Ignitability Index	AS/NZS 1530.3	0
Spread of Flame Index	AS/NZS 1530.3	0
Heat Evolved Index	AS/NZS 1530.3	0
Smoke Developed Index	AS/NZS 1530.3	Silver-1, White-2, Black-4
Compressive Strength	AS 2498.3	>125 (kPa)
Water Vapour Resistivity	ASTM E96	>100 (MNs/gm)

PIRMAX HR PANEL Specification Notes

When specifying, state the following:

Product Name: PIRMAX HR PANEL _____mm

The insulation to be installed shall be PIRMAX HR Panel double sided reflective PIR insulation, comprised of Modified Polyisocyanurate Rigid Panel with a foil facing on both sides, and an R Value of _____. Product is Australian Made, manufactured by PIRMAX Pty Ltd and shall be installed in accordance with manufacturers installation instructions.

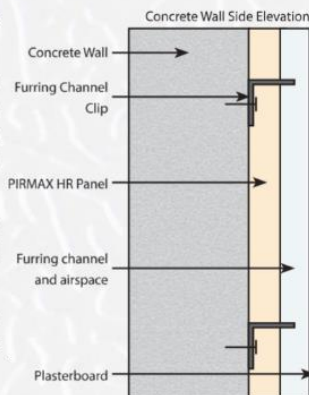


PIRMAX HR PANEL WALL APPLICATIONS

Concrete Wall Installation

CONCRETE WALL INSTALLATION

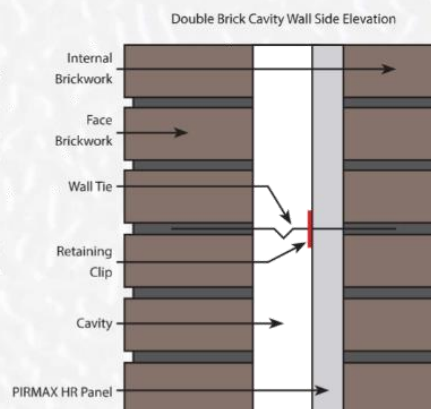
1. Fix the selected clips for the furring channel, at spacings required for the plasterboard.
2. Install the PIRMAX HR panel by pushing the panel onto the clips, ensuring the wings of the clip have pushed through the panel, and the panel is butting up to the concrete wall. If required trim and neaten the foil around the clips to avoid any foil detaching from the panel.
3. Join each PIRMAX HR panel side by side during the installation, butting each panel to provide continual thermal performance.
4. Furring channel must be fitted by clipping into the channel clips. The furring channel is to be fitted as closely as possible to the PIRMAX HR panel.
5. Once all the above has been carefully installed, the plasterboard lining can then be fitted.



Double Brick Cavity Installation

DOUBLE BRICK CAVITY INSTALLATION

1. Construct and prepare the inner leaf of brickwork to allow the installation of the PIRMAX HR Panel by removing excess mortar and mortar droppings. Ensure the wall ties are kept clean of mortar and are placed at recommended centres.
2. Secure the PIRMAX HR Panel tight against the external side of the inner leaf using the wall ties and approved retaining clips.
3. Ensure the minimum required residual cavity is maintained in accordance with the NCC/BCA provision.



TAPING

It is recommended the joins to be taped with a 48mm or 72 mm wide high quality aluminium foil tape. When taping, ensure the surfaces are clean, sound and free of dust and contaminants. Use a tape applicator to apply appropriate pressure to the tape.

Distributed by:



Reflex Insulation Pty Ltd
Phone: **1300 720 185**
Email: **info@reflexinsulation.com.au**
www.reflexinsulation.com.au

AUSTRALIAN OWNED, AUSTRALIAN MANUFACTURED. Manufactured by: PIRMAX Pty Ltd 9/170 Boundary Road, Braeside VIC 3195 T: 03 9587 0955 F: 03 9587 0966 E: pirmax@bigpond.com © 2021 Reflex Insulation Pty Ltd All Rights Reserved. Disclaimer: The installer/user of these products will need to determine if the product is suitable for the use in the intended application. Information on this brochure is believed to be correct at the time of publication. Pirmax Pty Ltd take no responsibility for the misinterpretation, misuse and misrepresentation of information provided on this brochure. Pirmax Pty Ltd reserves the right to change the content of this publication without any notice.

Issued July 2021 • Version 4.1



415 Volt Silent Air Compressors

Dependable Performance



P55S shown with front cover removed



Puma 415 Volt Silent air compressors have been developed for workplace use to mitigate the occupational health risk caused by excessive noise.

Using innovative design, Puma has combined the cost benefits of a piston compressor with the quiet operating characteristics of a screw compressor.

These compact and stylish units offer an economical low-noise solution for applications with intermittent or fluctuating compressed air demand.

Factory, workshop and industrial users will really appreciate the improved working conditions delivered by a Puma Silent air compressor at your jobsite.

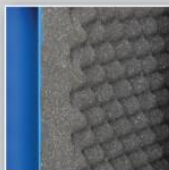
Specifications

415 Volt Silent

Model	Pump Displacement	Free Air Delivery	Maximum Pressure	Compressor Pump	Electric Motor	Current Draw	Internal Tank	Optional Ext. Tank	Noise Level	Outlet Size	Dimensions (cm) & Weight			
	L/min [cfm]*	L/min [cfm]*	kPa [psi]	Model [rpm]	kW [hp]	Amps	Litres	Litres	dB(A)^	BSP	W	D	H	kg
P30S	735 [26.0]	520 [18.4]	930 [135]	PG55 [810]	4 [5.5]	9.0	3	150/330	66	3/4"	86	71	111	244
P40S	1,020 [36.0]	760 [26.9]	930 [135]	PG75 [810]	5.5 [7.5]	12.7	6	150/330	65	1"	102	79	128	355
P55S	1,415 [50.0]	1,055 [37.3]	930 [135]	PG100 [750]	7.5 [10]	16.3	6	330/530	67	1"	102	79	128	394

* Measured per AS 4637-2006. ^ Measured @ 1 m per AS 2221.1-1979.

Features and Benefits



Soundproofed Enclosure

State-of-the-art soundproofed enclosure enables the compressor set to be installed directly within the working environment without the need for a separate plant room.



Built-In Protection

Low oil shutdown, motor overload release and air pressure relief systems provide constant protection against major component damage.



Puma Compressor Pump

Puma's traditional over-square pump design delivers high flowrates at low pump speeds. Its full cast iron construction is built tough for reliability and long service life.



Electric Cooling Fans

Dual secondary cooling fans with run-on timer eliminate compressor overheating problems that can otherwise occur when operating under extreme duty cycles.



Teco 415V Electric Motor

The fully copper-wound, high efficiency MEPS-compliant motor saves your money and reduces your enterprise's carbon footprint by using less electricity.



Accessories

A full range of matching vertical air receivers, refrigerant dryers, filters and other compressed air system components is available for the Puma 415 Volt Silent compressors.



Operator Control Panel

Fully automatic on-off operation is selectable via push buttons on the control panel. A pressure gauge and indicator lights provide at-a-glance monitoring of the unit's status.



PUMA and the PUMA WILDCAT image are registered trade marks of Puma Industrial Co., Ltd. (Taiwan).



AUTHORIZED PUMA DEALER:



www.puma-air.com.au

Specifications are subject to change without notice. 2014-10



THE ALL NEW T-SERIES

PROVEN, RELIABLE & POWERFUL PERFORMANCE FOR SMALL / MEDIUM APPLICATIONS.

AVAILABLE IN FIVE SIZES: S200-T1000

Available as standard with three plastic bag bins, a S750 can typically service up to 7,000 m³/hr. This may equate to a Panel saw @ 160 Ø, a CNC @ 250, and an Edgebander @ 125 Ø operating at the same time.

The T-Series has the best performance/cost ratio of any dust collector in its market segment. The quiet operation and high performance of this system ensures superior results, unmatched by any in the market.

The T-Series' superior performance & quality has been proven in more installations than any other brand & is the recommended system by all major woodworking machinery suppliers.

KEY BENEFITS

- The most POWERFUL filter of it's size on the market
- Efficient self-cleaning of filter bags
- Modular by design
- Quiet operation & high efficiency
- Over 50,000 systems installed worldwide

	QUICK FACTS	TECHNICAL PARAMETERS
T500	<ul style="list-style-type: none"> 15m³, 16 needle-felt bags Dimensions: 1930W, 1270D, 2745H Powerful & high performance 	<ul style="list-style-type: none"> Fan 2880rpm, 4KW, 250 Ø inlet + incl. starter box 2 plastic waste bags Typical capacity: 4,500 m³/h (dependant on dust load & system pressure)
T750	<ul style="list-style-type: none"> 22.5m³, 24 needle-felt bags Dimensions: 2515W, 1270D, 2745H Powerful & high performance 	<ul style="list-style-type: none"> Fan 2880rpm, 7.5KW, 315 Ø inlet + incl. starter box 3 plastic waste bags Typical capacity: 7,500 m³/h (dependant on dust load & system pressure)
T1000	<ul style="list-style-type: none"> 31-40m³, 32 needle-felt bags Dimensions: 3450W, 1270D, 3300H Powerful & high performance 	<ul style="list-style-type: none"> Fan 2880, 11-15KW, 400 Ø inlet + incl. starter box Variable Speed Drive (maximum power at lowest running cost!) Typical capacity 10,000m³/h (dependent of dust load & system pressure)

ACCESSORIES

- a. Outdoor conversion kit
- b. Above waste bin option
- c. Floor Cleaning kit for CNC's
- d. Quick Fit ducting kits/manifolds for all machinery brands
- e. From 2.2KW to 15 KW options
- f. Discharge to Wheeliebins
- g. Variable Speed Drive

*Airtight is the preferred supplier for all major wood working machinery suppliers in Australia/NZ



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Elite Air Supplies
26 Manchester Circuit
Craigmore SA 5114

S7128C3

Attention: Andrew Vort-Ronald

31 October 2021

Dear Andrew,

**ELITE AIR SUPPLIES – 4/6-12 STANBEL ROAD SALISBURY PLAIN (DA 21025238)
RESPONSE TO REPRESENTATIONS**

A noise assessment has been made of the proposed development comprising the change of use from warehousing to light manufacturing (air conditioning duct components) at 4/6-12 Stanbel Road Salisbury Plain, as detailed in Sonus report S7128C2, dated September 2021 (**the Sonus Report**).

Three representations have been received through the public notification process which reference the potential for noise associated with the proposed development to impact nearby residential areas (two of which relate to noise impacts on specific properties).

The following summary provides a response to specific concerns raised in the representations regarding the noise impacts of the proposed development.

Goal Noise Levels

In preparing the noise assessment, goal noise levels applicable to the proposed development were derived in accordance with the *Planning and Design Code* (**the Code**) and the *Environment Protection (Noise) Policy 2007* (**the Policy**). As noted in the report, the Policy is based on the World Health Organisation Guidelines to prevent community annoyance, sleep disturbance and adverse impacts on the amenity of a locality.

Based on the hours of operation of the proposed development and the Code zones in which the proposed development and nearby noise sensitive locations (i.e. residential premises) are located, a goal noise level of 52dB(A) applies to the development at residential premises within the "General Neighbourhood" zone (i.e. those fronting Carney Close and Fenden Road north of Stanbel road). This goal noise level is 5dB(A) more stringent than that which would apply under the Policy to an existing noise source in recognition of the increased sensitivity of the community to a new noise source.

Sonus Pty Ltd

17 Ruthven Avenue ADELAIDE SA 5000

www.sonus.com.au

ELITE AIR SUPPLIES – 4/6-12 STANBEL ROAD SALISBURY PLAIN (DA 21025238)
 RESPONSE TO REPRESENTATIONS
 31 October 2021
 Page 2 of 2

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Predicted Noise Levels

Noise levels associated with the development were predicted using the SoundPLAN computer noise modelling software at locations representative of each residence identified in Appendix A of the Sonus report. As noted in the report, the highest predicted noise level at a residential location was 52dB(A) (including a conservative 5dB(A) penalty for a modulating noise character), consistent with the goal noise level applicable under the Policy for residences within the “General Neighbourhood” zone. Lower noise levels were predicted at residences located further from the site (including those of the representors and those located within the “Strategic Employment” zone).

Specifically, the following noise levels were predicted at each residence associated with a representation which references potential noise impacts associated with the proposed development (each including a conservative 5dB(A) penalty for a modulating noise character):

39 Carney Close	47 dB(A)
41 Fenden Road	42 dB(A)
43 Fenden Road	39 dB(A)

Based on the above, noise from the proposed development is predicted to achieve the goal noise levels determined in accordance with the Code and the Policy at all nearby residences, and will therefore *not unreasonably impact the amenity of sensitive receivers through noise*.

If you have any questions or require clarification, please call me.

Yours faithfully
Sonus Pty Ltd



Chris Turnbull
Principal

+61 417 845 720
 ct@sonus.com.au

Elite Air Supplies

Unit 4, 6-12 Stanbel Road Salisbury Plains

Environmental Noise Assessment

S7128C2

September 2021

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Sonus Contact: Chris Turnbull
Principal
Phone: +61 (0) 417 845 720
Email: ct@sonus.com.au
www.sonus.com.au

Elite Air Supplies
Environmental Noise Assessment
S7128C2
September 2021

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Document Title : Elite Air Supplies – Unit 4, 6-12 Stanbel Road Salisbury Plains
Environmental Noise Assessment
Document Reference : S7128C2
Date : September 2021
Prepared By : Byron Holmes, MAAS
Reviewed By : Chris Turnbull, MAAS

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Elite Air Supplies
Environmental Noise Assessment
S7128C2
September 2021

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1 INTRODUCTION

An environmental noise assessment has been conducted for the proposed Elite Air Supplies development at Unit 4, 6-12 Stanbel Road, Salisbury Plain.

The proposed development comprises the change of land use of the subject site from 'warehousing' to 'light manufacturing', including the following activities:

- Use of machinery to manufacture air handling system ductwork components;
- Occasional deliveries to the site by light commercial vehicles; and
- Dispatch of completed ductwork components by light commercial vehicles.

Of the activities described above, deliveries to the site and dispatch from the site could already occur as part of the existing approved use of the site for warehousing. As such, this assessment considers the noise associated with the new land use, being the manufacture of air handling system ductwork components.

The assessment predicts the noise levels associated with the new noise sources and compares the predicted levels against objective goal noise levels determined in accordance with the *Planning and Design Code (the Code)* and the *Environment Protection (Noise) Policy 2007 (the Policy)*.

An overview of the locality showing the subject site and nearest noise sensitive receivers is provided in Appendix A.

The assessment has been based on:

- Building plans for the existing warehouse, prepared by Zummo Design, dated 16/3/2009;
- Description of the proposed development, provided to Sonus 1/9/2021;
- Site plan showing the proposed location of machinery within the building, provided to Sonus 1/9/2021;
- Operating hours for the development being 7:00am to 6:00pm Monday to Saturday, and 8:00am to 4:00pm Sunday; and,
- Noise measurement data available in Sonus' database of noise sources, developed from a range of other similar facilities.

Elite Air Supplies
Environmental Noise Assessment
S7128C2
September 2021

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2 CRITERIA

2.1 Planning and Design Code

The subject site is located within the City of Salisbury local government area. Development within the City of Salisbury is subject to the provisions of the *Planning and Design Code (the Code)*¹ under the *Planning, Development and Infrastructure Act 2016* (the PDI Act).

In accordance with the Code, the subject site is located within the "Strategic Employment" zone. The nearest noise sensitive receivers are located within the "General Neighbourhood" zone. Additional noise sensitive receivers are also located within the "Strategic Employment" zone.

An overview of the locality showing the subject site and nearest noise sensitive receivers is provided in Appendix A.

The Code has been reviewed and particular regard has been given to the following provisions:

Part 4 – General Development Policies – Interface between Land Uses

Desired Outcome:	
DO 1: Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable

¹ Version 2021.13 dated 9 September 2021

Attachment 4
Extract of Planning and
Design Code

Policy24 - Enquiry

UNIT 4 6-12 STANBEL RD SALISBURY PLAIN SA 5109**Address:**Click to view a detailed interactive [SAILIS](#) in SAILIS

To view a detailed interactive property map in SAPPA click on the map below

**Property Zoning Details****Local Variation (TNV)****Concept Plan (81)****Overlay****Airport Building Heights (Regulated) (All structures over 15 metres)****Building Near Airfields****Defence Aviation Area (All structures over 90 metres)****Hazards (Flooding General)****Prescribed Wells Area****Regulated and Significant Tree****Zone****Strategic Employment****Development Pathways**▪ **Strategic Employment**

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Brush fence
- Building work on railway land
- Internal building work
- Partial demolition of a building or structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Temporary public service depot
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

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- Advertisement
- Replacement building
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- General industry
- Land division
- Light industry
- Office
- Outbuilding
- Retail fuel outlet
- Retaining wall
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Tree-damaging activity
- Warehouse

4. Impact Assessed - Restricted

Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Strategic Employment Zone

Assessment Provisions (AP)

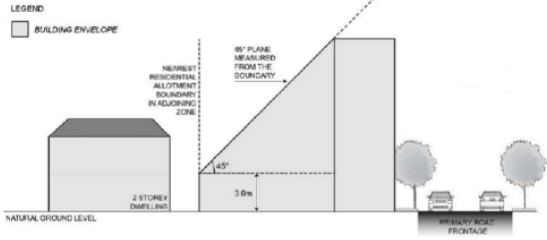
Desired Outcome	
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	<p>Employment-generating uses are arranged to:</p> <ul style="list-style-type: none"> (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Automotive collision repair (c) Electricity substation (d) Energy generation facility (e) Energy storage facility (f) Fuel depot (g) General industry (h) Intermodal facility (i) Light Industry (j) Motor repair station (k) Public service depot (l) Rail marshalling yard (m) Renewable energy facility (other than a wind farm) (n) Retail fuel outlet (o) Service trade premises (p) Shop (q) Store (r) Telecommunications facility (s) Training facility (t) Warehouse
<p>PO 1.2</p> <p>Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.</p>	<p>DTS/DPF 1.2</p> <p>Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:</p> <ul style="list-style-type: none"> (a) Bulky goods outlet (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Service trade premises (j) Store (k) Training facility (l) Warehouse.
PO 1.3	DTS/DPF 1.3

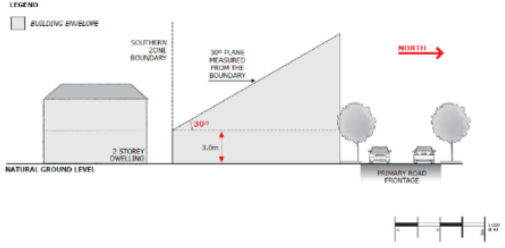
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Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	Shop where one of the following applies: (a) with a gross leasable floor area up to 250m ² (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry.
PO 1.4 Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.	DTS/DPF 1.4 None are applicable.
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility in the form of a monopole: (a) up to a height of 30m (b) no closer than 50m to neighbourhood-type zone.
PO 1.6 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.6 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Site Dimensions and Land Division	
PO 2.1 Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.	DTS/DPF 2.1 Allotments: (a) connected to an approved common waste water disposal service have and an area of 2500m ² or more and a frontage width of 30m or more (b) that will require the disposal of waste water on-site have an area of 3000m ² or more and a frontage width of 30m or more.
Built Form and Character	
PO 3.1 Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 3.1 None are applicable.
PO 3.2 Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	DTS/DPF 3.2 None are applicable.

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PO 3.3 Buildings are set back from the primary street boundary to contribute to a consistent streetscape.	DTS/DPF 3.3 The building line of a building is no closer to the primary street frontage than: (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building or (b) where no building exists on an adjoining site: (i) 8m or more for buildings up to 6m high (ii) not less than 10m for buildings greater than 6m high.
PO 3.4 Buildings are set back from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.4 Building walls are set back 4m or more from a secondary street boundary.
PO 3.5 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.5 Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.
Interface Height	
PO 4.1 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 4.1 Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary): 
PO 4.2 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 4.2 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:

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<p>PO 4.3</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>								
Landscaping									
<p>PO 5.1</p> <p>Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.</p>	<p>DTS/DPF 5.1</p> <p>Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):</p> <ul style="list-style-type: none"> (a) where a building is set back less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary or (b) in accordance with the following: <table border="1" data-bbox="826 1171 1385 1821"> <thead> <tr> <th>Minimum width</th><th>Description</th></tr> </thead> <tbody> <tr> <td>8m</td><td>Along any boundary with the Open Space Zone associated with the River Torrens.</td></tr> <tr> <td>5m</td><td>Along any boundary with a Highway, Freeway or Expressway.</td></tr> <tr> <td>5m</td><td>Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: <ul style="list-style-type: none"> (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction </td></tr> </tbody> </table>	Minimum width	Description	8m	Along any boundary with the Open Space Zone associated with the River Torrens.	5m	Along any boundary with a Highway, Freeway or Expressway.	5m	Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: <ul style="list-style-type: none"> (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction
Minimum width	Description								
8m	Along any boundary with the Open Space Zone associated with the River Torrens.								
5m	Along any boundary with a Highway, Freeway or Expressway.								
5m	Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: <ul style="list-style-type: none"> (a) Employment (Bulk Handling) Zone; (b) Commercial and Business Zone; (c) Resource Extraction 								

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		Zone.
	3m	Along the any boundary on the perimeter of the zone that fronts a public road or thoroughfare.
	3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.	
PO 5.3 Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.	DTS/DPF 5.3 None are applicable.	
Fencing		
PO 6.1 Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.	DTS/DPF 6.1 Fencing exceeding 2.1m in height is: (a) located behind a façade of an associated building located on the same site or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.	
Advertisements		
PO 7.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height (b) do not have a sign face exceeding 8m ² per side.	
Concept Plans		
PO 8.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 8.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:	
	Description	
	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints	
	In relation to DTS/DPF 8.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the	

Policy24 - Enquiry

	<p>proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.</p>
--	--

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building work on railway land (d) carport (e) fence (f) outbuilding (g) retaining wall (h) shade sail (i) solar photovoltaic panels (roof mounted) (j) telecommunications facility (k) temporary public service depot (l) verandah (m) water tank. 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Strategic Employment Zone DTS/DPF 4.1 2. Strategic Employment Zone DTS/DPF 4.2.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) consulting room (b) general industry (c) light industry (d) office (e) motor repair station (f) retail fuel outlet (g) store (h) warehouse. 	<p>Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>

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4. Any development involving any of the following (or of any combination of any of the following): (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity.	None specified.
5. Demolition.	Except any of the following: 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
6. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that does not satisfy Strategic Employment Zone DTS/DPF 1.3.
7. Telecommunications facility.	Except telecommunications facility that does not satisfy Strategic Employment Zone DTS/DPF 1.5.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Management of potential impacts of buildings and generated emissions to maintain operational and safety requirements of registered and certified commercial and military airfields, airports, airstrips and helicopter landing sites.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
<p>PO 1.1</p> <p>Building height does not pose a hazard to the operation of a certified or registered aerodrome.</p>	<p>DTS/DPF 1.1</p> <p>Buildings are located outside the area identified as 'All structures' (no height limit is prescribed) and do not exceed the height specified in the Airport Building Heights (Regulated) Overlay which applies to the subject site as shown on the SA Property and Planning Atlas.</p> <p>In instances where more than one value applies to the site, the lowest value relevant to the site of the proposed development is applicable.</p>
<p>PO 1.2</p> <p>Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with a certified or registered aerodrome.</p>	<p>DTS/DPF 1.2</p> <p>Development does not include exhaust stacks.</p>

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development:</p> <p>(a) building located in an area identified as 'All structures' (no height limit is prescribed) or will exceed the height specified in the <i>Airport Building Heights (Regulated) Overlay</i></p> <p>(b) building comprising exhaust stacks that generates plumes, or may cause plumes to be generated, above a height specified in the <i>Airport Building Heights (Regulated) Overlay</i>.</p>	<p>The airport-operator company for the relevant airport within the meaning of the <i>Airports Act 1996</i> of the Commonwealth or, if there is no airport-operator company, the Secretary of the Minister responsible for the administration of the <i>Airports Act 1996</i> of the Commonwealth.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities.</p>	<p>Development of a class to which Schedule 9 clause 3 item 1 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.</p>	<p>DTS/DPF 1.1</p> <p>Development:</p> <ul style="list-style-type: none"> (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
<p>PO 1.2</p> <p>Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.</p>	<p>DTS/DPF 1.2</p> <p>All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft:</p> <ul style="list-style-type: none"> (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
<p>PO 1.3</p> <p>Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.</p>	<p>DTS/DPF 1.3</p> <p>The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.</p>

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas.	DTS/DPF 1.1 Building height does not exceed the relevant height specified by the <i>Defence Aviation Area Overlay</i> .
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	

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PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Prescribed Wells Area Overlay**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1	DTS/DPF 1.1

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<p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.
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Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

Regulated and Significant Tree Overlay**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
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	Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

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(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <p>(a) there are no regulated or significant trees located within or adjacent to the plan of division</p> <p>or</p> <p>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.</p>

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Part 4 - General Development Policies**Advertisements****Assessment Provisions (AP)**

Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

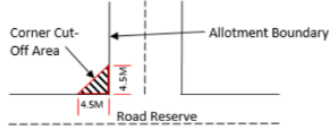
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the

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	<p>building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p>
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <p>(a) concealed by the associated advertisement and decorative detailing or</p> <p>(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.</p>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <p>(a) achieves Advertisements DTS/DPF 1.1</p> <p>(b) are integrated with a bus shelter.</p>
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <p>(a) are attached to a building</p> <p>(b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached</p> <p>(c) do not result in more than one sign per occupancy that is not flush with a wall.</p>
Advertising Content	
<p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the</p>

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activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.

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<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).
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Animal Keeping and Horse Keeping**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Horse Keeping	
<p>PO 2.1</p> <p>Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.</p>	<p>DTS/DPF 2.2</p> <p>Stables, horse shelters and associated yards are sited in accordance with all of the following:</p> <ul style="list-style-type: none"> (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership

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and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.								
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.								
Hours of Operation									
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	DTS/DPF 2.1 Development operating within the following hours: <table border="1"> <thead> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> </thead> <tbody> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Overshadowing									
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.								

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sunlight.	
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
Activities Generating Noise or Vibration	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

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(d) or acoustic enclosure providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.					
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="826 1093 1358 1328"> <thead> <tr> <th>Assessment location</th><th>Music noise level</th></tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td></tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				

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exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4	DTS/DPF 9.4

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Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

~~Land Division~~~~Assessment Provisions (AP)~~

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PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the	DTS/DPF 3.1 The access is:

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operation of public roads.	<p>(a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or</p> <p>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.</p>
<p>PO 3.2</p> <p>Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</p> <p>(b) where newly proposed, is set back:</p> <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <p>(a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided</p> <p>(b) for sites with a frontage to a public road greater than 20m:</p> <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause</p>

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avoid interference and ensure their safe ongoing operation.	an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for	DTS/DPF 6.3 None are applicable.

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integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to	DTS/DPF 9.3 None are applicable.

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encourage cycling as a mode of journey-to-work transport.	
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a</p>

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Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.

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Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)

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Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	<p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p>
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	<p>1.5 spaces per 100m² of total floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Warehouse	0.5 spaces per 100m ² total floor area.

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Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column subject to the following:

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria) or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone
		1 space for each dwelling with a total floor area less than 75 square metres	City Main Street Zone
		2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres	City Riverbank Zone
		3 spaces for each dwelling with a total floor area greater than 150 square metres.	Adelaide Park Lands Zone
		Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Business Neighbourhood Zone (within the City of Adelaide)
Non-residential development			
Non-residential	3 spaces per 100m ² of gross	5 spaces per 100m ² of gross	City Living Zone

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development excluding tourist accommodation	leasable floor area.	leasable floor area.	Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

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2 bedroom dwelling - 1 space per dwelling	Urban Corridor (Living) Zone
3 or more bedroom dwelling - 1.25 spaces per dwelling	Urban Corridor (Main Street) Zone
0.25 spaces per dwelling for visitor parking.	Urban Neighbourhood Zone

Table 2 - Criteria:

The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p>(i) City of Burnside</p> <p>(ii) City of Marion</p> <p>(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.

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	For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	
Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	

Policy24 - Enquiry

Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

Waste Treatment and Management Facilities**Assessment Provisions (AP)**

Desired Outcome	
DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.

Policy24 - Enquiry

PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	

Policy24 - Enquiry

PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

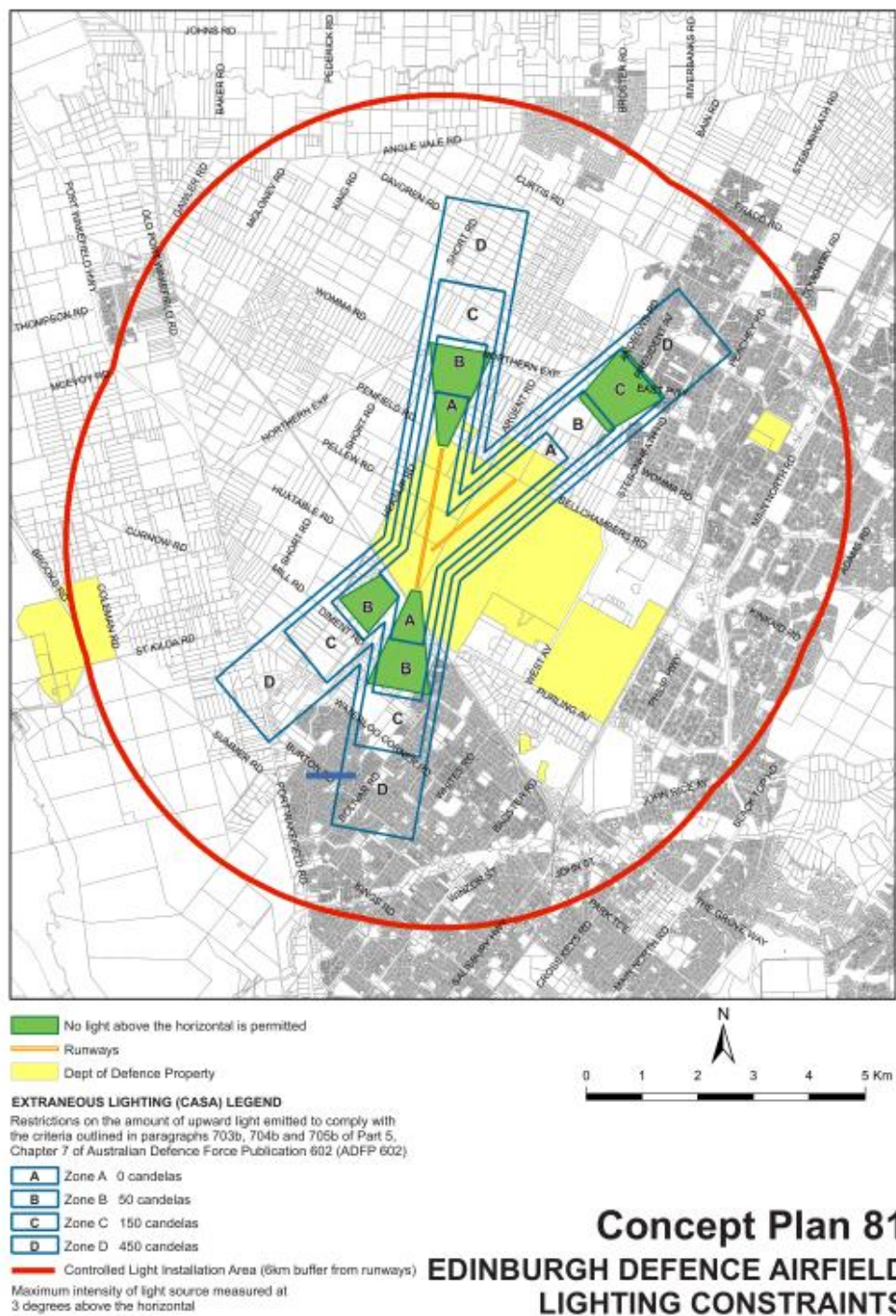
Policy 24 - Enquiry

Assessment Provisions (AP)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

Part 12 - Concept Plans**Playford****Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints**



ITEM	8.1.2
	COUNCIL ASSESSMENT PANEL
DATE	23 November 2021
APPLICATION NO.	361/24/2021/2A
APPLICANT	M2 Custom Homes Pty Ltd
PROPOSAL	Fourteen two storey dwellings, retaining walls and fencing
LOCATION	35-41 Lantana Drive, Parafield Gardens SA 5107
CERTIFICATE OF TITLE	Volume 5906 Folio 554
AUTHOR	Andrew Humby, Planning Consultant

1. DEVELOPMENT APPLICATION DETAILS

Zone/Policy Area	Residential Zone
Application Type	On-merit
Public Notification Category	2
Public Notification	Representations received: 5 Representations to be heard: 3
Referrals - Statutory	Nil
Referrals – Internal	Development Engineering
Development Plan Version	Salisbury (City) Development Plan (Consolidated 4 April 2019)
Assessing Officer	Andrew Humby, Consultant Planner
Recommendation	Grant Development Plan Consent, subject to Reserved Matter and Conditions
Meeting Date	23 November 2021

2. REPORT CONTENTS

Assessment Report

Attachment 1:	Plan of Division and Supporting Information
Attachment 2:	Notice of Category 2 Development and Copy of Representations
Attachment 3:	Extract of Relevant Development Plan Provisions and Location Maps (Consolidated 4 April 2019)

3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent to construct fourteen (14) two storey dwellings, retaining walls and fencing at 35-41 Lantana Drive, Parafield Gardens.

The subject site is located within the Residential Zone. The proposed development has been assessed 'on-merit' and as a Category 2 form of development. Five (5) valid representations were received, with all five (5) opposing the development. The applicant has not provided any further documentation to respond to the concerns by representors, other than responding to request for further information identified by Council administration.

This report provides a detailed assessment of the application against the relevant provisions of the Salisbury Development Plan, Consolidated 4 April 2019. The assessment found that:

- (a) Dwellings are an envisaged form of development with the Residential Zone;
- (b) Each dwelling is provided with sufficient private open space;
- (c) Adequate on-site parking and manoeuvring will be provided;
- (d) Privacy of adjoining residential allotments will be maintained through upper storey window treatments and fencing along side and rear boundaries;
- (e) Overshadowing of adjoining dwellings and areas of private open space is consistent with Development Plan criteria;
- (f) The bulk, scale and form of dwellings are consistent with the desired character of the Residential Zone, albeit in a modern form, and have been designed to minimise impacts upon adjoining allotments

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

4. SUBJECT SITE

The subject site is described as 35 – 41 Lantana Drive, Parafield Gardens and is comprised of one allotment, formally described as Allotment 27 contained in Deposited Plan 63008, Certificate of Title Volume 5906 Folio 554.

The site is located on the western side of Lantana Drive, approximately 50 metres north east of the intersection of Lantana Drive and Maple Avenue. The allotment has a width of 63.94 metres frontage to Lantana Drive and depth of 138.03 metres. The site has an overall site area of 11,060 square metres.

For the purposes of this application, the subject site only relates to 4,507 square metres of the overall allotment, with the eastern portion of the allotment (adjoining Lantana Drive) excluded from the development area. The eastern portion of the allotment (6553 square metres) will be developed at a later time for residential development and does not form part of the application.

Access to the subject land is to be obtained from Martindale Road.

The subject site contains horticultural activities (olive plantation and single row of grape vines) and cluster of eucalypts trees fronting Lantana Drive, with the balance of the land covered in grasses. A number of sheds and chicken coups are clustered along the southern boundary, with trees scattered throughout the subject site.

The site is for all intents and purpose flat, with no noticeable slope occurring across the subject site. No Regulated or Significant trees are located on the subject site.

Site photos are provided on the following pages.

Photo 1.

Looking north
west towards the
site from Lantana
Drive



Photo 2.

Looking south
west towards the
site from the road
reserve on Lantana
Drive



Photo 3.

Looking west
towards the north
eastern portion of
the site from the
road reserve on
Lantana Drive



Photo 4.

Looking west
towards the
southern portion of
the site from
Lantana Drive



5. LOCALITY

Locality Plan - Aerial

The locality is characterised by a predominance of single detached dwellings with allotments to the immediate west, south and east of the subject site ranging from 450m² to 650m². To a lesser degree, two storey detached dwellings are found throughout the locality and generally within areas that have been developed within the last 20 years – primarily in Martindale Road and Flavio Avenue to the west of the subject.

A number of allotments found within the wider locality have also been subdivided within the last 5 years into smaller allotments ranging from 300m² to 350m² that reflects the changing needs of the community and property market.

A notable exception to the predominantly residential area relates to the large landholding to the north of the subject site. The adjoining land is undeveloped and retains its longstanding use of low impact agriculture.




To the south of the subject site is the Lantana Kindergarten that adjoins the Lantana Road and Maple Avenue intersection. Further to the west is a regional sized Baltimore Reserve that provides communal open spaces to the wider community.

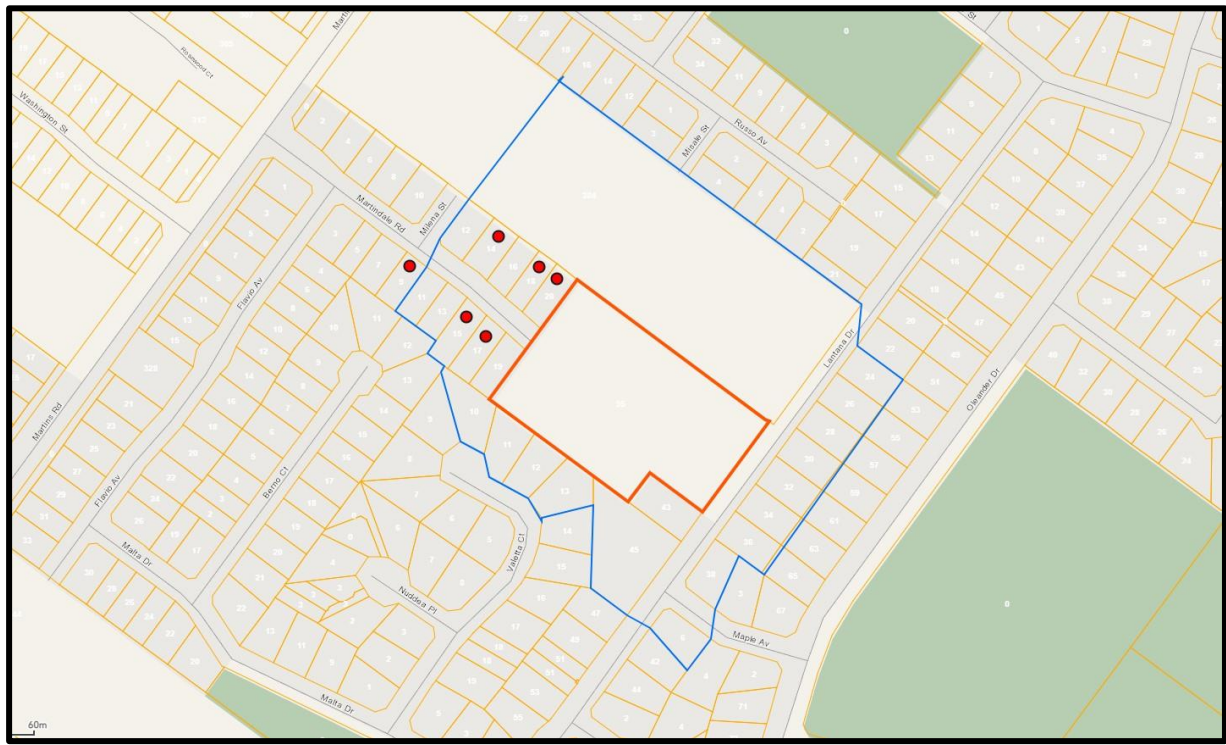
The site is serviced by the Martins Plaza Shopping Centre approximately 670 metres to the north and a number of primary and secondary schools to north (approximately 600m – 800m) along Shepherdson Road.

Areas outside the immediate locality consist of primarily low density residential development.

A locality plan and contextual plan are provided below.

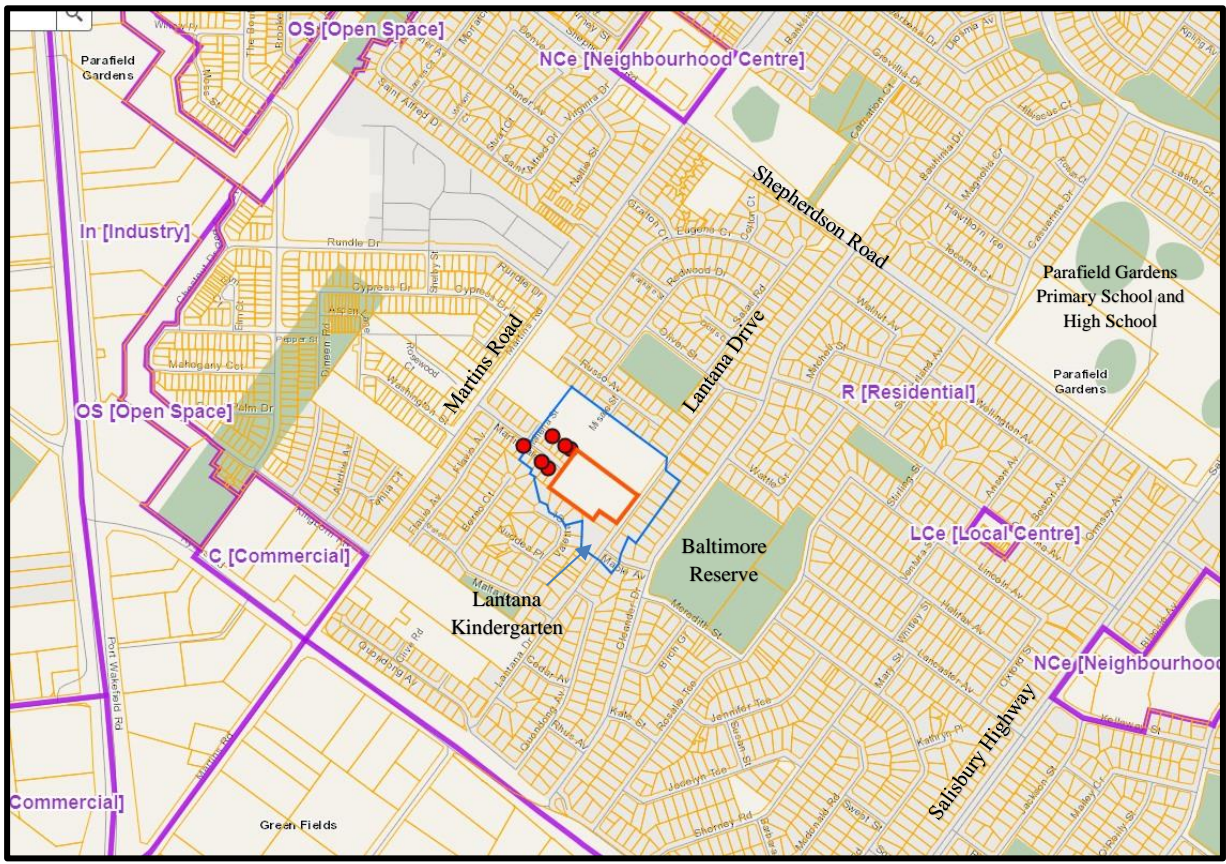


Legend (Source: Geocortex)	
	Site boundary
	Locality boundary
	Representor

Locality Plan – Cadastre

Legend (Source: Geocortex)	
	Site boundary
	Locality boundary
	Representor

Contextual Plan:



Legend (Source: Geocortex)	
	Zone Boundary
	Site boundary
	Locality boundary
	Representor

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks Development Plan Consent to construct fourteen (14) two storey dwellings, retaining walls and fencing at 35-41 Lantana Drive, Parafield Gardens.

Dwellings 1 – 8 are located in the northern section of the subject site and consists of eight (8) two storey dwellings. Each dwelling contains a living area, meals, kitchen, laundry and rear alfresco area on the lower level, with 3 bedrooms (main with walk in robe and ensuite), open study, bathroom and balcony on the upper level. Each dwelling is provided with 1 undercover car park and 1 visitor carpark.

Dwellings 9 – 14 are located along the southern boundary of the subject site and consists of 6 two storey dwellings of varying architectural styles. Each dwelling contains a large living/dining area, kitchen, main bedroom (with walk in robe and ensuite), laundry and rear alfresco area on the lower level, with 3 bedrooms (one with walk in robe and ensuite), open retreat and bathroom on the upper level. Each dwelling is provided with 2 undercover car parks and 2 visitor car parks.

Each dwelling is provided with private open spaces accessible from the main living areas, with and landscaping schedule incorporating ornamental pears in the front yard (also courtyard areas for Dwelling 9-14) and dwarf shrubs.

The proposed dwellings incorporate a range of materials and finishes that combined with the articulation and separation provided between dwellings seeks to ensure a modern design. The visual prominence of the lower level double garages on allotments 9-14 has been reduced by incorporating modest upper level built form that overhangs the garage, different cladding material, oversized windows and protruding porches / portico elements.

Retaining walls are proposed along the northern, western and southern boundaries, with heights ranging between:

- Northern boundary – 700mm
- Western boundary – 700mm– 800mm
- Southern boundary – 600mm

A 1800mm high good neighbour fence is proposed along all side and rear boundaries.

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

A separate application has been submitted for a land division creating 15 allotments and public roads that is to be considered by the Panel. This concurrent application (DA 361/1974/2019/LD) provides details of the land division configuration and provision of infrastructure.

7. CLASSIFICATION

Within the Residential Zone, the proposed development is neither a complying or non-complying form of development. Accordingly, pursuant to section 35(5) of the *Development Act 1993* (the Act), the application has been processed on its merits against the relevant provisions of the Salisbury Council Development Plan consolidated 04 April 2019.

8. PUBLIC NOTIFICATION

In accordance with the Procedural Matters of the Residential Zone, the development category is prescribed by Schedule 9 of the *Development Regulations 2008*. More specifically, the proposed development is not listed as Category 1 in Schedule 9 of the *Development Regulations 2008* but rather listed in Part 2 (18)(a) as a Category 2 for the purposes of public notification and consultation.

Public consultation commenced on 24 August 2021 and closed on 6 September 2021, during which time five (5) persons submitted a representation. All five (5) representations oppose the proposed development.

Representations received		
Representations received		Wish to be Heard
1	J K Hussaini 20 Martindale Road PARAFIELD GARDENS SA 5017	✓

2	C M A Yanez 18 Martindale Road PARAFIELD GARDENS SA 5017	
3	J F Bagnato and L Bagnato 14 Martindale Road PARAFIELD GARDENS SA 5017	
4	R E Stankovic 15 Martindale Road PARAFIELD GARDENS SA 5017	✓
5	S J Doecke and N K Doecke 17 Martindale Road PARAFIELD GARDENS SA 5017	✓

A copy of the Category 2 public notice and submissions received are contained in Attachment 2. The content of the representations are summarised in the table below:

Summary of Representations	
Representation	Applicant's Response
<i>The proposed development of 14 two storey dwellings and undersized allotments do not meet the character and style of development in the immediate locality</i>	<i>No response to representations provided</i>
<i>The two storey dwellings will create unreasonable overshadowing onto the adjoining dwelling at 20 Martindale Road.</i>	<i>No response to representations provided (although overshadowing plans have since been provided)</i>
<i>The proposed does not provide sufficient area for visitor car parking and will rely on limited street parking</i>	<i>No response to representations provided</i>
<i>The average size for a visitor car park should be 6.0 metres not 5.5 metres</i>	<i>No response to representations provided</i>
<i>Increased front setbacks should be provided to enable increased front gardens and ensure consistency with existing residential character</i>	<i>No response to representations provided</i>
<i>Allotments should be provided with a range of sizes to encourage housing diversity and be provided with a minimum 12.5 metres frontage</i>	<i>No response to representations provided</i>
<i>Allotments sizes should be increased to be more consistent with Martindale Road allotments. This would maintain the existing residential character.</i>	<i>No response to representations provided</i>
<i>Concerns with the increase of vehicles that may be parked in the street and the restrictions of access.</i>	<i>No response to representations provided</i>

9. REFERRALS – STATUTORY

Nil

10. REFERRALS – INTERNAL

<i>Development Engineering</i>	<i>Council's Principal Engineer has reviewed the proposed development and has provide a range of comments that form part of the concurrent land division application – 361/1974/2019/LD. However, as the applicant has provided amended plans detailed reduced retaining wall heights for Dwellings 9 -14 and the associated changes to finished floor levels, a Reserved Matter is required to ensure that detailed designs are prepared in accordance with Council's Principal Engineer requirements</i>
<i>Infrastructure Management</i>	<i>Council's Infrastructure Management Team Leader has reviewed the proposed development and has provide a range of comments that form part of the concurrent land division application – 361/1974/2019/LD. Consistent with that identified above, a Reserved Matter is recommended.</i>

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	N/A – Residential Zone does not contain any quantitative requirements	Dwelling 1 – 8 • 155m ² – 168m ² Dwelling 9 – 14 • 319m ² – 323m ²
Site Dimensions	N/A - Residential Zone does not contain any quantitative requirements	Dwelling 1 – 8 • Widths (8.62m – 10.85m) • Depths (14.34m – 17.95m) Dwelling 9 -14 • Widths (9m) • Depths (35.45m – 35.95m)
Site Gradient	N/A - Residential Zone does not contain any quantitative requirements	Relatively level

Design Characteristics	Guideline	Proposed
<i>Site Coverage</i>	Qualitative provisions only	Dwelling 1 – 3 = 63.4% Dwelling 4 = 59.9% Dwelling 5 – 7 = 63.4% Dwelling 8 = 58.5% Dwelling 9 = 62.3% Dwelling 10 - 12 = 62.5% Dwelling 13 = 62.1% Dwelling 14 = 61.7%
<i>Building Height</i>	Qualitative provisions only, however encourages 1 to 2 storeys. Medium density may be up to 4 storeys in select locations	2 Storeys Dwelling 1 – 8 <ul style="list-style-type: none"> • max wall height 5.7m • max overall height 7.6m (top of ridge) Dwelling 9 – 14 <ul style="list-style-type: none"> • max wall height 6.1m • max overall height 7.1m (where a hipped roof is proposed)
<i>Set-backs</i>		
Primary street	Qualitative provisions only	Dwelling 1-8 <ul style="list-style-type: none"> • Porch 3.0m • Lower storey 3.5m • Upper storey 3.8m-4.2m Dwelling 9-14 <ul style="list-style-type: none"> • Porch/balcony 3.8m • Upper storey 4.6m
Secondary street		Dwelling 4 and 8 <ul style="list-style-type: none"> • Lower storey 0.9m-0.93m • Upper storey 0.93-1.65m
Side(s)	Qualitative provisions only	Dwelling 1 and 5 <ul style="list-style-type: none"> • Lower – 0m - 900mm • Upper – 800mm-900mm Dwelling 2 – 4, 6 – 8 <ul style="list-style-type: none"> • Lower – 0m - 900mm • Upper – 600mm - 800mm Dwelling 9 - 14 <ul style="list-style-type: none"> • Lower – 600mm – 1.0m • Upper – 1.9m – 2.9m
Garage / Carport		5.5 metres
<i>Boundary Walls</i>		
Length	< 10.0 m	Dwelling 2 – 4, 6 – 8 = party wall Dwelling 1 and 5 = 6.9m

		Dwelling 9 – 14 = 6.3m
Height		Dwelling 2 – 4, 6 – 8 = party wall Dwelling 1 and 5 = 2.9m Dwelling 9 – 14 = 3.2m
<i>Private Open Space</i>		
Area <250m ² Area >250m ²	35 m ² min 20% of site area	Dwelling 1 + 5 = 34.6m ² Dwelling 2, 3, 6, 7 = 34.5m ² Dwelling 4 + 8 = 38.25m ² Dwelling 9 – 14 = 52.2m ² (approx. 16.2%)
Dimensions	<250m ² – 4m >250m ² – 5m	Dwelling 1-8 = 4m Dwelling 9-14 = 5.8m
<i>Car Parking & Access</i>		
Number of parks	1 undercover + 1 visitor	Dwelling 1-8 • 1 undercover + 1 visitor Dwelling 9-14 • 2 undercover + 2 visitor
Garage door width	6m or 50% of allotment frontage	Dwelling 1-8 • Single garage (2.4m wide). Less than 21% frontage width Dwelling 9-14 • Double garage (4.8m wide). 53% frontage width
<i>Affected Trees</i>		
Significant	Nil	Nil
Regulated	Nil	Nil
<i>Street Infrastructure</i>		Considered in land division application
<i>Flooding</i>	Qualitative provisions only	On-site stormwater management provided. Large off-site stormwater management considered in land division application

12. 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 4th April 2019. The following reasons are given in support of this recommendation:

- (a) Dwellings are an envisaged form of development with the Residential Zone;
- (b) Each dwelling is provided with sufficient private open space;
- (c) Adequate on-site parking and manoeuvring will be provided;
- (d) Privacy of adjoining residential allotments will be maintained through upper storey window treatments and fencing along side and rear boundaries;
- (e) Overshadowing of adjoining dwellings and areas of private open space is consistent with Development Plan criteria;
- (f) The bulk, scale and form of dwellings are consistent with the desired character of the Residential Zone, albeit in a modern form, and have been designed to minimise impacts upon adjoining allotments

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 4th April 2019, is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

Land Use and Density

The Residential Zone covers large areas of the City of Salisbury and seeks to accommodate primarily low to medium density housing to cater for the diverse needs and preferences of the community.

Principle of Development Control 1 of the Residential Zone clearly identifies dwellings as an envisaged form of development.

Consistent with Principle of Development Control 3 of the Residential Zone, the proposal seeks to develop underutilised land for an efficient and coordinated development that seeks to accommodate two storey dwellings of a higher density than that currently found within the locality.

With regards to the dwelling densities envisaged with the Residential Zone, the Desired Character statement provides the following context:

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will

be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity. (my underlining)

The 14 proposed dwellings seek to develop underutilised land to create a small residential estate that is reflective of the changing needs of the community. Eight (8) allotments with an east-west orientation (proposed Allotments 1-8) are proposed with site areas ranging from 155m² to 168m². Seven (7) allotments with a north-south orientation (proposed Allotments 9-14) are proposed with sites areas ranging from 319m² to 323m².

Containing a net dwelling density of approximately 47 dwellings per hectare, the proposal falls within the lower end of the State government's requirements for medium density housing (consistent with that described within *The 30-Year Plan for Greater Adelaide (2017 update)*) and Principle of Development Control 5 of the Residential Development provisions. The subject site is serviced by Martins Plaza Shopping Centre and a number of primary and secondary schools located approximately 670m – 800m to the north. The Lantana Kindergarten is also sited directly to the south east, with the public open space area (Baltimore Reserve) located further to the east. This satisfies the intent of the Development Plan to maximise development close to centres and community services.

It is acknowledged that the proposed dwellings will introduce a new scale and density of development into the locality. Although there are a number of two storey dwellings within the locality, it is recognised that there is a predominance of single storey detached dwellings. Notwithstanding this, Principle of Development Control 1 of the Design and Appearance provisions states that the '*design of buildings may be of a contemporary nature and exhibit an innovative style, provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colours*'.

Although the proposed dwellings are of a contemporary nature and exhibit an innovative style, it is acknowledged that they are of a scale and density that is higher than that within the immediate locality.

The overall design has however sought to provide for a range of styles and differing dwelling configurations that incorporate a number of design techniques to minimise their overall bulk and scale to reduce its impacts upon adjoining allotments. The proposed dwellings incorporate a range of materials and finishes that combined with the articulation and separation provided between dwellings, create a modern design that will maintain privacy and amenity of adjoining residences.

Both the Residential Zone and the Design and Appearance provisions contain a number of Objectives and Principles of Development Control that support development of a high architectural standard and appearance that reflect the desired character of the locality while incorporating contemporary designs.

The proposed two storey dwellings contain different design treatments consisting of a range of colours, materials and finishes that create a modern residential character that is of a scale and design that will not have a detrimental impact upon the existing residential character of the locality.

Dwellings 1-8 incorporates a range of setbacks and articulation on the front façade designs that uses a range of materials including rendered Hebel cladding, brickwork, blueboard cladding, large lower and upper storey glazing, balustrade treatments and colorbond roofing. The range of materials and finishes provide a distinctive yet contemporary dwelling design.

The front, side and rear elevations have been designed to incorporate exposed brick work on the lower level with rendered Hebel cladding on the upper level. Combined with the colorbond roofing and upper storey windows, it is considered that the design presents an appropriate dwelling façade when viewed from adjoining allotments.

A single garage is proposed for dwellings 1-8, with a small panel lift door representing only a small proportion of the overall dwelling mass.

Dwellings 9-14 incorporate a diversity of dwelling designs and are considered to be well articulated and attempt to minimise the visual prominence of the lower level double garaging by incorporating modest upper level built form that presents a balanced design. The front façade designs use a range of materials and colours including brickwork, rendered walls, Stria cladding, upper level glazing, timber doors and panel lift doors to present a modern and contemporary design.

The siting of both the lower and upper levels enables adequate separation between all dwellings. A minimum 600mm – 1.0 metre separate the lower level walls with this increasing to 3.9 – 4.9 metres separation between the upper levels. This seeks to reduce the overall massing of the proposed built form, while enabling increasing solar access to the lower level living rooms and main bedrooms.

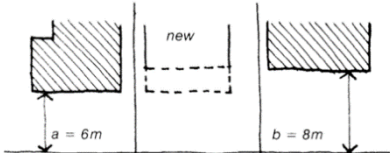
Dwellings 9-14 incorporate a double garage with a panel lift door of a maximum width of 4.81 metres or 53.4% of the total frontage. Although this is less than the maximum 6.0 metres prescribed by Principle of Development Control 10 of the Residential Zone, it exceeds the maximum 50% frontage requirement. This non-compliance is however not considered to be fatal to the overall merits of the proposal, as the upper storey component of the dwelling seeks to reduce the overall dominance and visual impact of the garaging component. The garage is not considered to dominate the streetscape and therefore complies with Principle of Development Control 14 of the Residential Development provisions.

It is considered that the proposal is consistent with the intent of the Residential Zone and in particular the desired character that encourages appropriately designed medium density development that are designed and sited to integrate with existing built form while maintaining existing levels of private open space and privacy.

Primary and Secondary Road Setbacks

In regards to appropriate setbacks for the proposed development, the following Principles of Development Control of the Design and Appearance General provisions are typically considered applicable:

- PDC 22.** *The setback of buildings from public roads should:*
- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality*
 - (b) contribute positively to the function, appearance and/ or desired character of the locality*
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.*
- PDC 23.** *Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:*

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
 <p style="text-align: center;">When $b - a \leq 2$, setback of new dwelling = a or b</p>	
Greater than 2 metres	At least the average setback of the adjacent buildings.

- PDC 24.** *Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.*

As stage 1 of a larger landholding that has the potential to be developed for residential purposes, the proposal has sought to create a modern design that incorporates reduced setbacks than that compared with more established residential areas found within the immediate locality.

Dwellings 1 – 8 propose front setbacks ranging from 3.0 metres to 4.2 metres, with Dwellings 9-14 proposed setbacks ranging from 3.8m to 4.8 metres. Garages are to be setback 5.5 metres from the front boundary, with adequate dimensions for the parking of visitor vehicles on-site.

Dwellings 1 – 8 are sited on a proposed side road; that consistent with many small roads/laneways throughout residential areas, has sought to reduce front setbacks to maximise increased private open spaces to the rear of the allotments. The main component of the dwellings is set closer to the front boundary with garaging stepped to enable suitable on-site car parking. The inclusion of a balcony and stepped setbacks of the upper storey walls seek to break up the massing of the proposed built form and provides for an increase in separation between each dwelling.

The proposed setbacks create a functional development, with suitable areas for private open space, on-site car parking and the visual separation between buildings. The reduced front setbacks are not considered to create a significant adverse visual impact nor do they result in an over-development of the site.

It is acknowledged that existing dwellings sited along Martindale Road contain front setbacks in the order of 6-8 metres. Although the proposed setbacks are less than the existing streetscape characteristics, the proposed design is not considered to be detrimental to the overall merits of the proposal.

Dwellings 9-14 seek to incorporate increased front setbacks that will provide an orderly transition from the existing established character within Martindale Road to the new residential development area. The proposed land division design creates a curved road design that combined with street trees, street lighting and paved areas that will result in an attractive design fitting for a new residential development. The wider verge treatment will create a greater sense of openness that will be consistent with Martindale Road.

Single level porches are to be setback 3.8 metres, with the main built form comprising the garaging setback at 5.5 metres with overhanging upper levels setback at 4.6 metres. The range of setbacks, provision of on-site car parking and inclusion of front landscaping results in a built form outcome that is consistent with modern and functional residential designs.

On balance, it is considered that the proposal suitably achieves the intent of Principle of Development Control 22 (b) and (c) by contributing to the desired character of the Zone and not resulting in a detrimental impact upon the function, appearance or character of the locality.

In regards to secondary road setbacks, Dwelling 4 and 8 proposed 900mm setbacks on the lower level and 900mm-1650mm on the upper levels. These setbacks are consistent with existing dwellings found along Martindale Road, including two storey dwelling. As such, the proposed design is considered to be relatively consistent with the prevailing characteristics within the immediate locality. The setbacks are also considered to provide sufficient relief to the built form to enhance the amenity of the development.

As such, it is considered that the siting of the proposed dwellings, albeit less than setbacks found in the adjoining established residential area, are not a significant departure from the intent of the Zone and enables the design of dwellings that are actively encouraged by the Development Plan within this locality.

Private Open Space

Principles of Development Control 21 and 24 of the Residential Development provisions provide guidance on suitable areas and design of private open spaced areas:

- PDC 21 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:*
- (a) to be accessed directly from the internal living areas of the dwelling*
 - (b) generally at ground level to the side or rear of a dwelling and screened for privacy*

- (c) to take advantage of but not adversely affect natural features of the site
- (d) to minimise overlooking from adjacent buildings
- (e) to achieve separation from bedroom windows on adjoining sites
- (f) to have a northerly aspect to provide for comfortable year-round use
- (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be shaded in summer.

PDC 24 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site Area of Dwelling	Minimum area of Private Open Space	Provisions
250 square metres or greater	20 per cent of site area	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</p>
Less than 250 square metres	35 square metres	<p>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</p> <p>One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.</p>

Dwellings 1 – 8 are located on allotments less than 250 square metres and provide private open spaced areas at the rear of dwellings in the order for 34.6m² – 38.25m². The minimum dimensions of this area is 4.0 metres and are directly accessible from all living areas.

Dwellings 9 – 14 are located on allotments greater than 250 square metres and provide private open spaced areas at the rear of dwellings in the order of 52.2m² or approximately 16.2% of the total site area. The minimum dimensions of this area is 5.8 metres and are directly accessible from a living area, linked via alfrescos that have been provided to all dwellings

Although there is a shortfall in the provision of private open space provided to Dwellings 9 - 14, this is not considered to be fatal to the overall merits of the proposal. It is considered that the dwelling design and provision of suitable areas of private open space ensures that appropriate levels of useable outdoor areas are provided to the future occupants of the dwellings and satisfies the general intent of the private open space provisions.

Retaining Walls, Fencing and Landscaping

A number of Objectives and Principles of Development Control of the Landscaping, Fences and Walls section of the Development Plan recognises the need for landscaping to enhance the amenity of the land and reduce the impact of proposed built form.

A landscaping schedule demonstrates that each dwelling is to be provided with medium sized trees to be located in the front yard, with Dwellings 9-14 also provided medium sized plantings within central courtyard areas. Low lying shrubs will also be included throughout each site. Combined with the inclusion of street tree plantings, the proposed development is considered to provide suitable landscaping to assist with reducing the visual impact of the two storey built form and enhance the appearance of the road frontage.

Retaining walls have been designed in collaboration with Council's engineers to ensure that the subject land can appropriately manage stormwater disposal. The resulting design incorporates 700mm high retaining walls on the northern boundary, 700mm - 800mm on the western boundary and 600mm on the southern boundary. In addition, 1800mm high colorbond fencing is proposed all side and rear boundaries.

As discussed further in this report, the heights do not create any unreasonable overshadowing impacts that fatal to the overall merits of the proposal. The design and siting of the proposed retaining wall and fencing are therefore considered reasonable within a residential estate and are considered to be an appropriate design consistent with the relevant provisions of the Development Plan.

Overshadowing

Principles of Development Control 10, 11 and 12 of the Residential Development provisions along with Principle of Development Control 19 of the Design and Appearance provisions provide guidance so as to minimise overshadowing of adjoining allotments:

- PDC 10 The design and location of buildings should enable direct winter sunlight is available to adjoining dwelling, with particular consideration given to:*
- (a) windows of habitable rooms, particularly living areas*
 - (b) ground level private open space*
 - (c) upper-level private balconies that provide the primary open space area for any dwelling*
 - (d) access to solar energy.*
- PDC 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.*
- PDC 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:*
- (a) half of the existing ground level open space*
 - (b) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).*

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

- PDC 19** *The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:*
- (a) windows of habitable rooms*
 - (b) upper-level private balconies that provide the primary open space area for a dwelling*
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).*

A number of representors have raised concerns that the proposed development will have overshadowing impacts, primarily upon the adjoining allotment at 20 Martindale Road. Dwellings 1-4 are sited immediately adjoining 20 Martindale Road and contain a maximum wall height of 5.7 metres with the maximum height (top of ridge) of 7.6 metres. Setback 4.0 metres from its western boundary, the siting and design of the upper storeys is considered to provide suitable separation from the adjoining allotment.

The applicant has provided overshadowing diagrams to demonstrate the extent of overshadowing that may arise due to the proposed development. Given the orientation of these allotments relative to the adjoining allotment, the proposed two storey dwellings do not create any unreasonable overshadowing, with only a small degree occurring in the early hours of the morning (as shown on the 9am overshadowing diagram).

Of particular interest, the overshadowing diagrams have also included the proposed retaining wall and fencing heights. The proposed retaining walls and fencing provide the greatest of all the potential impacts. It is however recognised that the existing side fence already provides overshadowing during this time, albeit to a lesser degree, with the majority of the rear private open spaced areas of this adjoining allotment being unaffected by the proposed development.

As such, it is considered that both Dwellings 1-4 and the associated fencing/retaining walls satisfy the intent of the overshadowing provisions contained within the Development Plan.

In regards to Dwellings 9-14, it is recognised that two storey developments north of an adjoining allotment have the potential to create overshadowing impacts. Dwellings 9-14 contain a maximum wall height of 6.1 metres with a maximum overall height of 7.1 metres (where a hipped roof is proposed – Allotments 10, 11 and 13). To ensure a reduced overshadowing impact upon adjoining allotments, the upper storeys are setback 14.7 metres from the rear boundary. This results in an acceptable level of overshadowing to the adjoining southern allotments

It is however acknowledged that the proposed retaining walls and fencing along the southern boundary of Dwellings 9-14 will create an increased level of overshadowing. Following a request from Council administration, the applicant has provided amended plans to reduce the height of retaining walls from an original maximum 1200mm to a maximum 600mm. Combined with the proposed 1800mm colorbond fencing, the maximum overall boundary height will be 2400mm.

Overshadowing diagrams have been provided to determine the level of impact upon the dwellings sited in Valetta Court. The two (2) dwellings recently constructed at 11 Valetta Court will have the greatest impact, due to their reduced setback from its rear boundary (11A

having the smallest setback of 4.6 metres and 11B with 8.0 metres). The remainder of dwellings adjoining the subject land have greater setbacks, with the resulting overshadowing impacts reduced.

The north facing windows of all dwellings sited along Valetta Court will received a minimum 3 hours of sunlight (between 9am and 5pm) during the winter solstice, ensuring consistency with Principle of Development Control 11. Although the rear fencing will overshadow areas of private open space, 12 and 13 Valetta Court will still retain more than half of the rear yards being unaffected by overshadowing, ensuring consistency with Principle of Development Control 12.

It is recognised that the rear allotments of Valetta Court contain a 1.5 metre high fence. Given the northern orientation of the rear boundary, the existing rear fence results in some overshadowing of the rear private open spaced areas. The proposed increase of 900mm overall height (600mm retaining plus 1800mm colorbond fencing) will have an increase in overshadowing, but does not create a substantial increase in the level of overshadowing that is considered unreasonable or fatal to the overall merits of the proposal.

It is therefore considered that all of the proposed dwellings and associated structures have been designed to ensure consistency with overshadowing provisions contained within the Development Plan.

Overlooking

The proposed development has been designed to suitably respect the privacy to habitable rooms and private open space areas of adjoining dwellings with the inclusion of a range of design techniques.

The proposed two storey dwellings, similar to other dwellings in this locality, incorporate upper storey windows that have the potential to overlook adjoining allotment with either sill heights of 1.7m above the finished floor level or obscured glazing. This ensures consistency with Principle of Development Control 29 of the Residential Development General provisions.

Upper storey windows and balconies fronting public areas (i.e. fronting the public road network) do not contain any screening devices as this is seeking to provide for increased passive surveillance. This design approach is supported and is consistent with the provisions contained within the Crime Prevention section of the Development Plan.

Car Parking

Table Sal/2 – Off Street Vehicle Parking Requirements encourages the provision of ‘2 spaces per dwelling, one of which is to be covered’ for the construction of a dwelling.

Dwellings 1 - 8 provide 1 undercover car parking space and 1 visitor car parking space per dwelling, with dwellings 9 - 14 providing 2 undercover car parking spaces and 2 visitor car parking spaces. This satisfied the minimum requirements prescribed by Table Sal/2.

It is however recognised that a number of representors have identified car parking as a concern and the potential to have increased localised traffic implications. Although the applicant has not provided any formal response to the representations or obtained any supporting documentation from a qualified traffic engineer, the concurrent land division was amended to reflect concerns identified from Council's engineers regarding the design of on-street carparking.

As a result, the on-street car parking layout has been amended and incorporates 6 spaces, including an indented parking area within the proposed road reserve. As dwellings 9-14 provide the provision of 4 off-street car parks per allotment, it is anticipated that a need for on-street car parking is more likely to occur for residents of dwellings 1-8. The revised on-street car parking areas satisfies the concerns previously identified by Council's engineers and now provides appropriately sited spaces that will not affect the movement of vehicles entering/exiting allotments or the movements of waste collection trucks.

It is considered that the car parking, both on-street and off-street, is sufficient to meet the car parking demands anticipated by the development and satisfies the relevant car parking provisions contained within the Development Plan.

Site Contamination

The Hazards section of the Development Plan contains the following provisions that are considered applicable to the proposed development:

OBJ 9: Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

PDC 22: Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the intended use.

The applicant has engaged Environmental Projects to undertake a Preliminary Site Investigation in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999.

The Preliminary Site Investigations includes research of the current and historical land uses and its associated activities undertaken on or adjacent to the subject site, to identify if potentially contaminating activities have occurred.

Historic evidence has shown that the subject site has been used for low-impact agricultural activities since 1949 (broad-hectare farming) and more recently a small greenhouse and orchard since 2005. The greenhouse and olive trees have been used for family purposes and not grown for commercial produce.

The environmental consultant has identified that that minor chemical storage within existing sheds, around the greenhouse and various waste stockpiles located throughout the subject site may have resulted in minor contamination of surficial soils. It is however acknowledged that no visible evidence was found during the environmental consultant's site inspection.

The environmental consultant has identified the following risks from previous and current land uses that may have caused site contamination within the subject land:

- Market garden – low risk
- Minor chemical storage – low to negligible risk
- General application of pesticides and herbicides - low to negligible risk
- Storage of building debris/waste – low risk
- Burning of organic waste - negligible risk

The environmental consultant has concluded that the risk of previous and current land uses to have caused site contamination to be low and the findings do not preclude the future redevelopment of the subject site for residential purposes.

13. CONCLUSION

The applicant seeks Development Plan Consent to construct fourteen (14) two storey dwellings, retaining walls and fencing at 35-41 Lantana Drive, Parafield Gardens.

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

- (a) Detached dwellings are an envisaged form of development with the Residential Zone;
- (b) Each dwelling is provided with sufficient private open space;
- (c) Adequate on-site parking and manoeuvring will be provided;
- (d) Privacy of adjoining residential allotments will be maintained through upper storey window treatments and fencing along side and rear boundaries;
- (e) Overshadowing of adjoining dwellings and areas of private open space is consistent with Development Plan criteria;
- (f) The bulk, scale and form of dwellings are consistent with the desired character of the Residential Zone, albeit a modern form, and have been designed to minimise impacts upon adjoining allotments

Accordingly, it is recommended that Development Plan Consent be granted, subject to conditions.

14. STAFF RECOMMENDATION

That the Council Assessment Panel resolve that:

- A. The proposed development is not considered to be seriously at variance with the Salisbury Development Plan – Consolidated 4th April 2019.
- B. Pursuant to Section 33 of the *Development Act 1993*, Development Plan Consent is **GRANTED** to application number 361/24/2021/2A for Fourteen two storey dwellings, retaining walls and fencing 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 Assessment Manager, as delegate of the Council Assessment Panel, as Reserved Matters under Section 33(3) of the Development Act 1993:

- 1. A Construction Environment Management Plan (CEMP) shall be submitted to Council for Approval. The CEMP shall be prepared in accordance with the document entitled “Handbook for Pollution Avoidance on Commercial and Residential Building Sites”, prepared by the Environment Protection Authority. The CEMP shall include details for all traffic management to and from the site for purpose of construction and ensure that vehicle access is safe and can be accommodated by the local road network.
- 2. Updated civil and stormwater plans prepared by a suitably qualified engineer to reflect altered retaining walls heights and finished floor levels of Dwellings 9 -14 and are required detailing:
 - a. Finished floor levels for all buildings and hardstand surfaces
 - b. Cut/fill details
 - c. Retaining walls, kerbing or ramps, their design and grades
 - d. Pavement design details and gradients
 - e. Car parking dimensions, aisle widths, circulation movements and associated parking markings and signage
 - f. Stormwater management arrangements, including accompanying design calculations, which consider the minor storm (Q10) and major storm (Q100) events. Peak discharge to the external stormwater system is not to exceed pre-development flow rates.
 - g. Water sensitive urban design measures to maximise stormwater detention on-site
 - h. Surface water treatment to ensure water quality objectives are met
- 3. Final landscaping plan, prepared by a qualified and experienced landscape architect or horticulturalist, which shall include all of the following:
 - a. Final locations for all landscaped areas, including designated areas for trees, shrubs and groundcovers; and
 - b. Designated species to be used, noting should comprise species contained in the City of Salisbury Landscape Plan; and

- c. Shade trees within the car parking areas; and
- d. Pot sizes, confirming the tree planting shall comprise advanced growth species at time of planting; and
- e. Maintenance methods including irrigation, barriers and protection from vehicles and pedestrians.

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
WD.03	Site Plan (Lots 1 -4)	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Site Plan (Lots 5-8)	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Street Elevations (Lots 1 -8)	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 1 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 2 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 3 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 4 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 5 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 6 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 7 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lot 8 Elevations	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lower Level Floor Plan (Lots 1-4)	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Upper Level Floor Plan (Lots 1-4)	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lower Level Floor Plan (Lots 5-8)	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Upper Level Floor Plan (Lots 5-8)	6 October 2020	M2 Custom Homes Pty Ltd
WD.09.1	Site Plan – Lot 9	6 October 2020	M2 Custom Homes Pty Ltd
WD.09.2	Lower Level Floor Plan – Lot 9	6 October 2020	M2 Custom Homes Pty Ltd
WD.09.3	Upper Level Floor	6 October 2020	M2 Custom

	Plan – Lot 9		Homes Pty Ltd
WD.09.4	Elevations – Lot 9	6 October 2020	M2 Custom Homes Pty Ltd
WD.10.1	Site Plan – Lot 10	6 October 2020	M2 Custom Homes Pty Ltd
WD.10.2	Lower Level Floor Plan – Lot 10	6 October 2020	M2 Custom Homes Pty Ltd
WD.10.3	Upper Level Floor Plan – Lot 10	6 October 2020	M2 Custom Homes Pty Ltd
WD.10.4	Elevations – Lot 10	6 October 2020	M2 Custom Homes Pty Ltd
WD.11.1	Site Plan – Lot 11	6 October 2020	M2 Custom Homes Pty Ltd
WD.11.2	Lower Level Floor Plan – Lot 11	6 October 2020	M2 Custom Homes Pty Ltd
WD.11.3	Upper Level Floor Plan – Lot 11	6 October 2020	M2 Custom Homes Pty Ltd
WD.11.4	Elevations – Lot 11	6 October 2020	M2 Custom Homes Pty Ltd
WD.12.1	Site Plan – Lot 12	6 October 2020	M2 Custom Homes Pty Ltd
WD.12.2	Lower Level Floor Plan – Lot 12	6 October 2020	M2 Custom Homes Pty Ltd
WD.12.3	Upper Level Floor Plan – Lot 12	6 October 2020	M2 Custom Homes Pty Ltd
WD.12.4	Elevations – Lot 12	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Site Plan – Lot 13	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Lower Level Floor Plan – Lot 13	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Upper Level Floor Plan – Lot 13	6 October 2020	M2 Custom Homes Pty Ltd
WD.03	Elevations – Lot 13	6 October 2020	M2 Custom Homes Pty Ltd
WD.14.1	Site Plan – Lot 14	6 October 2020	M2 Custom Homes Pty Ltd
WD.14.2	Lower Level Floor Plan – Lot 14	6 October 2020	M2 Custom Homes Pty Ltd
WD.14.3	Upper Level Floor Plan – Lot 14	6 October 2020	M2 Custom Homes Pty Ltd
WD.14.4	Elevations – Lot 14	6 October 2020	M2 Custom Homes Pty Ltd
WD.SE	Street Elevations (Lots 9-14)	6 October 2020	M2 Custom Homes Pty Ltd
131991 SD1 Revision 6	Master Site Plan	11 November 2021	Intrax Projects
19116.01 Revision 1	Preliminary Site Investigation	27 November 2021	Environmental Projects

WD.03	Overshadowing Diagrams – Dwellings 1-4 (9am, 12noon and 3pm)	6 October 2021	M2 Custom Homes Pty Ltd
	Overshadowing Diagrams – Dwellings 9-14 (9am, 12noon and 3pm)	10 November 2021	M2 Custom Homes Pty Ltd

- 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.
- All documents referred to under Reserved Matters 1 – 3 constitute approved documents and form part of this consent.

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

2. The external surfaces of the buildings shall:

- a. be of 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 ensure the building is of a high standard of appearance and complements the site and surrounds.

3. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed within 3 months of the approved use commencing.

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

4. All side and rear windows fixed to the upper storey walls of the building shall have a sill height of at least 1.7m above finished floor level or where the sill height is less than 1.7m above finished floor level, the window shall be fixed, unable to be opened and provided with translucent glass or film up to a height of 1.7m above finished floor level. The above window treatments shall be established prior to occupation of the dwellings and shall be maintained to the reasonable satisfaction of Council.

Reason: To minimise the loss of privacy for residents of adjacent dwellings.

5. The inverts, crossovers and driveways shall be constructed, prior to occupation of the dwellings, in accordance with Council's Vehicle Crossover Standard Detail, Drawing SD-12, SD-13 and SD-14.

Reason: To ensure the driveways are constructed in accordance with the approved plans and Council's standard details.

6. Colorbond fencing of 1.8m in height shall be constructed atop the boundary retaining walls to all external boundaries of the development.

Reason: To ensure all boundary retaining walls and fencing is established.

Advice Notes

1. 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.
2. 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>.
3. A final boundary survey of the site boundaries is recommended to ensure the building work is established in accordance with the Approved Plans and complies with the approved boundary setbacks as designated on the Approved Plans.
4. The applicant is reminded that demolition and construction is required to be carried out so that it complies with the mandatory construction noise provisions of Part 6, Division 1 of the *Environment Protection (Noise) Policy 2007* and the provisions of the *Local Nuisance and Litter Control Act 2016*. Under the *Local Nuisance and Litter Control Act 2016*, construction noise is declared a local nuisance as follows:
The noise has travelled from the location of the construction activity to neighbouring premises –
 - *On any Sunday or public holiday; or*
 - *After 7pm or before 7am on any other day.*
5. The applicant is reminded to obtain neighbour consent before undertaking any alterations to any boundary fencing, pursuant to the *Fences Act 1975*.

6. If you are a developer, you are responsible for providing telecommunications infrastructure in your developments. You can choose any carrier you want to service your development, if you don't wish to choose another carrier, NBN is the infrastructure provider of last resort (IPOLR) in those areas of its fixed line footprint where NBN has established its network, or where it has publicly identified an area as a fixed line rollout region. NBN is also the IPOLR for developments with 100 lots or more. Telstra is the IPOLR in developments with fewer than 100 lots where NBN Co has not established its network. Carriers, including NBN and Telstra, can charge for providing infrastructure in new developments. More information can be found at <https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>.

If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbnco.com.au/buildwithnbn> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence.

All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install.html>.

ATTACHMENTS

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

1. Plan of Division and Supporting Information
2. Notice of Category 2 Development and Copy of Representations
3. Extract of Relevant Development Plan Provisions and Location Maps (Consolidated 4 April 2019)

Attachment 1

Plan of Division and Supporting Information



SCALE
METRES



LOT 4

LOT 3

LOT 2

LOT 1



LOT 5

LOT 6

LOT 7

LOT 8

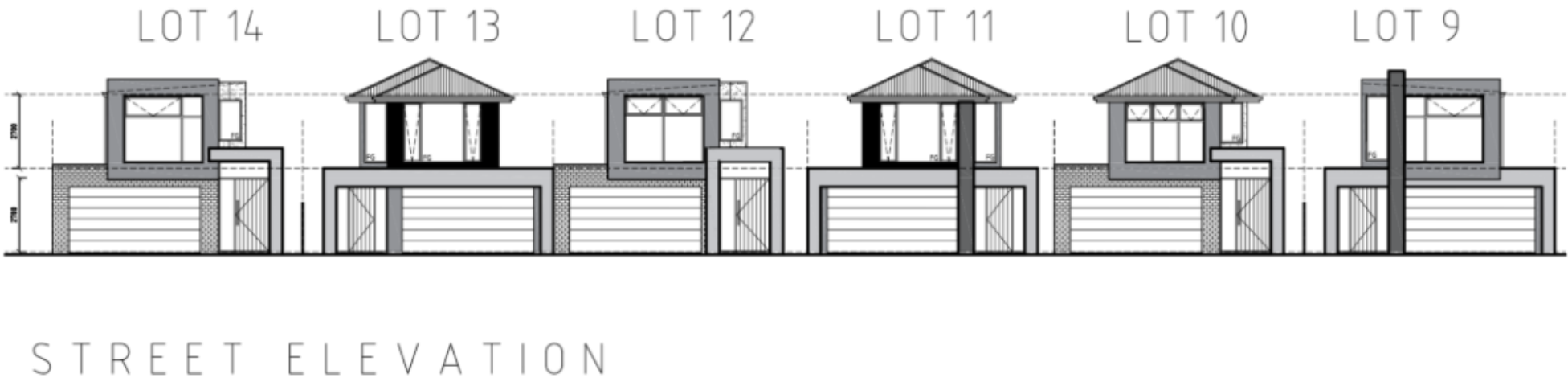
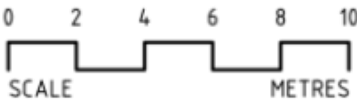
REVISIONS:

DATE: 6/10/20

CONTRACTORS NOTE

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS, SA
DRAWING	STREET ELEVATIONS



REVISIONS:

REVISION 1
DATE 6/10/20

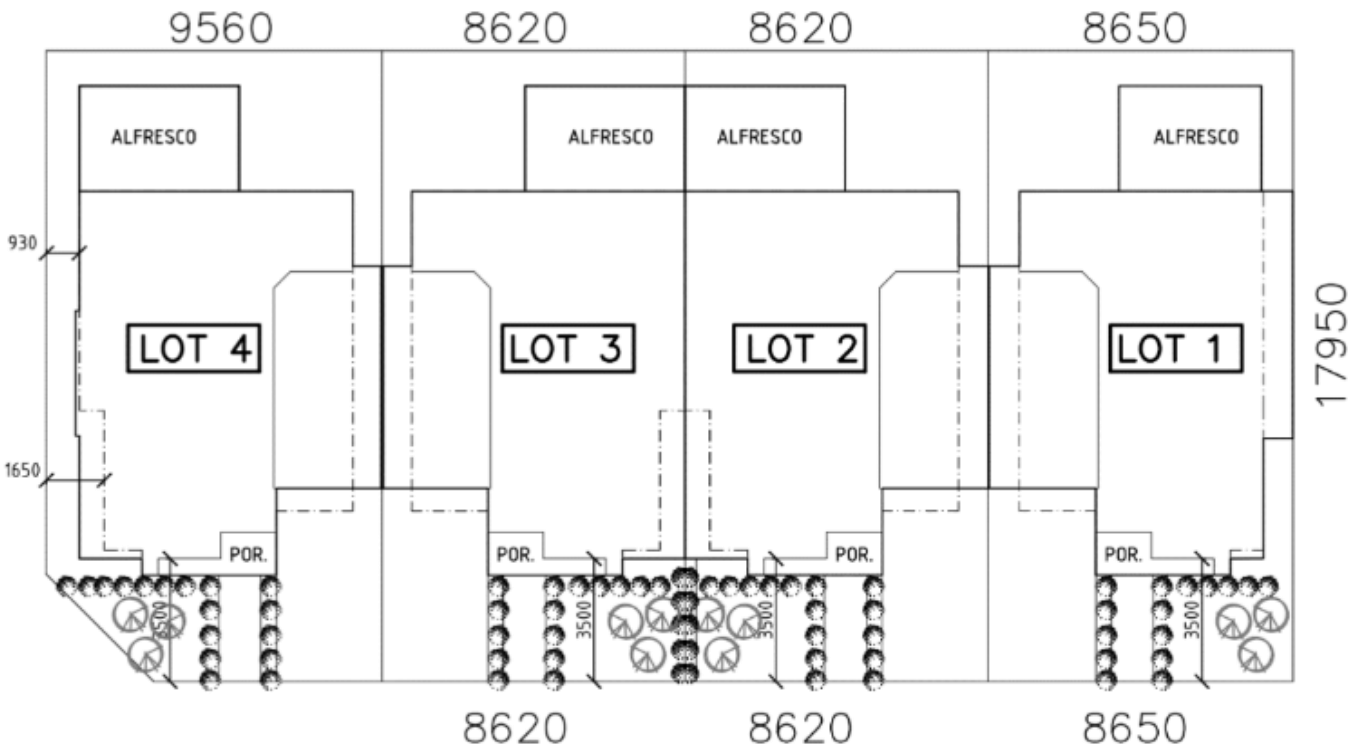
CONTRACTOR'S NOTE

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CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW DWELLING PARAFIELD GARDENS, SA
DRAWING	STREET ELEVATION



PROPOSED NEW ROAD 'A'



PROPOSED NEW ROAD 'B'

BOTANICAL NAME	COMMON NAME	
MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

SITE WORKS AND DRAINAGE TO ENGINEER DESIGN AND DETAIL.

ALL FLOOR LEVELS TO BE CONFIRMED BY ENGINEER.

RAINWATER TANKS TO BE INSTALLED IN STRICT ACCORDANCE WITH COUNCIL REGULATIONS.

1.8M HIGH GOOD NEIGHBOUR FENCING TO A BOUNDARIES EXCLUDING DRIVEWAYS AT FRONT OF DWELLINGS.

NOTE PLUMBER:

PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS WAT AND ALLOW RAIN WATER TO FLOE TO MA W/C TOILET CISTERN.

NON RETURN VALVE TO BE INSTALLED AS PER SA WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

LEGEND:		
	DP	: DOWNPIPE
	GT	: GARDEN TAP
	GTR	: RECYCLED WATER GARDEN TAP
	WM	: WATER METER
	SIP	: SEWER POINT
	SIP	: NEW SEWER POINT

LOT 4: AREAS (APPROX.)	
LOWER LIVING:	62.8 sqm
UPPER LIVING:	76.9 sqm
GARAGE:	19.2 sqm
PORCH:	2.7 sqm
ALFRESCO:	13.6 sqm
TOTAL:	175.20 sqm
SITE AREA:	164 sqm
P.O.S.	39 sqm

LOT 1+2+3: AREAS (APPROX.)	
LOWER LIVING:	62.8 sqm
UPPER LIVING:	76.9 sqm
GARAGE:	19.2 sqm
PORCH:	2.7 sqm
ALFRESCO:	13.6 sqm
TOTAL:	175.20 sqm
SITE AREA:	155 sqm
P.O.S.	35 sqm

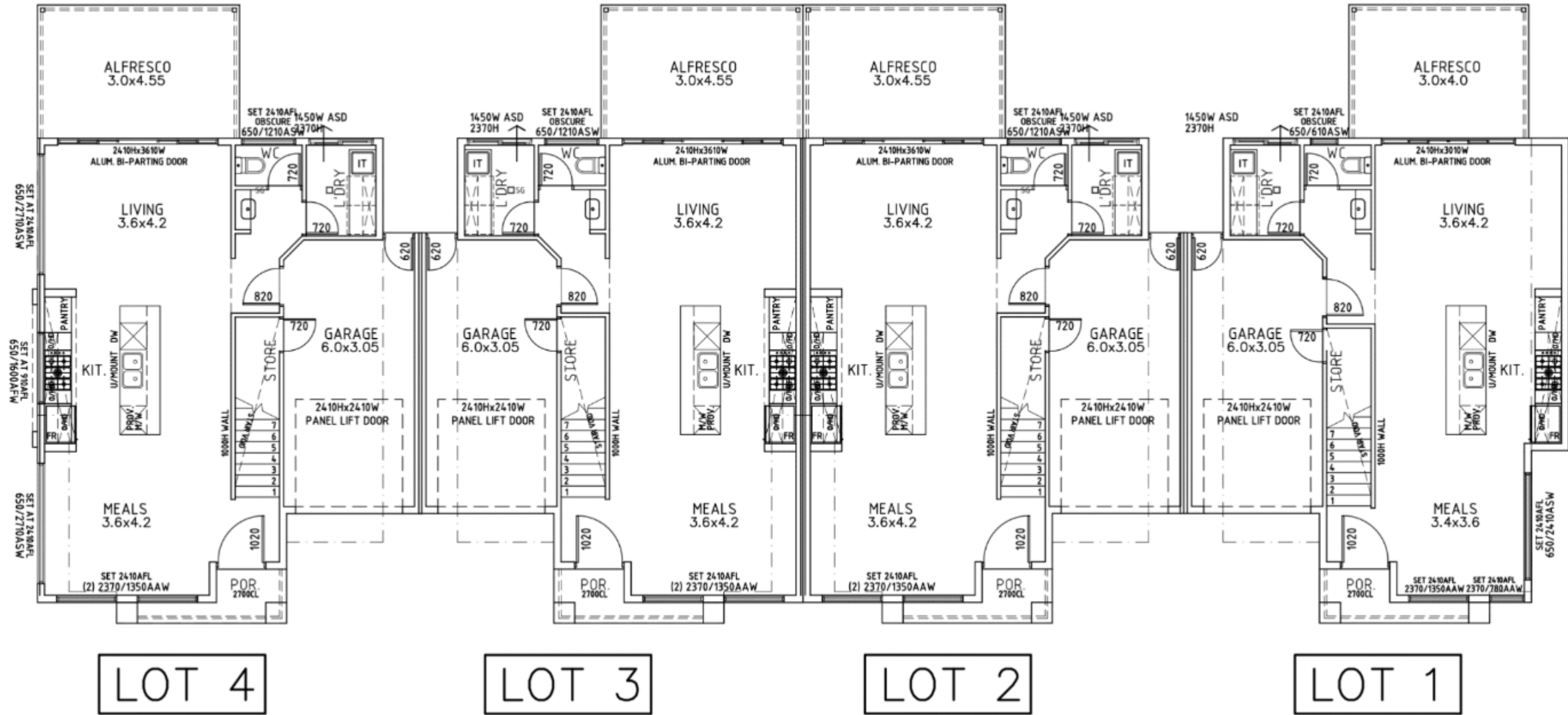
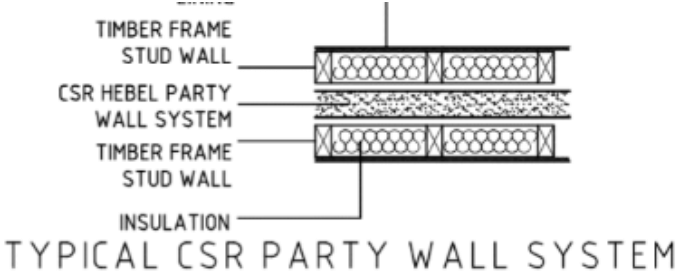
CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA
DRAWING	SIT PLAN

REVISIONS:	
NO.	DESCRIPTION
1	6/10/20

CONTRACTORS NOTE

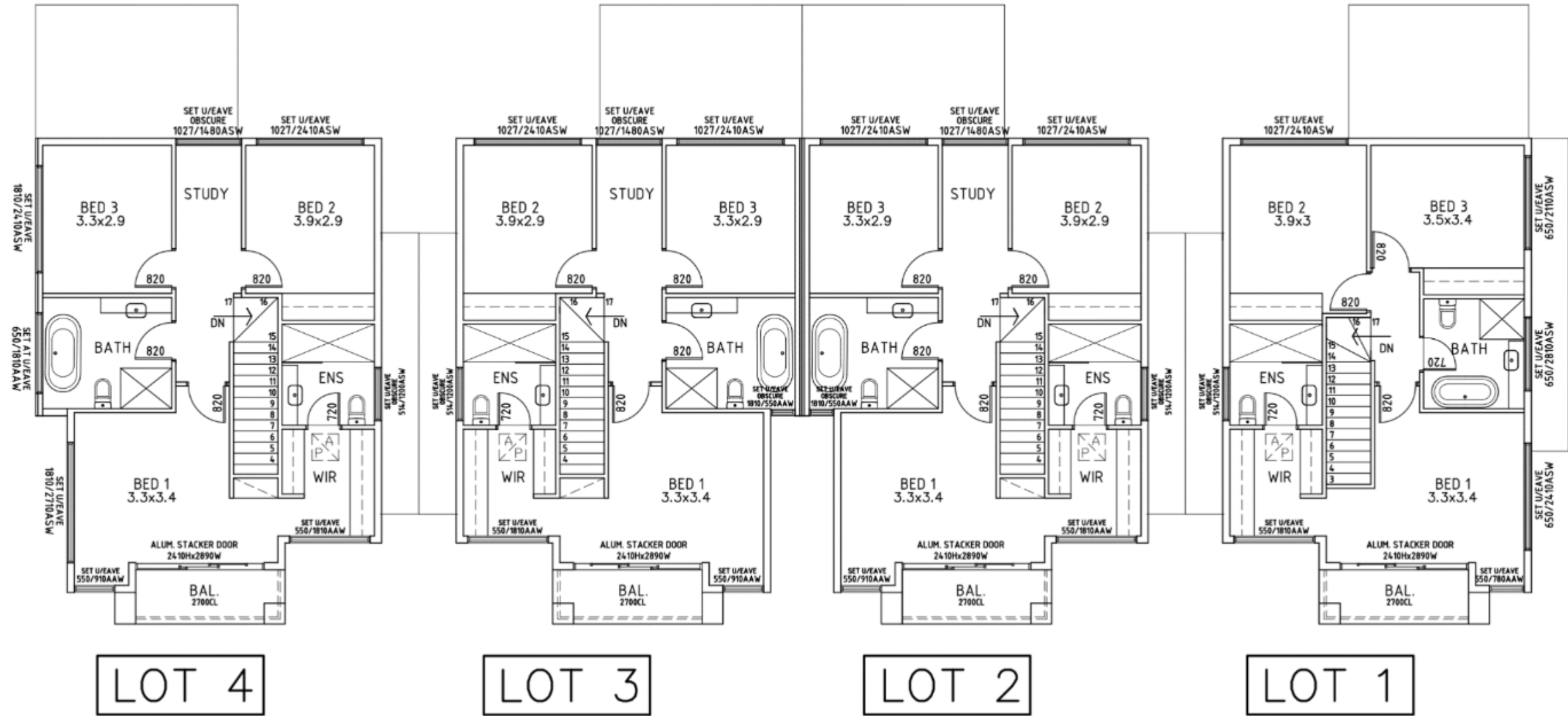
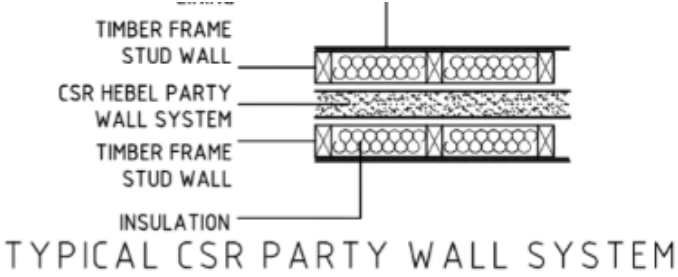
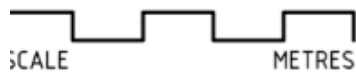
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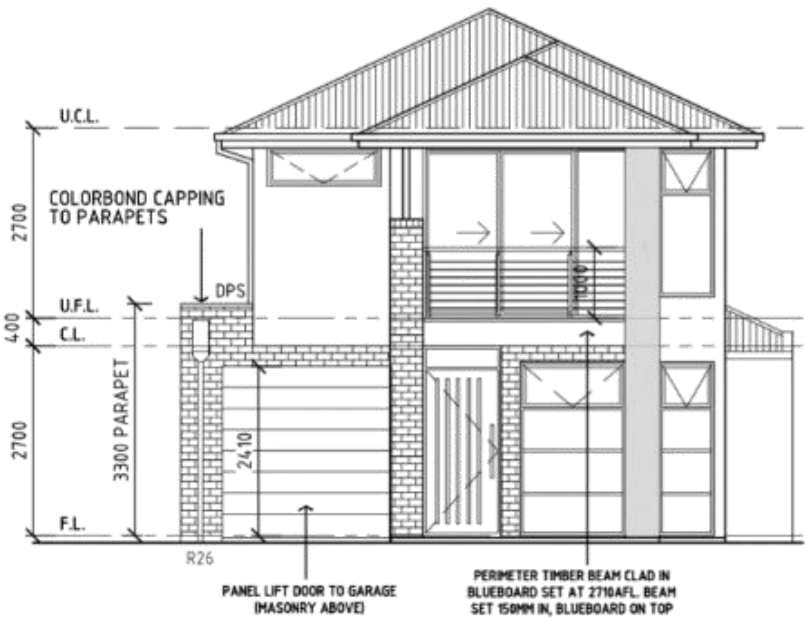
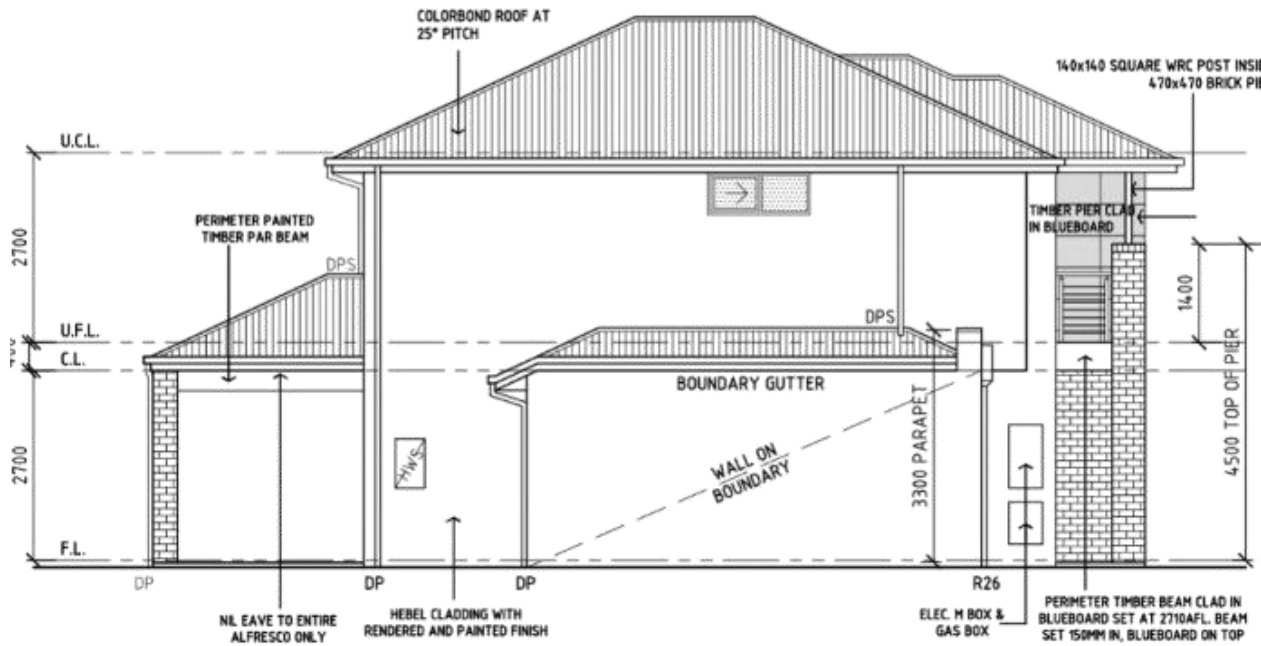
LOWER LEVEL

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW TOWNHOUSES
	DRAWING		PARAFIELD GARDENS, SA
	DATE		10/07/2020
CONTRACTORS NOTE		CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	
REVISIONS:		DRAWING	
DATE		10/07/2020	
PROJECT		PROPOSED NEW TOWNHOUSES	
CLIENT		M2 CUSTOM HOMES PTY LTD	



UPPER LEVEL

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW TOWNHOUSES
			PARAFIELD GARDENS, SA
	DRAWING		UPPER LEVEL FLOOR PLAN
NOTES:		CONTRACTORS NOTE	
DATE: 6/10/20		CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, AND	



- NOTES TO FOOTING CONTRACTOR:
- RENDERED HEBEL:
 - 50MM x 90MMw EDGE REBATE TO SLAB
 - SELECTED BRICKWORK
 - 50MM x 150MMw EDGE REBATE TO SLAB

- NOTES TO CONTRACTORS:
- INTERNAL DOORS 2340 H (EXCEPT NOTED)
 - WINDOWS SET AT 2410 AFL
 - TERMIMESH TO PENETRATIONS ONLY
 - SQUARE SET CORNICES THROUGHOUT
 - PLASTERBOARD REVEALS TO ALL WINDOWS
 - 450MM BOXED EAVE GENERALLY
 - NIL EAVE TO ALFRESCO
 - R5.0 INSULATION TO ALL CEILINGS
 - R1.5 INSULATION TO WALLS

NOTE PLUMBER:

PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS WAT AND ALLOW RAIN WATER TO FLOE TO MA W/C TOILET CISTERN.

NON RETURN VALVE TO BE INSTALLED AS PER SA WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

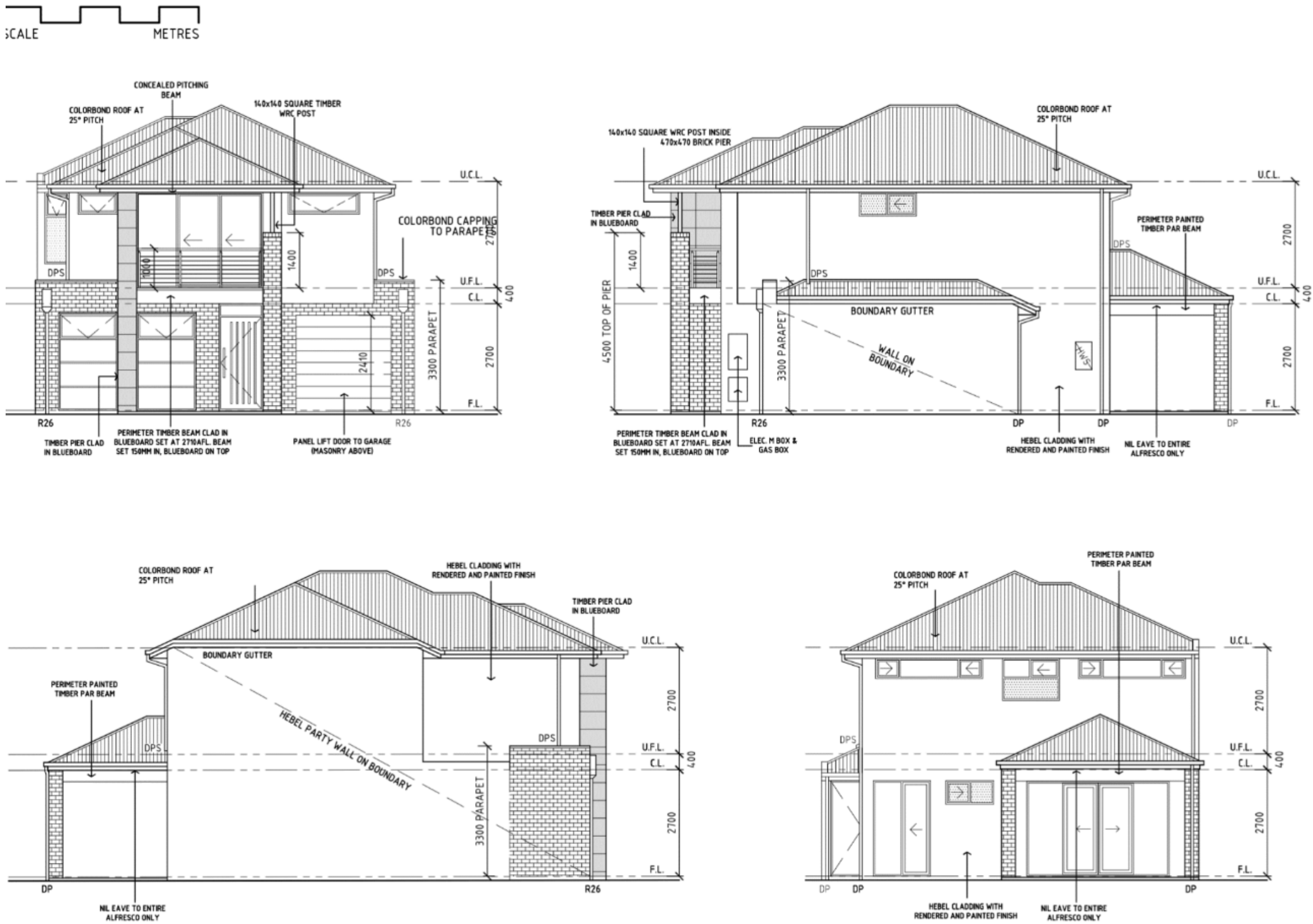
COLOURS	
FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

LOT 1

NDMENTS:
:PT 6/10/20

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CLIENT
M2 CUSTOM HOMES PTY LTD
PROJECT
PROPOSED NEW TOWNHOUSES
PARAFIELD GARDENS , SA
DRAWING
LOT 1 - ELEVATIONS



NOTES TO FOOTING CONTRACTOR:
— RENDERED HEBEL:
- 50MM x 90MMw EDGE REBATE TO SLAB

— SELECTED BRICKWORK
- 50MM x 150MMw EDGE REBATE TO SLAB

NOTES TO CONTRACTORS:
- INTERNAL DOORS 2340 H (EXCEPT NOTED)
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- TERMIMESH TO PENETRATIONS ONLY
- SQUARE SET CORNICES THROUGHOUT
- PLASTERBOARD REVEALS TO ALL WINDOWS
- 450MM BOXED EAVE GENERALLY
- NIL EAVE TO ALFRESCO
- R5.0 INSULATION TO ALL CEILINGS
- R1.5 INSULATION TO WALLS

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL
RAINWATER LOOP TO DIVERT MAINS WAT
AND ALLOW RAIN WATER TO FLOE TO MA
W/C TOILET CISTERN.

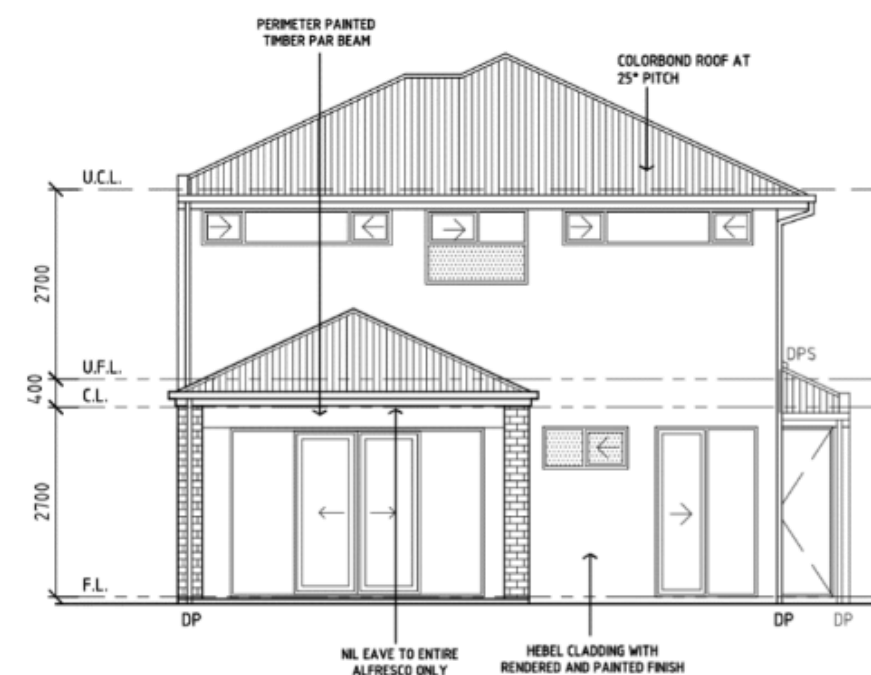
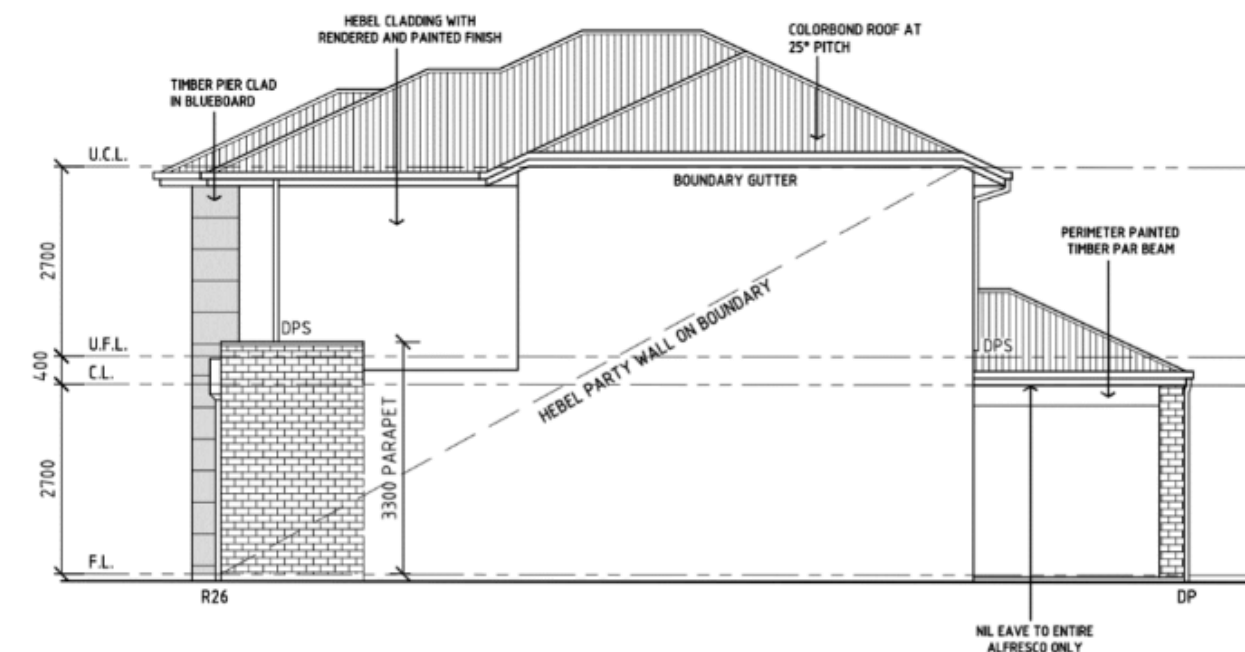
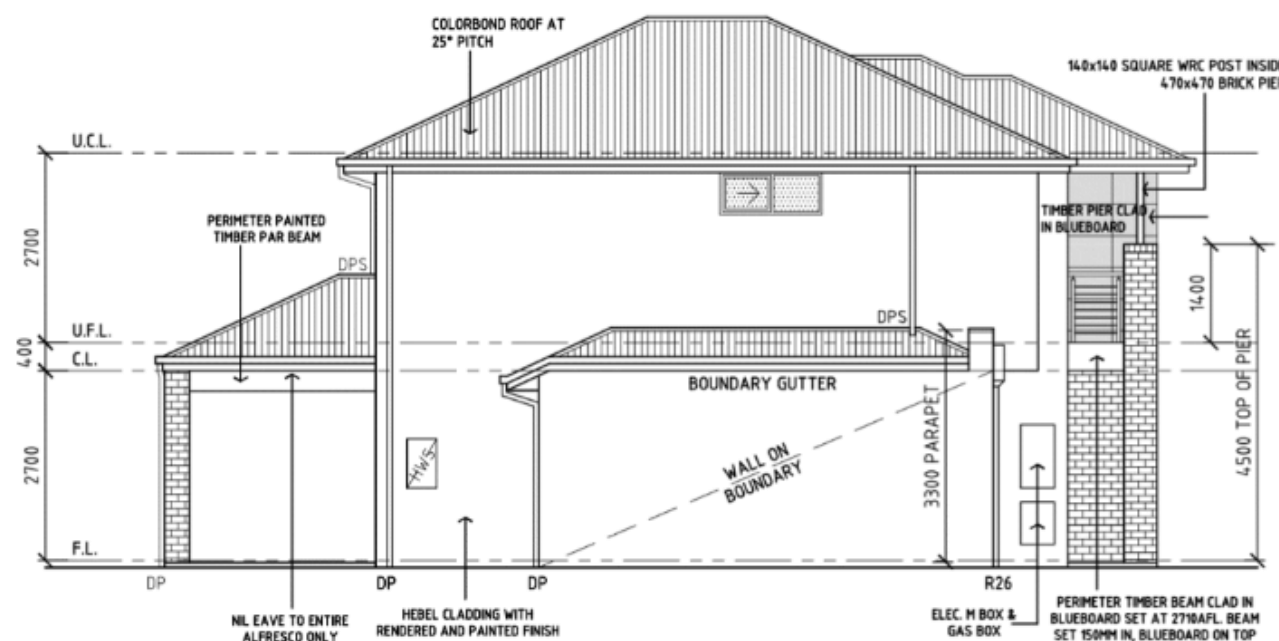
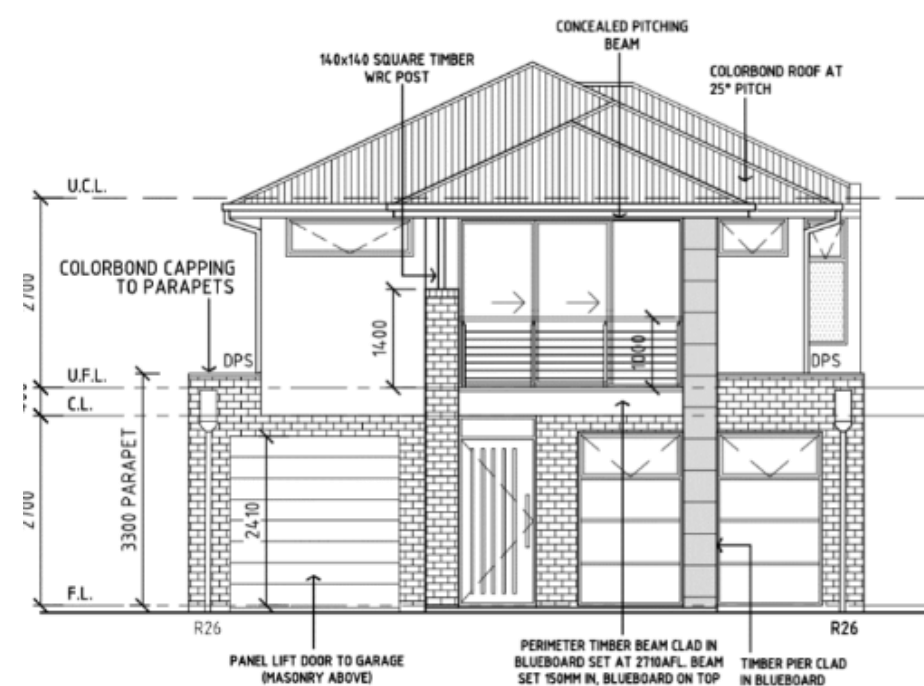
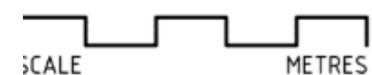
NON RETURN VALVE TO BE INSTALLED AS
PER SA WATER REQUIREMENTS.
(1000 LITRE RAINWATER TANK)

COLOURS	
FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

NDMENTS:	
PT	6/10/20

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BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS
SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

LOT 2	
CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA
DRAWING	LOT 3 & 2 - ELEVATIONS



NOTES TO FOOTING CONTRACTOR:
 == RENDERED HEBEL:
 - 50MM x 90MMw EDGE REBATE TO SLAB
 ■■ SELECTED BRICKWORK
 - 50MM x 150MMw EDGE REBATE TO SLAB

NOTES TO CONTRACTORS:

- INTERNAL DOORS 2340 H (EXCEPT NOTED)
- WINDOWS SET AT 2410 AFL
- TERMIMESH TO PENETRATIONS ONLY
- SQUARE SET CORNICES THROUGHOUT
- PLASTERBOARD REVEALS TO ALL WINDOWS
- 450MM BOXED EAVE GENERALLY
- NIL EAVE TO ALFRESCO
- R5.0 INSULATION TO ALL CEILINGS
- R15 INSULATION TO WALLS

NOTE PLUMBER:

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AND ALLOW RAIN WATER TO FLOE TO MA
W/C TOILET CISTERN.

NON RETURN VALVE TO BE INSTALLED AS
PER SA WATER REQUIREMENTS.
(1000 LITRE RAINWATER TANK)

COLOURS

FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

LOT 3

CLIENT
M2 CUSTOM HOMES PTY LTD

PROJECT
PROPOSED NEW TOWNHOUSES
PARAFIELD GARDENS, SA

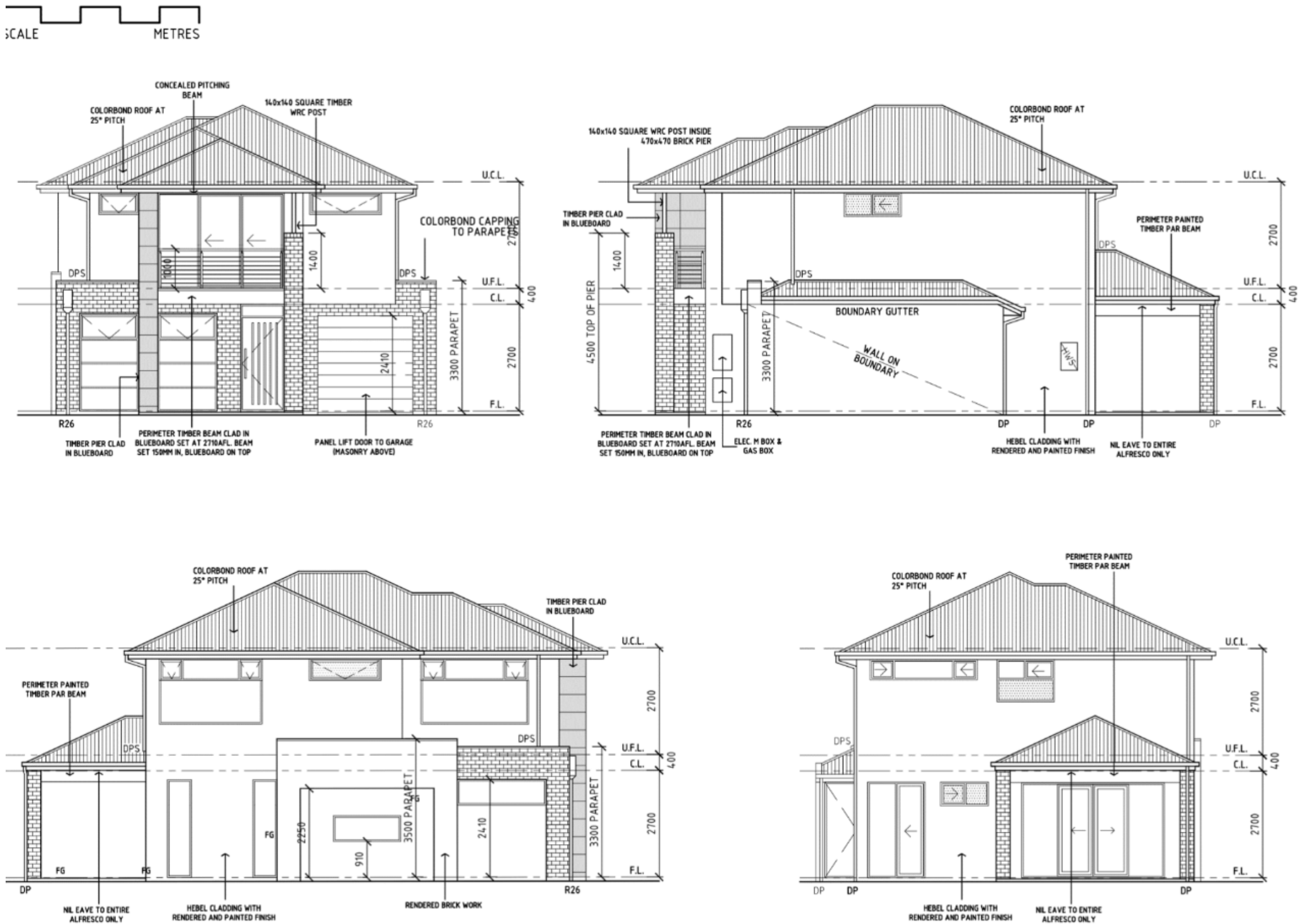
DRAWING
LOT 3 & 2 - ELEVATIONS

NDMENTS:

PT 6/10/20

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- 450MM BOXED EAVE GENERALLY
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(1000 LITRE RAINWATER TANK)

COLOURS	
FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

LOT 4

REVISIONS:	
NO	DESCRIPTION
1	6/10/20

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CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS, SA
DRAWING	LOT 4 - ELEVATIONS



PROPOSED NEW ROAD 'A'

PROPOSED NEW ROAD 'B'

BOTANICAL NAME	COMMON NAME
MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush
DWARF SHRUB Indigofera Australis	Australian Indigo
CONCRETE PATH & DRIVEWAY	
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION	

SITE WORKS AND DRAINAGE TO ENGINEER DESIGN AND DETAIL.

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LEGEND:

○	DP	: DOWNPIPE
●	GT	: GARDEN TAP
●	GTR	: RECYCLED WATER GARDEN TAP
⊕	WM	: WATER METER
⊙	SIP	: SEWER POINT
⊙	SIP	: NEW SEWER POINT

LOT 8: AREAS (APPROX.)

LOWER LIVING:	62.8 sqm
UPPER LIVING:	76.9 sqm
GARAGE:	19.2 sqm
PORCH:	2.7 sqm
ALFRESCO:	13.6 sqm
TOTAL:	175.20 sqm
SITE AREA:	164 sqm
P.O.S.	39 sqm

LOT 5+6+7: AREAS (APPROX.)

LOWER LIVING:	62.8 sqm
UPPER LIVING:	76.9 sqm
GARAGE:	19.2 sqm
PORCH:	2.7 sqm
ALFRESCO:	13.6 sqm
TOTAL:	175.20 sqm
SITE AREA:	155 sqm
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REVISIONS:

1	PT	6/10/20
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CLIENT

M2 CUSTOM HOMES PTY LTD

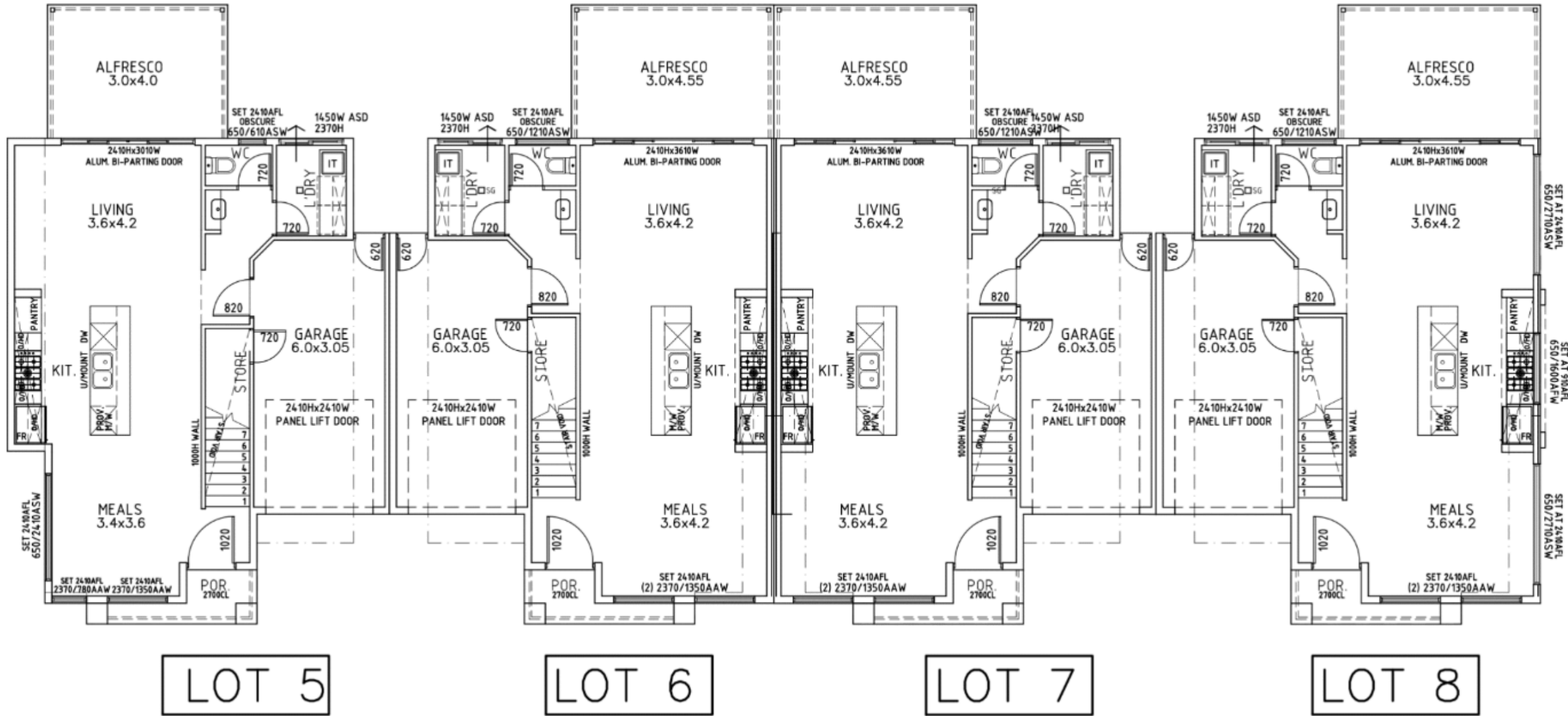
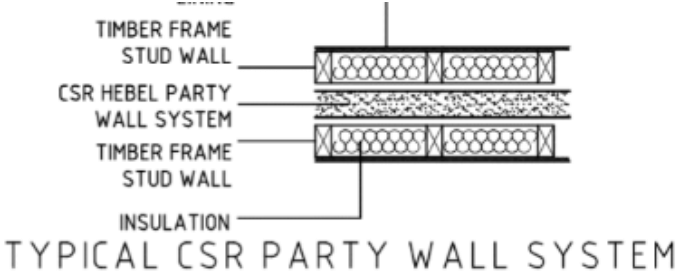
PROJECT

PROPOSED NEW TOWNHOUSES

PARAFIELD GARDENS, SA

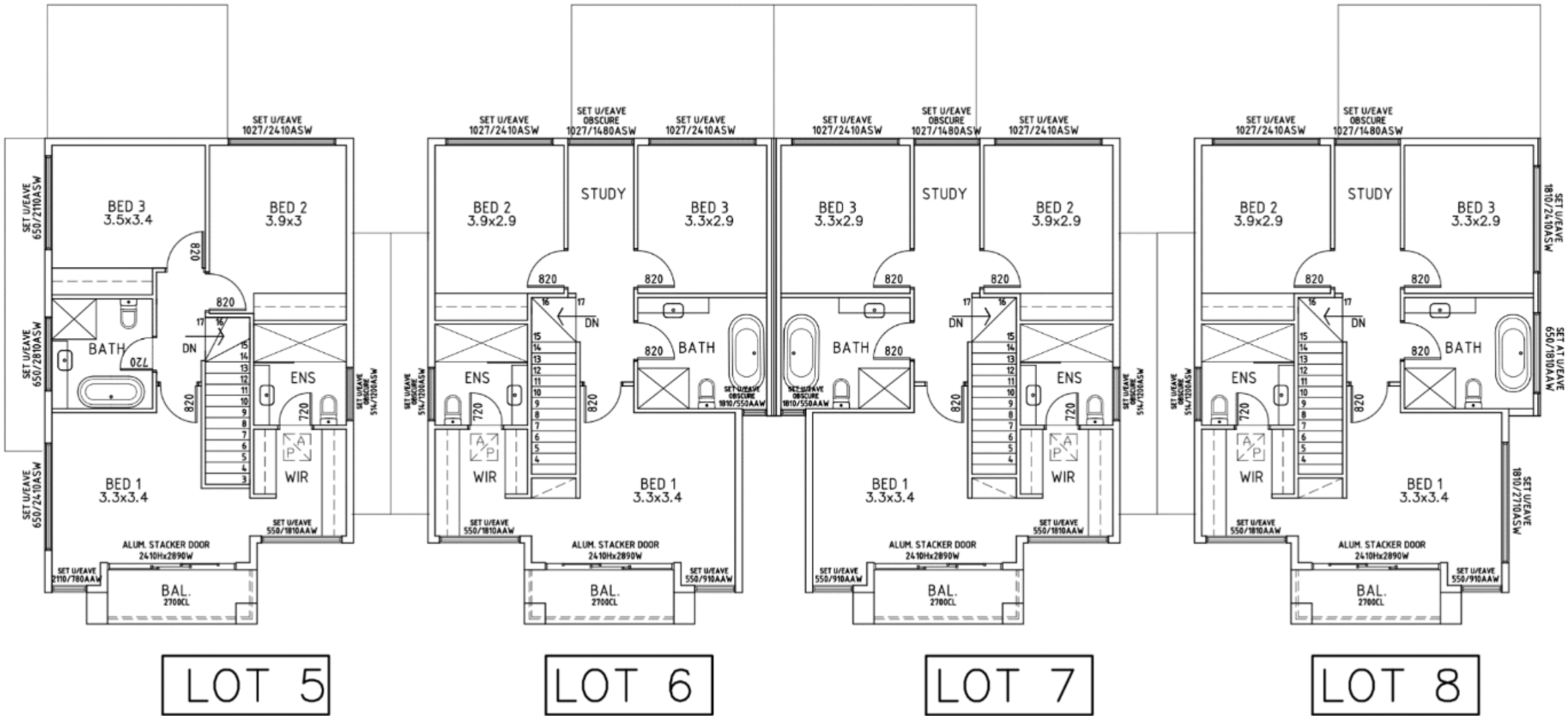
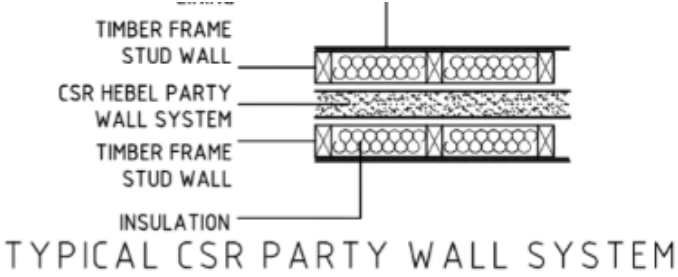
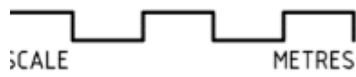
DRAWING

SITE PLAN



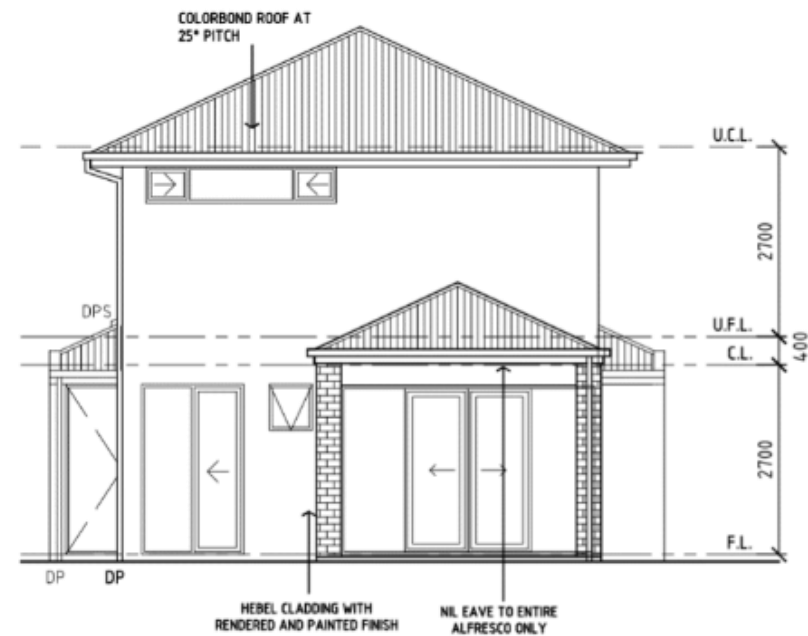
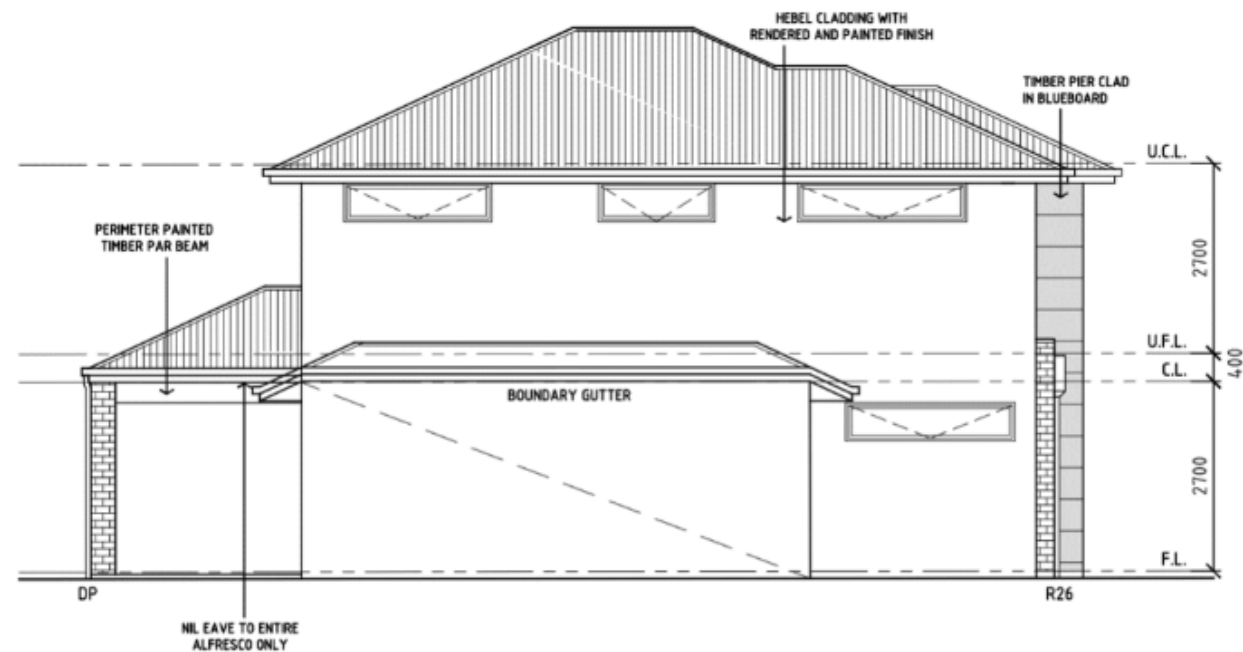
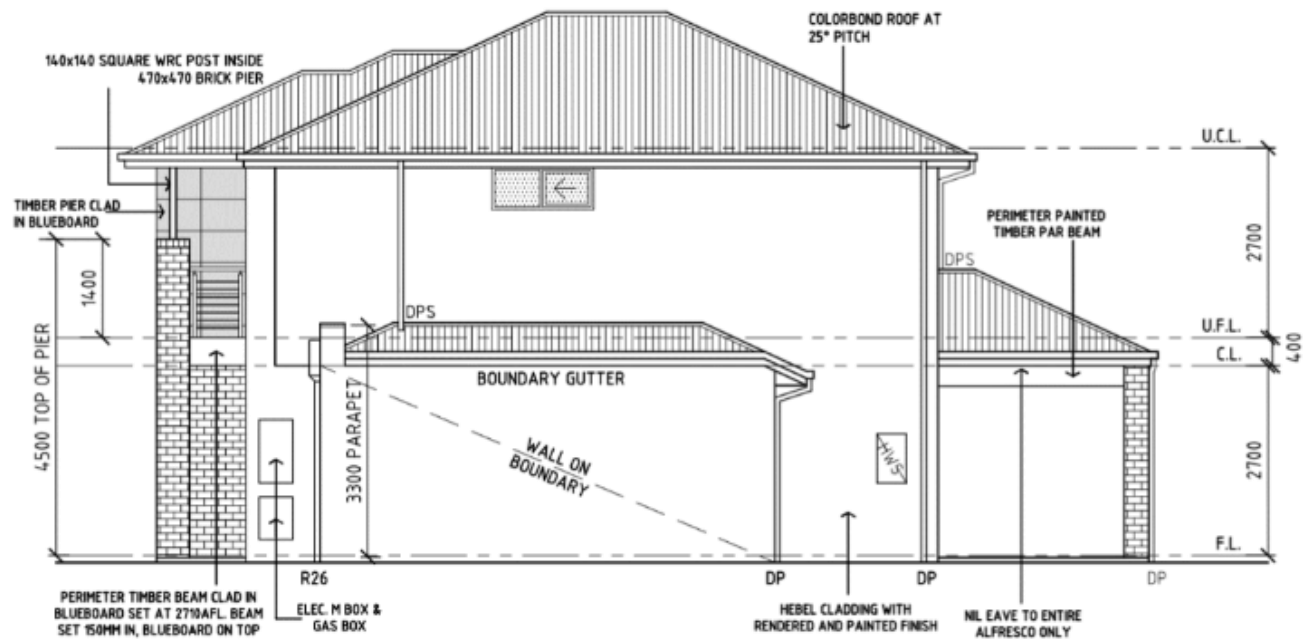
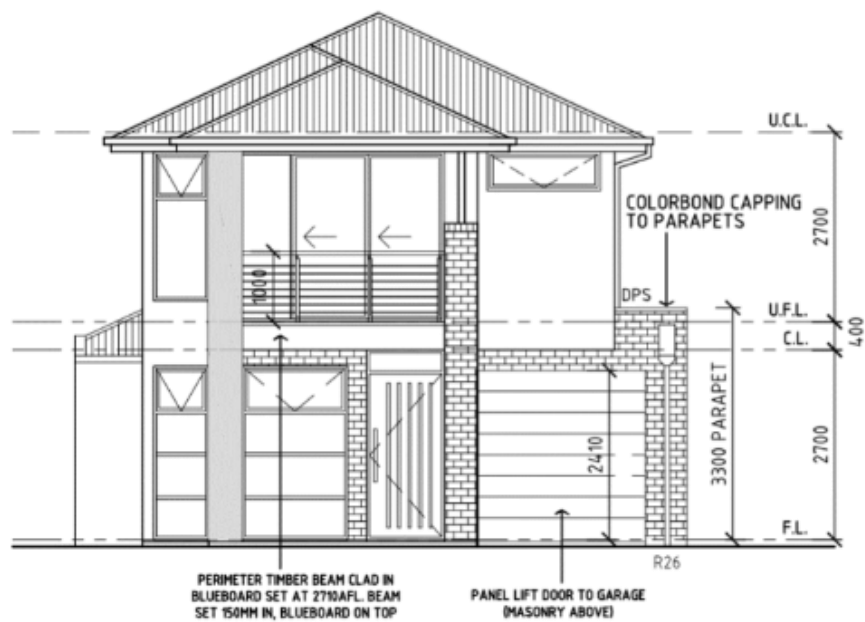
LOWER LEVEL

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW TOWNHOUSES
	DRAWING		PARAFIELD GARDENS, SA
	DATE		10/01/2021
REVISIONS:		CONTRACTORS NOTE	
REVISIONS:		CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	
REVISIONS:		CLIENT	
REVISIONS:		M2 CUSTOM HOMES PTY LTD	
REVISIONS:		PROJECT	
REVISIONS:		PROPOSED NEW TOWNHOUSES	
REVISIONS:		DRAWING	
REVISIONS:		PARAFIELD GARDENS, SA	
REVISIONS:		DATE	
REVISIONS:		10/01/2021	



UPPER LEVEL

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW TOWNHOUSES
	DRAWING		PARAFIELD GARDENS, SA
	DATE		11/01/2021
REVISIONS:		CONTRACTORS NOTE	
REVISIONS:		CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE	
REVISIONS:		BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS	
REVISIONS:		SHALL TAKE PREFFERENCE OVER SCALED DIMENSIONS, AND	



NOTES TO FOOTING CONTRACTOR:
— RENDERED HEBEL:
- 50MM x 90MMw EDGE REBATE TO SLAB

— SELECTED BRICKWORK
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NOTES TO CONTRACTORS:
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- NIL EAVE TO ALFRESCO
- R5.0 INSULATION TO ALL CEILINGS
- R1.5 INSULATION TO WALLS

NOTE PLUMBER:
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RAINWATER LOOP TO DIVERT MAINS WAT
AND ALLOW RAIN WATER TO FLOE TO MA
W/C TOILET CISTERN.

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PER SA WATER REQUIREMENTS.
(1000 LITRE RAINWATER TANK)

COLOURS	
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RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
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PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

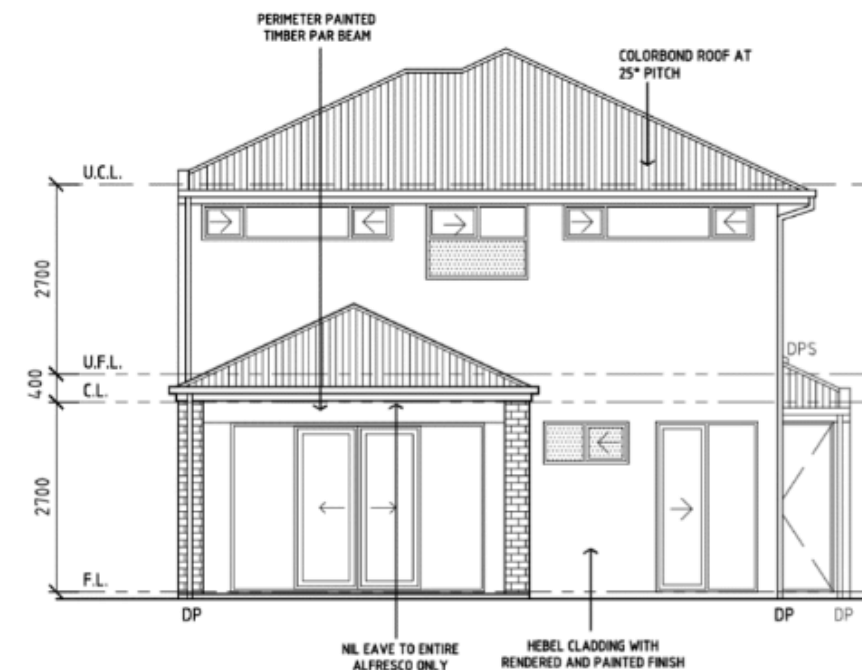
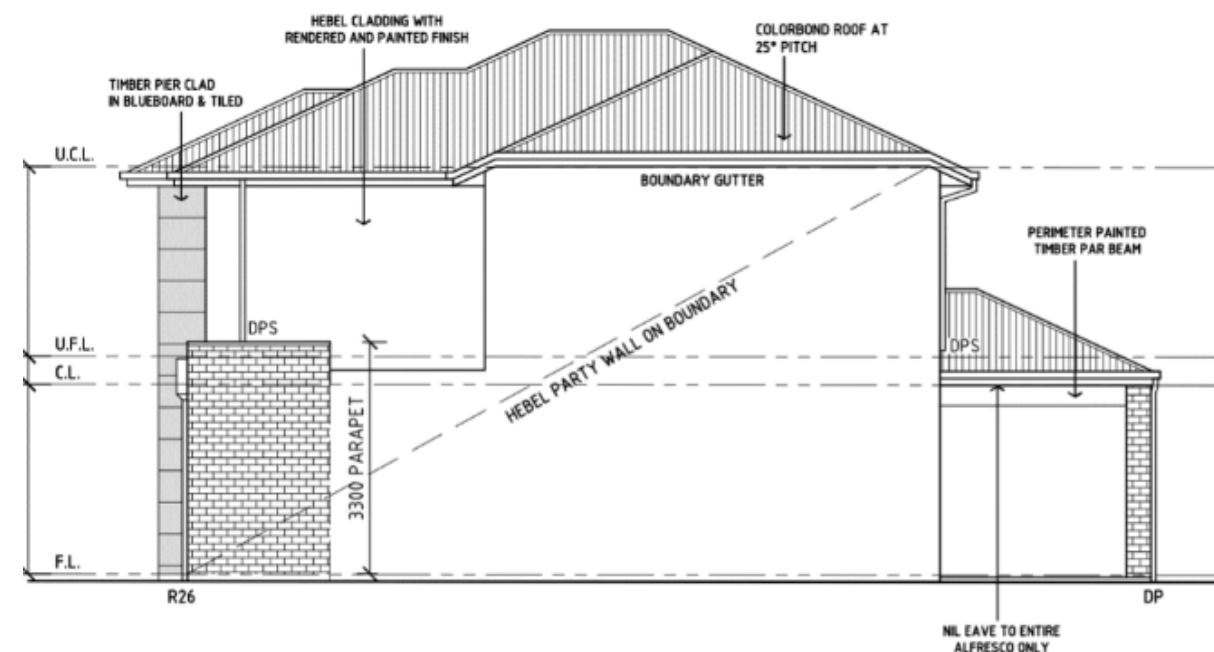
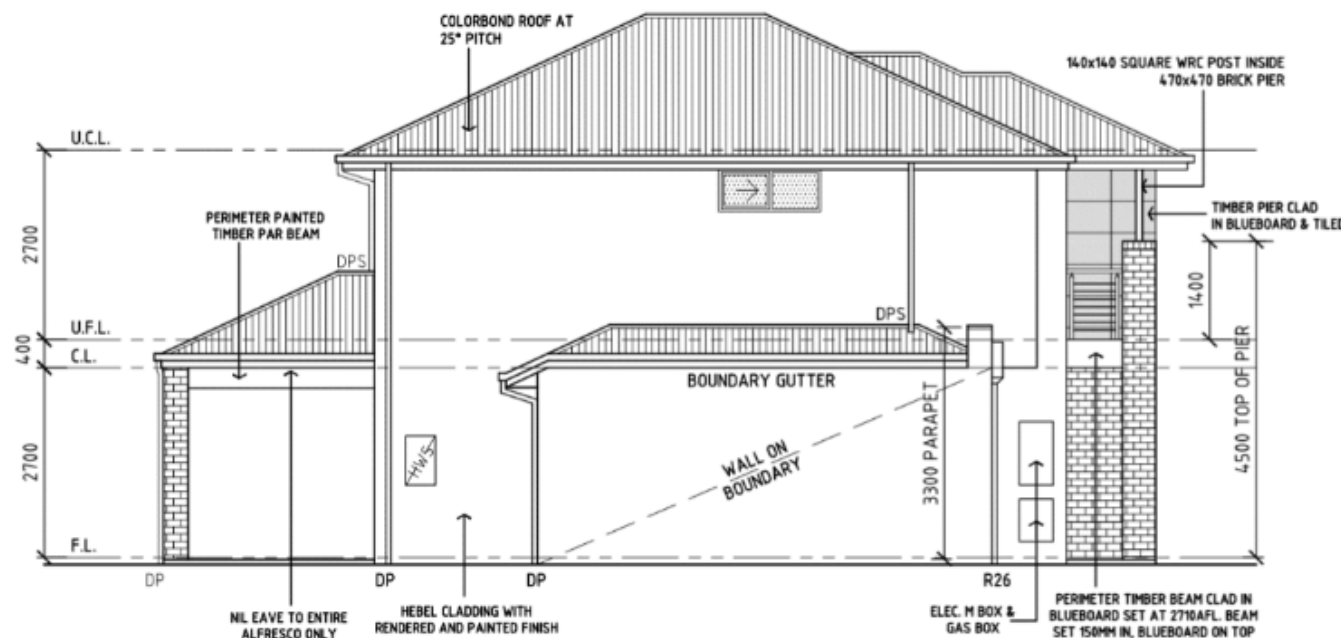
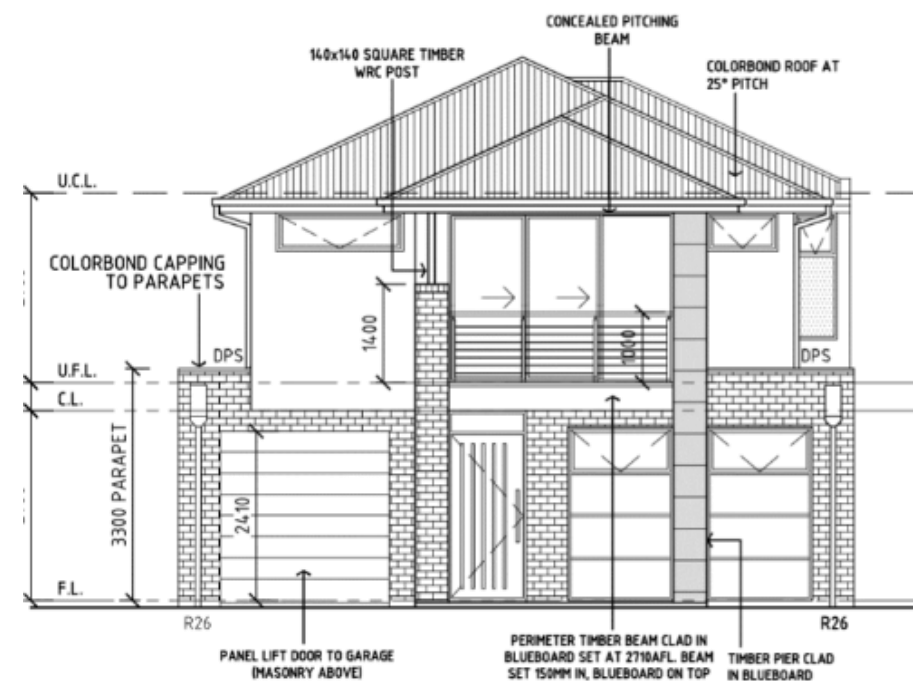
LOT 5

NDMENTS:
:PT 6/10/20

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CLIENT
M2 CUSTOM HOMES PTY LTD
PROJECT
PROPOSED NEW TOWNHOUSES
PARAFIELD GARDENS , SA
DRAWING
LOT 5 - ELEVATIONS

SCALE METRES



NOTES TO FOOTING CONTRACTOR:
 — RENDERED HEBEL:
 - 50MM x 90MMw EDGE REBATE TO SLAB
 — SELECTED BRICKWORK
 - 50MM x 150MMw EDGE REBATE TO SLAB

NOTES TO CONTRACTORS:
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COLOURS

FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

REVISIONS:

DATE: 6/10/20

CONTRACTORS NOTE

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

LOT 6

CLIENT

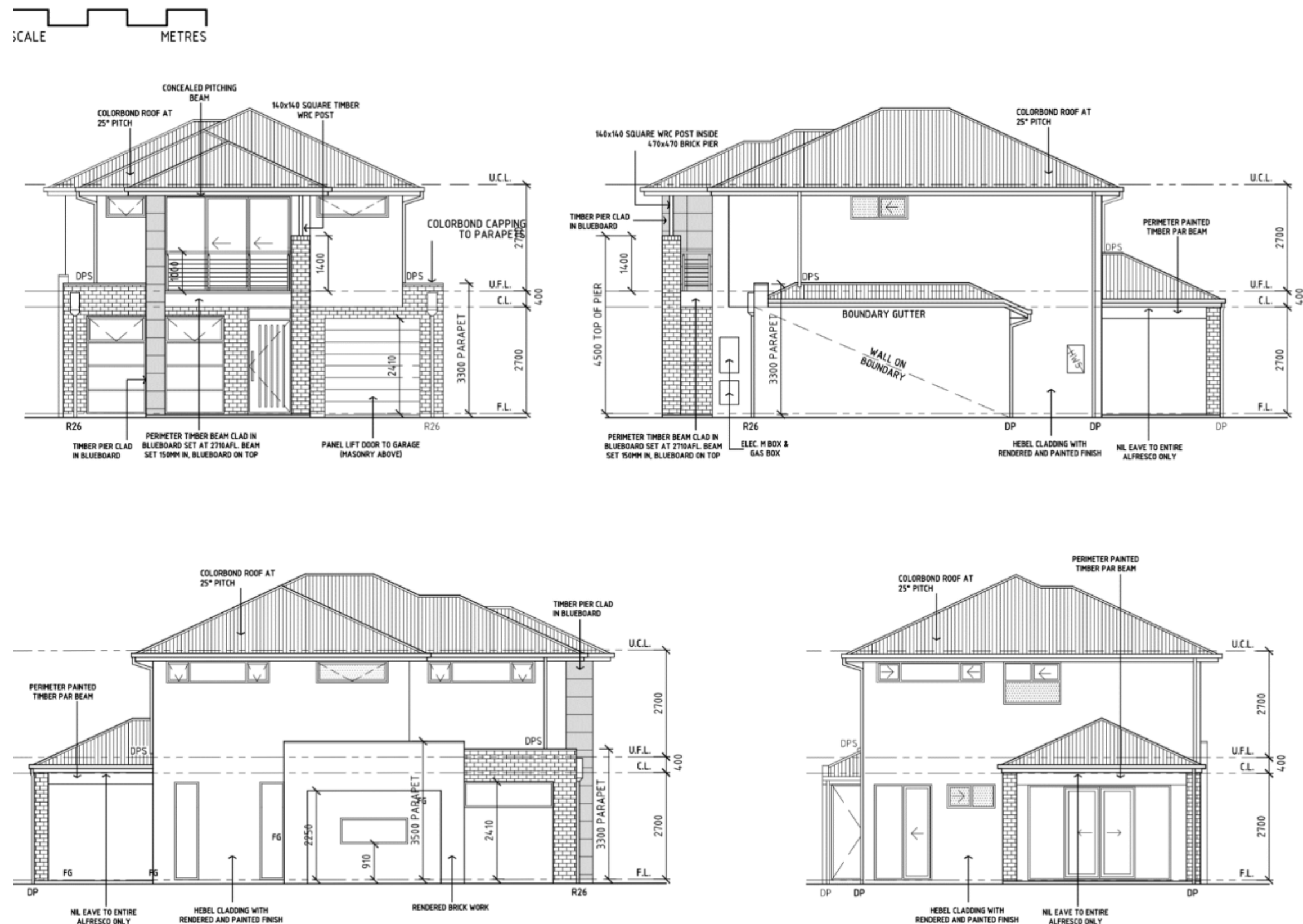
M2 CUSTOM HOMES PTY LTD

PROJECT

PROPOSED NEW TOWNHOUSES
PARAFIELD GARDENS, SA

DRAWING

LOT 6 & 7 - ELEVATIONS



NOTES TO FOOTING CONTRACTOR:
 == RENDERED HEBEL:
 - 50MM x 90MMw EDGE REBATE TO SLAB
 ■■ SELECTED BRICKWORK
 - 50MM x 150MMw EDGE REBATE TO SLAB

NOTES TO CONTRACTORS:

- INTERNAL DOORS 2340 H (EXCEPT NOTED)
- WINDOWS SET AT 2410 AFL
- TERMIMESH TO PENETRATIONS ONLY
- SQUARE SET CORNICES THROUGHOUT
- PLASTERBOARD REVEALS TO ALL WINDOWS
- 450MM BOXED EAVE GENERALLY
- NIL EAVE TO ALFRESCO
- R5.0 INSULATION TO ALL CEILINGS
- R15 INSULATION TO WALLS

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL
RAINWATER LOOP TO DIVERT MAINS WAT
AND ALLOW RAIN WATER TO FLOE TO MA
W/C TOILET CISTERN.

NON RETURN VALVE TO BE INSTALLED AS
PER SA WATER REQUIREMENTS.
(1000 LITRE RAINWATER TANK)

COLOURS

FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

LOT 7

CLIENT
M2 CUSTOM HOMES PTY LTD

PROJECT
PROPOSED NEW TOWNHOUSES
PARAFIELD GARDENS, SA

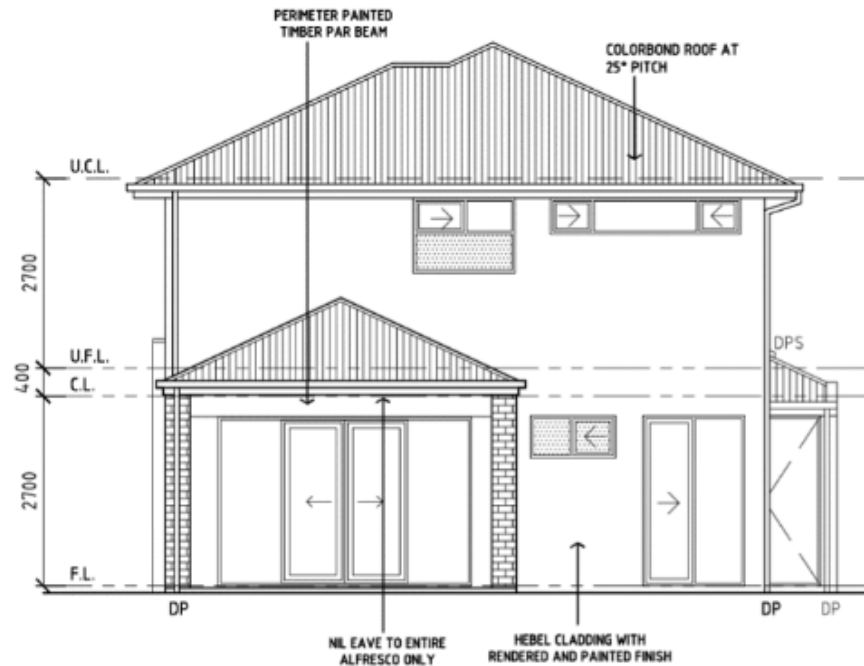
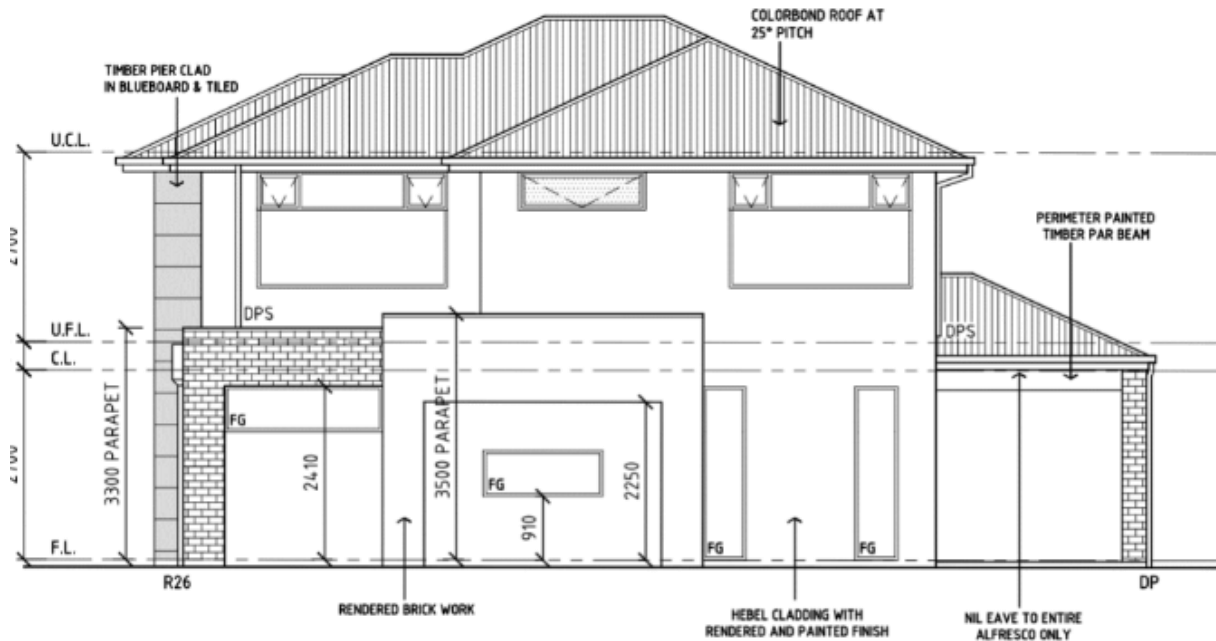
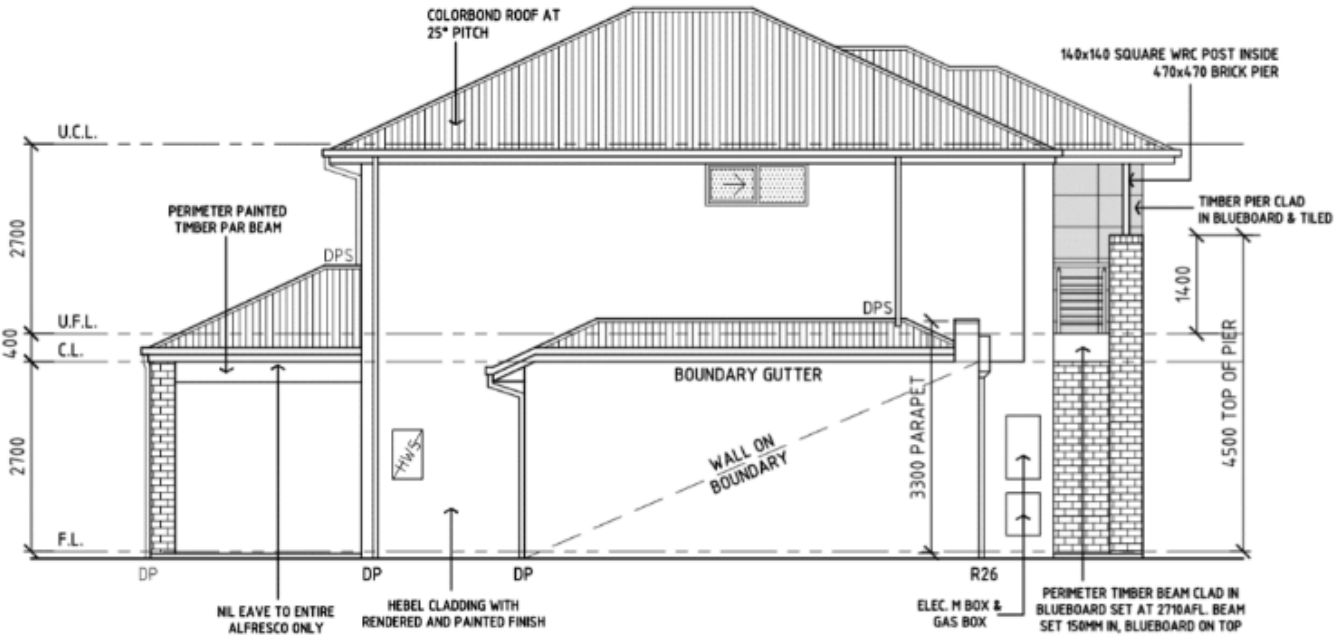
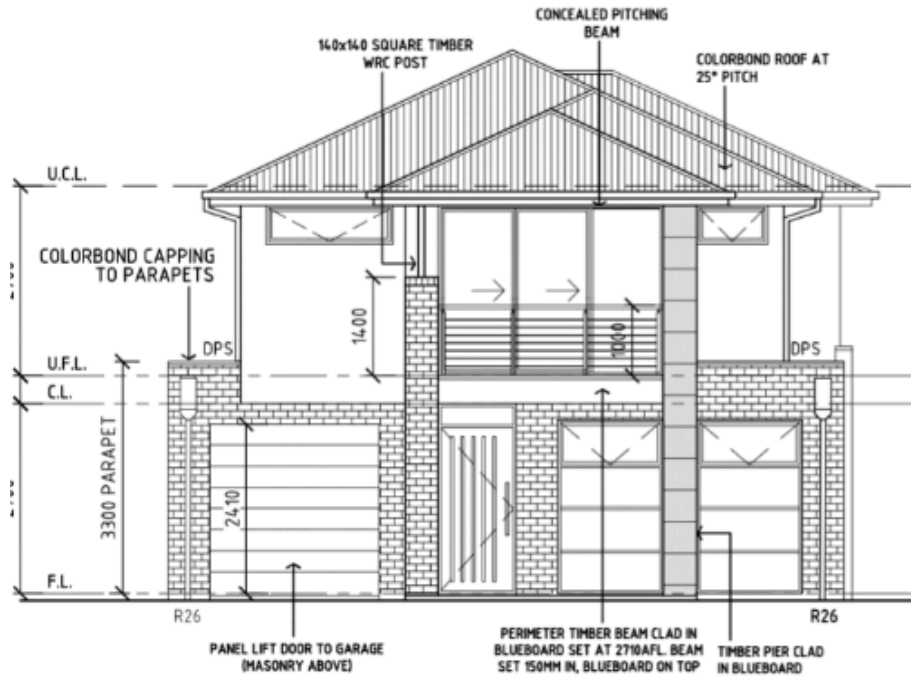
DRAWING
LOT 6 & 7 - ELEVATIONS

NDMENTS:

PT 6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE
BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS
SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

SCALE METRES



NOTES TO FOOTING CONTRACTOR:
— RENDERED HEBEL:
- 50MM x 90MMw EDGE REBATE TO SLAB

— SELECTED BRICKWORK
- 50MM x 150MMw EDGE REBATE TO SLAB

NOTES TO CONTRACTORS:
- INTERNAL DOORS 2340 H (EXCEPT NOTED)
- WINDOWS SET AT 2410 AFL
- TERMIMESH TO PENETRATIONS ONLY
- SQUARE SET CORNICES THROUGHOUT
- PLASTERBOARD REVEALS TO ALL WINDOWS
- 450MM BOXED EAVE GENERALLY
- NIL EAVE TO ALFRESCO
- R5.0 INSULATION TO ALL CEILINGS
- R1.5 INSULATION TO WALLS

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL
RAINWATER LOOP TO DIVERT MAINS WAT
AND ALLOW RAIN WATER TO FLOE TO MA
W/C TOILET CISTERN.

NON RETURN VALVE TO BE INSTALLED AS
PER SA WATER REQUIREMENTS.
(1000 LITRE RAINWATER TANK)

COLOURS	
FACE BRICK	- BLACK
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON

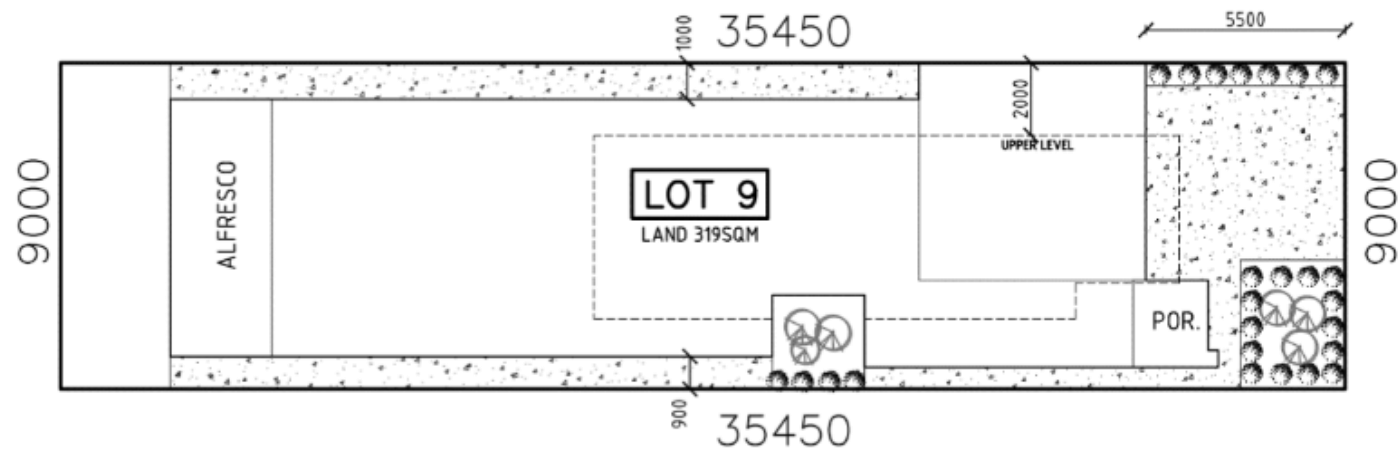
LOT 8

NDMENTS:
:PT 6/10/20

CONTRACTORS NOTE
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SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

CLIENT
M2 CUSTOM HOMES PTY LTD
PROJECT
PROPOSED NEW TOWNHOUSES
PARAFIELD GARDENS , SA
DRAWING
LOT 8 - ELEVATIONS

1:1000 METRES



PROPOSED NEW ROAD 'B'

MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

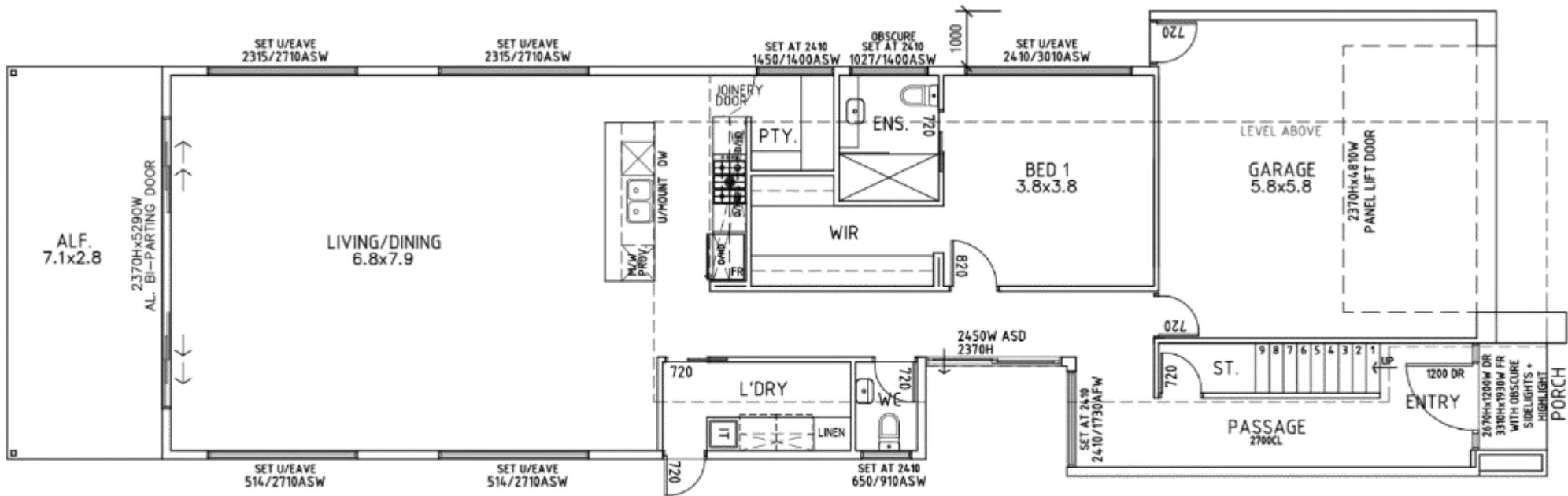
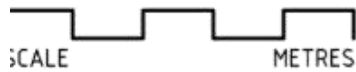
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
DESIGN AND DETAIL.
ALL FLOOR LEVELS TO BE CONFIRMED BY A REGISTERED ENGINEER.
RAINWATER TANKS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REGULATIONS.
1.8M HIGH GOOD NEIGHBOUR FENCING TO BE INSTALLED ON BOUNDARIES EXCLUDING DRIVEWAY FRONT OF DWELLINGS.

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS AND ALLOW RAIN WATER TO FLOW TO W/C TOILET CISTERN.
NON RETURN VALVE TO BE INSTALLED ON RAINWATER MAINS PER SA WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

LEGEND:	
	DP : DOWNPIPE
	GT : GARDEN TAP
	GTR : RECYCLED WATER GARDEN TAP
	WM : WATER METER
	SIP : SEWER POINT
	SIP : NEW SEWER POINT

LOT 9: AREAS (APPROX.)	
LOWER LIVING:	137.07
UPPER LIVING:	77.3
GARAGE:	37.5
PORCH:	5.1
ALFRESCO:	19.9
TOTAL:	276.87
SITE AREA:	319 sqm
P.O.S.	60 sqm

NOTES:	6/10/20	CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS		LOT 9 CLIENT M2 CUSTOM HOMES PTY LTD
				PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS, SA

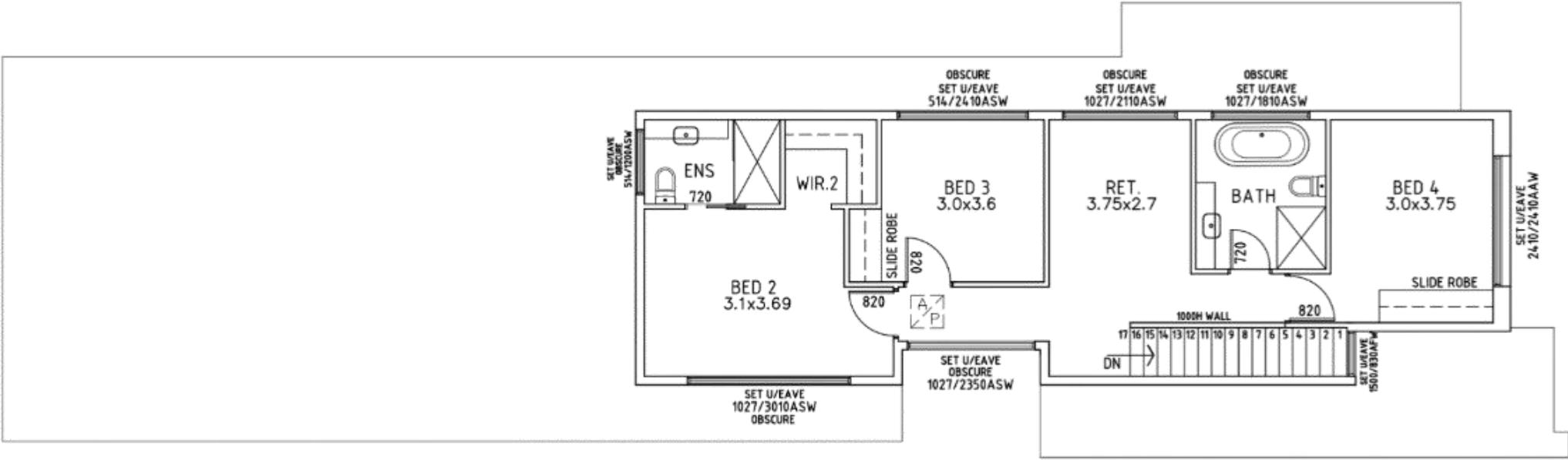


LOT 9

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW DWELLING PARAFIELD GARDENS, SA
	DRAWING		LOWER LEVEL FLOOR PLAN

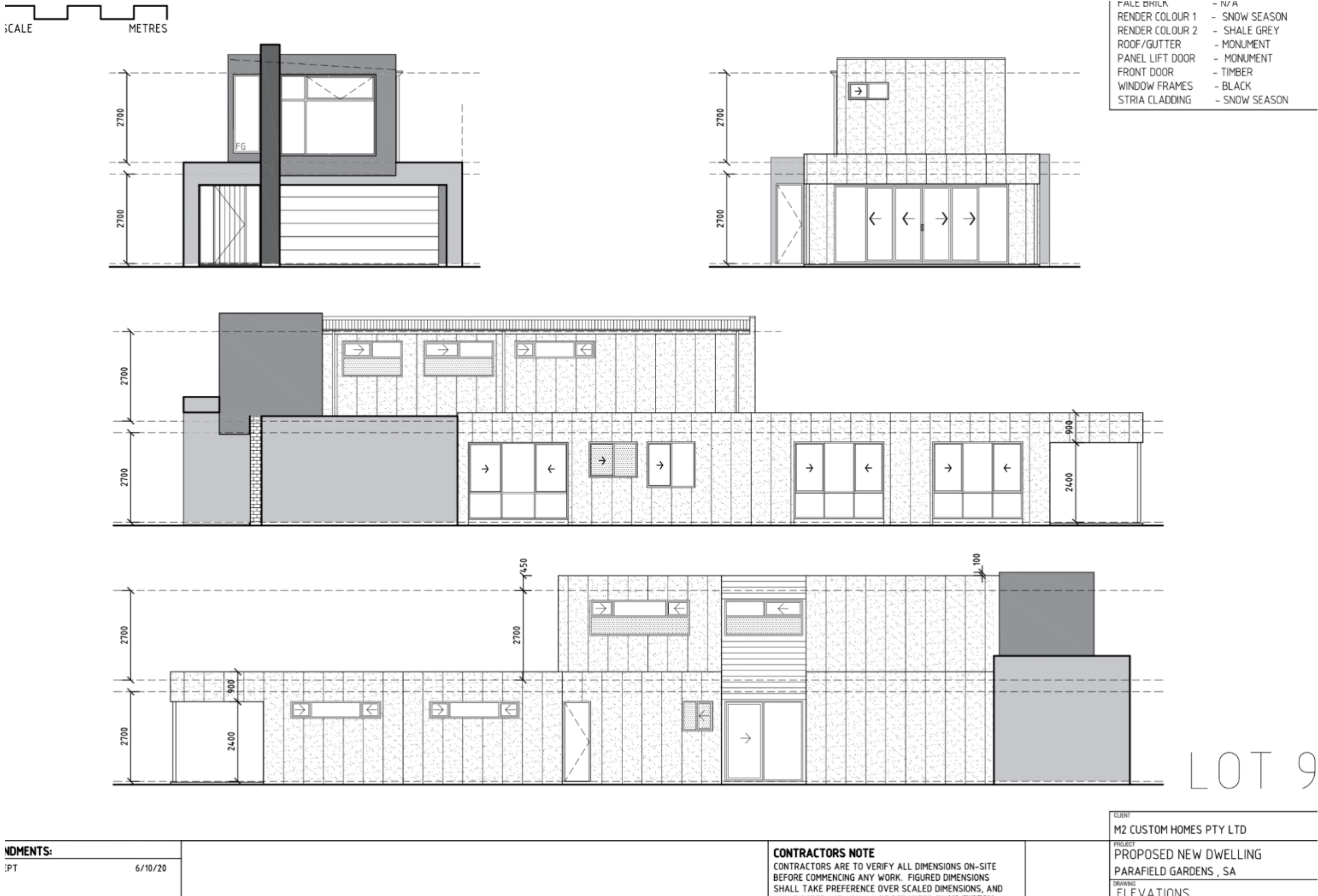
REVISIONS:	
DATE	6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

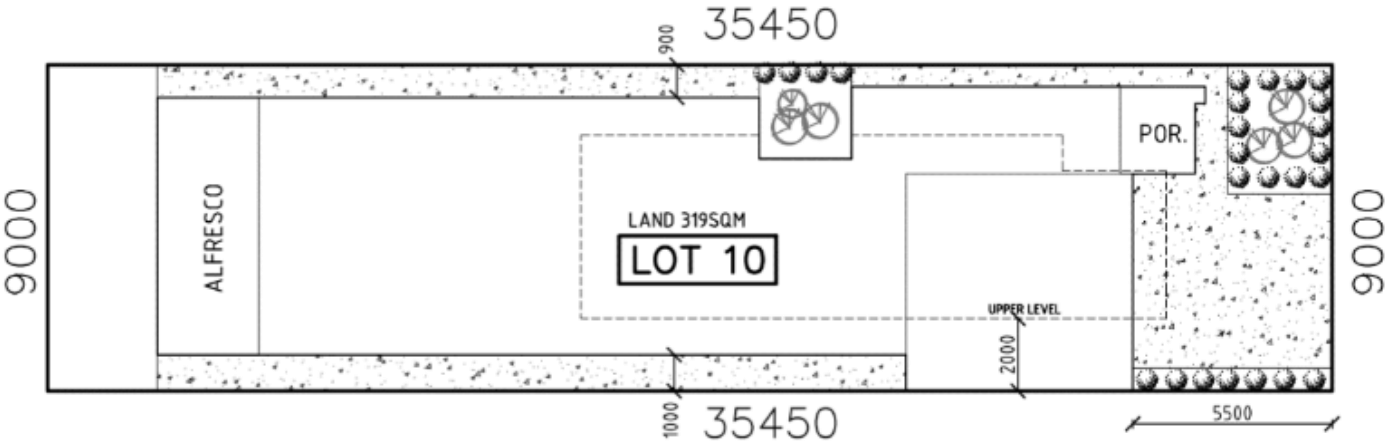


LOT 9

REVISIONS:		CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS , SA
DATE	6/10/20		DRAWING LIPPER LEVEL FLOOR PLAN



1:100
METRES



PROPOSED NEW ROAD 'B'

MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
DESIGN AND DETAIL.
ALL FLOOR LEVELS TO BE CONFIRMED BY A REGISTERED ENGINEER.
RAINWATER TANKS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REGULATIONS.
1.8M HIGH GOOD NEIGHBOUR FENCING TO BE INSTALLED ON BOUNDARIES EXCLUDING DRIVEWAY! FRONT OF DWELLINGS.

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS AND ALLOW RAIN WATER TO FLOW TO W/C TOILET CISTERN.
NON RETURN VALVE TO BE INSTALLED ON RAINWATER MAINS PER SA WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

LEGEND:	
	DP : DOWNPIPE
	GT : GARDEN TAP
	GTR : RECYCLED WATER GARDEN TAP
	WM : WATER METER
	SIP : SEWER POINT
	SIP : NEW SEWER POINT

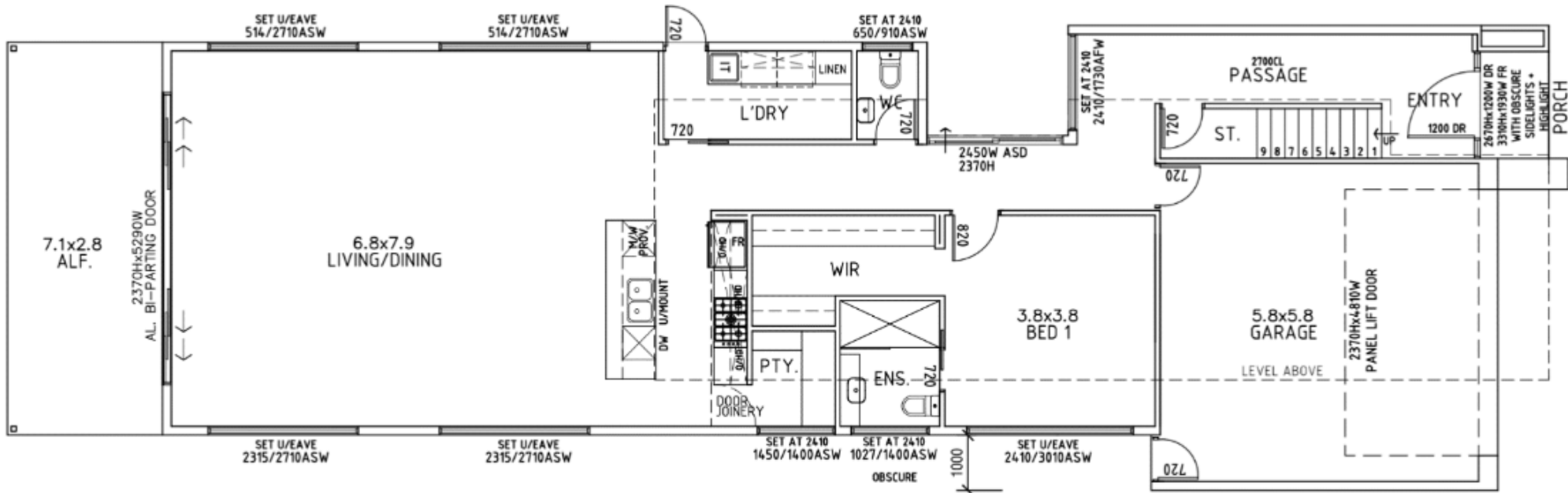
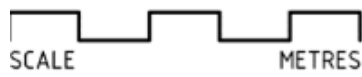
LOT 10: AREAS (APPROX.)	
LOWER LIVING:	137.07
UPPER LIVING:	77.3
GARAGE:	37.5
PORCH:	5.1
ALFRESCO:	19.9
TOTAL:	276.87
SITE AREA:	319 sqm
P.O.S.	60 sqm

DATE: 6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS

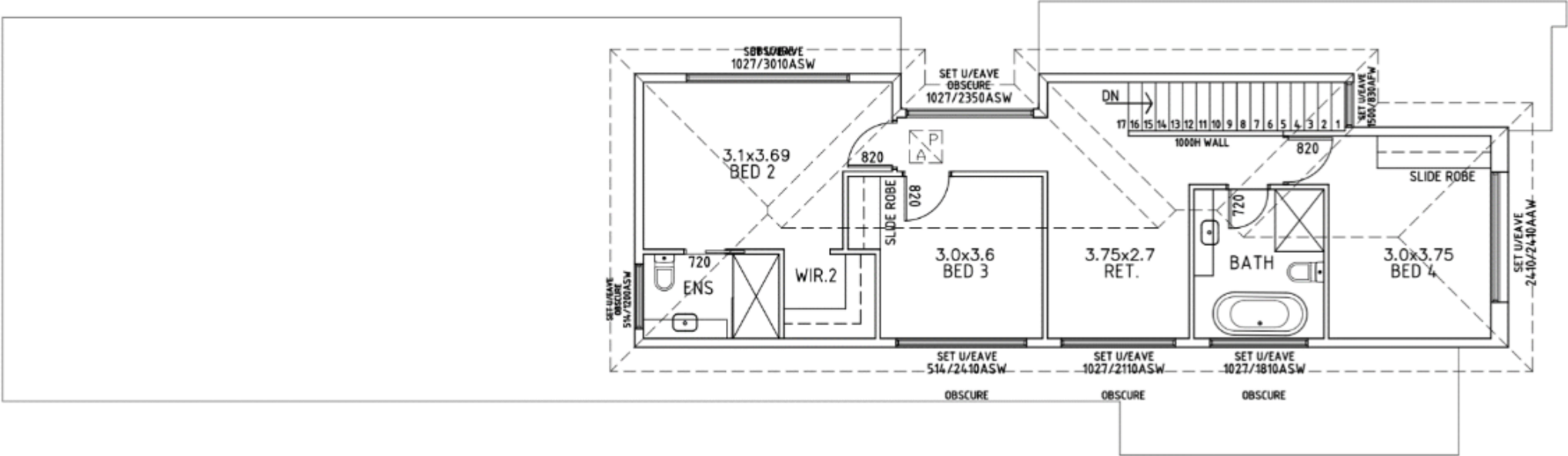


CLIENT: M2 CUSTOM HOMES PTY LTD
PROJECT: PROPOSED NEW DWELLING
PARAFIELD GARDENS, SA



LOT 10

REVISIONS:		CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	CLIENT M2 CUSTOM HOMES PTY LTD
EPT	6/10/20		
			PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS, SA
			DRAWING LOWER LEVEL FLOOR PLAN



REVISIONS:

REVISIONS: 6/10/20

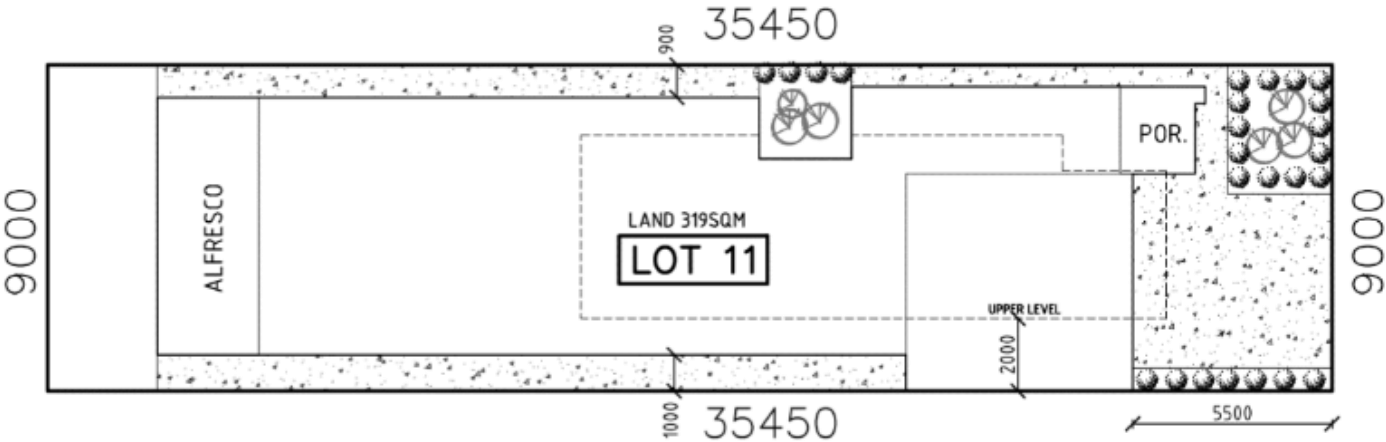
CONTRACTORS NOTE

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW DWELLING PARAFIELD GARDENS , SA
DRAWING	11P1PFR 1 EVFI FI 00R PI AN



1:100
METRES



PROPOSED NEW ROAD 'B'

MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

NOTE: THE DESIGN AND DETAIL OF THE DWELLING IS TO BE CONFIRMED BY THE ARCHITECT.
ALL FLOOR LEVELS TO BE CONFIRMED BY THE ENGINEER.
RAINWATER TANKS TO BE INSTALLED IN STRICT ACCORDANCE WITH COUNCIL REGULATIONS.
1.8M HIGH GOOD NEIGHBOUR FENCING BOUNDARIES EXCLUDING DRIVEWAY! FRONT OF DWELLINGS.

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS AND ALLOW RAIN WATER TO FLOW TO W/C TOILET CISTERN.
NON RETURN VALVE TO BE INSTALLED PER SA WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

LEGEND:	
	DP : DOWNPIPE
	GT : GARDEN TAP
	GTR : RECYCLED WATER GARDEN TAP
	WM : WATER METER
	SIP : SEWER POINT
	SIP : NEW SEWER POINT

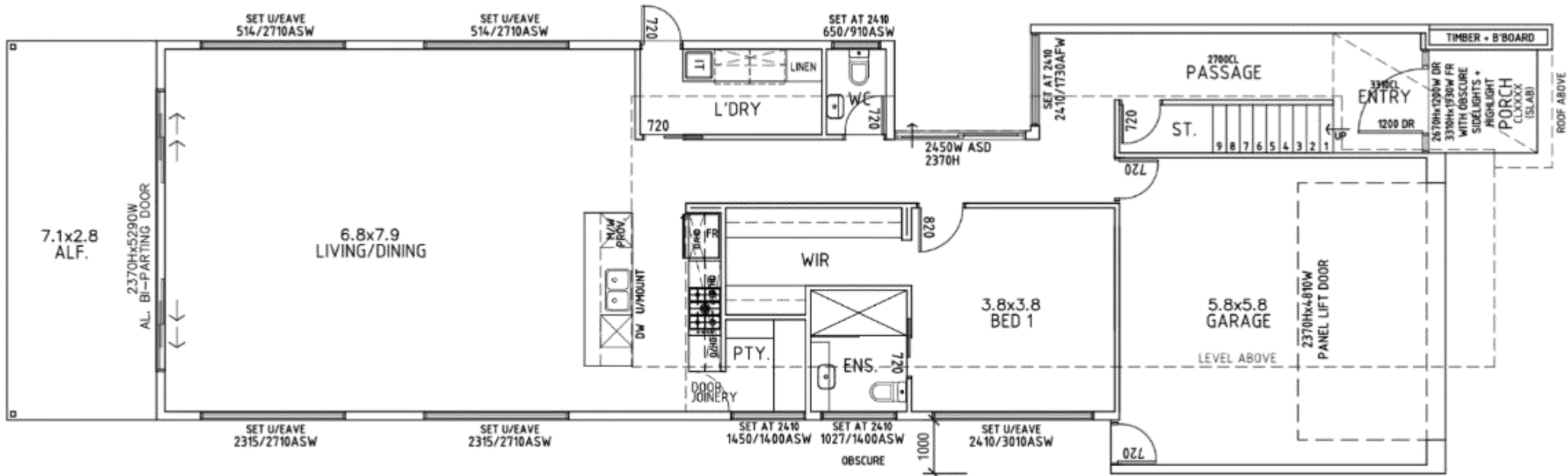
LOT 11: AREAS (APPROX.)	
LOWER LIVING:	137.07
UPPER LIVING:	77.3
GARAGE:	37.5
PORCH:	5.1
ALFRESCO:	19.9
TOTAL:	276.87
SITE AREA:	319 sq
P.O.S.	60 sq

REVISIONS:
6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS

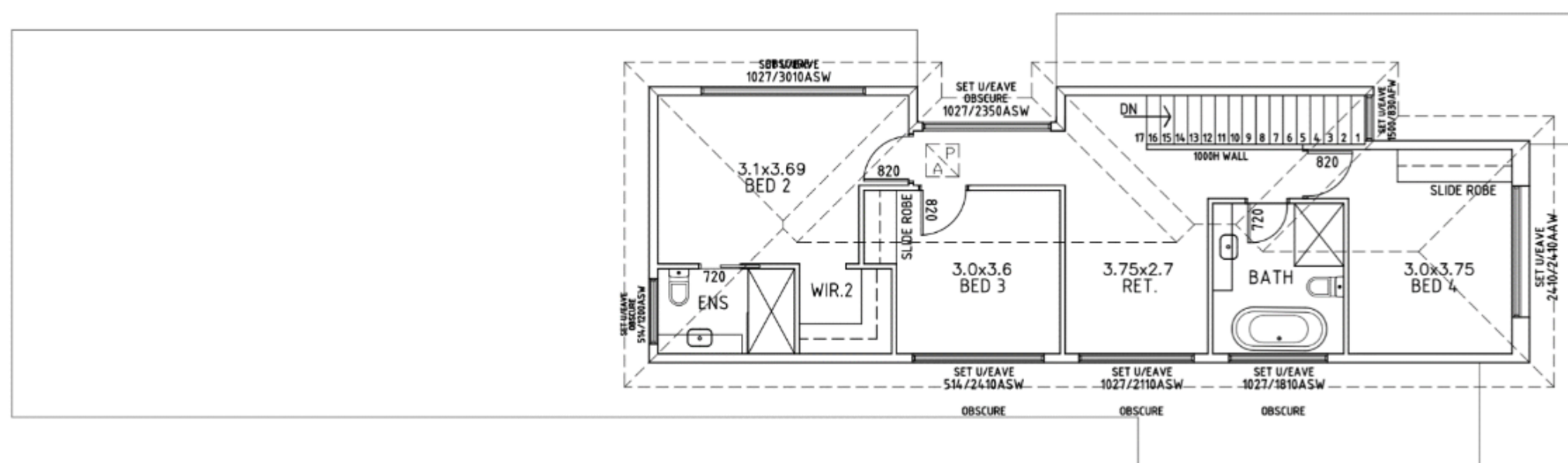


CLIENT
M2 CUSTOM HOMES PTY LTD
PROJECT
PROPOSED NEW DWELLING
PARAFIELD GARDENS , SA



LOT 11

REVISIONS:			CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	CLIENT M2 CUSTOM HOMES PTY LTD PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS, SA DRAWING LOWER LEVEL FLOOR PLAN
	DATE	BY		
	6/10/20			

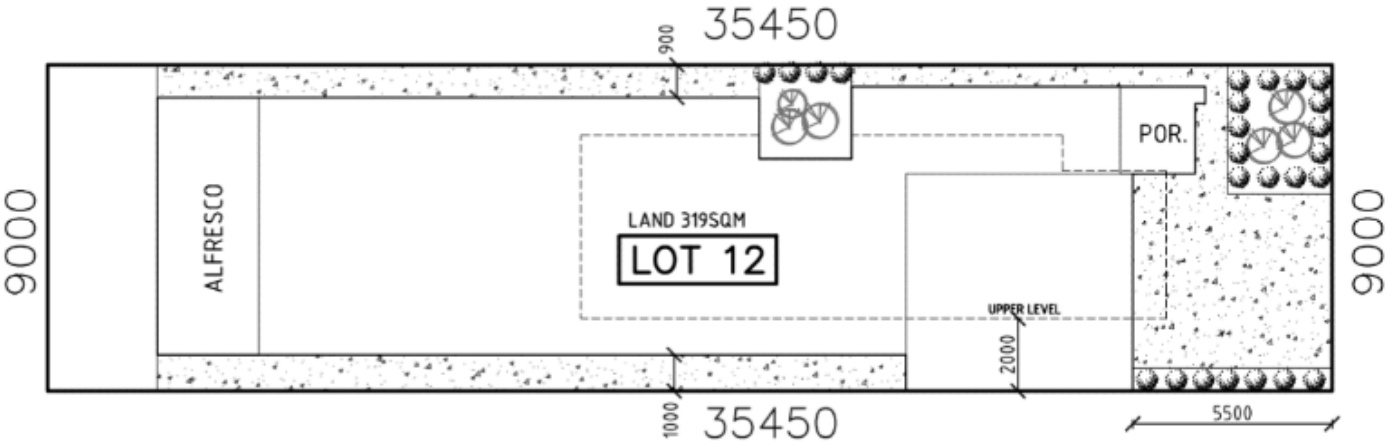


LOT 11

REMARKS: :PT 6/10/20		CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND		PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS , SA
				DRAWING UPPER LEVEL FLOOR PLAN



1:100
METRES



MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
DESIGN AND DETAIL.
ALL FLOOR LEVELS TO BE CONFIRMED BY A REGISTERED ENGINEER.
RAINWATER TANKS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REGULATIONS.
1.8M HIGH GOOD NEIGHBOUR FENCING TO BE INSTALLED ON BOUNDARIES EXCLUDING DRIVEWAY! FRONT OF DWELLINGS.

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS AND ALLOW RAIN WATER TO FLOW TO W/C TOILET CISTERN.
NON RETURN VALVE TO BE INSTALLED ON RAINWATER MAINS PER SA WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

LEGEND:	
	DP : DOWNPIPE
	GT : GARDEN TAP
	GTR : RECYCLED WATER GARDEN TAP
	WM : WATER METER
	SIP : SEWER POINT
	SIP : NEW SEWER POINT

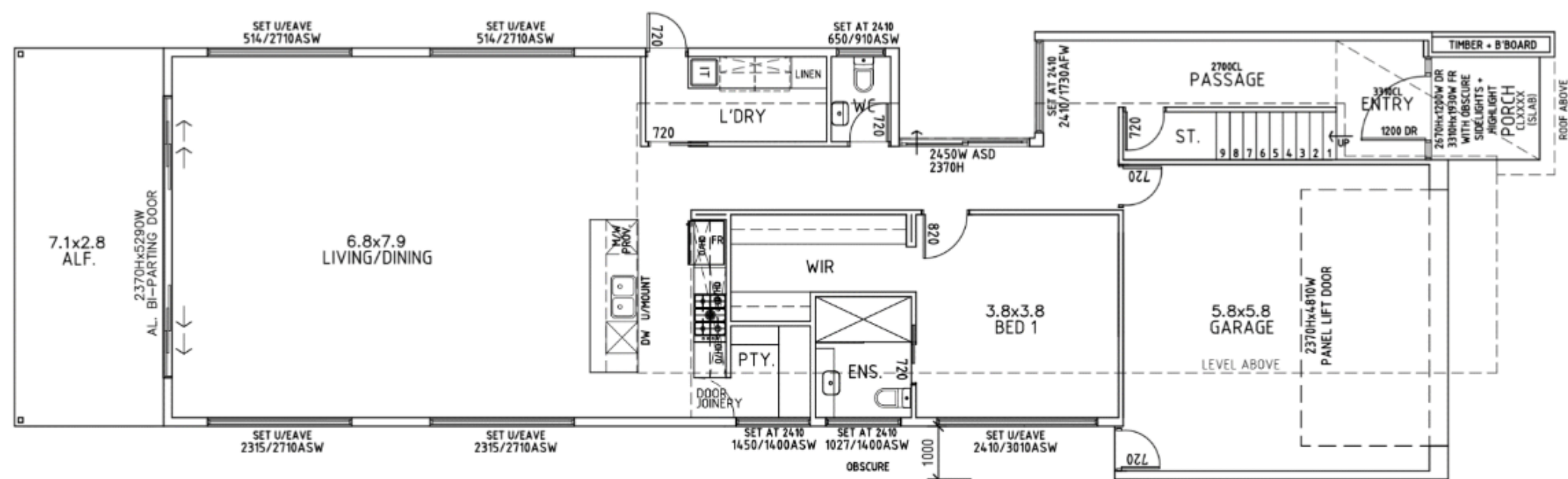
LOT 12: AREAS (APPROX.)	
LOWER LIVING:	137.07
UPPER LIVING:	77.3
GARAGE:	37.5
PORCH:	5.1
ALFRESCO:	19.9
TOTAL:	276.87
SITE AREA:	319 sqm
P.O.S.	60 sqm

DATE: 6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS

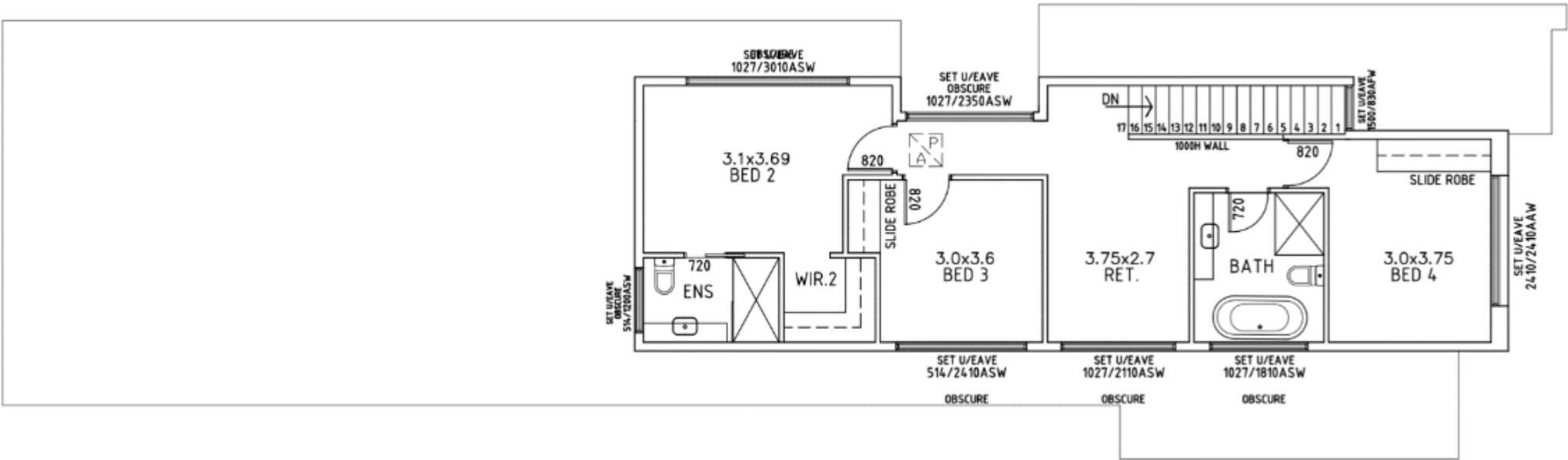


CLIENT: M2 CUSTOM HOMES PTY LTD
PROJECT: PROPOSED NEW DWELLING
PARAFIELD GARDENS, SA



LOT 12

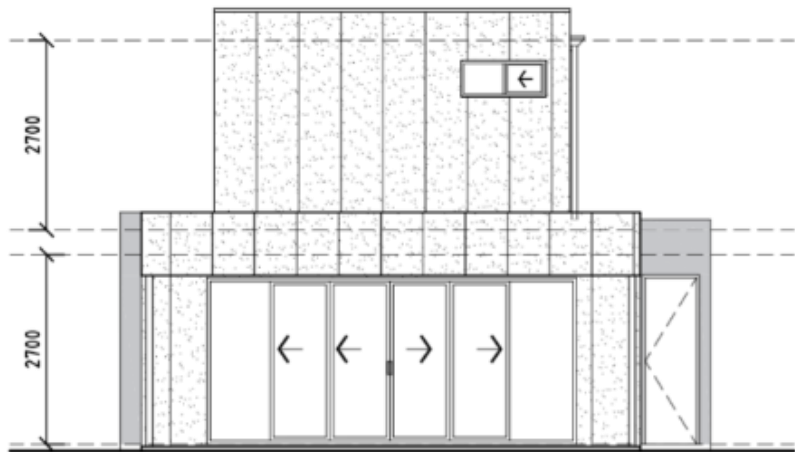
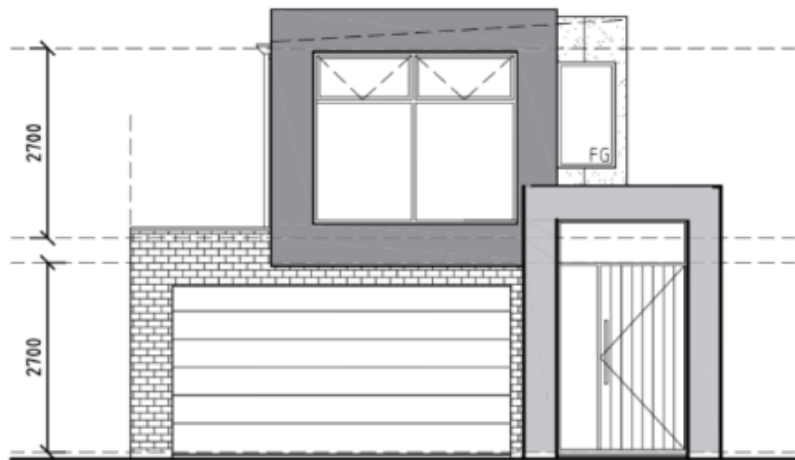
REMARKS: :PT 6/10/20		CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND		PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS , SA
				DRAWING LOWER LEVEL FLOOR PLAN



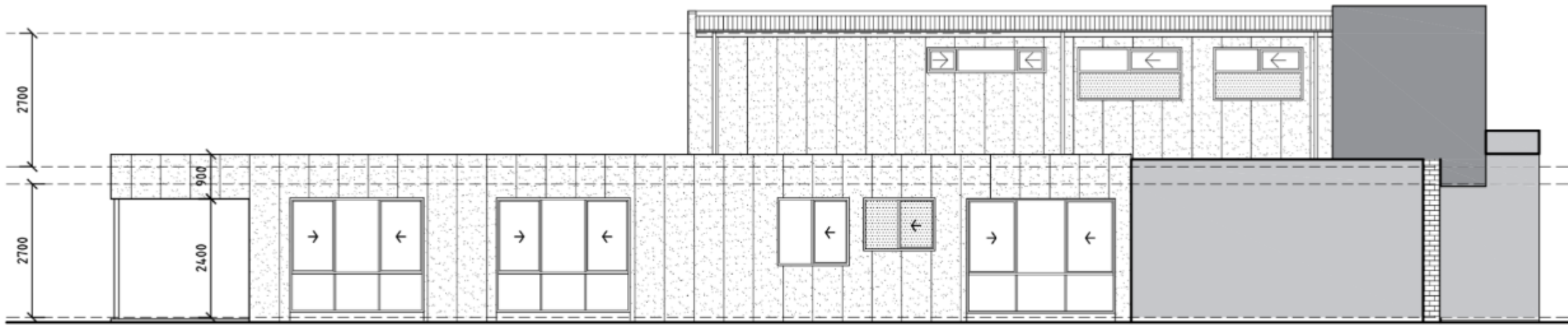
LOT 12

REVISIONS:		CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS , SA
DATE	6/10/20		DRAWING LIPPER LEVEL FLOOR PLAN

SCALE METRES



FALE BRICK	- N/A
RENDER COLOUR 1	- SNOW SEASON
RENDER COLOUR 2	- SHALE GREY
ROOF/GUTTER	- MONUMENT
PANEL LIFT DOOR	- MONUMENT
FRONT DOOR	- TIMBER
WINDOW FRAMES	- BLACK
STRIA CLADDING	- SNOW SEASON



LOT 12

REVISIONS:

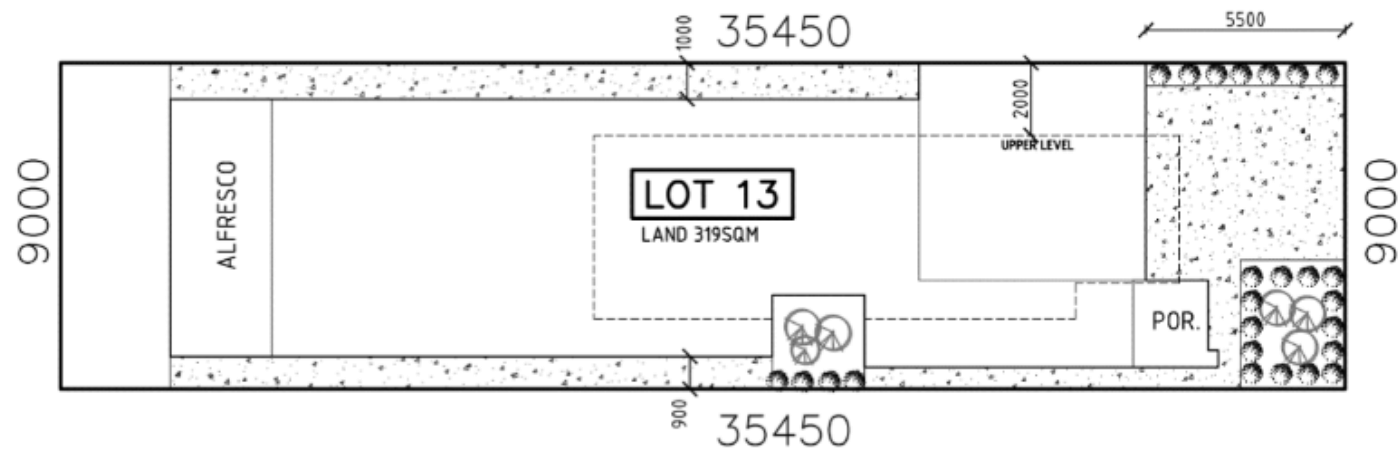
DATE: 6/10/20

CONTRACTORS NOTE

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CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW DWELLING
	PARAFIELD GARDENS, SA
DRAWING	FI VATIONS

1:1000
METRES



PROPOSED NEW ROAD 'B'

MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

NOTE PLUMBER:
PLUMBER TO SUPPLY AND INSTALL
RAINWATER LOOP TO DIVERT MAINS
AND ALLOW RAIN WATER TO FLOW TO
W/C TOILET CISTERN.

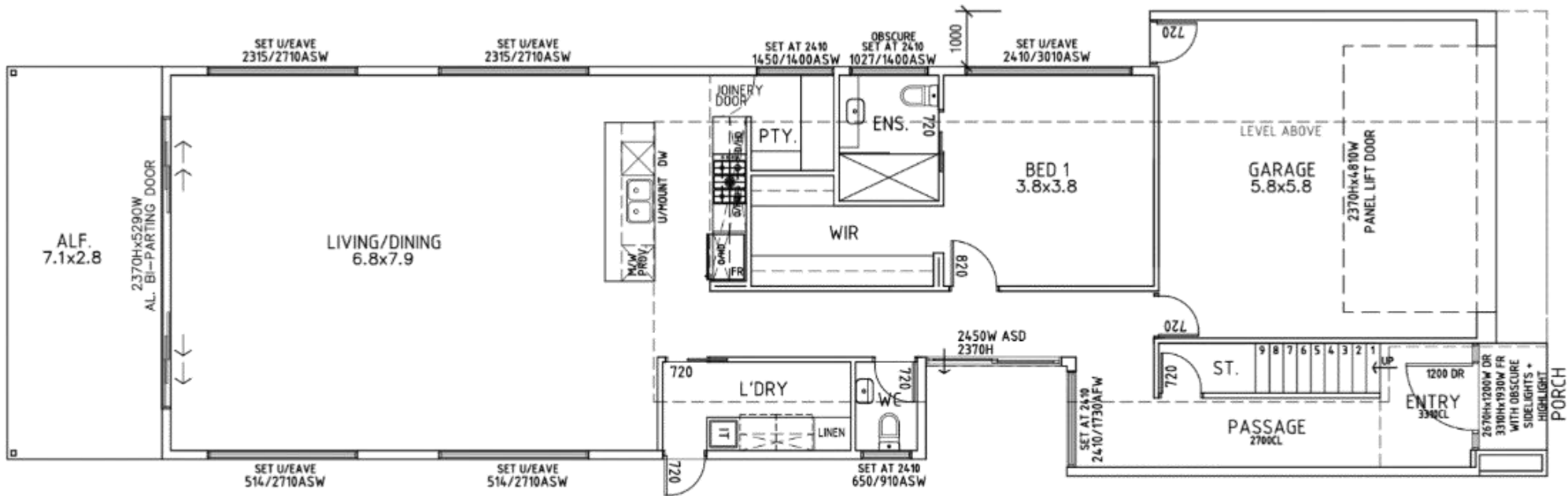
NON RETURN VALVE TO BE INSTALLED
PER SA WATER REQUIREMENTS.
(1000 LITRE RAINWATER TANK)

LEGEND:

○	DP	: DOWNPIPE
●	GT	: GARDEN TAP
●	GTR	: RECYCLED WATER GARDEN TAP
⊕	WM	: WATER METER
⊙	SIP	: SEWER POINT
⊙	SIP	: NEW SEWER POINT

LOT 13: AREAS (APPROX.)	
LOWER LIVING:	137.07
UPPER LIVING:	77.3
GARAGE:	37.5
PORCH:	5.1
ALFRESCO:	19.9
TOTAL:	276.87
SITE AREA:	319 sq
P.O.S.	60 sq

CLIENT: 6/10/20	CONTRACTORS NOTE CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS	LOT 13 M2 CUSTOM HOMES PTY LTD	PROJECT PROPOSED NEW DWELLING PARAFIELD GARDENS, SA
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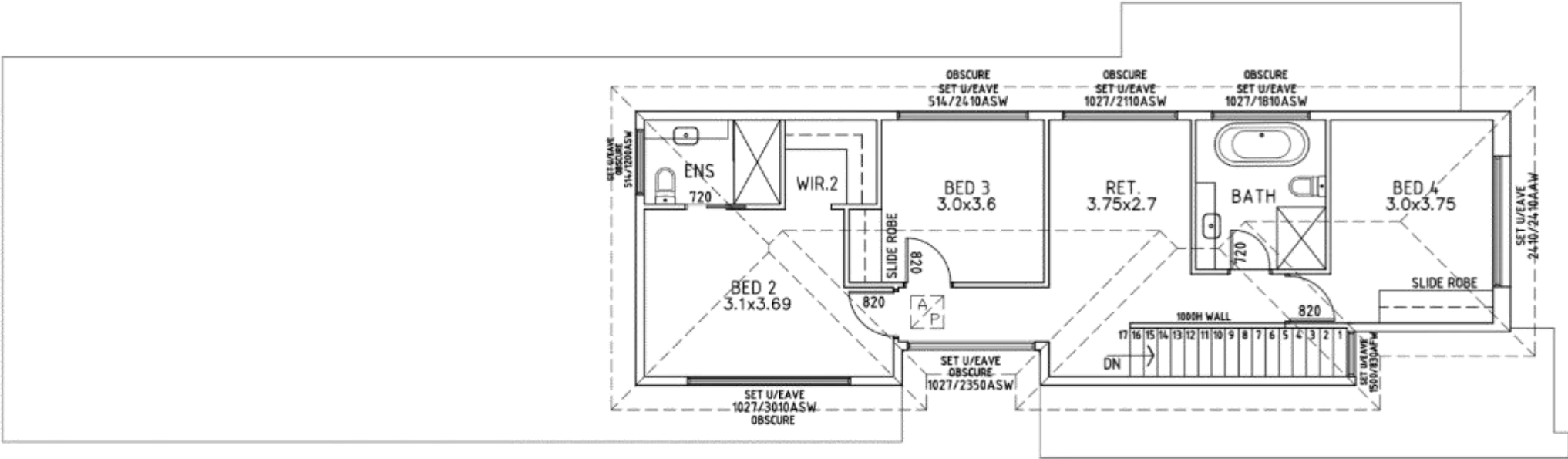


LOT 13

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW DWELLING PARAFIELD GARDENS, SA
	DRAWING		LOWER LEVEL FLOOR PLAN

REVISIONS:	
DATE	6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND

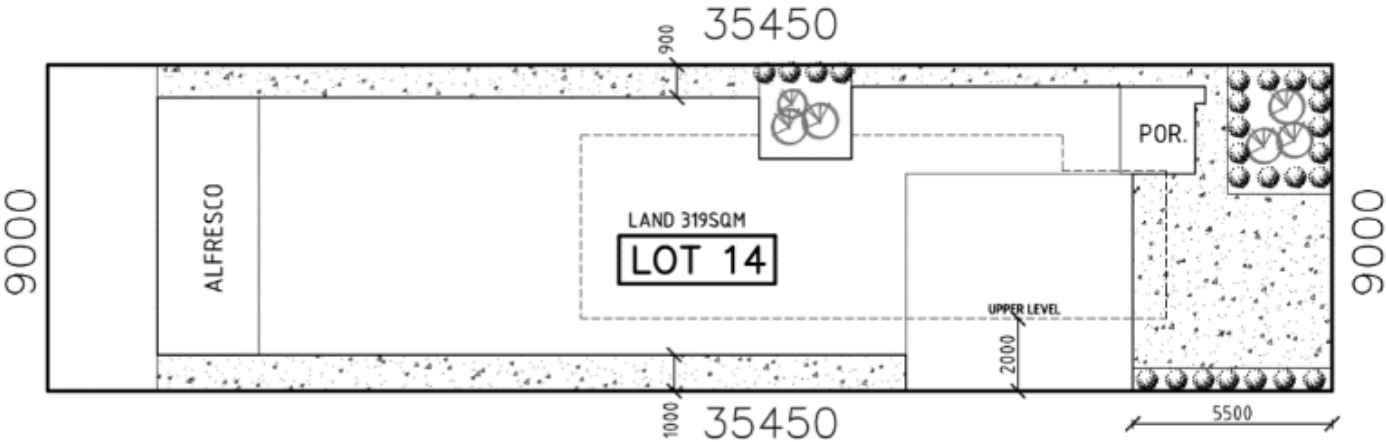


LOT 13

REVISIONS:	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	CLIENT
1	6/10/20	ISSUED FOR PERMIT				M2 CUSTOM HOMES PTY LTD
2		PROPOSED NEW DWELLING				PARAFIELD GARDENS, SA
3		CONTRACTOR'S NOTE				
4		CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND				
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						



1:100
METRES



PROPOSED NEW ROAD 'B'

MEDIUM/LARGE TREE PYRUS CAPITAL	Ornamental Pear	
MEDIUM SHRUB Dodonaea Glandulifera	Hop Bush	
DWARF SHRUB Indigofera Australis	Australian Indigo	
CONCRETE PATH & DRIVEWAY		
SUBJECT TO AVAILABILITY AT STATE FLORA & SUITABILITY TO SOIL PH & TYPE AT LOCATION		

NOTE: THE PLANTING IS TO BE DONE IN ACCORDANCE WITH THE DESIGN AND DETAIL.

ALL FLOOR LEVELS TO BE CONFIRMED BY A REGISTERED ENGINEER.

RAINWATER TANKS TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REGULATIONS.

1.8M HIGH GOOD NEIGHBOUR FENCING TO BE INSTALLED ON BOUNDARIES EXCLUDING DRIVEWAY! FRONT OF DWELLINGS.

NOTE PLUMBER:

PLUMBER TO SUPPLY AND INSTALL RAINWATER LOOP TO DIVERT MAINS AND ALLOW RAIN WATER TO FLOW TO W/C TOILET CISTERN.

NON RETURN VALVE TO BE INSTALLED ON EACH WATER REQUIREMENTS. (1000 LITRE RAINWATER TANK)

LEGEND:

○	DP	: DOWNPIPE
●	GT	: GARDEN TAP
●	GTR	: RECYCLED WATER GARDEN TAP
⊕	WM	: WATER METER
⊙	SIP	: SEWER POINT
⊙	SIP	: NEW SEWER POINT

LOT 14: AREAS (APPROX.)	
LOWER LIVING:	137.07
UPPER LIVING:	77.3
GARAGE:	37.5
PORCH:	5.1
ALFRESCO:	19.9
TOTAL:	276.87
SITE AREA:	319 sq
P.O.S.	60 sq

REVISIONS:
6/10/20

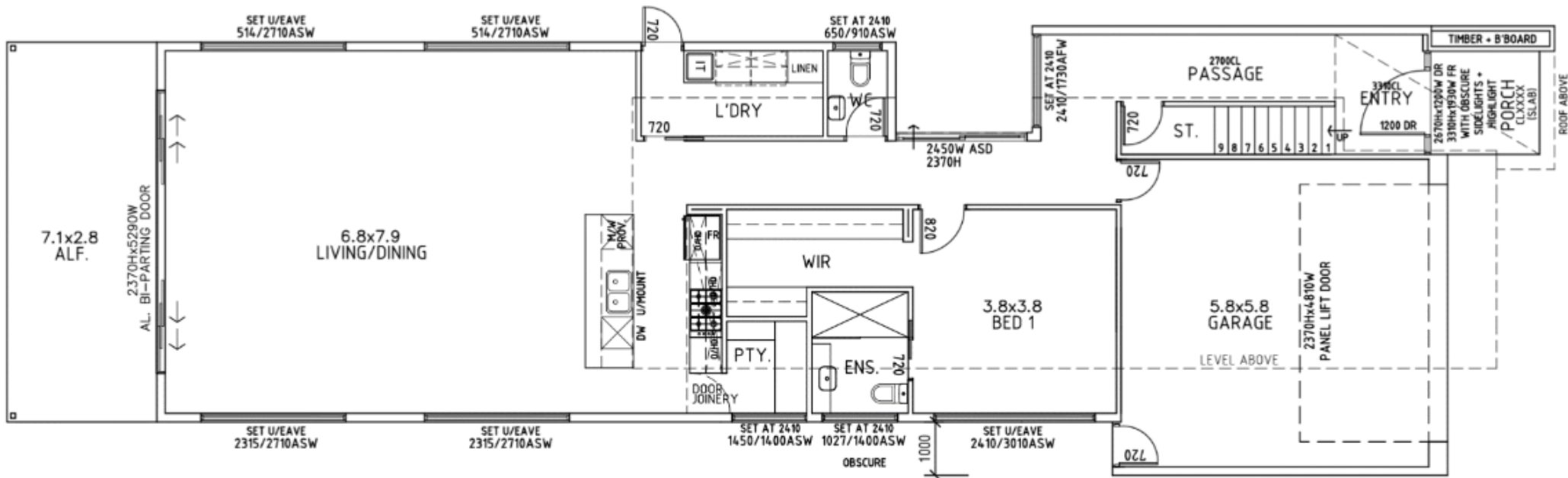
CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS



LOT 14

CLIENT
M2 CUSTOM HOMES PTY LTD

PROJECT
PROPOSED NEW DWELLING
PARAFIELD GARDENS, SA



LOT 14

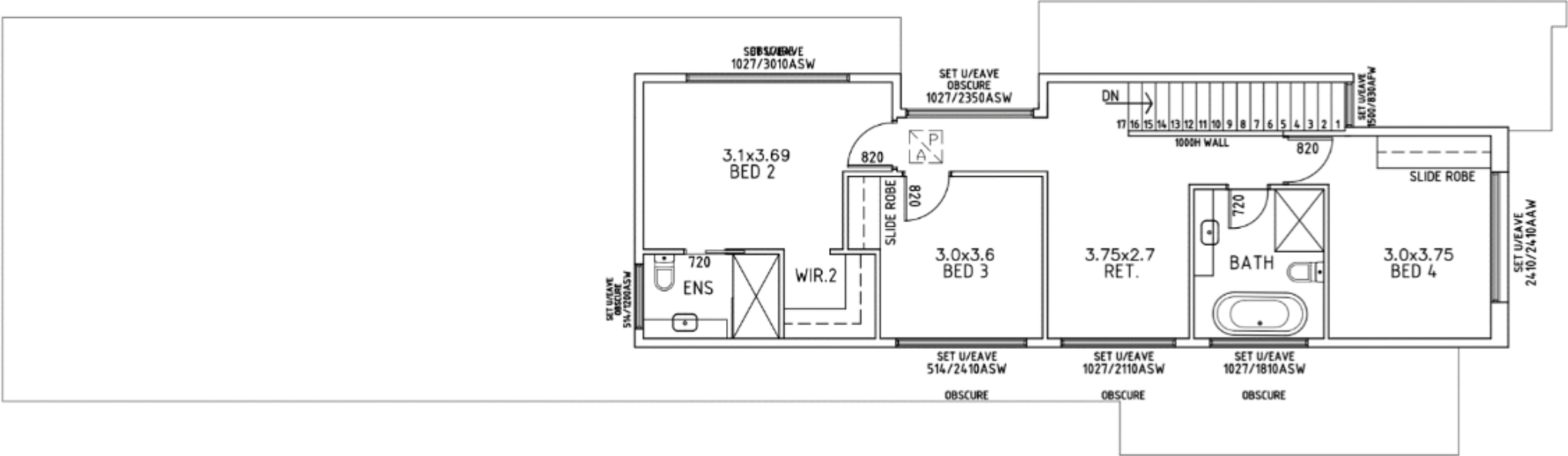
NOTES:

DATE: 6/10/20

CONTRACTORS NOTE

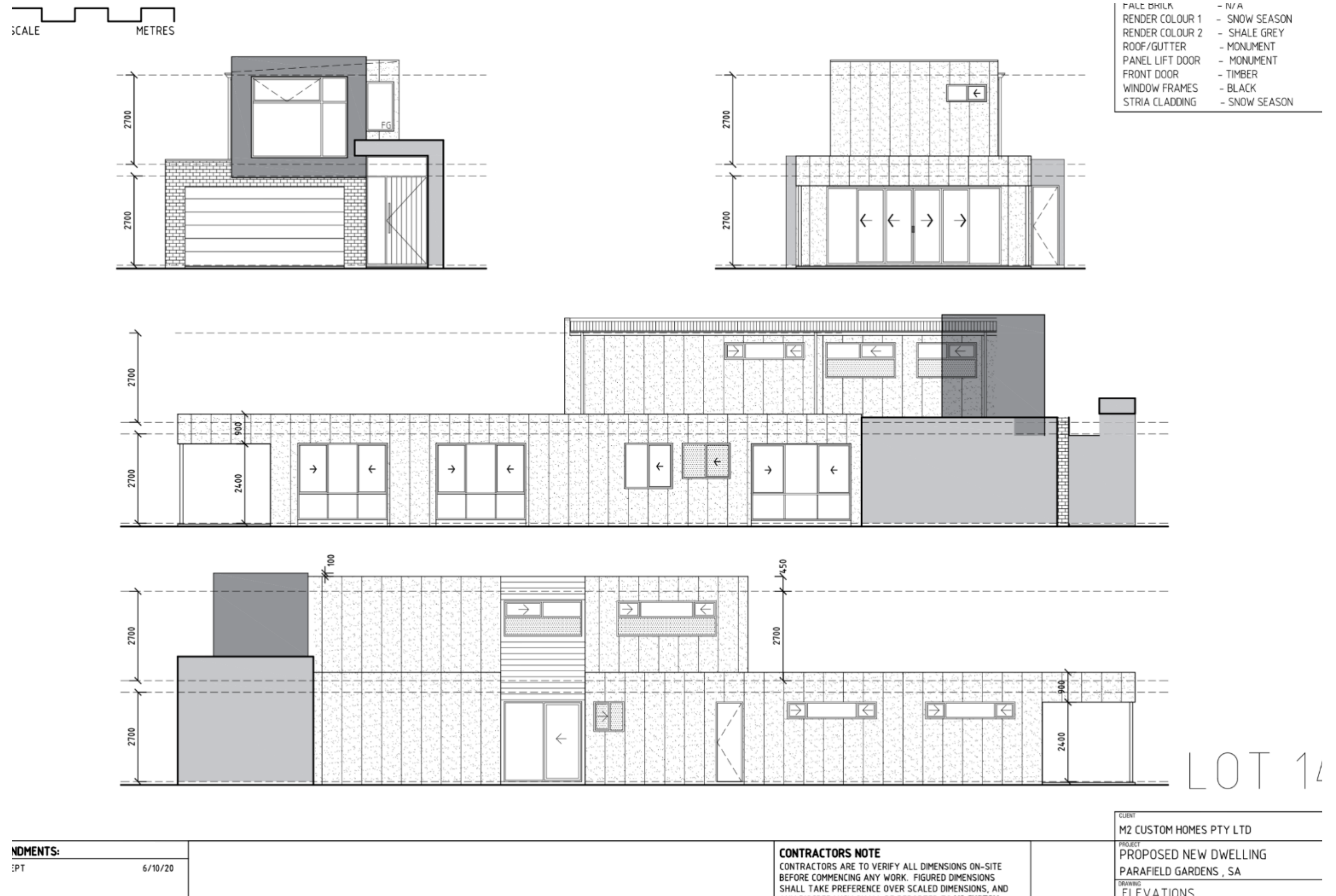
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CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW DWELLING PARAFIELD GARDENS, SA
DRAWING	LOWER LEVEL FLOOR PLAN

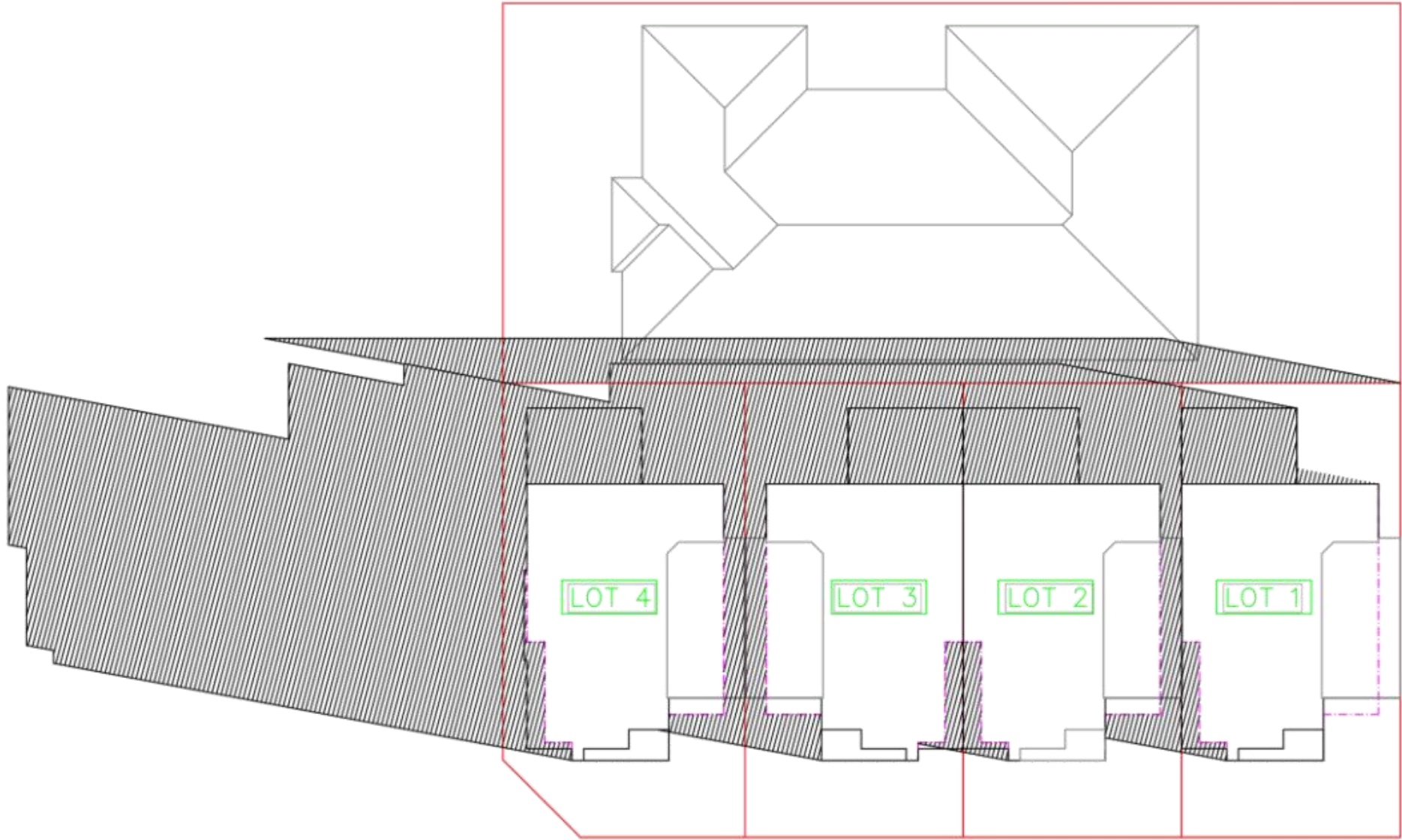


LOT 14

REVISIONS:	CLIENT		M2 CUSTOM HOMES PTY LTD
	PROJECT		PROPOSED NEW DWELLING
	DRAWING		PARAFIELD GARDENS, SA
	DRAWING		11/11/2020
REVISIONS:		CONTRACTORS NOTE	
REVISIONS:		CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND	
REVISIONS:		CLIENT	
REVISIONS:		M2 CUSTOM HOMES PTY LTD	
REVISIONS:		PROJECT	
REVISIONS:		PROPOSED NEW DWELLING	
REVISIONS:		DRAWING	
REVISIONS:		PARAFIELD GARDENS, SA	
REVISIONS:		DRAWING	
REVISIONS:		11/11/2020	



WINTER 9.00AM JUNE 21ST



AMENDMENTS:

CONCEPT 6/10/20

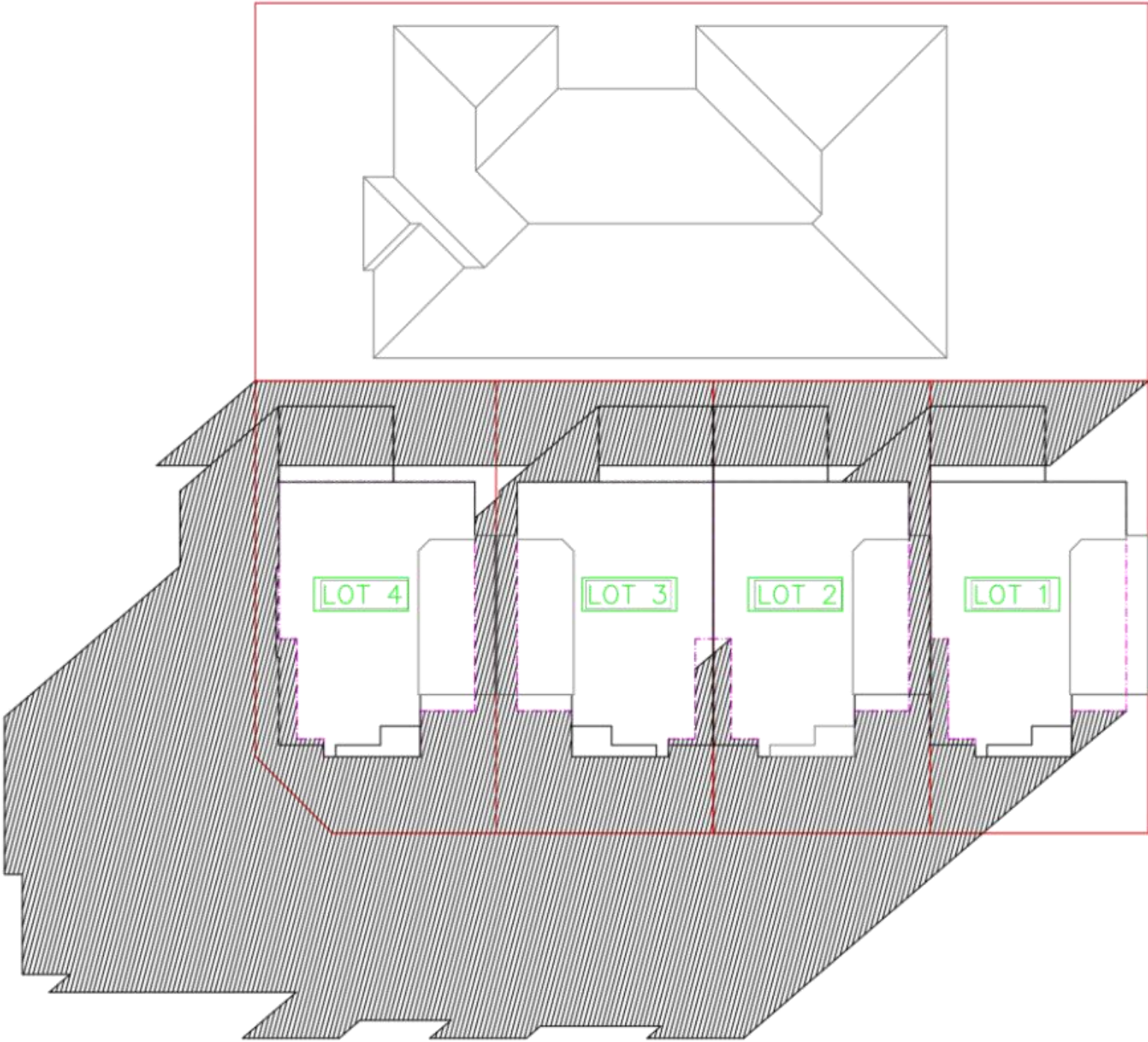
CONTRACTORS NOTE

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND ANY DISCREPANCY SHALL BE REPORTED TO M2 CUSTOM HOMES PTY LTD IMMEDIATELY.



CLIENT	M2 CUSTOM HOMES PTY LTD	
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA	
DRAWING	OVERSHADOWING DIAGRAM	
DATE	SCALE	DRWG: 1-0-02

WINTER 12.00PM JUNE 21ST



AMENDMENTS:

CONCEPT 6/10/20

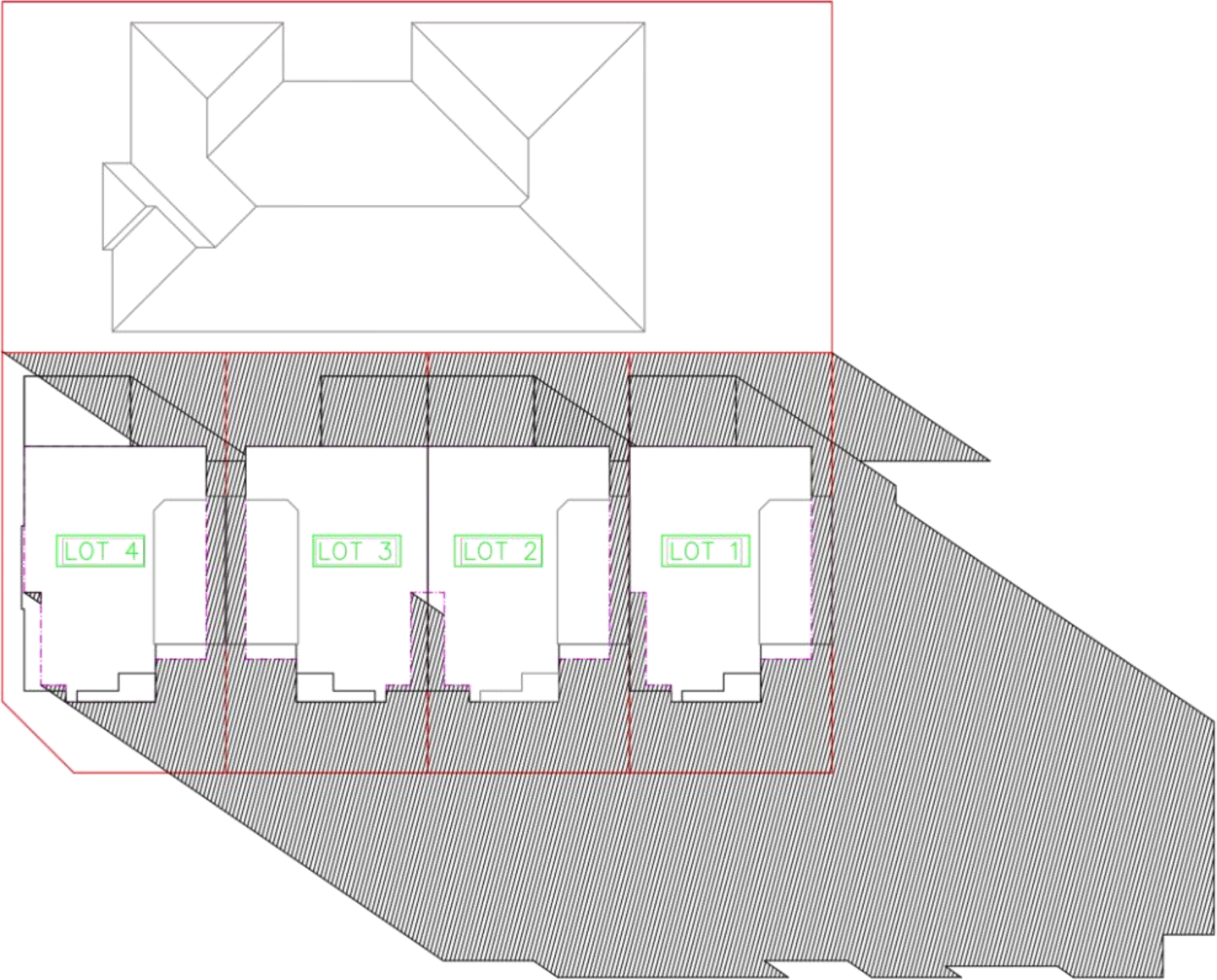
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CLIENT	M2 CUSTOM HOMES PTY LTD	
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA	
DRAWING	OVERSHADOWING DIAGRAM	
DATE	SCALE	DRWG: 1-0-02

WINTER 3.00PM JUNE 21ST



AMENDMENTS:

CONCEPT 6/10/20

CONTRACTORS NOTE

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CLIENT	M2 CUSTOM HOMES PTY LTD	
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA	
DRAWING	OVERSHADOWING DIAGRAM	
DATE	SCALE	DRWG



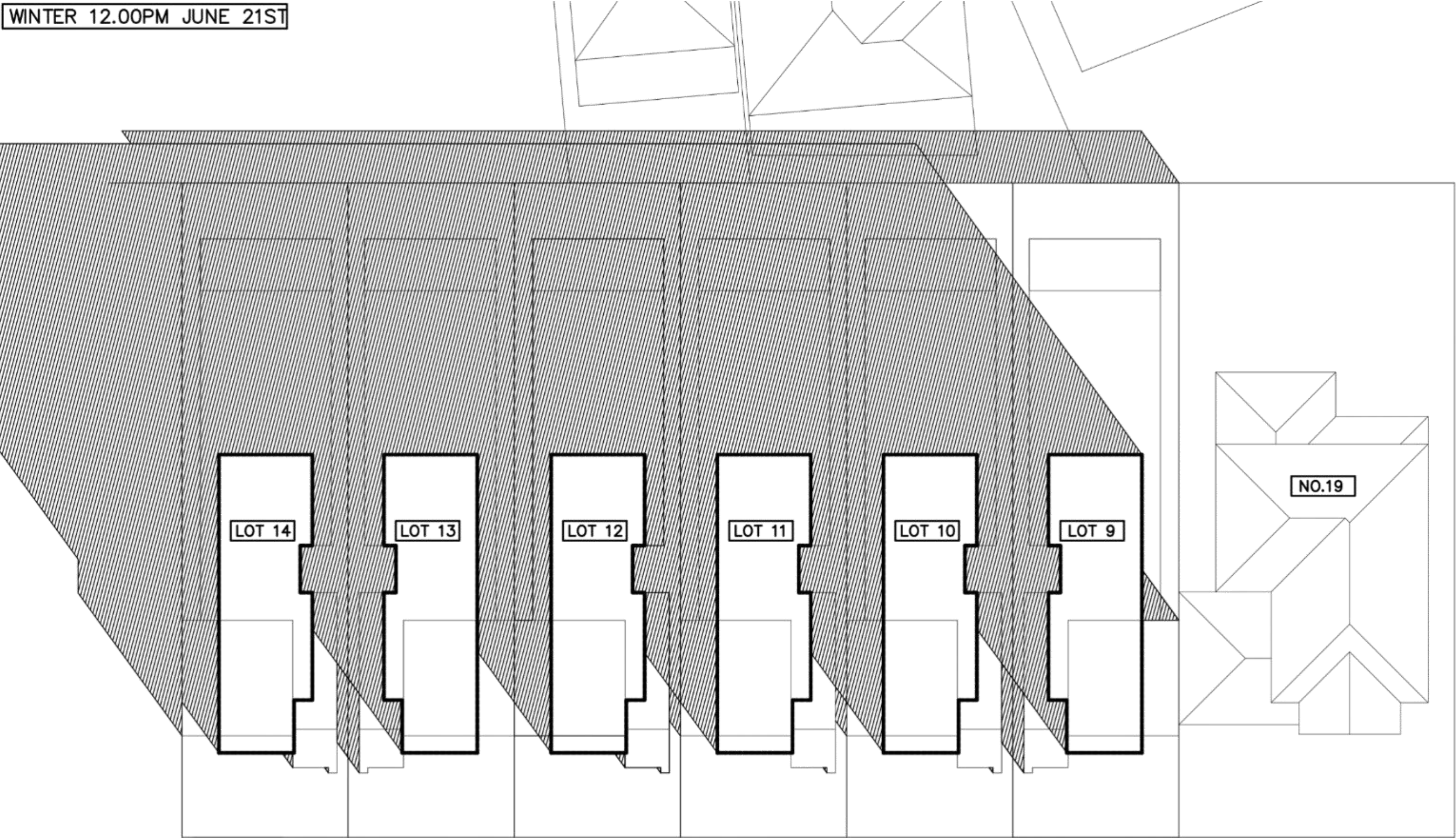
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DATE	6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND



CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA
DRAWING	OVERSHADOWING DIAGRAM

WINTER 12.00PM JUNE 21ST



REVISIONS:	
DATE	6/10/20

CONTRACTORS NOTE
 CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND



CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA
DRAWING	OVERSHADOWING DIAGRAM

WINTER 3.00PM JUNE 21ST



REVISIONS:	
NO.	DESCRIPTION
1	6/10/20

CONTRACTORS NOTE
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND



CLIENT	M2 CUSTOM HOMES PTY LTD
PROJECT	PROPOSED NEW TOWNHOUSES PARAFIELD GARDENS , SA
DRAWING	OVERSHADOWING DIAGRAM



Preliminary Site Investigation

35-41 Lantana Drive, Parafield Gardens

27 November 2019



Level 3/117 King William Street Adelaide 5000
environmentalprojects.com.au
Phone +61 8 8470 9030

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EXECUTIVE SUMMARY

Environmental Projects were commissioned by M2 Custom Homes Pty Ltd to undertake a preliminary site investigation (PSI) – site history for 35-41 Lantana Drive, Parafield Gardens, South Australia (the site).

EP understood a PSI – site history was required prior to subdivision of the property for residential development.

Objectives of Investigation

The objectives of the PSI – site history were to:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination, with respect to the proposed sensitive land use.

Scope of Work

The scope of work was performed in accordance with EP's proposal dated 1 October 2019 and included research of current and historical land uses and associated activities undertaken at or adjacent to the site, in accordance with the ASC NEPM, to identify whether PCAs have occurred on or near the site.

Determination of Site Contamination

The PCA's identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to a sensitive land use are:

- fill or soil importation – low
- wastewater storage/disposal – low to negligible

Agricultural activities (d) intensive agriculture was the only PCA identified as having occurred offsite and was assessed as having a negligible risk to the proposed land use.

Activities of environmental significance identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use ranged from negligible to low (see Table 5-1 and Section 6)

The activities of environmental significance identified as having occurred offsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use was considered negligible (see Table 5-1 and Section 6).

Risk to Human Health and/or Environment

In accordance with the source-pathway-receptor relationship described in ASC NEPM, risk to human health and the environment from site contamination on a residential site may exist, however any contamination is likely to be localised to surficial soils in areas where contaminating activities were found to have occurred onsite. EP determined that site contamination may pose a low risk to the proposed residential development.



Summary of Conclusions and Recommendations

The PSI – site history identified two PCAs that potentially occurred onsite, however the risk of causing site contamination with respect to a residential land use was considered low and the findings did not preclude redevelopment for residential use.

These conclusions and recommendations must be read in conjunction with the limitations in Section 7.

1. INTRODUCTION

Environmental Projects (EP) were commissioned by M2 Custom Homes Pty Ltd (M2) to undertake a preliminary site investigation (PSI) – site history for 35-41 Lantana Drive, Parafield Gardens, South Australia (the site). A site location plan is provided as Figure 1, **Appendix A**.

EP understood a PSI – site history was required prior to subdivision of the property for residential development.

1.1 Assessment Objectives

The objectives of the PSI – site history were to:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination, with respect to the proposed sensitive land use.

2. SCOPE OF WORK

The scope of work was performed in accordance with EP's proposal dated 1 October 2019 and included:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, in accordance with the ASC NEPM, to identify whether PCAs have occurred on or near the site using:
 - information on previous site owners obtained from a lands titles search
 - published geological and topographic maps of the region
 - groundwater records obtained from the WaterConnect database
 - historical aerial photographic records
 - information on past uses from searches under Section 7 of the Land and Business (Sales and Conveyancing) Act 1994
 - interrogation of the South Australian Environment Protection Authority (EPA) Public Register Directory Site Contamination Index
 - local council records
 - anecdotal information on current and previous site activities obtained through a site interview
 - inspection of the site and description of current site condition
- development of an initial conceptual site model (CSM)
- preparation of this PSI – site history report.

While a Sands and McDougall Directory (State Library of South Australia) search was included in the proposal, the search was not undertaken during the assessment as the roads surrounding the site (e.g. Lantana Drive, Parafield Gardens) were not included in the historical records.

3. REGULATORY FRAMEWORK

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993* (EP Act 1993).

The EP Act 1993 defines site contamination in section 5B as follows:

- (1) *For the purposes of this Act, site contamination exists at a site if—*
 - (a) *chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and*
 - (b) *the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere (i.e. potentially contaminating activities (PCAs) (as defined in The Environment Protection Regulations 2009) or activities of environmental significance); and*
 - (c) *the presence of the chemical substances in those concentrations has resulted in—*
 - (i) *actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or*
 - (ii) *actual or potential harm to water that is not trivial; or*
 - (iii) *other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.*
- (2) *For the purposes of this Act, environmental harm is caused by the presence of chemical substances—*
 - (a) *whether the harm is a direct or indirect result of the presence of the chemical substances; and*
 - (b) *whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.*
- (3) *For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.*

Based on the above, to determine whether or not site contamination exists the first stage is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (ASC NEPM), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

Protection of groundwater in South Australia is regulated by various provisions in the *EP Act 1993* and by the *Environment Protection (Water Quality) Policy 2015* (WQEPP), which came into operation in December 2015. The WQEPP outlines the definition of environmental values of water in Part 1, Section 6 of the policy. If site contamination of groundwater is threatened or identified, EPA (2018) *Site Contamination: Guidelines for the assessment and remediation of site contamination* (The GAR) outlines the process of determining the relevant environmental values of groundwater for a site and the surrounding area. The GAR also provides guidance from the EPA on how it expects assessment and remediation of site contamination to be undertaken professionally and in accordance with the *EP Act 1993* and the *EP Regulations 2009*.

4. SITE HISTORY

4.1 Guidance Documents

The site history assessment was undertaken with reference to guidance provided in:

- Edwards J W., Van Alphen M and Langley A, 1994, Identification and Assessment of Contaminated Land: Improving Site History Appraisal, Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide.
- National Environment Protection Council 1999, National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) as amended 2013 Schedules B(1), B(4)
- Planning SA (2001) Site Contamination. Planning Advisory Notice 20 (PAN 20)
- Environment Protection Regulations, 2009.

4.2 Site Information

Table 4-1: Site Identification Details

Address	35-41 Lantana Drive, Parafield Gardens SA 5107
Allotment Reference	Allotment 27, Deposited Plan 63008
Certificate of Title (CT) Reference	CT Volume 5906 Folio 554
Approximate Site Area	27,260 m ²
Site Owner(s) as shown on CT	Antonio Marciano
Site Occupier	Vacant
Local Government Authority	City of Salisbury
Current Zoning	Residential
Current Land Use	Light agricultural
Proposed Land Use	Residential
Client	M2 Custom Homes Pty Ltd

4.3 Regional Setting

4.3.1 Topography

Regional topographic information obtained from the topographic basemap in SARIG indicates the site has an approximate elevation of between 6-8 m with respect to the Australian Height Datum (mAHD). The surrounding area is generally flat, with a gentle regional slope south west towards Gulf St Vincent.

4.3.2 Geology

Regional geology was reviewed via the Geologic Survey of South Australia—Adelaide 1:250,000 map (South Australian Government Department of Energy and Mining)) which indicates the near surface stratigraphy beneath the site comprises of Quaternary sediments from the Pooraka formation, described as unconsolidated red-brown poorly-sorted clayey sands with gravel conglomerate (Geoscience Australia 2019).

4.3.3 Hydrogeology

A search of the WaterConnect database was conducted on 23 October 2019 and identified 268 wells within a 2 km radius of the site. Tabulated data and a well distribution map are provided in **Appendix B**.

Table 4-2 summarises information for wells identified within the search radius.

Table 4-2: WaterConnect database search summary

Well Characteristic	Number of Wells	Description
Class	268	<ul style="list-style-type: none"> 262 water wells three dual water and engineering wells one dual water and monitoring well one engineering well one water point well
Purpose	187	<ul style="list-style-type: none"> 59 investigation 28 irrigation 19 observation 18 monitored aquifer recharge Nine monitoring Eight dual irrigation and stock Seven environmental six stock five dual domestic, irrigation and stock <p>three each for:</p> <ul style="list-style-type: none"> drainage dual monitored aquifer recharge and observation dual irrigation and observation <p>exploration</p> <ul style="list-style-type: none"> domestic <p>two each for:</p> <ul style="list-style-type: none"> dual investigation and monitored aquifer recharge

Well Characteristic	Number of Wells	Description
		<ul style="list-style-type: none"> dual domestic and irrigation One each for: <ul style="list-style-type: none"> river dual observation and stock dual monitored aquifer recharge and observation dual irrigation, observation and stock dual investigation and observation dual investigation, monitored aquifer recharge and observation dual industrial and stock dual exploration and investigation dual domestic and industrial
Status	142	<ul style="list-style-type: none"> 67 backfilled 35 operational 12 abandoned 12 dry Seven unknown Three not in use Three operational as required One rehabilitated One uncontrolled flowing
Relative standing water level (RSWL)	101	RSWL ranged from -40.77 mAHD at well 6628-3436 (drilled to an unknown depth) to 14 mAHD at well 6628-5189 (drilled to 40.23 mAHD in 2005)
Salinity	Recorded for 115 wells, ranging from 171 mg/L at well 6628-24538 to 14,308 mg/L at well 6628-6932	153 wells had no TDS recorded. Their locations are shown on Map 1, Appendix B . 48 wells TDS concentrations less than 1200 mg/L, their locations are shown on Map 2, Appendix B . 57 wells had TDS concentrations between 1200 mg/L and 3000 mg/L, their locations are shown on Map 3, Appendix B . 10 wells had TDS concentrations above 3000 mg/L, their locations are shown on Map 4, Appendix B .

The WQEPP identifies protected environmental values of water in TDS ranges which are summarised in Table 4-3.

Table 4-3: Summary of WQEPP TDS Ranges for Environmental Values of Groundwater

Underground water background TDS concentration	Applicable Environmental Values of Groundwater
Less than 1200 mg/L	<ul style="list-style-type: none"> drinking water for human consumption primary industries – irrigation and general water uses primary industries – livestock drinking water primary industries – aquaculture and human consumption of aquatic foods.
1200 mg/L or more, but less than 3000 mg/L	<ul style="list-style-type: none"> primary industries – irrigation and general water uses primary industries – livestock drinking water

Underground water background TDS concentration	Applicable Environmental Values of Groundwater
	<ul style="list-style-type: none"> primary industries – aquaculture and human consumption of aquatic foods.
3000 mg/L or more, but less than 13,000 mg/L	<ul style="list-style-type: none"> primary industries – livestock drinking water primary industries – aquaculture and human consumption of aquatic foods.

According to Table 4-2, it is possible groundwater in the area could be used for:

- drinking water for human consumption
- primary industries – irrigation and general water uses
- primary industries – livestock drinking water
- primary industries – aquaculture and human consumption of aquatic foods.

4.4 Certificate of Title History

A certificate of title (CT) search for the site was conducted on 29 October 2019 using Property Location Browser and SARIG. A copy of the current CT and a CT tree with details from each title is provided in **Appendix C**. The CT tree indicates the following regarding historical site ownership:

- the site was originally issued within a large parcel of land to Edward William Pitts, a gentleman, in 1872
- the site was transferred to The Honourable John Howard Angas, a member of the South Australian Legislative Council, in 1892
- in 1900, the site was transferred to the South Australian Deaf and Dumb Mission and Parafield Home for Aged and Infirm Deaf Mutes Incorporated, now known as the Royal South Australian Deaf Society (or Deaf Can Do). They retained the property until it was subdivided in 1958 and 1959
- Paolo Marciano, a gardener obtained the site in 1959. The site has been in the Marciano family since that date
- The current site owner Antonio Marciano, also a gardener, obtained the site in 1961 and subdivided a portion of the property in 2003.

Based on the certificate of title history it's likely the site has been used for agricultural purposes since the original land grant in 1872.

4.5 Aerial Photographs

Historical aerial photographs for 1949 to 1995 were obtained from Mapland. High definition satellite images were obtained from Mapland for 2005, 2010, 2015 and 2019. The aeriels are provided as **Appendix D**.

A review of each aerial photograph is provided in Table 4-4.

Table 4-4: Aerial Photograph Review

Image Date	Description	
	Onsite	Offsite
18/02/1949	The site appears to be vacant farmland.	The surrounding land appears to be vacant farmland. Unsealed roads are noted to the west and south west of the site.
03/01/1959	The site appears consistent with the previous image.	The surrounding land appears largely consistent with the previous image, except for the presence of some greenhouses and orchard to the south west and west of the site, and evidence of a residential subdivision to the north east of the site
15/11/1968	The site appears similar to previous image. Access tracks are noted running along the site boundaries, and onto the small portion of land adjacent the south eastern corner of the site.	The large parcel of land that contained the site appears to have been subdivided into smaller allotments for agricultural use. Most of the land to the east of the site appears to be being redeveloped for residential purposes. The land to the north, south and west appears to be mostly used for agricultural purposes, with a large presence of greenhouses, orchards and smaller crops across most of the properties. The block of land directly adjacent the eastern site boundary is vacant.
19/03/1979	The site appears similar to the previous image, with another access track noted running from the small portion of land adjacent the south eastern corner of the site, cutting across the site to the north and across the two agricultural properties to the north of the site boundary.	All land east of the site has been developed for residential use, except for a large block that remains vacant. Lantana drive is present adjacent the eastern site boundary. A small residential dwelling is present in the small portion of land adjacent the south eastern corner of the site. Greenhouses are present on the property adjacent the northern site boundary. The remaining land to the north, south and west appears similar to the previous image.
19/01/1987	The access tracks noted in the previous images are absent. A small shed is noted onsite and appears to join onto the residential property adjacent the south eastern corner of the site. Another small structure is noted in the south western corner of the site however it's use is unknown. The remaining land is vacant.	Land adjacent the southern boundary and north of the site appear to be undergoing residential development. An oval and tennis courts are noted on the previously vacant large block, indicating the area is used for recreational purposes. The remaining land is similar to the previous image.
26/09/1995	The site appears similar to the previous image, with some trees noted along the southern boundary. Some large vegetation is noted around the structure in the south western corner of the site.	The surrounding land appears similar to the previous image, with further residential development noted to the north and south of the site. A potential commercial/industrial property is noted to the south west of the site, on the western site of Martin's road.
24/01/2005	A small orchard is noted in the north eastern corner of the site, with a greenhouse/glasshouse noted to the north west of the orchard along the northern site boundary. Two large trees are noted in the southern half of the centre of the site. Some	The land directly adjacent the western site boundary and an additional property to the north of the site are undergoing residential development. The remaining surrounding land appears similar to the previous image.

Image Date	Description	
	Onsite	Offsite
	smaller trees are noted in the south eastern corner of the site however they don't appear to be laid out in the same organised formation as the orchard in the north eastern corner.	
08/02/2010	The site appears similar to the previous image.	The surrounding land appears similar to the previous image, with further development of the commercial/industrial property to the south west of the site, and additional residential development further west of the site.
17/12/2015	The site appears similar to the previous image, with some additional trees scattered across the northern portion, and a potential stockpile noted in the centre of the site.	Similar to the previous image, with additional development of the industrial property to the south west (including storage of vehicles and waste), additional industrial development to the south west, and further residential development to the west.
05/07/2019	Similar to the previous image, with an additional row of trees visible next to the established orchard in the north eastern corner of the site.	Similar to the previous image, with further residential development to the west of the site, and additional industrial development to the south west.

In summary:

- the site was originally a part of a large parcel of vacant land, that was subdivided between 1959 and 1968. It's likely the land between the western site boundary and Martins road (located west of the site) was part of the same property as the site until it was developed for residential use between 1995 and 2005
- the site has likely been used for broad acre agricultural purposes since at least 1949, with a single greenhouse and a small orchard present onsite since 2005. The size of the greenhouse and orchard suggests it's unlikely the site was used to grow commercial quantities of fruits and/or vegetables
- the surrounding land was primarily agricultural land before being gradually developed for residential use. Development to the east of the site was conducted between 1959 and 1987, spreading further west from 1987. In 2019, most of the land surrounding the site is used for residential purposes
- it's likely the site was joined to, or used in conjunction with, the agricultural properties adjacent the northern boundary until at least 1979
- an industrial property that appears to store cars and other unknown material is present approximately 350 m to the south west of the site. An additional industrial precinct is present approximately 600 m south west of the site.

4.6 SA EPA Searches

4.6.1 Section 7 Search

A search of the Environment Protection Authority's (EPA) Public Register under section 7 of the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. A copy of the search results is provided in **Appendix E**. The search results indicated, that as of 21 October 2019:

- there were no mortgages, charges or prescribed encumbrances affecting the site under the relevant section of the Environment Protection Act 1993
- no license or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979 (repealed), the Waste Management Act 1987 (repealed) or the Environment Protection Act 1993
- the EPA Public Register did not hold any information relating to:
 - material or serious environmental harm caused or threatened in the course of an activity
 - site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
 - environment assessment report(s) or site contamination audit report(s).

4.6.2 Site Contamination Index

The EPA maintains a searchable database on its website of key notifications made to the EPA regarding site contamination, called the Site Contamination Index. A search of the index was conducted on 24 October 2019. The EPA held 44 notifications in the suburbs of Parafield Gardens, Globe Derby Park, Parafield and Greenfields that were within a 2 km radius of the site. A copy of the search results is provided in **Appendix F**.

Notifications within a 500 m radius of the site are summarised in Table 4-5.

Table 4-5: Site Contamination Index Results Within a 500m Radius of the Site

EPA Notification Number	Notification Type	Address	Potentially Contaminating Activity(ies)	Direction and Approximate Distance from Site
13155	Pre July 2009 Audit Notification	Allotments 50 and 51 Martins Road, Parafield Gardens SA 5107	Not recorded	210 m north west
13155 – 001	Pre July 2009 Audit Report	Allotments 50 and 51 Martins Road, Parafield Gardens, SA 5107	Not recorded	
60329 – 01	Section 83A Notification	Lot 501 & 141 Ryans Road; Lot 502 Rundle Road; 692-694 & 722 Port Wakefield Rd; 289-299 Martins Road, Parafield Gardens SA 5107	Not recorded	Unknown

EPA Notification Number	Notification Type	Address	Potentially Contaminating Activity(ies)	Direction and Approximate Distance from Site
12359	SAHC	289 - 299 Martins Road, Parafield Gardens SA 5107	Drum reconditioning or recycling works	260 m north west

4.7 Local Government

A local government enquiry for information relating to the site was submitted by email to City of Salisbury Council on 16 October 2019. Mr. Samuel Ondeyo, a development officer, indicated:

- council held two approved land divisions (DA 361/1342/1999/LD in 1999 and 361/1879/2003/LD in 2003) of which can no longer be acted upon as it has been over three years since they received full approval
- council received complaints regarding burning of branches and dumping of rubbish on the property
- council also held records of a request to prune trees.

4.8 Site Inspection and Interviews

EP conducted a site inspection and site interview with Mr. Rob Marciano on 30 October 2019. Features identified during the inspection are shown on Figure 2, **Appendix A**. Photographs taken during the site inspection are included as **Appendix G**.

4.8.1 Site Inspection

Onsite

- The site and surrounding land were flat
- The site was predominantly covered in grasses (Photo 1, **Appendix G**), with a small olive grove (Photos 2 and 3, **Appendix G**), a single row of grape vines (Photo 4, **Appendix G**) and a group of larger gum trees (Photos 4 and 5, **Appendix G**) noted on the eastern half of the site. A few trees were scattered across the southern half of the site
- There was evidence of soil tilling across the entirety of the site surface (Photo 1, **Appendix G**)
- A driveway running from Lantana drive along the southern site boundary to the sheds appeared once as a gravel driveway, potentially imported clean gravel (Photo 6, **Appendix G**), however no other evidence of imported fill was noted across site
- Two sheds and a chicken coop were noted onsite:
 - Shed 1 (Photo 7, **Appendix G**) was locked at the time of the inspection, however had a bare soil floor, and appeared to be used for storage. Irrigation piping and one 20 L container of engine oil was noted through a crack in the shed wall. The shed appeared to be made of corrugated iron in reasonable condition. No visible asbestos was noted

- Shed 2 (Photo 8, **Appendix G**) was locked at the time of the inspection, however appeared to have a concrete floor and was used to store a tractor. The shed appeared to be made of corrugated iron in reasonable condition. No visible asbestos was noted
- The chicken coop (Photo 9 – 11, **Appendix G**) had a bare soil floor and appeared to be made of corrugated iron in reasonable condition. No visible asbestos was noted
- A dilapidated glasshouse was noted along the northern site boundary. Only the wooden skeleton remained standing, with all walls and roofing material having been removed (Photo 12 and 13, **Appendix G**)
- A dilapidated outhouse was noted between the olive grove and the glasshouse, with demolition debris believed to have originated from the glasshouse noted surrounding the outhouse (Photos 14 and 15, **Appendix G**)
- Five organised storage piles (Photos 16 - 20, **Appendix G**) were noted on the western side of the sheds, containing fencing material, concrete piping, concrete pillars, corrugated iron, metal roofing supports, bricks, pallets, timber, buckets, roofing tiles, empty 20 L engine oil containers with lids screwed on, chicken wire and other metal waste
- A stockpile of organic material (trimmed branches from olive and gum trees) (Photos 1 and 21, **Appendix G**) was noted in the centre of the site. No visible evidence of burning of waste was noted onsite
- An old empty steel drum was noted outside the doorway to shed 1. No evidence of soil staining was noted around the drum (Photo 7, **Appendix G**)
- A tap connected to mains water was noted on the northern side of shed 1 (Photo 7, **Appendix G**). The mains water pipeline was aboveground and ran along the northern side of the driveway from Lantana Drive (Photo 22, **Appendix G**). No other services were noted onsite
- No transformers, substations, pits, sumps, wells, septic systems, incinerators or visible asbestos was noted during the site inspection.
- No storage of hazardous materials was noted onsite, however minor storage of engine oil is possible inside the sheds.

Adjacent Land Uses

The adjacent land uses noted during the site inspection (supported with the desktop research findings) include:

- north: agricultural adjacent the northern boundary, with residential beyond. The property appears to join onto the site, with the boundary fence only running half the length of the northern boundary (Photos 23 and 24, **Appendix G**)
- south: residential, with Lantana Kindergarten and more residential beyond
- east: Lantana Drive, with residential beyond
- west: residential with Martins road beyond.

Offsite

- The remaining surrounding land is used for residential purposes (Photos 25 and 26, **Appendix G**). No evidence of illegal dumping of rubbish originating from the residential properties was noted onsite.

Sensitive Receiving Environments

No sensitive receiving environments were noted onsite.

4.8.2 Interviews

Mr. Rob Marciano indicated:

- the site is owned by his father (Antonio Marciano), and was previously owned by his grandfather (Paolo Marciano)
- the site was used as farmland prior to his grandfather purchasing the site
- his uncle still owns the property adjacent the northern site boundary
- Antonio Marciano's property used to extend to Martins road, however he subdivided the western portion for residential use around 2005
- the site was rarely used for agricultural purposes until Antonio Marciano sold the western portion. Most of the family's agricultural use of the land was within the western portion of the block that was subdivided
- the glasshouse was used for growing tomatoes for family use however it hasn't been used for approximately 10 years
- the olive trees are productive. Two new rows of olive trees were planted approximately two years ago
- Antonio Marciano planted a single row of grape vines approximately a year ago
- Shed 1 has a bare floor and is used for storage of equipment, including irrigation piping, bags of concrete and glass from the glasshouse
- Shed 2 is used for the storage of the tractor and had a concrete floor. He indicated there may be some minor storage of oil for use in the tractor, however all servicing of the tractor is completed offsite
- the organics stockpile was created from the pruning of the olive and gum trees onsite. He indicated no burning of wood occurs onsite due to council regulations, as the site is too small. If they do need to burn material, it's usually dragged onto his uncles property to the north as the land is larger
- Mr Marciano was not aware of importation of any fill onto site
- he was not aware of the use of any pesticides or herbicides onsite
- he indicated no fuel is stored onsite but the odd tin is brought onto site when the tractor needs filling
- he had no knowledge of any fuel or chemical spills

- he indicated most of the storage piles had been present onsite for a while, as his father and grandfather were not the type of people to throw things away. Some of the building items on top had been brought to site more recently from some of their other construction sites.

4.9 Historical Overview

- The site was a part of a large parcel of land likely used for farming.
- The site was used as farmland prior to being obtained by the Marciano family.
- The greenhouse and olive trees are used for family purposes and not to grow commercial produce.
- Two sheds are present onsite, one of which contains a bare soil floor. The sheds were both locked during the site inspection but appeared to be used for storage of building materials and a tractor.
- Some storage piles were noted to the west of the two sheds and generally consisted of inert materials.
- Some empty 20L containers of engine oil were noted within the storage piles and inside the shed but appeared secured with lids screwed on. City of Salisbury council had received complaints of burning branches onsite.

5. PRELIMINARY CONCEPTUAL SITE MODEL

5.1 Potentially Contaminating Activities and Activities of Environmental Significance

5.1.1 Onsite PCAs

The following PCA's (as defined in the *Environment Protection Regulations 2009*) (PCA's) were identified onsite during the site history assessment as possibly occurring:

- Fill or soil importation
 - Within the driveway, potentially beneath sheds and potentially brought to site with waste stockpiles
- Wastewater storage/disposal
 - Use of the outhouse is likely to have introduced waste nutrients to the soil (septic system), however it's likely that any contamination due to this activity will be localised to the outhouse area.

5.1.2 Offsite PCAs

The following PCA's were identified offsite during the site history assessment:

- Agricultural activities (d) intensive agriculture
 - The site is within a former agricultural area. Details on specific agricultural activities that were undertaken on adjacent properties is unknown.

5.1.3 Onsite Activities of Environmental Significance

Other activities of environmental significance that may have occurred onsite include:

- Glass house and orchard
 - Growing of tomatoes within the glasshouse and orchard spraying may have caused localised contamination to surficial soils onsite
- Minor chemical storage
 - storage within sheds, around the glasshouse and outhouse and within the waste stockpiles may have resulted in minor contamination to surficial soils
- General application of pesticides and herbicides
 - application during regular site maintenance activities may have resulted in residual chemicals in soil onsite, particularly beneath or around the sheds, along fence lines or the driveway and within the orchard
- Storage of building debris/waste
 - Storage of waste stockpiles onsite may have caused contamination to surficial soils, however any contamination due to these activities is likely to be localised to the storage areas
- Burning of organic waste
 - Council records burning of materials may have occurred onsite. Burning of organic waste may have caused contamination to surficial soils

5.1.4 Offsite Activities of Environmental Significance

Other activities of environmental significance that may have occurred offsite include:

- Market garden
 - The site is within a former agricultural area, with some glasshouses still present on properties north of the site.
- Burning of building debris/waste
 - Burning of organic waste offsite may have resulted in ash coming to rest on the site, causing contamination to surficial soils.

5.2 Proposed Site Use

The site is proposed for residential development.

5.3 Conceptual Site Model

For a potential unacceptable risk to human health or the environment to exist relative to site contamination, the relationship in Figure 5-1 must be satisfied.



Figure 5-1: Source, Pathway, Receptor Relationship

Where the source is of insufficient toxicity, or there is no complete exposure pathway, or there is no receptor, then the potential for unacceptable risk does not exist. Toxicity to a receptor may be realised via acute (short-term) or chronic (long-term) exposure.

The conceptual site model (CSM) provided as Figure 5-2 was prepared for consideration and interpretation of potential exposure risks to onsite and offsite receptors.

The following information has been used to create Figure 5-2:

- PCAs and activities of environmental significance identified Section 5.1 are included as the known or potential primary sources of contamination
- the proposed residential development and surrounding land use to consider known or potential receptors.

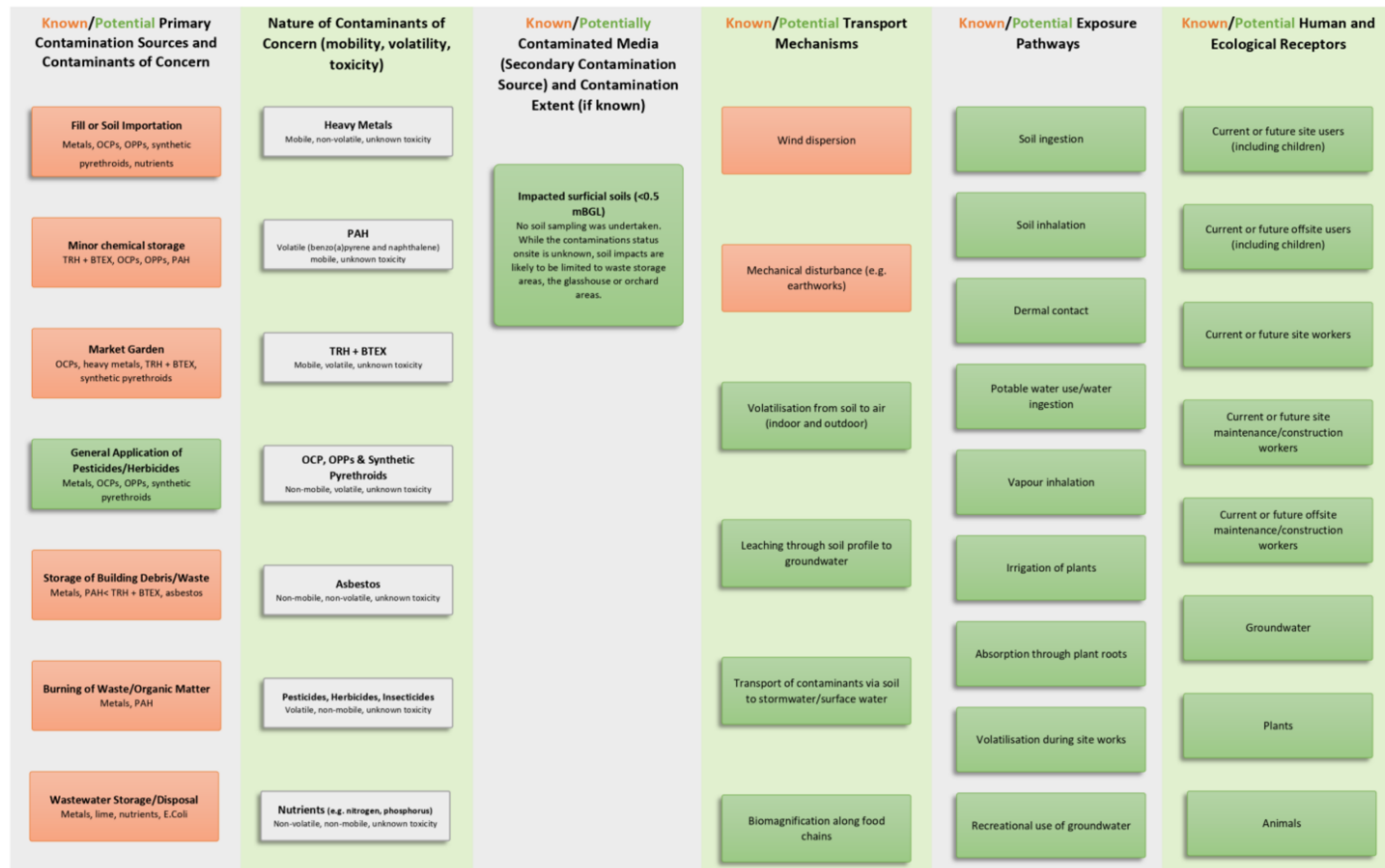


Figure 5-2: Initial Conceptual Site Model

5.4 Data Gap Analysis

No chemical assessment has been undertaken, therefore the extent of any soil contamination onsite is unknown.

5.5 Risk Analysis

Table 5-1 summarises:

- the potential risk of a complete source-pathway-receptor link (i.e. risk to human and ecological receptors)
- a discussion of risk from each of the identified PCAs and activities of environmental significance to the proposed land use.



Table 5-1: Potential Risk of a Complete Exposure Pathway and Potential Risk to Proposed Land Use

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Fill or soil importation	Soil and groundwater assessment have not been undertaken therefore the source may be of sufficient toxicity to cause harm.	<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact potable water use/ingestion vapour inhalation irrigation of plants 	Yes	<ul style="list-style-type: none"> importation of fill may have occurred within the driveway and potentially beneath sheds, or brought to site with waste stockpiles a complete exposure pathway exists no soil sampling has been undertaken therefore contaminant toxicity is unknown if present, contamination is likely to be isolated to the driveway, shed and stockpile areas may pose an unacceptable risk to human health or the environment in surficial soils in these areas. 	Low
Wastewater storage/disposal		<ul style="list-style-type: none"> absorption through plant roots volatilisation during site works recreational use of groundwater 	Yes	<ul style="list-style-type: none"> use of the outhouse is likely to have introduced waste nutrients to the soil a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to the outhouse area may pose an unacceptable risk to human health or the environment in the outhouse area. 	Low to negligible
Market Garden			Yes	<ul style="list-style-type: none"> a glasshouse and orchard still present onsite. Site interview indicated they were both only ever utilised for personal use. There is a low potential for agricultural practices onsite to have impacted surficial soils a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown 	Low



PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Minor chemical storage			Yes	<ul style="list-style-type: none"> if present, contamination is likely to be isolated to surficial soils beneath the glasshouse and the orchard may pose an unacceptable risk to human health or the environment. 	
General application of pesticides and herbicides			Yes	<ul style="list-style-type: none"> engine oil containers were noted within sheds, around the glasshouse and outhouse, and within the waste stockpiles, therefore it's possible minor volumes of chemicals may have been stored onsite while unlikely, minor chemical storage may have resulted in minor contamination to surficial soils a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to surficial soils beneath the sheds and stockpile areas may pose an unacceptable risk to human health or the environment. 	Low to negligible
				<ul style="list-style-type: none"> application during regular site maintenance activities may have resulted in residual chemicals in soil onsite, particularly beneath or around the sheds, along fence lines or the driveway and within the orchard while unlikely, minor chemical storage may have resulted in minor contamination to surficial soils no soil sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contaminants are likely to be isolated to surficial soils 	Negligible

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PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Storage of building debris/waste			Yes	<ul style="list-style-type: none"> the activity may pose an unacceptable risk to human health or the environment. storage piles were noted on the western site of the sheds and around the outhouse and generally consisted on inert building materials while unlikely, stockpiles may have caused contamination to surficial soils in these areas no soil sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contaminants are likely to be isolated to surficial soils the activity is considered not to pose an unacceptable risk to human health or the environment. 	Low
Burning of organic waste		<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact 	Yes	<ul style="list-style-type: none"> an organics stockpile was noted during the site inspection and council indicated they had received complaints about burning of branches onsite. Areas where burning may have occurred onsite is unknown and no observations were noted during the site inspection burning of organic waste on or offsite may have resulted in contamination to surficial soils onsite no soil sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contaminants are likely to be isolated to surficial soils the activity is considered to pose a low unacceptable risk to human health or the environment. 	Negligible
Offsite					



PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Agricultural activities (d) intensive agriculture	Soil and groundwater assessment have not been undertaken; therefore the source may be of sufficient toxicity to cause harm.	<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact potable water use/ingestion vapour inhalation irrigation of plants absorption through plant roots 	Yes	<ul style="list-style-type: none"> the site is within a former agricultural area. Details on specific agricultural activities that were undertaken on adjacent properties is unknown while unlikely, there is a potential for offsite agricultural practices to have impacted surficial soils onsite a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to surficial soils may pose an unacceptable risk to human health or the environment in the outhouse area. 	Negligible
Market Garden		<ul style="list-style-type: none"> volatilisation during site works recreational use of groundwater 	Yes	<ul style="list-style-type: none"> the site is within a former agricultural area. While unlikely, there is a potential for offsite agricultural practices to have impacted surficial soils onsite a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to surficial soils this activity may pose an unacceptable risk to human health or the environment. 	Negligible
Burning of organic waste		<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact 	Yes	<ul style="list-style-type: none"> site interview suggested organics are burnt offsite, therefore while unlikely, burning of organic waste offsite may have resulted in contamination to surficial soils onsite no soil sampling has been undertaken, therefore the contaminant toxicity is unknown 	Negligible

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PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
				<ul style="list-style-type: none"> if present, contaminants are likely to be isolated to surficial soils the activity may pose an unacceptable risk to human health or the environment. 	

6. CONCLUSIONS AND RECOMMENDATIONS

The objectives of the PSI – site history were to:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination, with respect to the proposed sensitive land use.

Based on the results of the PSI – site history:

- the site was a part of a large parcel of land likely used for farming
- the site was used as farmland prior to being obtained by the Marciano family
- the greenhouse and olive trees are used for family purposes and not to grow commercial produce
- two sheds are present onsite, one of which contains a bare soil floor. The sheds were both locked during the site inspection but appeared to be used for storage of building materials and a tractor
- some storage piles of generally inert wastes were noted to the west of the two sheds
- some empty 20L containers of engine oil were noted within the storage piles and inside the shed but appeared secured with lids screwed on
- city of Salisbury council had received complaints of burning branches onsite.

The PCA's identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to a sensitive land use are:

- fill or soil importation – low
- wastewater storage/disposal – low to negligible

Agricultural activities (d) intensive agriculture was the only PCA identified as having occurred offsite and was assessed as having a negligible risk to the proposed land use.

The activities of environmental significance identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use are:

- market garden – low
- minor chemical storage – low to negligible
- general application of pesticides and herbicides – negligible
- storage of building debris/waste – low
- burning of organic waste – negligible

The activities of environmental significance identified as having occurred offsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use are

- market garden – negligible
- burning of organic waste – negligible

In accordance with the source-pathway-receptor relationship described in ASC NEPM, risk to human health and the environment from site contamination on a residential site may exist, however any contamination is likely to be localised to surficial soils in areas where contaminating activities were found to have occurred onsite. EP determined that site contamination may pose a low risk to the proposed residential development.

The PSI – site history identified two PCAs that potentially occurred onsite, however the risk of causing site contamination with respect to a residential land use was considered low and the findings did not preclude redevelopment for residential use.

These conclusions and recommendations must be read in conjunction with the limitations in Section 7.

7. LIMITATIONS

Scope of Services

This environmental site assessment report (“the report”) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and Environmental Projects (“scope of services”). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints

Reliance on Data

In preparing the report, Environmental Projects has relied upon data, surveys, analyses, designs and plans as well as any other information provided by the client and other individuals and organisations, most of which are referred to in the report (“the data”). Except as otherwise stated in the report, Environmental Projects has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (“conclusions”) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Environmental Projects will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Environmental Projects.

Environmental Conclusions

In accordance with the scope of services, Environmental Projects has relied upon the data and conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling techniques can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and



are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Client

The report has been prepared for the benefit of the client and no other party. Environmental Projects assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitations matters arising from any negligent act or omission of Environmental Projects or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusion and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

Environmental Projects will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

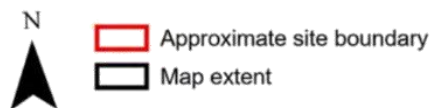
Appendix A

Figures



Figure 1

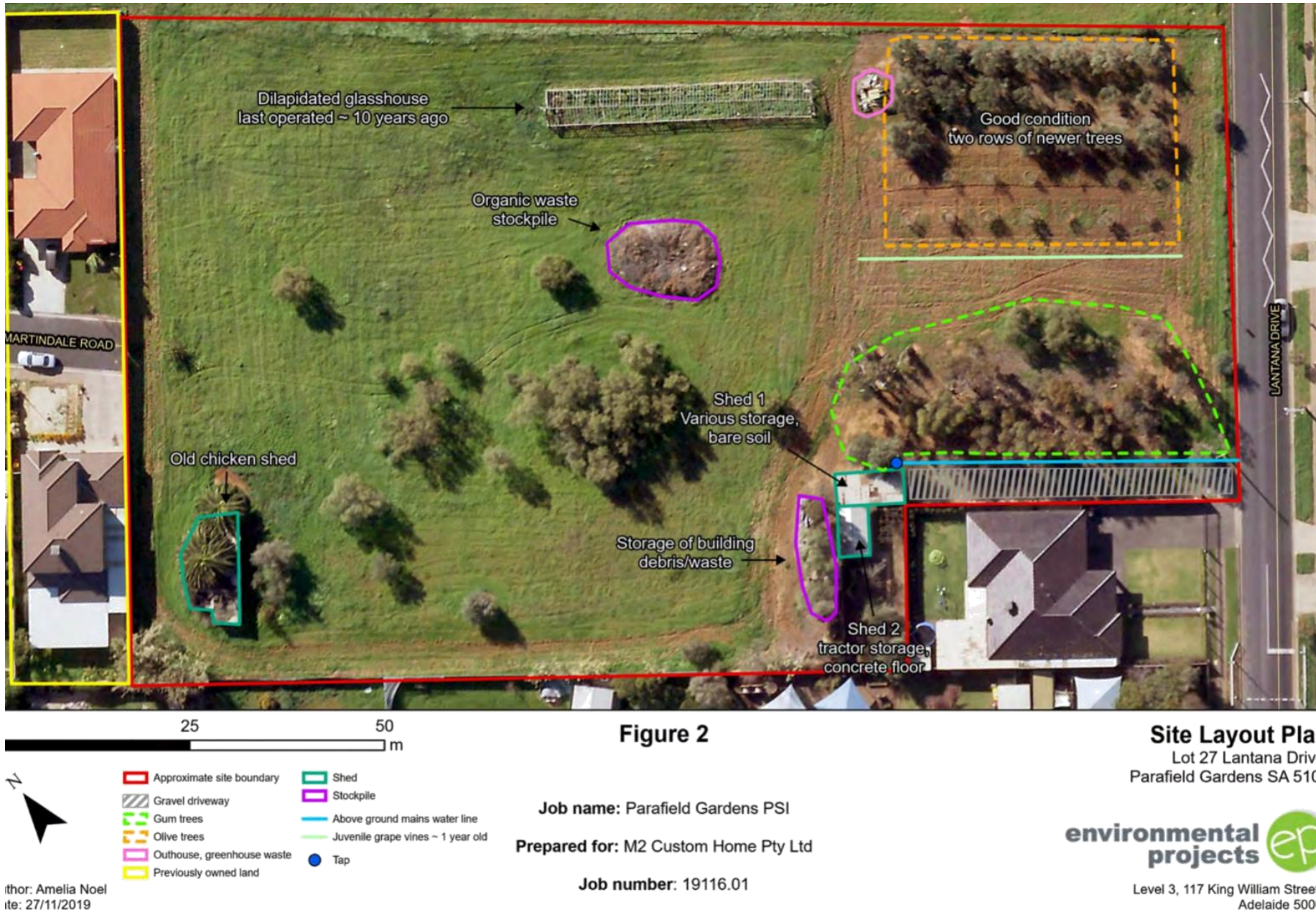
Site Location Plan
 Lot 27 Lantana Drive
 Parafield Gardens SA 510



Author: Amelia Noel
 Date: 23/10/2019

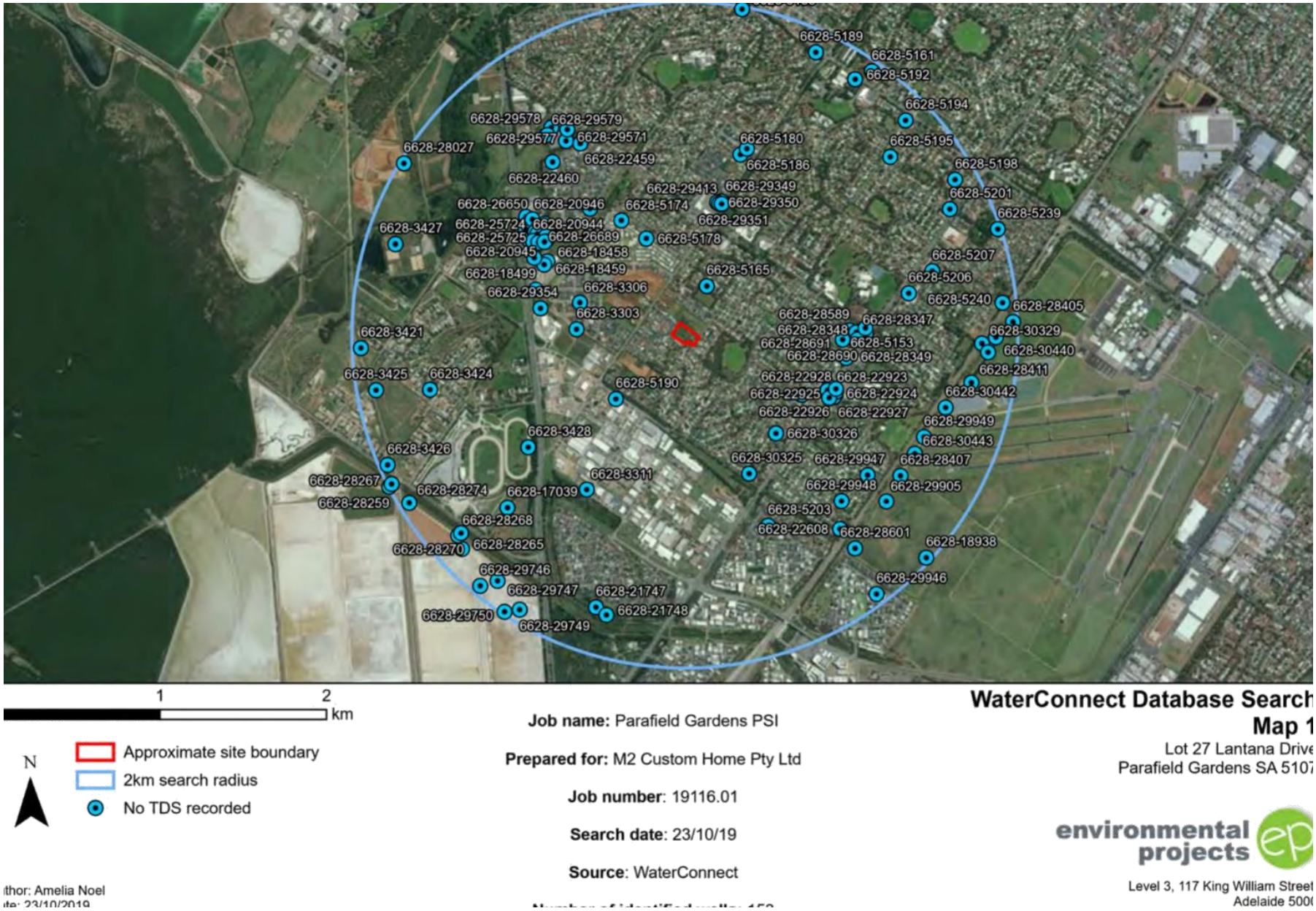
Job name: Parafield Gardens PSI
Prepared for: M2 Custom Home Pty Ltd
Job number: 19116.01

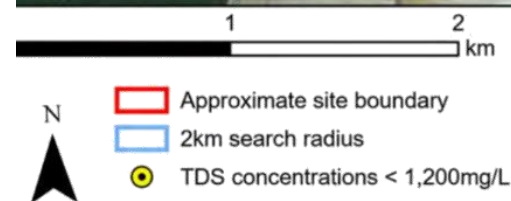
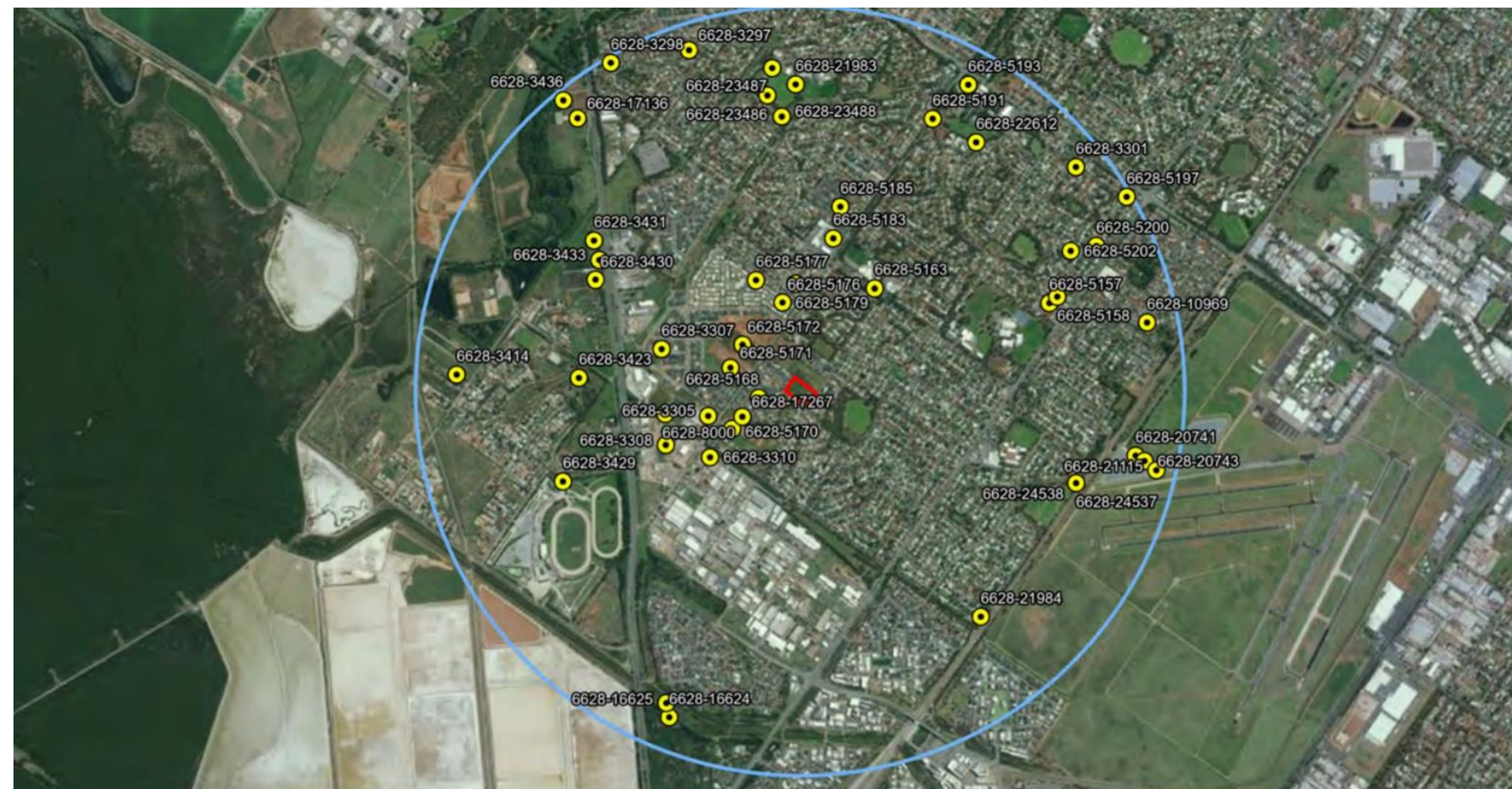
environmental projects 
 Level 3, 117 King William Street
 Adelaide 5001



Appendix B

WaterConnect Search Results





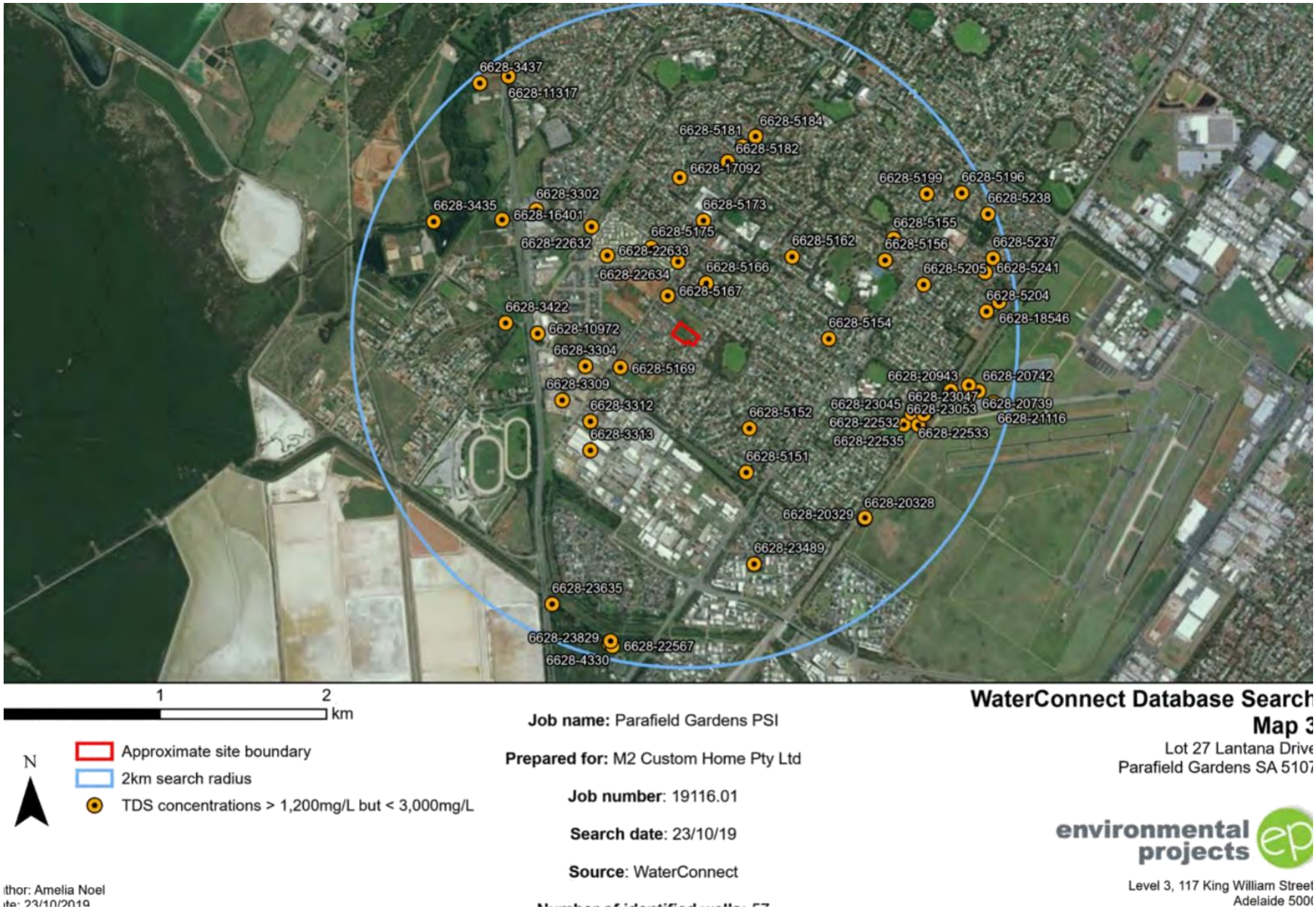
Author: Amelia Noel
Date: 23/10/2019

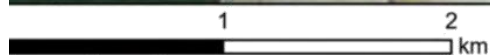
Job name: Parafield Gardens PSI
Prepared for: M2 Custom Home Pty Ltd
Job number: 19116.01
Search date: 23/10/19
Source: WaterConnect

WaterConnect Database Search
Map 2
Lot 27 Lantana Drive
Parafield Gardens SA 5107

environmental projects ep
Level 3, 117 King William Street
Adelaide 5001

Item 8.1.2 - Attachment 1 - Plan of Division and Supporting Information





- Approximate site boundary
- 2km search radius
- TDS concentrations > 3,000mg/L

Author: Amelia Noel
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Search date: 23/10/19

Source: WaterConnect

Number of identified wells: 10

WaterConnect Database Search

Map 4

Lot 27 Lantana Drive
Parafield Gardens SA 5107



Level 3, 117 King William Street
Adelaide 5001



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-3297	WW	IRR			Tomw(T1)	137.16	21/07/1959				694	1260	5/08/1986	7.7	5/08/1986	11.36	17/03/1967	280410.4	6149637.9	54
6628-3298	WW	IRR	BKF	7/06/1996	Tomw(T1)						745	1351	5/08/1986	7.7	5/08/1986	11.37	1/01/1962	280003.42	6149571.9	54
6628-3301	WW	OBSSTK			Tomw(T1)	124.97	1/06/1941	32.8	-23.49	11/01/1975	805	1460	15/07/1949			7.58	14/04/1967	282422.51	6149029.8	54
6628-3302	WW	DOMIND	OPR		Qpah			4.57	1.43	11/02/1969	1415	2556	11/02/1969	8	11/02/1969	0.91	11/02/1969	280095.38	6148614.9	54
6628-3303	WW	IRRSTK			Qpah			3.35	1.65									280337.35	6147901.8	54
6628-3304	WW	DOMIRR, STK	ABD	23/09/2004	Qpah						1476	2665	14/04/1949			0.63	14/04/1949	280390.39	6147678.9	54
6628-3305	WW	IRROBS	BKF	9/12/2005	Tomw(T1)		17/11/1956	3.27	1.73	24/05/1974	1010	1830	24/05/1976	8	24/05/1976	12.63	24/10/1962	280509.76	6147737.5	54
6628-3306	WW				Qpah													280357.42	6148061.9	54
6628-3307	WW	IRR	BKF	10/08/2006	Tomw(T1)	118.87	1/01/1958	2.74	2.26	13/06/1974	1151	2083	6/06/2006	7.7	5/08/1986	12.63	13/06/1974	280267.76	6148085.5	54
6628-3308	WW	IRR	UKN		Tomw(T1)	112.78	1/01/1962	2.44	1.56	25/08/1967	1139	2062	19/01/1962			6.31	18/01/1962	280289.39	6147586.9	54
6628-3309	WW	DOM			Qpah			1.22	2.78	31/10/1962	2015	3625	31/10/1962					280251.35	6147473.9	54
6628-3310	WW				Qpah			0	6	22/01/1935	1099	1991	22/01/1935			2.53	22/01/1935	280519.38	6147522.8	54
6628-3311	WW				Tomw(T1)			0	4							1.89		280398.38	6146938.9	54
6628-3312	WW		ABD		Qpah						1719	3099	18/01/1952			6.31	18/01/1952	280420.39	6147346.8	54
6628-3313	WW	DOMIRR, STK	OPR		Qpah			9.14	-4.14	30/10/1961	2515	4509	30/10/1961			3.79	30/10/1961	280420.34	6147172.8	54
6628-3414	WW	IRROBS, STK	BKF	25/09/1998	Tomw(T1)		1/07/1960	1.16	0.89	5/06/1986	995	1802	1/07/1960					279201.41	6147952.8	54
6628-3421	WW, ENG	EXP	UKN	23/11/1960		4.88	23/11/1960											279042.36	6147788.7	54
6628-3422	WW		ABD	12/07/1934	Tomw(T1)	101.5	1/01/1934				2302	4132	17/06/1937			1.14	12/07/1934	279911.33	6147937.9	54
6628-3423	WW	OBS	BKF	24/10/1962	Tomw(T1)	101.19	1/01/1925	17.06	-13.61	4/03/1988	331	601	12/08/1974	7.5	12/08/1974	0.13	24/10/1962	279837.39	6147935.9	54
6628-3424	WW	STK			Tomw(T1)	137.16	1/01/1962									0.63	21/09/1967	279457.4	6147538.8	54
6628-3425	WW, ENG	EXP	UKN	25/11/1960		4.27	25/11/1960											279133.33	6147535.7	54
6628-3426	WW, ENG	EXP	UKN	8/12/1960		4.27	8/12/1960											279202.36	6147086.8	54
6628-3427	WW		ABD															279249.34	6148411.9	54
6628-3428	WW							0	3	8/03/1962								280047.4	6147192.8	54
6628-3429	WW	INDSTK			Tomw(T1)	132.59	7/01/1965	3.05	-0.05	7/01/1965	1101	1992	17/06/2015	7.9	15/12/1986	11.37	7/01/1965	279754.36	6147396.8	54
6628-3430	WW	IRR	OPR		Tomw(T1)						1043	1889	15/06/2019	7.8	17/07/1986			279923.73	6148444.5	54
6628-3431	WW	DOMIRR	UKN	9/05/2005	Tomw(T1)		1/01/1962	24.38	-19.38	24/02/1967	750	1360	15/07/1986	8.4	15/07/1986	12.63	14/09/1965	279915.76	6148647.5	54
6628-3432	WW		BKF	14/03/1968	Qpah						7401	12867	14/03/1968	7.5	14/03/1968			279780.39	6148170.8	54
6628-3433	WW	IRROBS	OPR	25/03/1998	Tomw(T1)	123.44	12/01/1973	1.51	3.57	12/09/2019	934	1692	17/06/2015	8	17/07/1986	12.63	12/01/1973	279943.72	6148546.5	54
6628-3435	WP	RIV	UFL	1/01/1990							1770	3190	8/12/1986	7.8	8/12/1986			279479.39	6148544.8	54
6628-3436	WW	IRR	OPR	1/04/2005	Tomw(T1)		1/01/1966	48.77	-40.77	23/06/1967	755	1370	26/07/2007	7.4	18/07/1986	17.68	11/01/1966	279756.42	6149376.8	54
6628-3437	WW	STK	BKF	26/11/2007	Qpah						2738	4900	12/11/1974	7.6	12/11/1974			279756.42	6149376.8	54
6628-4330	WW							1.6	0.4	26/01/1933	1837	3309	26/01/1933			15.15		280533.39	6146009.9	54
6628-5151	WW	DOMIRR			Qpah						1690	3047	13/04/1964			0.63		281356.41	6147039.9	54
6628-5152	WW	DOM			Qpah						1443	2605	9/04/1959			5.68	9/04/1959	281375.37	6147304.8	54
6628-5153	WW	INV	ABD		Qpah													281956.41	6147728.8	54
6628-5154	WW	IRRSTK			Tomw(T1)	152.4	26/09/1947	1.22	9.49	26/09/1947	1386	2504	13/02/1961			8.84	26/09/1947	281852.43	6147842.8	54
6628-5155	WW	OBS			Tomw(T2)			16.2	-2.2	19/03/1974	2111	3795	22/02/1930					282241.39	6148441.8	54
6628-5156	WW	IRRSTK			Qpah			4.27	8.73	7/03/1969	1900	3420	7/02/1969	7	7/02/1969	11.37	26/01/1933	282190.38	6148314.9	54
6628-5157	WW	IRR	ABD		Tomw(T1)	151.18	9/05/1955	0	14	9/05/1955	959	1738	9/05/1955			5.81	9/05/1955	282284.36	6148324.8	54
6628-5158	WW	DOMIRR, STK			Qpah						1002	1814	2/12/1940			1.26		282325.43	6148357.8	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-5161	WW	IRR	OPR		Qpah													282110.47	6149448.8	54
6628-5162	WW	STK	OPR		Qpah	15.85		2.74	10.26	6/02/1969	2251	4043	5/02/1969	6.5	5/02/1969			281632.41	6148335.8	54
6628-5163	WW	OBS	UKN	7/12/1998	Qpah(Q4)	64.01	26/05/1969	10.64	-0.58	28/02/1989	539	980	20/08/1976	8.7	20/08/1976	0.88	2/05/1969	281375.4	6148399.8	54
6628-5164	WW	DOM	BKF	8/04/1983	Tomw(T1)			3.66	7.34	8/04/1983	3423	6100	15/01/1969	7.5	15/01/1969	6.31	8/04/1983	281192.36	6148383.8	54
6628-5165	WW	INV			Qpah			4.57	5.43							0.51		281119.38	6148160.9	54
6628-5166	WW	INV			Qpah			7.62	2.38	20/01/1940	1444	2607	20/01/1940			0.38	20/01/1940	281116.44	6148176.8	54
6628-5167	WW	IRR			Tomw(T1)		1/01/1958	12.24	-3.24	8/03/1967	1218	2203	1/05/2016	7.3	2/04/1992	15.15	8/03/1967	280884.75	6148101.5	54
6628-5168	WW	IRR	BKF	7/10/2004	Qpah(Q4)		1/01/1960				617	1120	1/03/2001	7.7	5/08/1986	0.63	1/01/1969	280772.41	6147831.8	54
6628-5169	WW	IRR	OPR	7/11/2003	Qpah(Q3)	41.15	1/01/1967				2807	5020	10/04/2013	7.6	5/08/1986	5.05	1/01/1969	280600.79	6147671.6	54
6628-5170	WW	IRR	BKF	5/09/1995	Tomw(T1)	106.68	24/09/1971				1005	1820	1/04/1992	7.3	1/04/1992	5.05	24/09/1971	280634.42	6147670.8	54
6628-5171	WW	IRR	OPR	1/12/2003	Tomw(T1)	144.78	1/01/1959				1130	2046	30/04/2011	6	17/02/1969	16.42	1/01/1967	280625.73	6147988.5	54
6628-5172	WW	IRR	BKF	13/03/2019	Tomw(T1)	141.43	1/01/1955	30.48	-22.48	17/03/1967	972	1761	1/07/2017	6.5	5/07/1972	15.15	17/03/1967	280688.79	6148108.5	54
6628-5173	WW	IRRSTK	ABD	14/04/1949	Qpah	7.92	14/04/1949				1417	2560	14/04/1949			0.5	14/04/1949	281099.38	6148550.8	54
6628-5174	WW		ABD		Qpah											0.51		280606.39	6148552.8	54
6628-5175	WW	DOMIRR, STK			Qpah						1363	2463	14/04/1949			1.77	14/04/1949	280786.42	6148387.8	54
6628-5176	WW	OBS	BKF	12/08/2002	Tomw(T1)			36.58	-26.45	17/03/1967	816	1480	1/04/1992	8.3	1/04/1992	12.63	1/01/1969	280896.37	6148327.8	54
6628-5177	WW	STK			Qpah			1.52	7.48	24/08/1953	701	1273	24/08/1953			7.58	24/08/1953	280758.39	6148441.8	54
6628-5178	WW				Tomw(T1)											1.52		280756.4	6148444.8	54
6628-5179	WW	IRR	OPR		Tomw(T1)	100.58	10/05/1951	0	10	2/03/1970	1045	1892	2/03/1970	7.5	2/03/1970	7.58	2/03/1970	280964.4	6148423.9	54
6628-5180	WW	IRRSTK	UKN	3/05/2006	Qpah			5.49	7.51	14/02/1969						1.01	14/02/1969	281321.4	6148948.8	54
6628-5181	WW	IRR	OPR		Qpah			3.66	9.34	29/01/1952	2175	3907	25/02/1969	7	25/02/1969			281333.42	6148997.8	54
6628-5182	WW	IRR	OPR		Qpah(Q1)						1580	2851	11/10/1955					281245.41	6148905.8	54
6628-5183	WW	IRROBS			Tomw(T1)			3.27	8.73	24/05/1974	705	1280	20/08/1976	9.2	20/08/1976	15.15	1/01/1967	281160.45	6148658.9	54
6628-5184	WW	IRR	OPR		Qpah(Q4)			18.29	-4.29	17/02/1966	1770	3190	13/02/1969	7	13/02/1969	1.14	1/01/1969	281412.42	6149056.9	54
6628-5185	WW		BKF	13/01/1993	Qpah			3.05	8.95	6/02/1969	971	1760	6/02/1969	6.5	6/02/1969			281197.45	6148823.8	54
6628-5186	WW	STK																281360.4	6148983.8	54
6628-5188	WW	STK	OPR		Qpah	27.43	1/01/1938											281331.39	6149821.8	54
6628-5189	WW	IRR	BKF	3/05/2005	Qpah(Q3)	40.23	1/01/1961	3	14	3/05/2005						1.01	1/01/1961	281774.41	6149562.8	54
6628-5190	WW				Qpah			2.44	4.56	5/02/1969								280573.35	6147482.8	54
6628-5191	WW	OBS	UKN	7/12/1998	Qpah(Q2)	45.72	29/04/1969	5.81	8.65	23/04/1991	465	845	20/08/1976	8.3	20/08/1976	1.35	29/04/1969	281677.44	6149280.8	54
6628-5192	WW		ABD		Qpac													282010.41	6149400.8	54
6628-5193	WW				Qpah						446	811	10/05/1934			1.52	1/01/1934	281862.44	6149457.8	54
6628-5194	WW				Qpah			6.4	11.6									282313.43	6149153.8	54
6628-5195	WW				Qpah			6.4	10.6									282221.37	6148934.8	54
6628-5196	WW				Qpah			5.79	11.21	11/05/1934	2435	4368	11/05/1934					282650.43	6148716.8	54
6628-5197	WW	IRR			Tomw(T1)	132.59	2/03/1951	12.19	5.81	5/02/1951	972	1780	11/10/1967	7.7	11/10/1967	3.79	1/01/1969	282686.44	6148874.8	54
6628-5198	WW		ABD	7/02/1969	Qpah													282610.42	6148797.8	54
6628-5199	WW	IRR			Qpah						1965	3536	9/05/1955			1.26	9/05/1955	282440.39	6148711.8	54
6628-5200	WW	IRR			Qpah						890	1615	9/05/1955			1.89	9/05/1955	282528.37	6148619.8	54
6628-5201	WW	IRR			Qpah													282579.45	6148620.9	54
6628-5202	WW	DOMIRR, STK			Qpah						596	1084	3/12/1954			1.01	1/01/1954	282395.38	6148593.9	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-5203	WW																	281487.4	6146721.8	54
6628-5204	WW				Qpah						2137	3841				1		282799.43	6148007.7	54
6628-5205	WW	IRRSTK			Qpah	24.38	1/01/1962				2471	4430	6/03/1969	8	6/03/1969	8	7/02/1969	282421.39	6148168.8	54
6628-5206	WW	IRRSTK			Qpah											5		282332.4	6148117.8	54
6628-5207	WW	IRRSTK			Qpah											5		282473.38	6148250.7	54
6628-5237	WW				Qpah	7.62	1/01/1969	4.57	12.43	26/02/1969	2530	4536	25/02/1969	9	25/02/1969			282838.41	6148326.8	54
6628-5238	WW	IRR	BKF	24/03/1997	Tomw(T2)	131.98	25/08/1954				1552	2800	19/11/1996	7	19/11/1996	7.58	25/08/1954	282808.45	6148590.8	54
6628-5239	WW	DRN	OPR															282867.44	6148500.8	54
6628-5240	WW, MW	EXPINV				45.57	23/03/1950											282895.42	6148060.8	54
6628-5241	WW	OBS	BKF	3/06/1999	Tomw(T1)	175	24/06/1977	14.82	0.42	5/03/1999	1467	2649	24/06/1977	7.9	24/06/1977	4	24/06/1977	282791.4	6148242.8	54
6628-6932	WW				Qpah			2.13	1.87	8/06/1937	14308	23904	8/06/1937			0.38	8/06/1937	280734.34	6146515.8	54
6628-8000	WW		RHB	8/09/2005	Tomw(T1)	140	17/08/1976	15	-10.02	8/09/2005	1136	2056	8/09/2005	7.3	5/08/1986	12.63	8/09/2005	280286.81	6147748.5	54
6628-10969	WW	OBS	BKF	3/06/1999	Qpah	81	15/05/1979	4.92	10.22	21/09/1991	661	1200	15/05/1979	7.4	15/05/1979			282792.4	6148223.8	54
6628-10972	WW	OBS			Qpah	20	19/07/1979				2653	4750	19/07/1979	7.4	19/07/1979			280103.4	6147874.9	54
6628-11317	WW	OBS			Qpah	40	18/02/1980				1810	3261	13/02/1980	7.7	13/02/1980			279928.37	6149416.8	54
6628-16401	WW	DRN			Qpah	13	12/10/1993				2835	5070	12/10/1993	7.1	12/10/1993			279890.74	6148556.5	54
6628-16624	WW	MAR	OPR	26/08/2004	Tomw(T1)	148.3	13/05/1994	10.92	-6.92	6/06/2006	694	1260	21/02/1999	7.1	23/06/1995	8.9	13/05/1994	280307.09	6146170.5	54
6628-16625	WW	MAR	ABD	27/03/2013	Tomw(T1)	145	25/07/1994	10.57	-6.57	7/07/2004	470	855	17/06/2005	7.6	13/06/1996	10.12	25/07/1994	280292.31	6146244.7	54
6628-17039	ENG					2.89												279922.23	6146830	54
6628-17092	WW	DRN			Qpah	15	8/02/1995				1743	3140	8/02/1995	7.6	8/02/1995			280957.4	6148809.7	54
6628-17136	WW	IRR	OPR	1/01/2004	Tomw(T1)	117.3	28/04/1995				753	1365	1/07/2019	7.6	28/04/1995	11.2	28/04/1995	279830.73	6149283.5	54
6628-17267	WW	IRR	OPR	28/01/2004	Tomw(T1)	106.6	12/12/1994				1096	1983	7/12/2018			15.15	12/12/1994	280687.77	6147733.5	54
6628-18458	WW	OBS			Qpah	30	5/05/1997	2.97	2.73	5/05/1997								280162.48	6148309.8	54
6628-18459	WW	OBS			Qpah	23	15/04/1997	2.98	2.53	15/04/1997								280142.54	6148289.8	54
6628-18499	WW	OBS			Qpah	6	25/09/1996	3	1.97	25/09/1996						0.01	25/09/1996	280092.47	6148139.9	54
6628-18546	WW	MAR	NIU	1/09/2016	Tomw(T2)	186.5	15/06/1997	7.74	7.26	4/12/2001	1951	3510	19/11/1999			8	15/06/1997	282875.74	6148064.5	54
6628-18938	WW	INV			Qpah	5.6	16/10/1997	2.04	5.35	16/10/1997								282437.52	6146529.8	54
6628-20328	WW	NVMAR, OB	OPQ	27/03/2001	Tomw(T2)	212	15/09/2000	-5.81	13.22	1/10/2019	1939	3490	5/05/2005			10	15/09/2000	282065.74	6146760.5	54
6628-20329	WW	INV OBS	NIU	1/09/2016	Tomw(T1)	145	21/09/2000	1.42	6.18	23/09/2019	1228	2220	14/05/2001			10	21/09/2000	282069.79	6146767.5	54
6628-20739	WW	MON			Qpah	20.5	18/12/2001	2.71	9.3	18/12/2001	2545	4560	4/09/2008					282724.72	6147531.5	54
6628-20741	WW	OBS			Tomw(T2)	216	6/12/2001	4.54	7.52	6/12/2001	175	319	4/09/2008			6	6/12/2001	282732.78	6147531.5	54
6628-20742	WW	OBS			Tomw(T1)	150	11/12/2001	7	5.18	11/12/2001	2290	4110	4/09/2008			6	11/12/2001	282751.71	6147528.5	54
6628-20743	WW	MAR	OPR	1/09/2016	Tomw(T2)	186	12/12/2001	4.5	7.89	1/03/2002	187	340	20/04/2004			5	12/12/2001	282778.77	6147503.4	54
6628-20943	WW	MAR	OPR	1/09/2016	Tomw(T2)	180	2/05/2002				2008	3610	30/05/2002					282693	6147564.2	54
6628-20944	WW	MON	ABD	7/06/2002	Qpah	22	7/06/2002											280112.36	6148433.8	54
6628-20945	WW				Qpah	23.5	10/06/2002											280094.08	6148466.5	54
6628-20946	WW	MON			Qpah	21	12/06/2002											280034.35	6148574.6	54
6628-21114	WW	OBS			Qpah	4	12/02/2003	2.3	9.75	12/02/2003	3782	6720	4/09/2008			0	12/02/2003	282729.78	6147538.5	54
6628-21115	WW	OBS			Qpah	4	12/02/2003	2.4	10.07	12/02/2003	827	1501	4/09/2008					282840.79	6147455.6	54
6628-21116	WW	OBS			Qpah	24	13/02/2003	2.4	10.08	13/02/2003	2014	3620	12/07/2006			1	13/02/2003	282840.72	6147458.6	54
6628-21117	WW	OBS			Qpah	4	14/02/2003				1457	2630	4/09/2008					282578.78	6147523.5	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-21118	WW	OBS			Qpah	22	14/02/2003	2.3	9.65	14/02/2003	1990	3580	4/09/2008					282584.79	6147532.5	54
6628-21747	WW	INV			Qpah	3.5	28/01/2004											280453.56	6146231.9	54
6628-21748	WW	INV			Qpah	4	28/01/2004											280516.47	6146185.6	54
6628-21983	WW	IRR	OPR	21/12/2014	Tomw(T1)	138	27/01/2005	15.1	-1.85	27/01/2005	662	1202	1/08/2018	7.6	16/03/2005	10	27/01/2005	280964.79	6149459.9	54
6628-21984	WW	MAROB	NIU	1/09/2016	Tomw(T2)	222	18/09/2004	-4	9.77	18/09/2004	477	867	18/09/2004			90	18/09/2004	281927.74	6146693.5	54
6628-22459	WW	MON			Qpah	13.5	12/01/2006	6	3.36	12/01/2006								280359.17	6149015	54
6628-22460	WW	MON			Qpah	11	12/01/2006	4	3.91	12/01/2006								280193.32	6148903.9	54
6628-22461	WW	MON			Qpah	14	12/01/2006	11	-2.92	12/01/2006								280417.99	6148623.2	54
6628-22532	WW	MAR	OPR	1/01/2016	Tomw(T2)	180	12/05/2006	4	5.9	12/05/2006	2075	3730	22/06/2006			12.5	12/05/2006	282347.71	6147344.5	54
6628-22533	WW	MAR	OPQ	29/05/2006	Tomw(T2)	183	29/05/2006	4.4	6.01	29/05/2006	2097	3770	27/06/2006			12.5	29/05/2006	282390.85	6147374.9	54
6628-22535	WW	MAR	OPQ	22/05/2006	Tomw(T2)	182	22/05/2006	5	5.04	22/05/2006	2097	3770	26/06/2006			12.5	22/05/2006	282303.36	6147326.6	54
6628-22567	WW	MAR	OPR	27/03/2013	Tomw(T1)	96	26/04/2005	12	-8.39	26/04/2005	2041	3670	20/05/2005			18.75	26/04/2005	280553.32	6145995.9	54
6628-22608	WW		BKF	16/01/2006														281919.54	6146702.3	54
6628-22612	WW	IRR	OPR	21/12/2014	Tomw(T1)	143	29/06/2006	12	4.27	29/06/2006	763	1383	7/08/2019			10	29/06/2006	281903.79	6149158.6	54
6628-22632	WW	MON			Qpah	6	13/02/2006	4.65	3.11	13/02/2006	1401	2530	13/02/2006					280427.18	6148514.3	54
6628-22633	WW	MON			Qpah	6	13/02/2006	3.69	4.11	13/02/2006	2239	4020	13/02/2006					280521.73	6148343.8	54
6628-22634	WW	MON			Qpah	7.5	13/02/2006	5.77	3.69	13/02/2006	1552	2800	27/10/2012					280946.87	6148306.5	54
6628-22923	WW	INV			Qpah	7	5/04/2007	5.3	5.25	5/04/2007								281875.87	6147522.9	54
6628-22924	WW	INV			Qpah	7	5/04/2007	5.3	5.18	5/04/2007								281893.3	6147509.9	54
6628-22925	WW	INV			Qpah	7	5/04/2007	5.3	5.15	5/04/2007								281871.66	6147503.5	54
6628-22926	WW	INV			Qpah	7	6/04/2007	5.3	5.12	6/04/2007								281882.21	6147499	54
6628-22927	WW	INV			Qpah	7	7/04/2007	5.3	5.1	7/04/2007								281883.3	6147495.5	54
6628-22928	WW	INV			Qpah	7	8/04/2007	5.3	5.27	8/04/2007								281895.5	6147525.2	54
6628-23045	WW	INVMAR	OPR	27/03/2013	Tomw(T2)	184	5/02/2007	10.5	-0.41	5/02/2007	1917	3450	5/02/2007			18	5/02/2007	282350.46	6147394.3	54
6628-23047	WW	INVMAR	OPR	27/03/2013	Tomw(T2)	184	15/01/2007	10.5	0.46	15/01/2007	1883	3390	15/01/2007			18	15/01/2007	282434.59	6147399.1	54
6628-23053	WW	MAR	OPR	27/03/2013	Tomw(T2)	184	22/01/2007	10.5	-0.61	22/01/2007	1917	3450	21/01/2007			18	22/01/2007	282389.83	6147324.9	54
6628-23486	WW				Tomw(T1)	138	17/01/2008	18	-5.62	17/01/2008	679	1232	6/08/2019			10	17/01/2008	280817.8	6149402.5	54
6628-23487	WW				Tomw(T1)	137	23/01/2008	18	-5.26	23/01/2008	648	1176	1/08/2018			12	23/01/2008	280842.8	6149544.5	54
6628-23488	WW				Tomw(T1)	138	1/02/2008	17	-4.43	1/02/2008	733	1330	1/08/2018			12	1/02/2008	280892.77	6149292.5	54
6628-23489	WW				Tomw(T1)	132	8/02/2008	11	-5.95	8/02/2008	2596	4650	21/02/2008			12	8/02/2008	281403.75	6146489.5	54
6628-23635	WW	MAR	OPR	27/03/2013	Tomw(T1)	147	2/05/2009	18	-14.65	2/05/2009	2171	3900	26/05/2008			0.03	2/05/2009	280190.78	6146248.5	54
6628-23706	WW	INV			Qpah	7	16/04/2008	5.4	5.31	16/04/2008								281857.47	6147553.6	54
6628-23707	WW	INV			Qpah	7	16/04/2008											281844.55	6147534.9	54
6628-23708	WW	INV			Qpah	7	16/04/2008	5.4	4.98	16/04/2008								281854.6	6147489.7	54
6628-23709	WW	INV			Qpah	7	16/04/2008	5.3	5.37	16/04/2008								281894.8	6147543.5	54
6628-23829	WW	MAR	OPR	14/07/2015	Tomw(T1)	146	13/11/2008	12	-8.37	13/11/2008	2251	4040	3/11/2008					280541.78	6146026.5	54
6628-24537	WW	MARMON			Tomw(T2)	171.5	25/07/2008	3	7.87	25/07/2008	338	614	25/07/2008			3	25/07/2008	282423.3	6147388.5	54
6628-24538	WW	MARMON			Tomw(T2)	171	31/07/2008	3.8	7.07	31/07/2008	171	311	30/07/2008			2	31/07/2008	282423.3	6147388.5	54
6628-24539	WW	MARMON			Tomw(T2)	228	18/07/2008	4.1	6.77	18/07/2008	2352	4220	18/07/2008			1.5	18/07/2008	282423.3	6147388.5	54
6628-25148	WW	MAR	OPR	27/03/2013	Tomw(T2)	204	5/02/2010	9		5/02/2010	4152	7360	27/02/2010			80	5/02/2010	279533.76	6148229.5	54
6628-25277	WW	MAR	OPR	27/03/2013	Tomw(T2)			9		24/02/2010	3448	6140	2/03/2010			80	24/02/2010	279808.74	6148042.5	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-25724	WW	INV	BKF	12/03/2013	Qpah	16	13/12/2010	5.7	0.59	13/12/2010								280080.54	6148454.7	54
6628-25725	WW	INV	BKF	12/03/2013	Qpah	15	14/12/2010	5.6		14/12/2010								280104.75	6148475.9	54
6628-25726	WW	INV	BKF	12/03/2013	Qpah	15	14/12/2010	5.6		14/12/2010								280096.89	6148471.7	54
6628-25727	WW	INV	BKF	12/03/2013	Qpah	19	15/12/2010	5.9		15/12/2010								280078.41	6148489.8	54
6628-26017	WW	MAR	OPR	27/03/2013	Tomw(T2)	200	22/06/2011	6		22/06/2011	3846	6830	23/06/2011			60	22/06/2011	279640.75	6148145.5	54
6628-26022	WW	MAR	OPR	27/03/2013	Tomw(T2)	200	15/04/2011	7		15/04/2011	4158	7370	14/04/2011			60	15/04/2011	279616.77	6148040.6	54
6628-26023	WW	MAR	OPR	27/03/2013	Tomw(T2)	200	17/03/2011	8		17/03/2011	4158	7370	17/03/2011			50	17/03/2011	279728.76	6147970.5	54
6628-26024	WW	MAR	OPR	27/03/2013	Tomw(T2)	198	2/06/2011	8		2/06/2011	4031	7150	2/06/2011			60	2/06/2011	279464.76	6148151.5	54
6628-26648	WW		BKF	12/03/2013	Qpah	6	7/11/2012											280119.83	6148500.5	54
6628-26649	WW		BKF	12/03/2013	Qpah													280031.22	6148498.9	54
6628-26650	WW		BKF	12/03/2013	Qpah	5	21/09/2012											280071.62	6148559.6	54
6628-26651	WW		BKF	12/03/2013	Qpah	6.52	21/09/2012											280146.51	6148533.5	54
6628-26652	WW		BKF	12/03/2013	Qpah	6.08	21/09/2012											280174.31	6148489.2	54
6628-26653	WW		BKF	12/03/2013	Qpah	5.56	21/09/2012											280110.17	6148452.6	54
6628-26654	WW		BKF	12/03/2013	Qpah	5.84	21/09/2012											280076.45	6148430.2	54
6628-26655	WW		BKF	6/03/2013	Qpah	5.9	21/09/2012											280060.96	6148449.9	54
6628-26656	WW		BKF	12/03/2013	Qpah	6	21/09/2012											280159.87	6148441.8	54
6628-26657	WW		BKF	12/03/2013	Qpah	5.98	21/09/2012											280203.77	6148486.3	54
6628-26658	WW		BKF	12/03/2013	Qpah	6.03	21/09/2012											280203.77	6148486.3	54
6628-26659	WW		BKF	12/03/2013	Qpah	5.27	21/09/2012											280052.35	6148438.7	54
6628-26660	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280104.96	6148471	54
6628-26661	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280105.71	6148474.4	54
6628-26662	WW		BKF	12/03/2013	Qpah	4.8	21/09/2012											280106.2	6148476.7	54
6628-26663	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280105.18	6148481.2	54
6628-26664	WW		BKF	12/03/2013	Qpah	4.6	21/09/2012											280103.14	6148478.2	54
6628-26665	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280108.65	6148477.6	54
6628-26666	WW		BKF	6/03/2013	Qpah	10.57	21/09/2012											280080.43	6148459.2	54
6628-26667	WW		BKF	12/03/2013	Qpah	9.76	21/09/2012											280078.98	6148470.1	54
6628-26668	WW		BKF	12/03/2013	Qpah	9.27	21/09/2012											280094.15	6148471.3	54
6628-26669	WW		BKF	12/03/2013	Qpah	9.27	21/09/2012											280107.2	6148473.4	54
6628-26670	WW		BKF	12/03/2013	Qpah	23.16	21/09/2012											280078.8	6148470	54
6628-26671	WW		BKF	12/03/2013	Qpah	16.9	21/09/2012											280106.61	6148475.1	54
6628-26672	WW		BKF	6/03/2013	Qpah	16.2	7/11/2012											280059.44	6148486.7	54
6628-26673	WW		BKF	6/03/2013	Qpah	13.38	21/09/2012											280133.17	6148474.6	54
6628-26674	WW		BKF	6/03/2013	Qpah	14.37	7/11/2012											280083.67	6148484.6	54
6628-26675	WW		BKF	6/03/2013	Qpah	17.99	21/09/2012											280030.71	6148501.2	54
6628-26676	WW		BKF	12/03/2013	Qpah	16.71	21/09/2012											280071.98	6148559.6	54
6628-26677	WW		BKF	6/03/2013	Qpah	17.47	21/09/2012											280174.06	6148488.2	54
6628-26678	WW		BKF	12/03/2013	Qpah	16.66	21/09/2012											280153.87	6148459.2	54
6628-26679	WW		BKF	6/03/2013	Qpah	17.64	21/09/2012											280110.04	6148454.1	54
6628-26680	WW		BKF	12/03/2013	Qpah	16.01	21/09/2012											280075.43	6148430.7	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-26681	WW		BKF	12/03/2013	Qpah	14.21	21/09/2012											280160.57	6148443.4	54
6628-26682	WW		BKF	12/03/2013	Qpah	17.8	21/09/2012											280204.47	6148487.6	54
6628-26683	WW		BKF	12/03/2013	Qpah	17.57	7/11/2012											280110.14	6148515	54
6628-26684	WW		BKF	12/03/2013	Qpah	15.97	21/09/2012											280051.53	6148438.6	54
6628-26686	WW		BKF	12/03/2013	Qpah	18.6	10/01/2011											280090.45	6148468.9	54
6628-26687	WW		BKF	12/03/2013	Qpah	18.78	10/01/2011											280113.64	6148487.2	54
6628-26688	WW		BKF	12/03/2013	Qpah	19.54	10/01/2011											280087.63	6148483.4	54
6628-26689	WW		BKF	12/03/2013	Qpah	19.06	10/01/2011											280101.75	6148471.3	54
6628-26748	WW		BKF	6/03/2013	Qpah													280083.24	6148330.6	54
6628-27641	WW		BKF	6/03/2013	Qpah	24	21/09/2012											280077.84	6148429.9	54
6628-27642	WW		BKF	6/03/2013	Qpah	26	21/09/2012											280075.64	6148429.8	54
6628-27643	WW		BKF	8/03/2013	Qpah	33	21/09/2012											280154.78	6148459.5	54
6628-28027	WW	INV			Qpah	5	4/08/2015	2.5		4/08/2015								279300.73	6148895.5	54
6628-28259	WW	INV			Qpah	7	23/10/2015	5.7		23/10/2015								279212.65	6146956.3	54
6628-28265	WW	INV			Qpah	3	23/10/2015	1.63		23/10/2015								279649.12	6146582	54
6628-28267	WW	INV			Qpah			1.63		23/10/2015								279226.37	6146972	54
6628-28268	WW				Qpah	0.9	23/10/2015	0.3		23/10/2015								279626.31	6146662.5	54
6628-28270	WW				Qpah	0.8	23/10/2015											279643.34	6146677.6	54
6628-28274	WW	INV			Qpah	4.5	23/10/2015											279332.46	6146858.9	54
6628-28347	WW	INV			Qpah	8	13/10/2015	5.3		13/10/2015								282030.52	6147866.2	54
6628-28348	WW	INV			Qpah	8	13/10/2015	5.6		13/10/2015								282036.87	6147884	54
6628-28349	WW	INV			Qpah	8	13/10/2015	5		13/10/2015								282046	6147835.1	54
6628-28350	WW	INV			Qpah	8	13/10/2015	5.2		13/10/2015								282074.78	6147876.4	54
6628-28405	WW	INV			Qpah	9.5	23/05/2016	6.5		23/05/2016								282958.77	6147945.5	54
6628-28407	WW	INV			Qpah	6.5	23/05/2016	3.8		23/05/2016								282282.76	6147021.5	54
6628-28411	WW	INV			Qpah	7.5	23/05/2016	2.9		23/05/2016								282708.71	6147581.5	54
6628-28588	WW					8	10/08/2016	4.9		10/08/2016								281958.71	6147871	54
6628-28589	WW	INV				8	10/08/2016	5		10/08/2016								281976.08	6147895.6	54
6628-28601	WW	INV				6	8/08/2016	2		8/08/2016								282009.93	6146585.7	54
6628-28687	WW	INV				8	16/06/2016	4.9		16/06/2016								282053.22	6147893.4	54
6628-28688	WW					8	16/06/2016	5.14		16/06/2016								282030.16	6147870	54
6628-28689	WW	INV				8.7	15/06/2016	5		15/06/2016								282016.48	6147883	54
6628-28690	WW					8	17/06/2016	5.01		17/06/2016								282024.99	6147840.9	54
6628-28691	WW	INV				9	17/06/2016	4.8		17/06/2016								281935.65	6147839.4	54
6628-28867	WW	INV				8	30/05/2017	5.4		30/05/2017								282072.1	6147908.2	54
6628-29349	WW	INV				10	7/03/2018			7/03/2018								281206.76	6148667.5	54
6628-29350	WW	INV				11.3	7/03/2018											281181.72	6148661.5	54
6628-29351	WW	INV				11.3	7/03/2018											281193.72	6148653.5	54
6628-29354	WW	ENV				6	6/03/2018											280120.8	6148027.6	54
6628-29413	WW	INV				11.3	22/03/2018											281208.76	6148652.6	54
6628-29571	WW	ENV				8.5	7/06/2018											280273.72	6149030.5	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-29577	WW	INV						5.7		27/02/2018								280281.7	6149099	54
6628-29578	WW	INV				9	27/02/2018	4.5		27/02/2018								280186.18	6149110.4	54
6628-29579	WW	INV				9	27/02/2018	4.2		27/02/2018								280162.33	6149066.1	54
6628-29679	WW	INV				8	16/04/2018											280108.8	6148421.5	54
6628-29680	WW	INV				6	17/04/2018											280144.79	6148425.5	54
6628-29746	WW	INV			Qhck	5	12/10/2018											279758.81	6146360.5	54
6628-29747	WW	INV			Qhck	4.5	12/10/2018											279862.73	6146390.5	54
6628-29749	WW	INV			Qhck	5	12/10/2018											279995.78	6146217.5	54
6628-29750	WW	INV			Qhck	4.5	12/10/2018											279904.73	6146204.5	54
6628-29905	WW	ENV				5.5	29/11/2018			29/11/2018								282197.75	6146867.5	54
6628-29946	WW	ENV	DRY	28/11/2018		6	28/11/2018			28/11/2018								282138.75	6146311.5	54
6628-29947	WW	ENV	DRY	28/11/2018		6	28/11/2018			28/11/2018								282084.75	6147025.5	54
6628-29948	WW	ENV	DRY	28/11/2018		6	28/11/2018			28/11/2018								281928.75	6146869.5	54
6628-29949	WW	ENV	DRY	29/11/2018		6	29/11/2018			29/11/2018								282423.74	6147254.5	54
6628-30325	WW	INV	DRY	26/08/2019		9.5	26/08/2019			26/08/2019								281373.75	6147034.5	54
6628-30326	WW	INV	DRY	26/08/2019		6	26/08/2019			26/08/2019								281534.76	6147276.5	54
6628-30327	WW	INV	DRY	26/08/2019		6	26/08/2019			26/08/2019								281692.74	6147508.5	54
6628-30329	WW	INV	DRY	27/08/2019		6.5	27/08/2019			27/08/2019								282771.74	6147816.5	54
6628-30440	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282855.74	6147853.5	54
6628-30441	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282808.75	6147763.5	54
6628-30442	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282553.75	6147431.5	54
6628-30443	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282368.74	6147154.5	54

Appendix C

Certificate of Title



Product	Register Search (CT 5906/554)
Date/Time	16/10/2019 03:51PM
Customer Reference	19116.01
Order ID	20191016010054

REAL PROPERTY ACT, 1886



South Australia

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 5906 Folio 554

Parent Title(s)	CT 5710/325		
Creating Dealing(s)	RTU 9672603		
Title Issued	13/11/2003	Edition	1
		Edition Issued	13/11/2003

Estate Type

FEE SIMPLE

Registered Proprietor

ANTONIO MARCIANO
OF 14 SENECA COURT ATHELSTONE SA 5076

Description of Land

ALLOTMENT 27 DEPOSITED PLAN 63008
IN THE AREA NAMED PARAFIELD GARDENS
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

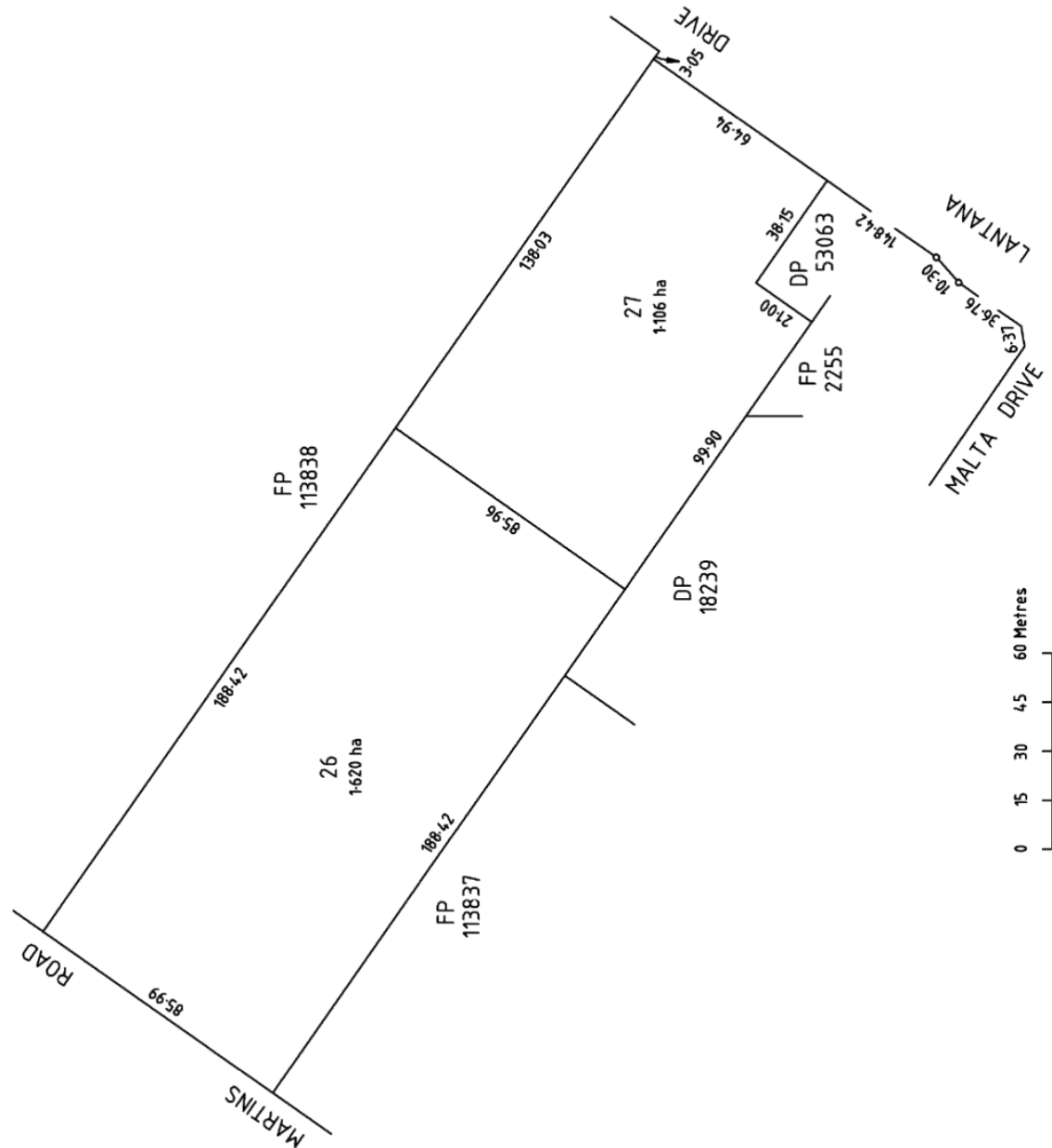
NIL

Notations

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



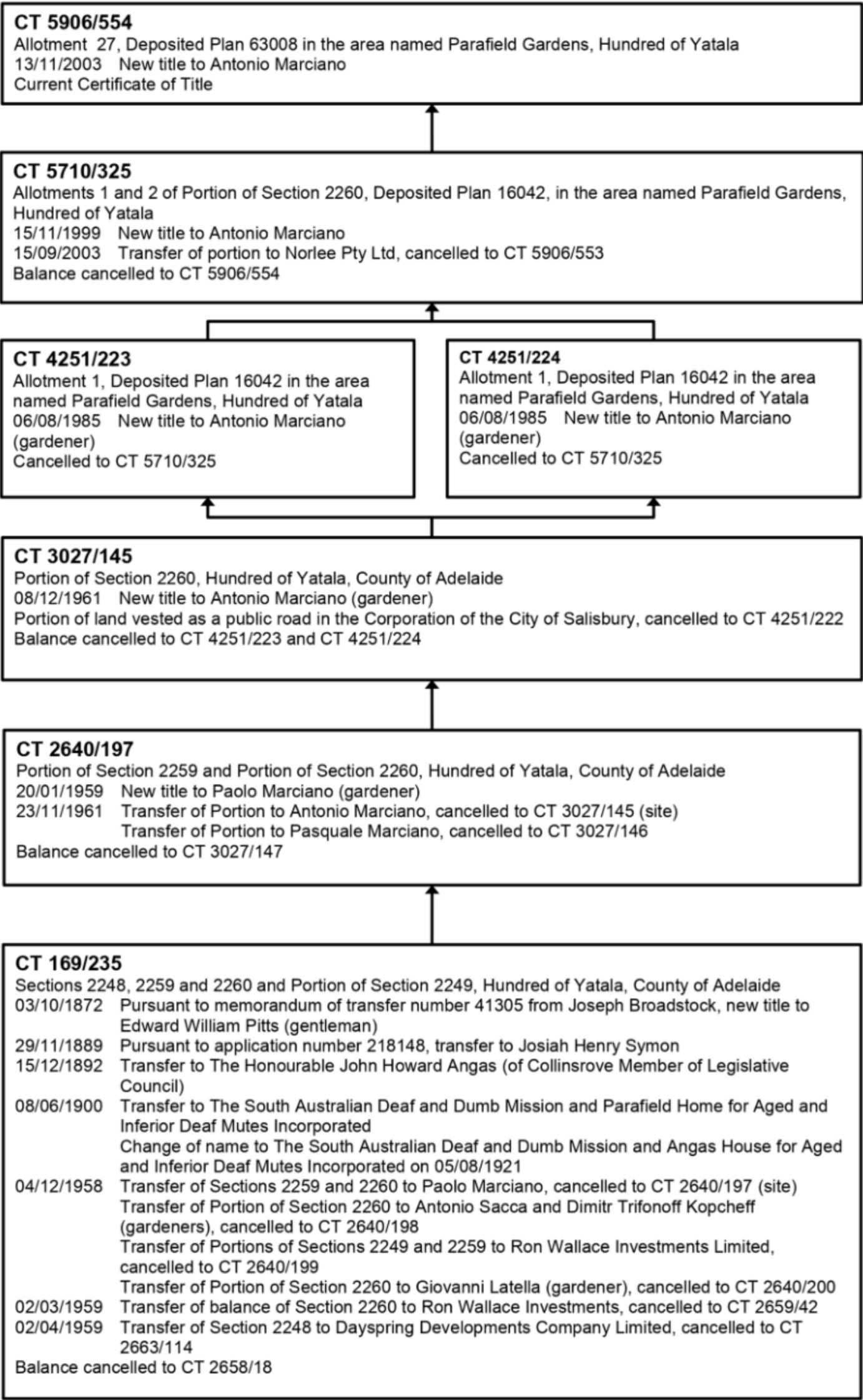
Product	Register Search (C1 3906/334)
Date/Time	16/10/2019 03:51PM
Customer Reference	19116.01
Order ID	20191016010054





Certificate of Title Tree

19116.01 Lantana Drive Parafield Gardens PSI



Appendix D

Aerial Photographs

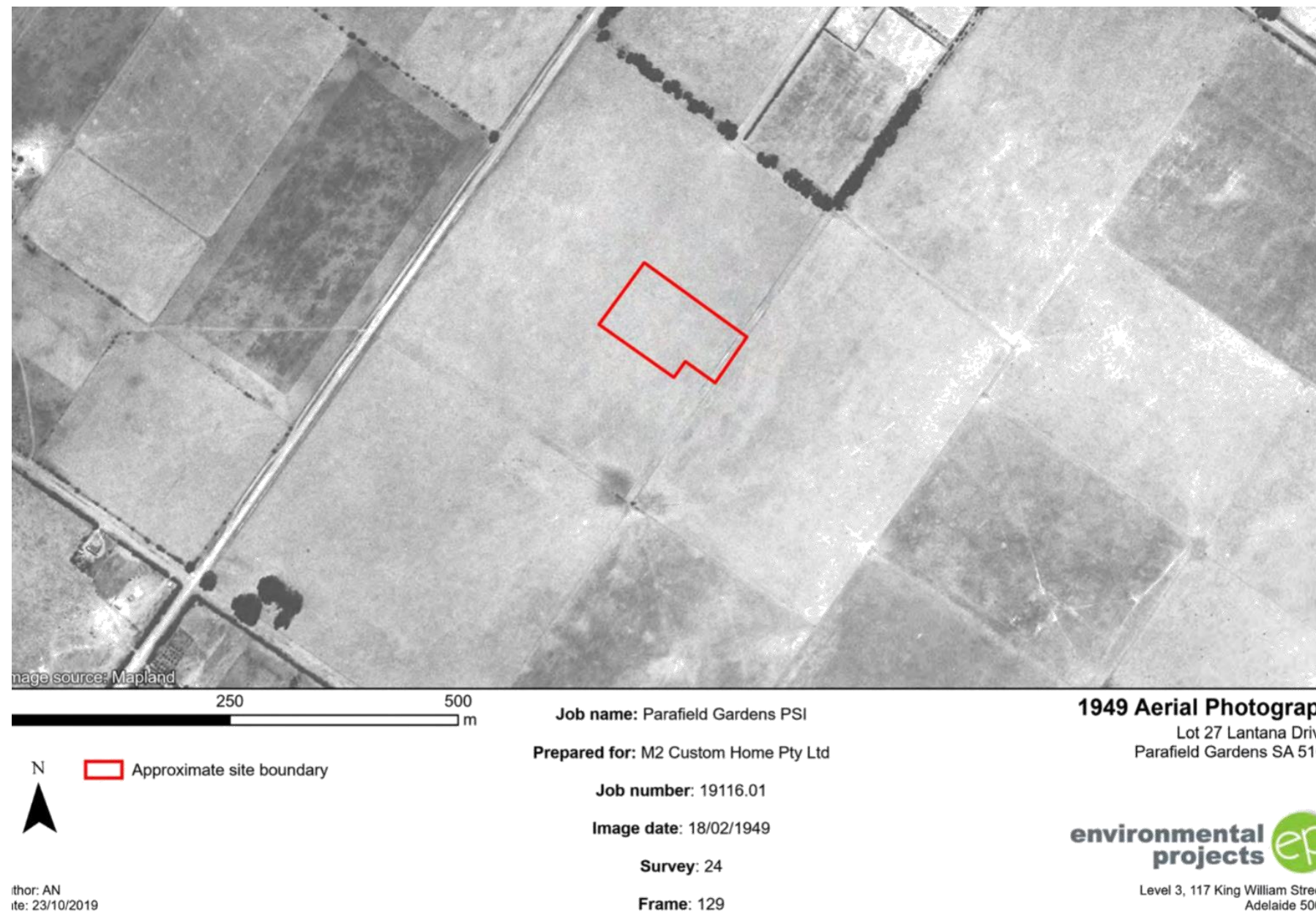




Image source: Mapland

250 500
m



N

Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 03/01/1959

Survey: 326

Frame: 9441

1959 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



Image source: Mapland

250 500
m



N

Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 15/11/1968

Survey: 1126A

Frame: 163

1968 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 19/03/1979

Survey: 2408

Frame: 68

1979 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001



Image source: Mapland

250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 19/01/1987

Survey: 3573

Frame: 68

1987 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 26/09/1995

Survey: 5000

Frame: 497

1995 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 24/01/2005

Survey: 7012

Frame: 107

2005 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001

Item 8.1.2 - Attachment 1 - Plan of Division and Supporting Information



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 08/02/2010

Survey: -

Frame: -

2010 Satellite Imagery

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 17/12/2015

Survey: -

Frame: -

2015 Satellite Imagery

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 05/07/2019

Survey: -

Frame: -

2019 Satellite Imagery

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001

Appendix E

Section 7 Search



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Environmental Projects
Level 3
117 King William Street
ADELAIDE SA 5000

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

21 October, 2019

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5906 Folio 554
Address 35-41 Lantana Drive, PARAFIELD GARDENS SA 5107

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

7. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

7.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
7.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
7.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
7.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
7.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
7.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
7.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

CT Volume 5906 Folio 554

page 1 of 4

7.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
7.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
7.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or ¹	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or ¹	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or ¹	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or ¹	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO

¹Note Schedule 1 Part A of the Environment Protection Act 1993 changed on 1 June 2019. Land and Business (Sale and Conveyancing) Regulations 2010 references to a 'waste or recycling depot' under 'clause 3(3)' are out of date and are to be read instead as clause 3(1), 3(2), 3(3)(a), 3(3)(b), 3(5)(b) or 3(5)(c) or a combination of them from 1 June 2019. Similarly, references to 'activities producing listed wastes' under 'clause 3(4)' are out of date and are to be read instead as clause 3(5)(a) from 1 June 2019.

- | | | |
|----|---|----|
| g) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land? | NO |
| h) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land? | NO |

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)? | NO |
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
|----|--|----|

- | | | |
|----|--|----|
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

Appendix F

Site Contamination Index



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
12167	109 Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
60753	109 Notification	Lot 405 Rhode Island Drive PARAFIELD GARDENS SA 5107	Not recorded
61587	Audit Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
60139	Audit Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Listed Substances (manufacture, production, recycling)
60870	Audit Notification	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
60270	Audit Notification	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
60870 - 001	Audit Report	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture; Pest control works
60270 - 001	Audit Report	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
60139	Audit Termination	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
60270	Audit Termination	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
61420	Liability Transfer	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
13229	Pre 1 July 2009 Audit Notification	221-223 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
13156	Pre 1 July 2009 Audit Notification	Allotment 2 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
11646	Pre 1 July 2009 Audit Notification	Incitec Site Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13155	Pre 1 July 2009 Audit Notification	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10019	Pre 1 July 2009 Audit Notification	Lot 15, Portion 2275 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
13229 - 001	Pre 1 July 2009 Audit Report	221-223 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
13156 - 001	Pre 1 July 2009 Audit Report	Allotment 2 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13155 - 001	Pre 1 July 2009 Audit Report	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10019 - 001	Pre 1 July 2009 Audit Report	Lot 15, Portion 2275 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
11646	Pre 1 July 2009 Audit Termination	Incitec Site Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
61514 - 01	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 02	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 03	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 04	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
61514 - 05	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 06	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 07	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61660 - 01	S83A Notification	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
61660 - 02	S83A Notification	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
60029 - 01	S83A Notification	492 Salisbury Highway PARAFIELD GARDENS SA 5107	Service stations
60328 - 01	S83A Notification	17-31 Shepherdson Road PARAFIELD GARDENS SA 5107	Listed Substances (storage)
60329 - 01	S83A Notification	Lot 501 & 141 Ryans Road; Lot 502 Rundle Road; 692-694 & 722 Port Wakefield Rd; 289-299 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10546	SAHC	232 Salisbury Highway PARAFIELD GARDENS SA 5107	Not recorded



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
12359	SAHC	289 - 299 Martins Road PARAFIELD GARDENS SA 5107	Drum reconditioning or recycling works
61656	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
61954	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
62131	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
61902	Voluntary Proposal	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
Notification no	Type	Address	Potentially contaminating activity
12642	Pre 1 July 2009 Audit Notification	Whites Road GLOBE DERBY PARK SA 5110	Not recorded
12642 - 001	Pre 1 July 2009 Audit Report	Whites Road GLOBE DERBY PARK SA 5110	Waste depots
o	Type	Address	Potentially contaminating activity
60344 - 01	S83A Notification	Lots 1, 2, 3 & 4 George Street GREEN FIELDS SA 5107	Abrasive blasting



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
Notification no	Type	Address	Potentially contaminating activity
62097 - 01	S83A Notification	Various Off-site Monitoring Wells PARAFIELD SA 5106	Airports, aerodromes or aerospace industry; Fire stations; Fire training areas
10658	SAHC	Kings Road PARAFIELD SA 5106	Not recorded

Appendix G

Site Photographs



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking north of the olive grove along the northern boundary	Photo 3
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west of the olive grove, grape vines and gum trees	Photo 4
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs



19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View within the cluster of gum trees	Photo 5
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west along the driveway towards Shed 1	Photo 6
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs


19116.01 Parafield Gardens PSI


				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south of shed 1, with dilapidated drum and tap and bucket visible on the left	Photo 7
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south of Shed 1 and Shed 2, and rubbish stockpiles	Photo 8
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west from the waste stockpiles to the chicken coup showing the general site condition	Photo 9
Site: 35-41 Lantana Drive, Parafield Gardens				

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View from the south eastern corner of the chicken coup	Photo 10
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs


19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View inside the chicken coup	Photo 11
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View from the western side of the dilapidated glasshouse	Photo 12
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the dilapidated glasshouse looking north east	Photo 13
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking north east at the dilapidated outhouse, with glasshouse rubbish surrounding	Photo 14
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI



				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking east of the dilapidated outhouse, glasshouse rubbish and olive trees	Photo 15
Site: 35-41 Lantana Drive, Parafield Gardens				

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of a waste stockpile on the western side of shed 1 showing empty oil containers, a bath and steel	Photo 16
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs



19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of a waste stockpile showing empty oil containers, steel, steel irrigation piping and steel glasshouse framework	Photo 17
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of a waste stockpile showing empty oil containers, steel and pallets	Photo 18
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of waste stockpile showing empty oil containers, an old trailer filled with wood, and roofing bricks	Photo 19
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the south eastern corner of the site showing a steel glasshouse roofing stockpile	Photo 20
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south of the organics stockpile in the centre of the site	Photo 21
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the mains water pipeline along the driveway	Photo 22
Site: 35-41 Lantana Drive, Parafield Gardens				

Attachment 2

Notice of Category 2 Development and Copy of Representations



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

CATEGORY 2
Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

17 August 2021

To: The Owner/Occupier

Dear Sir/Madam

Application No: 361/1974/2019/LD
Location: 35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development: LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

Application No: 361/24/2021/2A
Location: 35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development: 14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING

Please find attached, two Notices for the development proposals listed above. You are being given notice of these applications, as the development site is located close to your property.

The proposed developments have been submitted separately under two development applications, both of which are subject to a public consultation process. Application No. 361/24/2021/2A seeks approval for fourteen (14) two storey dwellings, which are intended to be located on the allotments proposed within the land division (Application No. 361/1974/2019/LD).

Council is interested in your views on both proposals. Should you wish to make comment, your response should clearly identify the Application No. to which your comments relate.

In addition to the plans enclosed, further documentation relating to the proposal is also available on the council website via the following link:

www.salisbury.sa.gov.au/Build/Development/Applications/Advertised/Applications

The decision whether to approve, refuse or approve with conditions, is based on an assessment of the proposal against the provisions within the City of Salisbury Development Plan. It is important to note that all comments raised, both in support of, and objecting to the proposed development, will be taken into account when assessing the application.

Please note that Australia Post has recently changed its delivery charges and timeframes meaning that correspondence may take longer to receive than anticipated. To ensure your representation is received within the statutory timeframe, you may want to consider delivering your submission electronically, direct by submission at the counter or otherwise via Express Post.

I would be happy to assist you with the consideration of the proposed development. If you have any queries or would like further information, please do not hesitate to contact me.

Yours faithfully

Katherine Thrussell
Development Services
Telephone: (08) 8406 8222
Email: representations@salisbury.sa.gov.au

**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:

APPLICATION NO:	361/24/2021/2A
APPLICANT:	M2 Custom Homes Pty Ltd PO Box 3019 NORWOOD SA 5067
NATURE OF DEVELOPMENT:	14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING
LOCATION:	35-41 Lantana Drive, Parafield Gardens SA 5107
CERTIFICATE OF TITLE:	CT-5906/554
ZONE:	Residential

The application may be examined at the Salisbury Community Hub located at 34 Church Street, Salisbury during normal business hours (8.30am – 5pm Monday to Friday) and on Council's web site at www.salisbury.sa.gov.au. Any person or body may make representations in writing, or by email 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. Representations must be received **no later than Monday 6th September 2021**.

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: Katherine Thrussell, Development Officer

Date: 24 August 2021

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



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

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

Application No:	361/24/2021/2A
Applicant:	M2 Custom Homes Pty Ltd
Location:	35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development:	14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING

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

NAME(S): Carlos Mel Azocar Yanez
 ADDRESS: 18 Martindale Rd Parafield Gardens SA 5107
 PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 18 Martindale Rd Parafield Gardens SA
☐ 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.

The proposed development of 14 Two storey dwellings and below average allotment size in Martindale Palms do not meet the character and style of the area.
There is a concern in relation to the double storey dwellings and

PTO

361/24/2021/2A

how much overshadowing will occur especially from the proposed allotments 1-4 on base #20 in Martindale Rd.

The current proposal does not allow for a safe vehicle access and off street parking. All the proposed allotments have 9m or smaller wide frontages with single garage and single off street parking with a length of 55m.

An average car park space should be 6m as a minimum. Anything smaller means the overhang of vehicles on the footpath, creating an unsafe path for pedestrians and it is illegal to block the footpath. Not parking in their own driveway is an uncharacteristic of the area. The design of the dwellings does not contribute to the desired character of Martindale Palms, i.e. a house with a wide frontage and exterior design that are different, lawns, gardens for children and pets to play.

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

If dwellings were to be set back to allow for a front garden/lawn and have a living area with a double garage and have unique/individualised designs, this will keep the current character of Martindale Palms.

The developer should consider varying size of allotments to encourage housing diversity with a minimum frontage of 125m width which will allow for a single garage, living area, off street parking and a front garden/lawn.

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 Monday 6th September 2021, 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: 04 / 09 / 2021

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 **Monday 6th September 2021.**





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

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

Application No:	361/24/2021/2A
Applicant:	M2 Custom Homes Pty Ltd
Location:	35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development:	14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING

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

NAME(S): JUMA KHAN HUSSAINI

ADDRESS: 20 Martindale Road, Parafield Gardens, SA 5107

PHONE NO: [REDACTED] **EMAIL:** [REDACTED]

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

- ☒ The owner/occupier of the property located at: 20 Martindale Road, Parafield Gardens
- ☐ 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.

The proposed development of 14 two storey dwellings on below average allotment size in Martindale Palms, do not meet the objective of the area.

There is a concern in relation to the double storey dwellings and how much overshadowing will occur especially from the proposed allotments 1-4 on house #20.

PTO

CATEGORY 2

361/24/2021/2A

The current proposal does not allow for safe vehicle access and off street parking. All the allotments have 9m or smaller wide frontages with single garage and single off street parking with a length of 5.5m. An average car park space should be 6m as a minimum. Anything smaller means the overhang of vehicles on the footpath, creating an unsafe path for pedestrians and it is illegal to block the footpath. Not parking in their own driveway is a uncharacteristic of the area.

The design of the dwellings does not contribute to the desired character of Martindale Palms ie a house with a wide frontage and exterior designs that are slightly different and unique, and front lawns and gardens for children and pets to play in.

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

If the dwellings were to be setback to allow for a front garden/lawn and contained a living area with a double garage and have unique/individualised designs, this will keep with the current character of Martindale Palms.

The developer should consider varying sizes allotments to encourage housing diversity with a minimum frontage of 12.5m width which will allow for a single garage, living area, single off street parking and a front garden.

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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Signature: 

Date: 5/09/21

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Applicant:	M2 Custom Homes Pty Ltd
Location:	35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development:	14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING

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

NAME(S): Shane + Natasha Doecke
ADDRESS: 17 Martindale Rd, Parafield Gardens
Natasha
PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 17 Martindale Rd, Parafield Gardens
☐ 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.

The proposed development of 14 two storey dwellings on below average allotment size in Martindale Palms, do not meet the objective of the area.
There is a concern in relation to the double storey PTO dwellings & how much overshadowing will occur,

361/24/2021/2A

especially from the proposed allotments 1-4 on house # 2c. The current proposal does not allow for safe vehicle access + off street parking. All the allotments have 9m or smaller, wide frontages with single garage + single off street parking with a length of 5.5m. An average car park space should be 6m as a minimum. Anything smaller means the overhang of vehicles on the footpath. This creates an unsafe path for pedestrians + it is illegal to block the footpath. Being unable to park in their own driveway is uncharacteristic of the area.

The design of the dwellings does not contribute to the desired character of Martindale Palms i.e. a house with a wide frontage + exterior designs that are slightly different + unique, + front lawns + gardens for children + pets to play in.

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

If the dwellings were to be setback to allow for a front garden/lawn + contained a living area with a double garage. Also, to have unique / individualised designs. This would then keep with the current character of Martindale Palms.

The developer should consider varying size allotments to encourage housing diversity, with a minimum frontage of 12.5m width. This would allow for a single garage, living area, single off street parking + a front garden.

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:

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- ☒ Wish to be heard in support of my representation, and I will be:

☒ Appearing personally,

OR

☐ Represented by the following person:

Contact details: Natasha Doecke

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Date: 04/09/21

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Application No:	361/24/2021/2A
Applicant:	M2 Custom Homes Pty Ltd
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Nature of Development:	14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING

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

NAME(S): Raquel Stankovic

ADDRESS: 15 Martindale Road, Parafield Gardens, SA 5107

PHONE NO: EMAIL:

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

☒ The owner/occupier of the property located at: 15 Martindale Road, Parafield Gardens

☐ 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.

The proposed development of 14 two storey dwellings on below average allotment size in Martindale Palms, do not meet the objective of the area.

There is a concern in relation to the double storey dwellings and how much overshadowing will occur especially from the proposed allotments 1-4 on house #20.

PTO

361/24/2021/2A

The current proposal does not allow for safe vehicle access and off street parking. All the allotments have 9m or smaller wide frontages with single garage and single off street parking with a length of 5.5m.

An average car park space should be 6m as a minimum. Anything smaller means the overhang of vehicles on the footpath, creating an unsafe path for pedestrians and it is illegal to block the footpath. Not parking in their own driveway is a uncharacteristic of the area.

The design of the dwellings does not contribute to the desired character of Martindale Palms ie a house with a wide frontage and exterior designs that are slightly different and unique, and front lawns and gardens for children and pets to play in.

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

If the dwellings were to be setback to allow for a front garden/lawn and contained a living area... with a double garage and have unique/individualised designs, this will keep with the current character of Martindale Palms.

The developer should consider varying sizes allotments to encourage housing diversity with a... a minimum frontage of 12.5m width which will allow for a single garage, living area, single off street parking and a front garden.

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☒ 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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Signature: 

Date: 05 / 09 / 2021

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- ☒ 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 **Monday 6th September 2021.**

9/8/21, 9:45 AM

dwa5D08.htm

From: Joseph B- [REDACTED]
Sent: Sunday, 5 September 2021 11:05:48 AM
To: Development
Subject: 361/1974/2019/LD and 361/24/2021/2A - Statement of Representation - J & L Bagnato OPPOSE

Hi Katherine Thrussell, Development Officer,

We are writing to you in response to the letter that we have received in regards to the proposed development at Martindale Road Parafield Gardens, Application Numbers 361/1974/2019/LD and 361/24/2021/2A (Attached).

The following information is presented in the format of the attached documents.

NAME(s): Joseph and Lisa Bagnato
 ADDRESS: 14 Martindale Road Parafield Gardens
 PHONE NO: 0402 010 827 EMAIL: joseph_bag@hotmail.com

We are the owner/occupier of the property located at 14 Martindale Road, Parafield Gardens

We Oppose the proposed development, 361/1974/2019/LD based on the following concerns:

1. We feel that the proposed lot sizes are not in line with the character of the existing properties of Martindale Road. It will look and feel out of place to be driving along this road and see the significant change to the housing.
2. We have concerns about the increase in the number of vehicles that may be parked in the street and the restriction of vehicular road access that this may create. This is of particular concern if and when the entire development of 35-41 Lantana Drive is completed. While it is understood that each proposed lot would have parking for 2 vehicles, it is also expected that in practice one of these vehicles will end up on the street to allow access for the 2nd vehicle in/out of the driveway/garage.

Our concerns might be address by:

1. New allotments should have at least a minimum frontage of 12.5m. This would be the current minimum that can be found on Martindale Road. It would also make sense to impose a larger minimum lot size perhaps of 400 m2 again to remain consistent with the current dwellings on this road.
2. Off street parking bays could be utilised to ensure that the road is not blocked from traffic. Another option would be 24/7 no parking along 1 side of the new area(s).
3. The minimum setback of 5.5m would not be sufficient for a medium/large vehicle to park on a driveway without intruding on a footpath. Please allow at least 6m clearance between and garage and the footpath.

We do not wish to be heard in support of our representation.

We Oppose the proposed development, 361/24/2021/2A based on the following concerns:

1. The proposed dwellings will look out of place with the character and uniqueness of the existing houses on Martindale Road. This is particularly in relation to the proposed dwelling being attached

file:///C:/Users/kthrussell/AppData/Roaming/Technology One/DATAWRKS/TEMP/6906753/dwa5D08.htm

1/2

9/8/21, 9:45 AM

dwa6D08.htm

like townhouses.

2. There is inadequate yard space to allow kids to play safely and not on the street.

Our concerns might be addressed by:

1. By allowing for larger allotment sizes the future dwellings could all be constructed without adjoining a neighbouring dwelling. This would also allow for variation to the appearance of each house.
2. By allowing for larger allotments the future homes would have more open yard spaces, front and rear, to allow for kids to play safely. This will also address the concern mentioned above regarding vehicle parking.

We do not wish to be heard in support of our representation.

Please feel free to contact us if you require. Thank you in advance,

Joseph and Lisa Bagnato

file:///C:/Users/kthrusell/AppData/Roaming/Technology One/DATA/WRKS/TEMP/6906793/dwa6D08.htm

2/2

Attachment 3

Extract of Relevant Development Plan Provisions and
Location Maps (Consolidated 4 April 2019)



Salisbury Council

Consolidated – 4 April 2019

Please refer to the Salisbury Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated – 4 April 2019

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).

Salisbury Council
General Section
Crime Prevention

- 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.

Design and Appearance

OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) articulation
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

Salisbury Council
General Section
Design and Appearance

- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.

Development Adjacent Heritage Places

- 17 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Sal/4 - State Heritage Places](#).
- 18 Development on land adjacent to a State or local heritage place, as listed in [Table Sal/4 - State Heritage Places](#) should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 19 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
 - (a) windows of habitable rooms
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

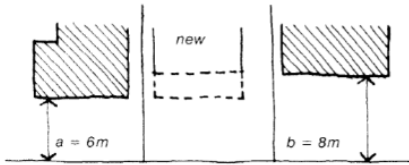
- 20 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
 - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
 - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 21 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes

Building Setbacks from Road Boundaries

22 The setback of buildings from public roads should:

- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
- (b) contribute positively to the streetscape character of the locality
- (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

23 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
 <p>When $b - a \leq 2$, setback of new dwelling = a or b</p>	
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 24 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Sal/1 - Building Setbacks from Road Boundaries](#).
- 25 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 26 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be set back sufficiently from the boundary required for road widening.

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

Salisbury Council
General Section
Hazards

- 6 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

- 7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 8 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 10 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

- 14 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
 - (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

- 17 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 19 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

- 20 Development and activities, including excavation and filling of land, that may lead to disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps – Development Constraints*) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

- 22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

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Hazards

Containment of Chemical and Hazardous Materials

- 23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 24 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 25 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 26 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 27 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 8 Development and landscaping within 25 metres of the 275 kV overhead electricity lines should ensure that all clearances and safety restrictions are met.

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Infrastructure

- 9 In urban areas, electricity supply serving new development should be installed underground.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

Land Division

OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
 - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
 - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

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Land Division

- 8 Residential allotments in the form of a battleaxe configuration should:
- (a) contain sufficient area on the allotment for a vehicle to turn around to enable it to access and egress the allotment in a forward direction
 - (b) provide a minimum setback of 1 metre between the 'handle' and any existing dwelling that is to be retained on the site
 - (c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (d) incorporate a landscape strip a minimum of 1 metre in width to enhance the appearance of the access way from the street
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
 - (f) provide for an access onto a public road, with the driveway 'handle' being designed within the following parameters:

Number of dwellings served by driveway	Width (for length of the driveway) (metres)
1	4
2-5	6
6 or more	6

- 9 Sufficient area for off-street visitor parking should be provided at the rate of 1 space for every 2 residential allotments created through a battleaxe land division.
- 10 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 11 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 12 Within defined townships and settlements, land division should make provision for a reserve or an area of open space that has a width of at least:
- (a) 30 metres from the top of the bank of the Little Para River, Dry Creek, or Cobbler Creek
 - (b) 25 metres from the top of the bank of any other watercourse.
- 13 The layout of a land division should keep flood-prone land free from development.

- 14 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area.

Roads and Access

- 15 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 16 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 17 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 18 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 19 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

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Land Division in Rural Areas

- 20 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:
- (a) primary production
 - (b) value adding industries related to primary production
 - (c) protection of natural resources.
- 21 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
 - (e) uneconomic costs to the community for the provision of services.

Landscaping, Fences and Walls

OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) maximise shade and shelter
 - (g) assist in climate control within and around buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing vegetation, including native vegetation
 - (l) contribute to the viability of ecosystems and species
 - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
 - (a) unreasonably restrict solar access to adjoining development
 - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

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Landscaping, Fences and Walls

- (c) introduce pest plants
- (d) increase the risk of bushfire
- (e) remove opportunities for passive surveillance
- (f) increase leaf fall in watercourses
- (g) increase the risk of weed invasion
- (h) obscure driver sight lines
- (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.

4 Fences and walls, including retaining walls, should:

- (a) not result in damage to neighbouring trees
- (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
- (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
- (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
- (e) assist in highlighting building entrances
- (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
- (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
- (h) be constructed of non-flammable materials.

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.

Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for aged persons provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.
- 6 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.

Design and Appearance

- 7 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 8 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

- 9 The design of residential flat buildings should:
- (a) define individual dwellings in the external appearance of the building
 - (b) provide transitional space around the entry
 - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

Overshadowing

- 10 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 11 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
- (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).
- Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

Garages, Carports and Outbuildings

- 13 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 14 Garages and carports facing the street should not dominate the streetscape.
- 15 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 16 Dwellings should be set back from allotment or site boundaries to:
- (a) contribute to the desired character of the area
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 17 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
- (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

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18 Side boundary walls in residential areas should be limited in length and height to:

- (a) minimise their visual impact on adjoining properties
- (b) minimise the overshadowing of adjoining properties.

19 Carports and garages should be set back from road and building frontages so as to:

- (a) contribute to the desired character of the area
- (b) not adversely impact on the safety of road users
- (c) provide safe entry and exit
- (d) not dominate the appearance of dwellings from the street.

Site Coverage

20 Site coverage should be limited to ensure sufficient space is provided for:

- (a) pedestrian and vehicle access and vehicle parking
- (b) domestic storage
- (c) outdoor clothes drying
- (d) a rainwater tank
- (e) private open space and landscaping
- (f) front, side and rear boundary setbacks that contribute to the desired character of the area
- (g) convenient storage of household waste and recycling receptacles.

Private Open Space

21 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

- (a) to be accessed directly from the internal living areas of the dwelling
- (b) generally at ground level to the side or rear of a dwelling and screened for privacy
- (c) to take advantage of but not adversely affect natural features of the site
- (d) to minimise overlooking from adjacent buildings
- (e) to achieve separation from bedroom windows on adjoining sites
- (f) to have a northerly aspect to provide for comfortable year-round use
- (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be shaded in summer.

22 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

23 Where an onsite wastewater disposal system is required, areas required for soakage trenches or similar should not be included in private open space calculations.

- 24 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.

- 25 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:

(a) 2.5 metres for ground level or roof-top private open space

(b) 2 metres for upper level balconies or terraces.

- 26 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 27 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

- 28 Site facilities for group dwellings, residential parks and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors
 - (c) household waste and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

- 29 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened to a height of not less than 1.7 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 30 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

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Noise

- 31 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 32 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 33 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 34 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 35 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 36 The number of driveway crossovers should be minimised and appropriately separated to optimise the provision of on-street visitor parking and preserve and enhance street character including opportunities for landscaping, tree planting and fences.
- 37 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 38 Parking areas and internal driveways servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 39 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout

- (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 40 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 41 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 42 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 43 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 44 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 45 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 46 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (b) the accommodation has a small floor area relative to the associated main
 - (c) adequate outdoor space
 - (d) adequate on-site car parking is provided
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling.

Swimming Pools and Outdoor Spas

- 47 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

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.

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Transportation and Access

- 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.

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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.

- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Vehicle Parking for Residential Development

- 41 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.

Vehicle Parking for Mixed Use and Corridor Zones

- 43 Loading areas and designated parking spaces for service vehicles should:
 - (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 44 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
 - (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 45 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 46 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
 - (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

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- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development).
- 47 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Zone Section

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Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.
- 4 Revitalisation of under-utilised suburbs, particularly public housing areas, to facilitate the provision of a greater mix of housing types and improved residential amenity.
- 5 Residential development designed and insulated to minimise effects of predicted aircraft noise and industrial noise.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations. In addition to housing and open space, the zone will also contain a variety of community related, non-residential land uses that contribute to the creation of pleasant, connected, well serviced and socially inclusive neighbourhoods.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

Residential development will reflect a variety of building styles, yet where a consistent character exists, new buildings will be designed to harmonise with that which is existing in terms of form, mass, scale, colours and textures of materials and setback distances. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows, doors and balconies that overlook the street and areas of public open space to promote surveillance and community interaction.

Setbacks to local streets will be used to enable landscaping to be provided to soften the built form and improve amenity for residents and pedestrians. The visual and physical impact of vehicle access points will be minimised by reducing both the number of access points and the width of associated crossovers and driveways. Sealed surfaces will be minimised to reduce stormwater run-off and to also provide opportunities for landscaping to improve visual amenity. Development will seek to protect and retain regulated trees that contribute to the character of the area.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged

to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity.

Medium density forms of housing including semi-detached dwellings, row dwellings, residential flat buildings and group dwellings are encouraged in areas with good access to services and facilities. Concentrated nodes of medium density development of up to 4 storeys in height are anticipated in areas close to centres, public transport and significant public open space, and are to be developed in a co-ordinated and orderly manner. Typically this will involve the amalgamation of sites and will result in development that compliments the prevailing character. A transition in building height will be necessary to ensure issues of overlooking is minimised and solar access maintained.

Development will be of a form and scale compatible with adjoining residential development. As part of the increase in residential density there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Development of land with a known history of a potentially contaminating activity will occur once the site has been assessed and remediated to the standard necessary to ensure it is safe and suitable for the proposed use.

Development in areas which adjoin industrial land uses and areas affected by aircraft noise as identified in [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#) should be designed, sited and constructed to minimise the effects of noise.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary or secondary school
 - recreation area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality

Salisbury Council
Zone Section
Residential Zone

- (c) does not detrimentally impact on the amenity of nearby residents
 - (d) will not undermine the efficient operation of nearby centres.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:
- (a) [Concept Plan Map Sal/21 - Parlowie Residential Area 3](#)
 - (b) [Concept Plan Map Sal/22 - Burton Residential Area 1](#)
 - (c) [Concept Plan Map Sal/23 - Direk Residential Area](#)
 - (d) [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#)
 - (e) [Concept Plan Map Sal/25 - Parlowie Residential Area 1](#)
 - (f) [Concept Plan Map Sal/26 - Parlowie Residential Area 2](#)
 - (g) [Concept Plan Map Sal/27 - Salisbury Downs Residential Area 1](#).
- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#) where it is developed in accordance with all of the following:
- (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
 - (b) service areas are located between the noise source and the living areas of the dwelling
 - (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
 - (d) the number of wall openings facing the noise source are minimised.
- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.
- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.
- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area for allotments less than 450 square metres	60 square metres
Maximum floor area for allotment greater than 450 square metres	72 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	3 metres

Affordable Housing

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 14 Land division should create a 5 metre landscaped reserve to limit direct vehicle access where allotments are created fronting the following roads:
 - (a) Martins Road, Parafield Gardens and Paralowie
 - (b) Burton Road, Burton and Paralowie
 - (c) Bolivar Road, Burton and Paralowie
 - (d) Willochra Road, Salisbury.

PROCEDURAL MATTERS**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where it complies with all of the following: <ul style="list-style-type: none"> (a) it does not move, rotate or incorporate flashing lights (b) it does not wholly or partly consists of bunting, streamers, flags, wind vanes and the like (c) if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.
Amusement machine centre	
Consulting room	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling where it is contained within the 'Concept Area Boundary' identified on Concept Plan Map Sal/22 - Burton Residential Area 1	Except where the dwelling has a maximum height of no more than one-storey above natural ground level.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	Except where it comprises alterations or additions to a petrol filling station existing at 20 January 1994.
Prescribed mining operations	
Public service depot	
Residential flat building within the Salisbury Residential Policy Area 18	

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Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Table Section

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
Accommodation	
Aged Care / retirement home	1 space per unit
Serviced apartment	1 space per unit plus 1 space per employee
Motel	1 space per unit
Commercial	
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
Community/civic	
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
Dwellings	

Salisbury Council
Table Section
Table Sal/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Detached dwelling Semi Detached Dwelling Row Dwelling	2 spaces per dwelling, one of which is to be covered
Residential flat building Multiple dwelling Group dwelling	1 space per dwelling, plus 0.5 on-site visitor car parking spaces per dwelling
Industry, warehouses, stores	
Office component	1 space per 30 square metres
Plus	Plus
Non-office component	
Up to 200 square metres	1 space per 50 square metres
Plus 200-2000 square metres	1 additional space for every 75 square metres
Plus greater than 2000 square metres	1 additional space for every 150 square metres
Or	Or
For labour intensive industries, inclusive of office component (whichever ever is greater)	0.75 car parking spaces per employee
Medical	
Consulting room	10 per 100 square metres of total floor area, with a minimum of 3 spaces per tenancy
Hospital	2.5 spaces per bed
Nursing home	1 space for every 4 beds
The following vehicle parking requirements apply to development specifically within the Mixed Use (Bulky Goods, Entertainment and Leisure) Zone :	
Form of Development	Minimum number of required vehicle parking spaces
All forms of development (except Light Industry)	3 spaces per 100 square metres of gross leasable floor area

Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps

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Map Reference Tables

Index Maps

Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
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Caravan and Tourist Park Zone	Sal/23
Coastal Conservation Zone	Sal/5, Sal/13, Sal/14, Sal/20, Sal/21, Sal/29, Sal/30, Sal/37, Sal/38, Sal/44, Sal/45
Coastal Marina Zone	Sal/13
Coastal Open Space Zone	Sal/13
Coastal Settlement Zone	Sal/13
Commercial Zone	Sal/26, Sal/27, Sal/34, Sal/35, Sal/39, Sal/42, Sal/48, Sal/49, Sal/53, Sal/54, Sal/56,
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Salisbury Council
Mapping Section
Map Reference Tables

Zone Name	Map Numbers
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Urban Core Zone	Sal/39, Sal/40, Sal/47, Sal/48
Urban Corridor Zone	Sal/47, Sal/53
Urban Employment Zone	Sal/2, Sal/4, Sal/8, Sal/9, Sal/10, Sal/11, Sal/12, Sal/16, Sal/17, Sal/18, Sal/19, Sal/25

Policy Area Maps

Policy Area Name	Map Numbers
Globe Derby Park Policy Area 1	Sal/39
Ingle Farm Policy Area 2	Sal/55
Salisbury Downs Policy Area 4	Sal/24, Sal/25, Sal/33
Burton Poultry Processing Policy Area 5	Sal/16
Greater Levels Policy Area 8	Sal/46, Sal/47, Sal/53
Infrastructure Policy Area 9	Sal/5, Sal/6, Sal/15, Sal/16, Sal/21, Sal/22, Sal/23, Sal/30, Sal/31, Sal/32, Sal/46, Sal/47, Sal/52, Sal/54
Parafield Gardens Policy Area 10	Sal/31, Sal/32, Sal/39
Pooraka Policy Area 11	Sal/53
Pooraka Market Eastern Policy Area 12	Sal/53
Pooraka Market Warehousing Policy Area 13	Sal/53
Landscape Buffer Policy Area 14	Sal/16, Sal/17, Sal/31, Sal/32, Sal/39, Sal/46, Sal/47, Sal/48, Sal/53, Sal/54
Recreation Policy Area 15	Sal/23, Sal/24, Sal/25, Sal/26, Sal/27, Sal/28, Sal/31, Sal/32, Sal/35, Sal/36, Sal/38, Sal/39, Sal/42, Sal/43, Sal/50, Sal/53, Sal/54, Sal/55, Sal/57
Aircraft Noise Policy Area 16	Sal/9, Sal/17
Horticulture Policy Area 17	Sal/6, Sal/7, Sal/8, Sal/15, Sal/16

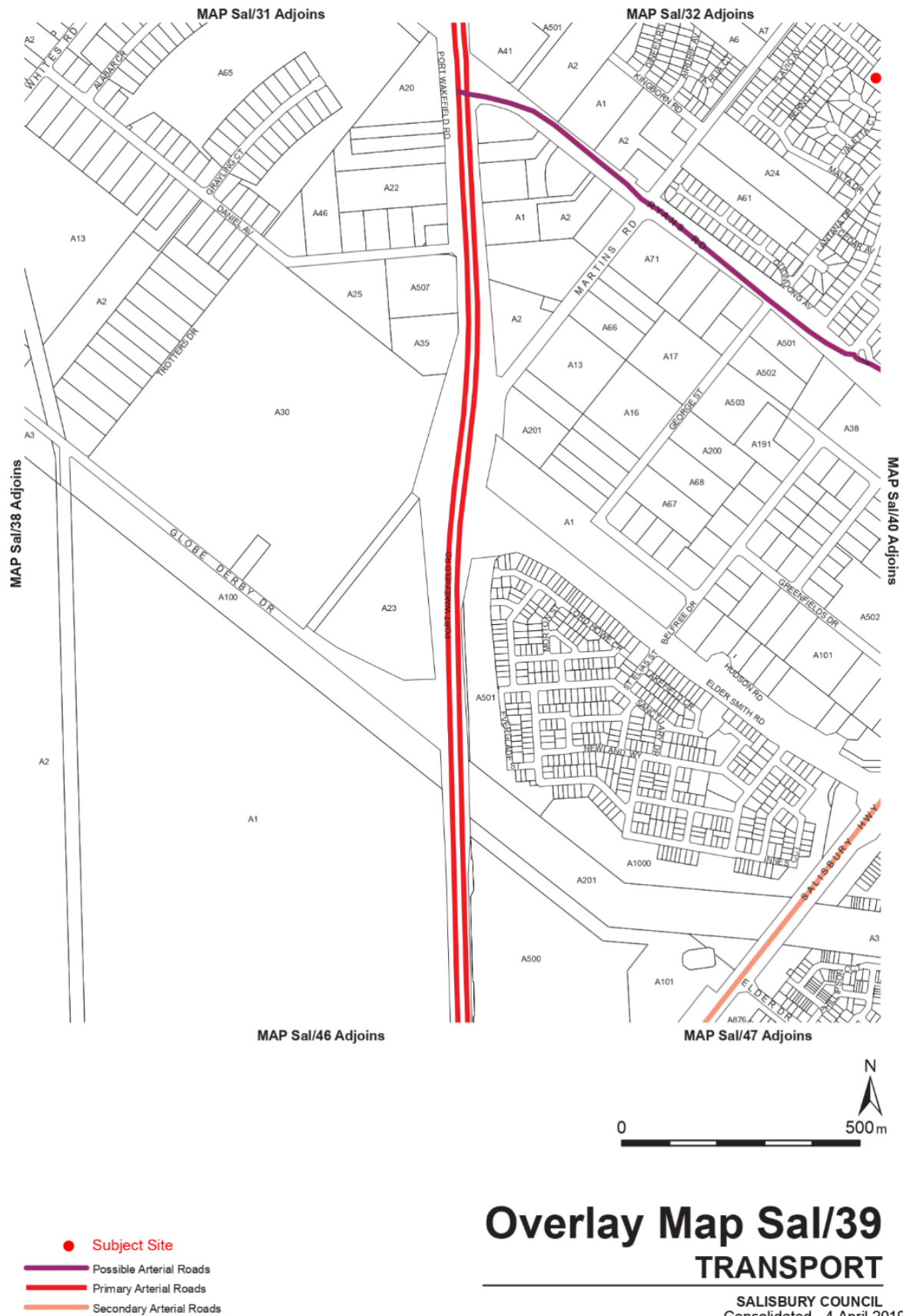
Policy Area Name	Map Numbers
Salisbury Residential Policy Area 18	Sal/25
Bolivar Policy Area 19	Sal/31, Sal/38, v
Direk Policy Area 20	Sal/2, Sal/9, Sal/10, Sal/17, Sal/18
Castieu Estate Policy Area 21	Sal/28
Mawson Lakes Policy Area 22	Sal/39, Sal/40, Sal/46, Sal/47, Sal/53
Mawson Innovation Policy Area 24	Sal/47, Sal/48
Main Shopping Policy Area 25	Sal/47
Airport Runway Control Area Policy Area 26	Sal/48
Business Policy Area 27	Sal/47, Sal/53

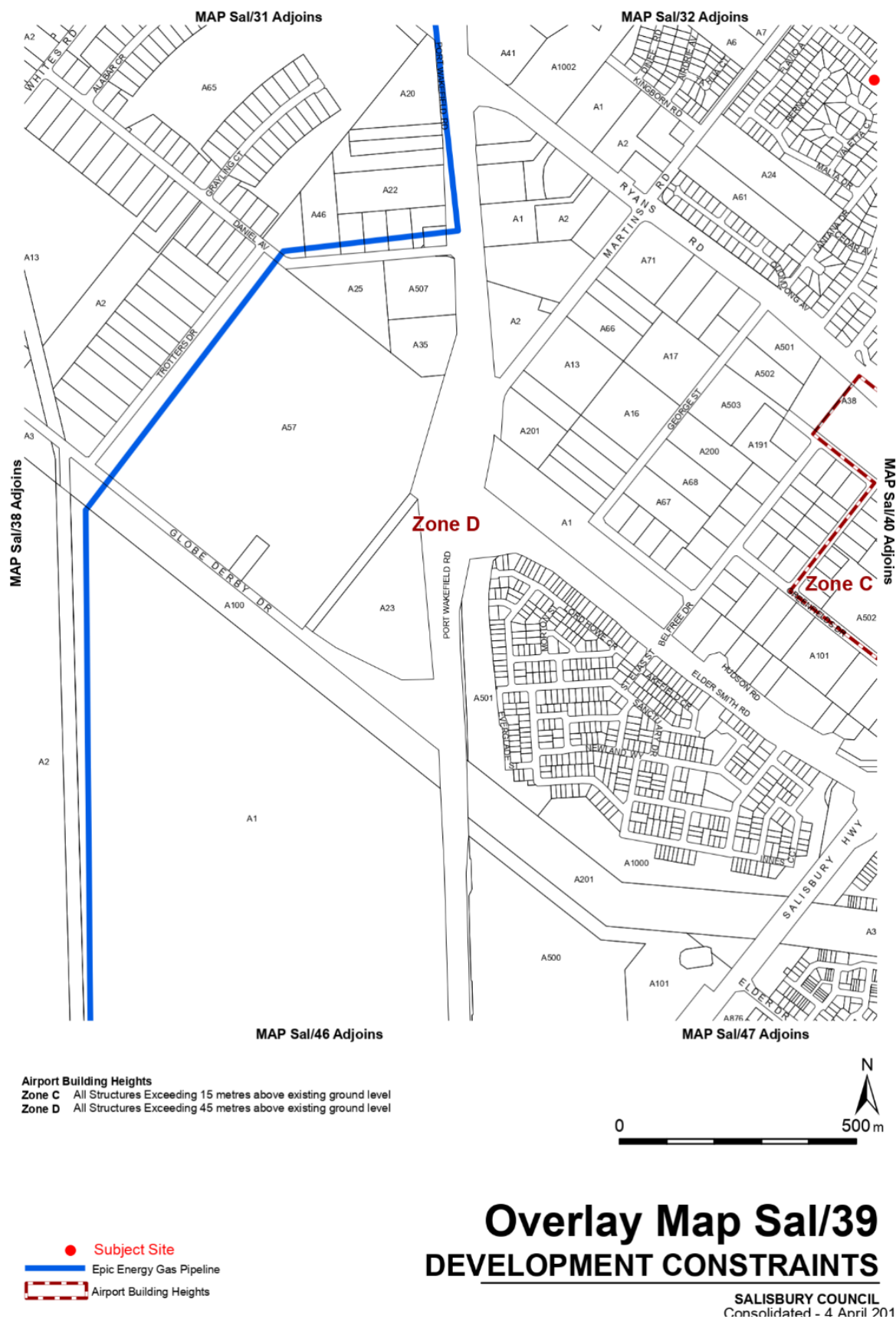
Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Salisbury Plains Commercial	Sal/35
Precinct 2 Deferred Urban	Sal/38, Sal/39, Sal/44, Sal/45, Sal/46, Sal/51, Sal/52
Precinct 3 Deferred Industry	Sal/15, Sal/16, Sal/22, Sal/23
Precinct 4 Community and Business	Sal/55
Precinct 5 Education	Sal/55
Precinct 6 Medium Density Residential	Sal/55
Precinct 7 Recreation	Sal/55
Precinct 8 Retail Core	Sal/55
Precinct 14 Bulky Goods	Sal/24, Sal/33
Precinct 15 Community	Sal/33
Precinct 16 Mixed Use	Sal/24, Sal/25, Sal/33
Precinct 17 Retail Core	Sal/24, Sal/33
Precinct 18 Saints Road Neighbourhood Centre	Sal/26, Sal/27, Sal/35
Precinct 19 Limited Residential	Sal/9, Sal/17

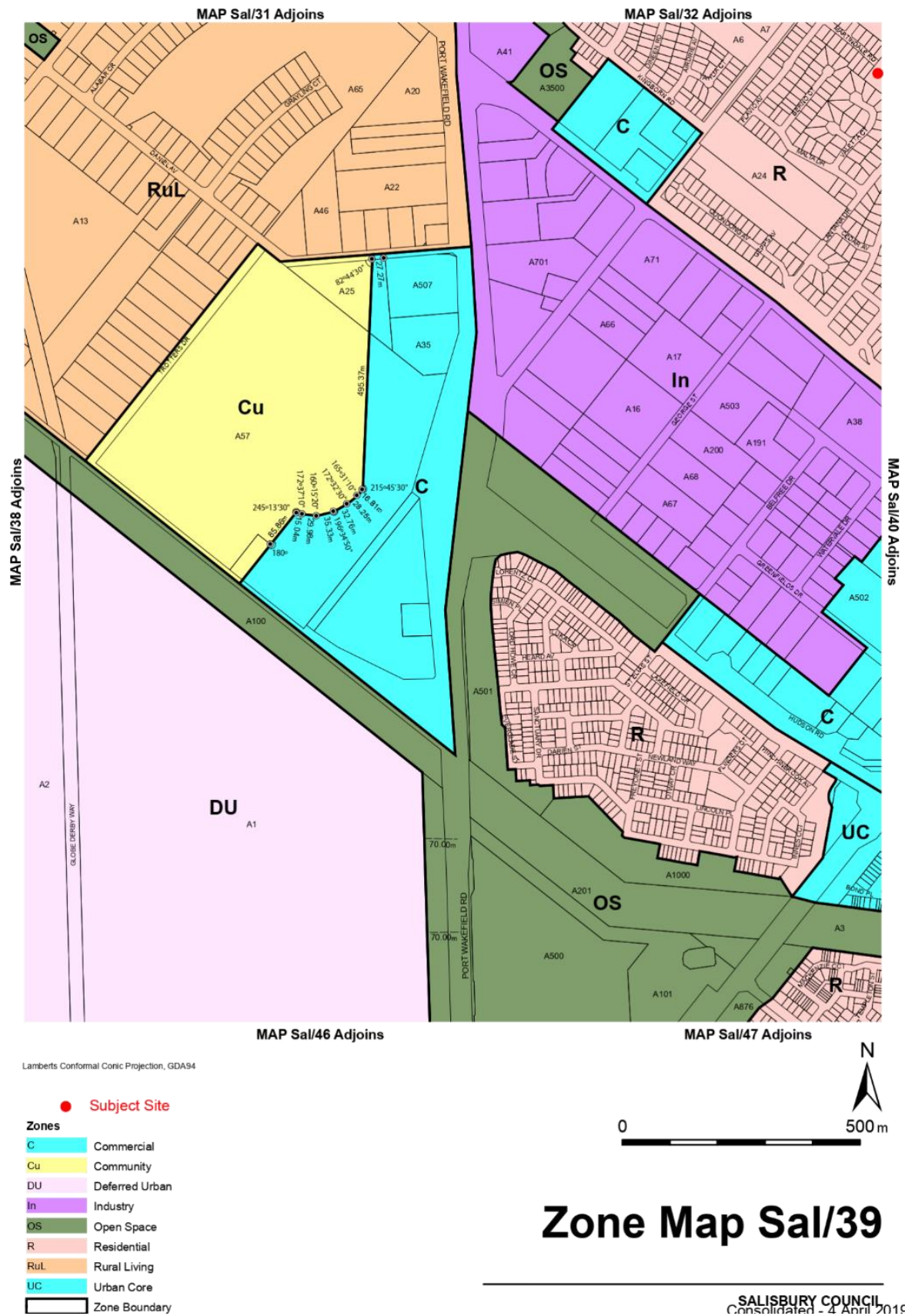
Spatial Extent Maps

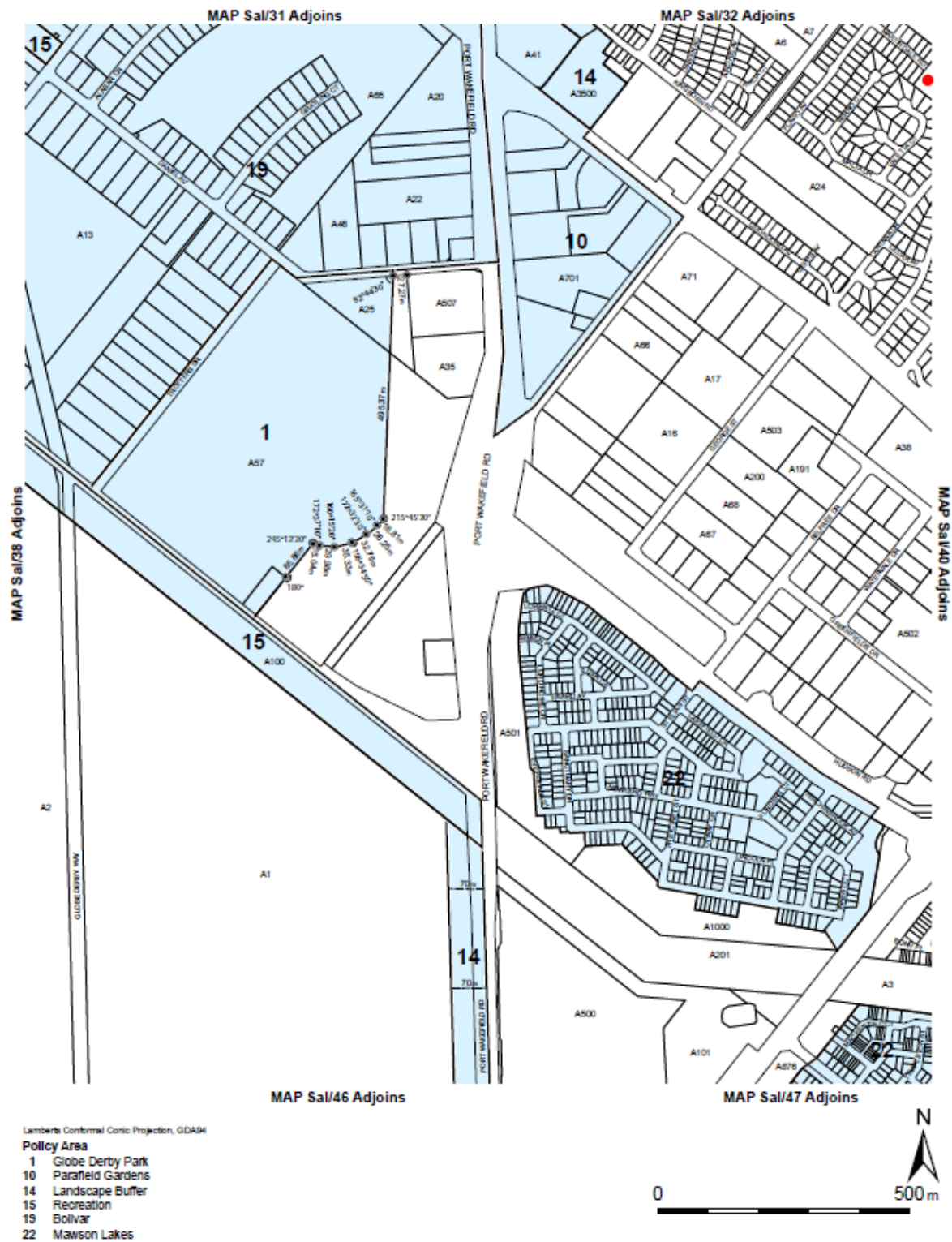




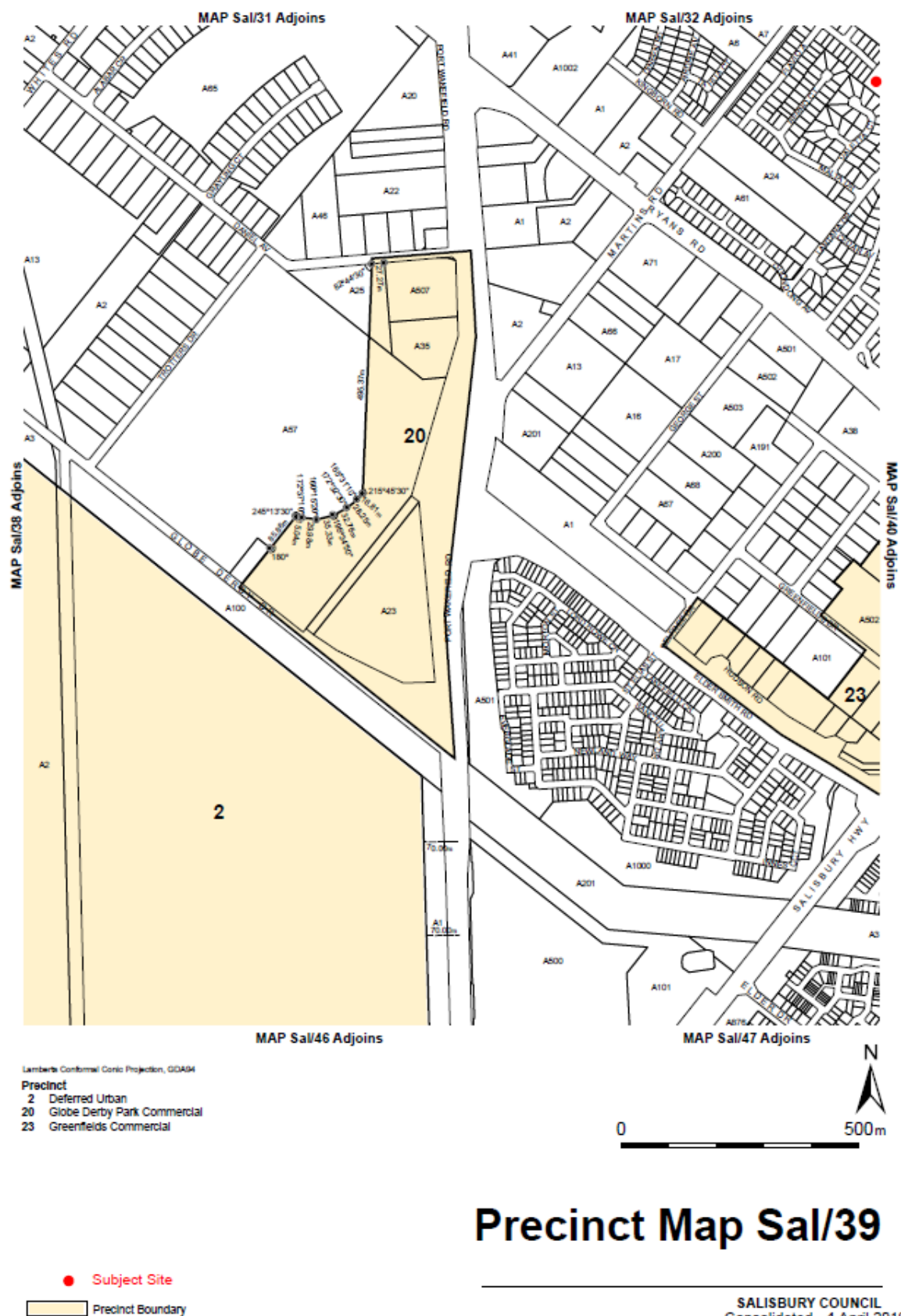


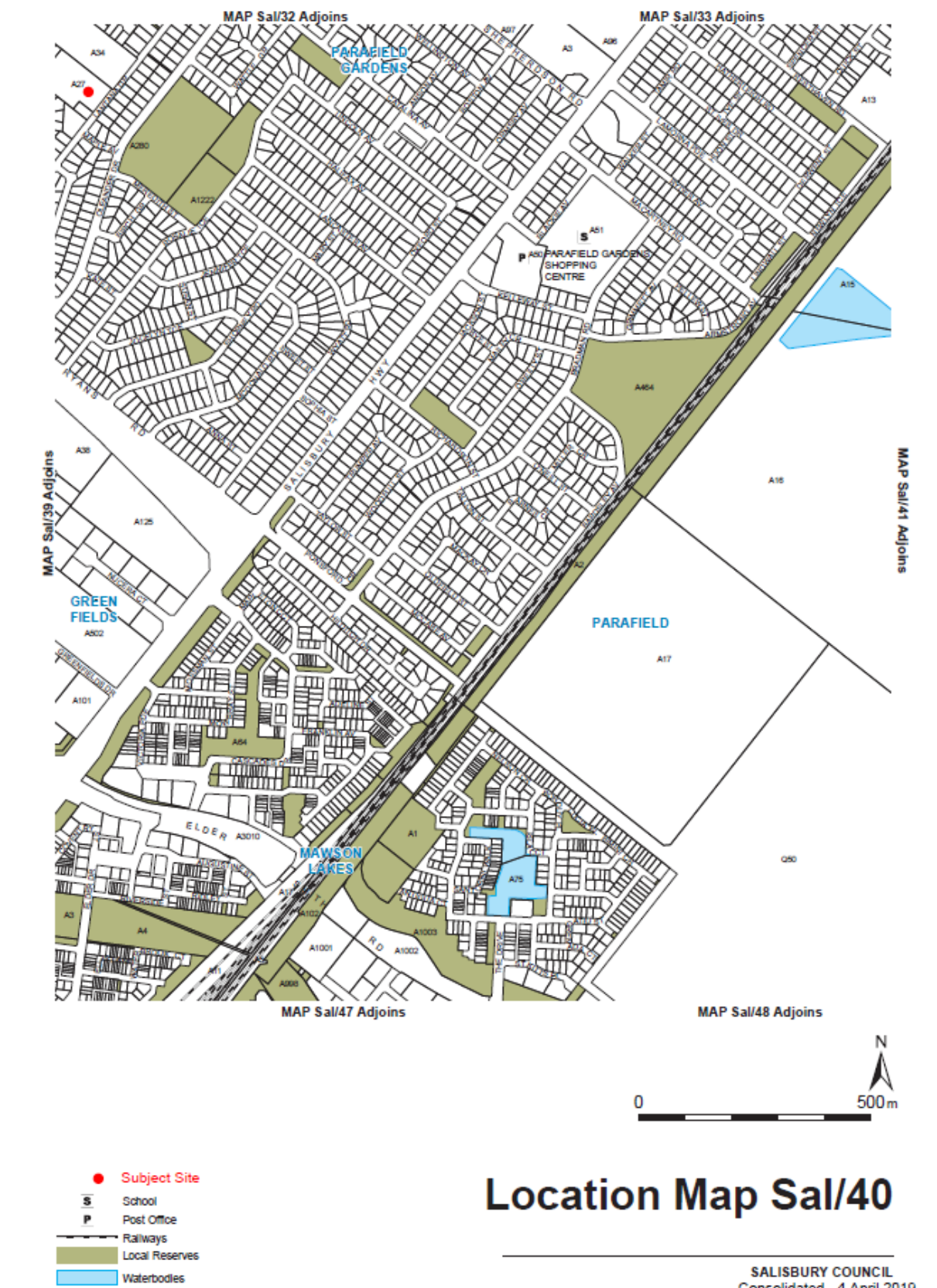


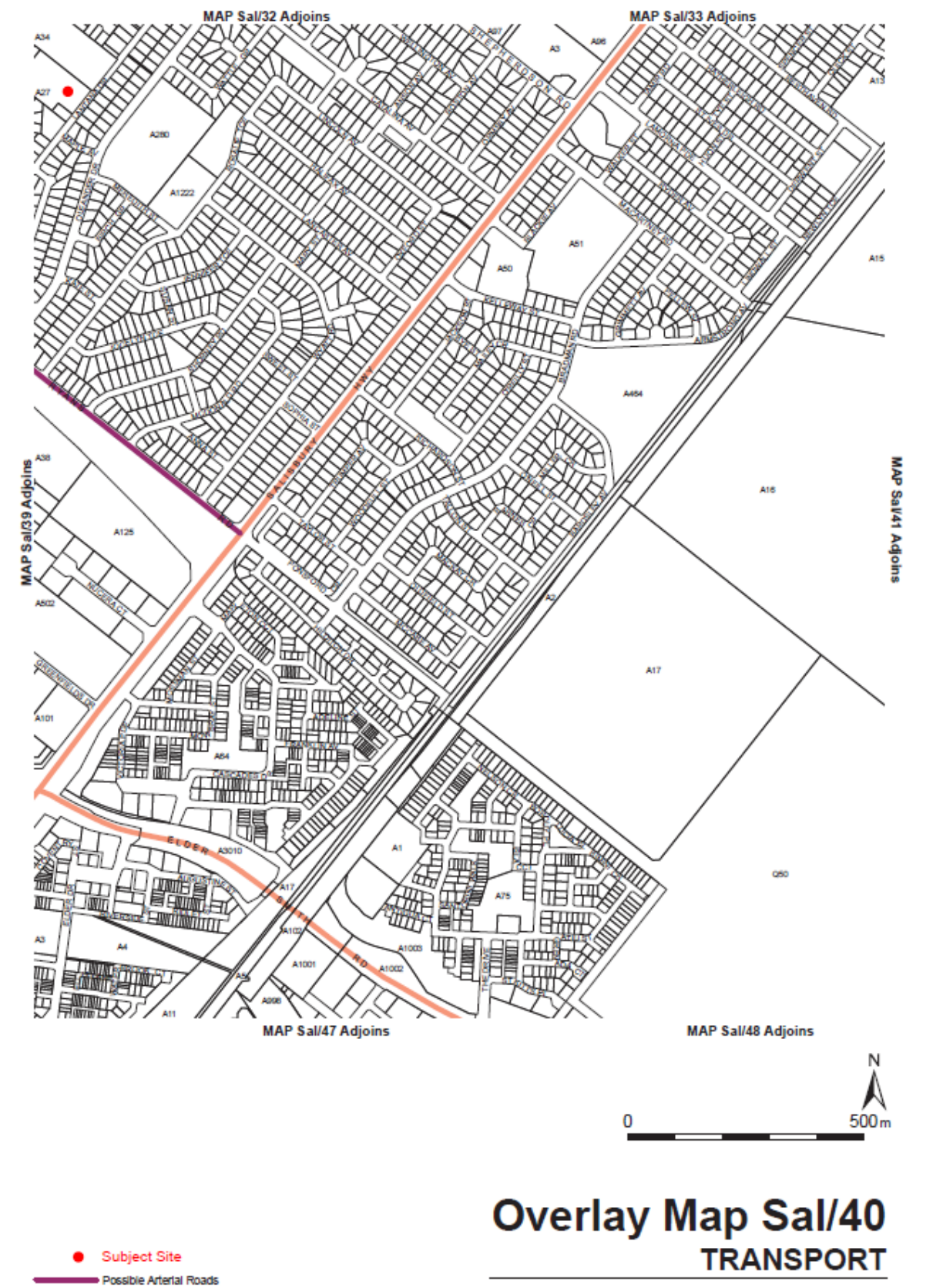


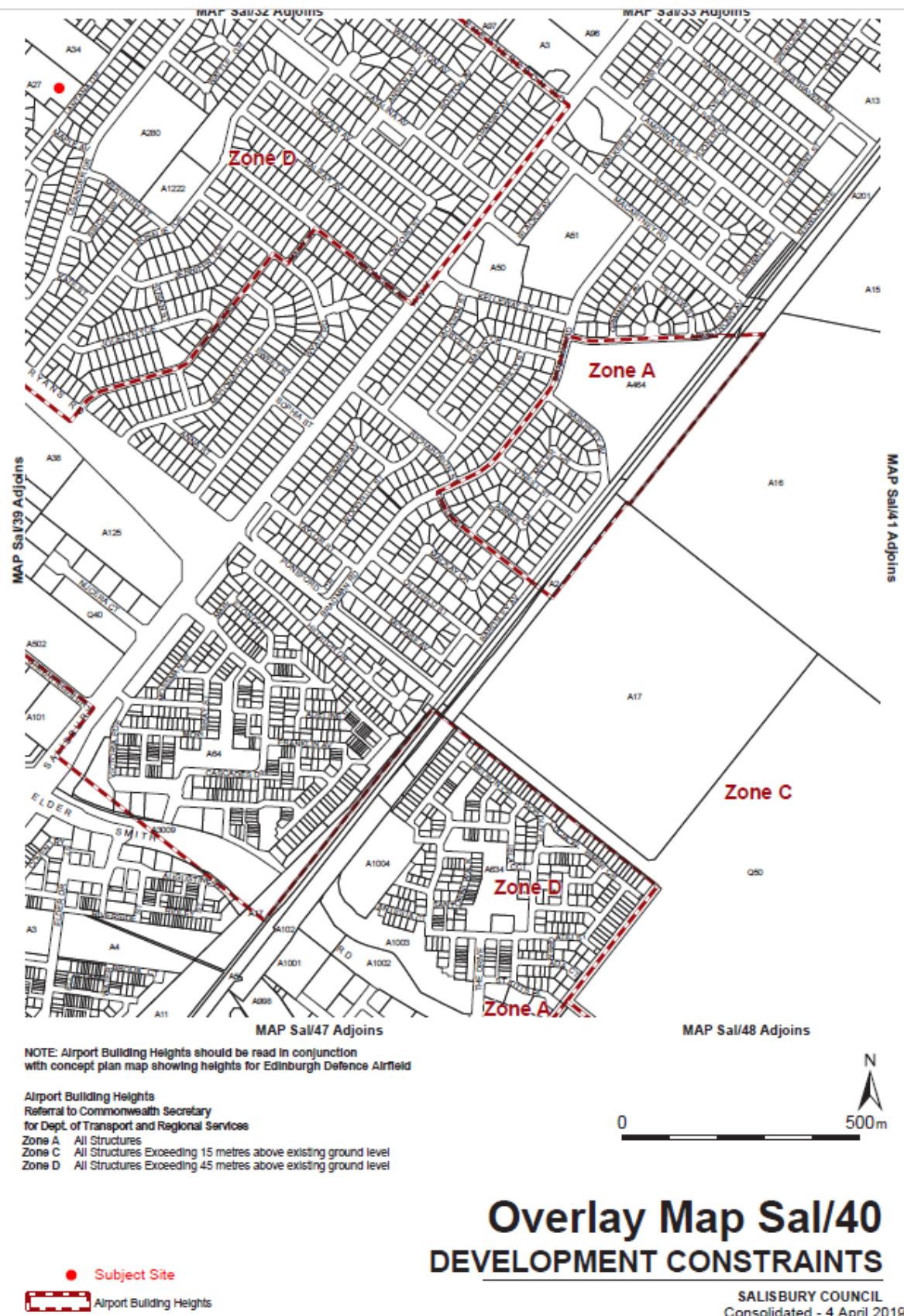


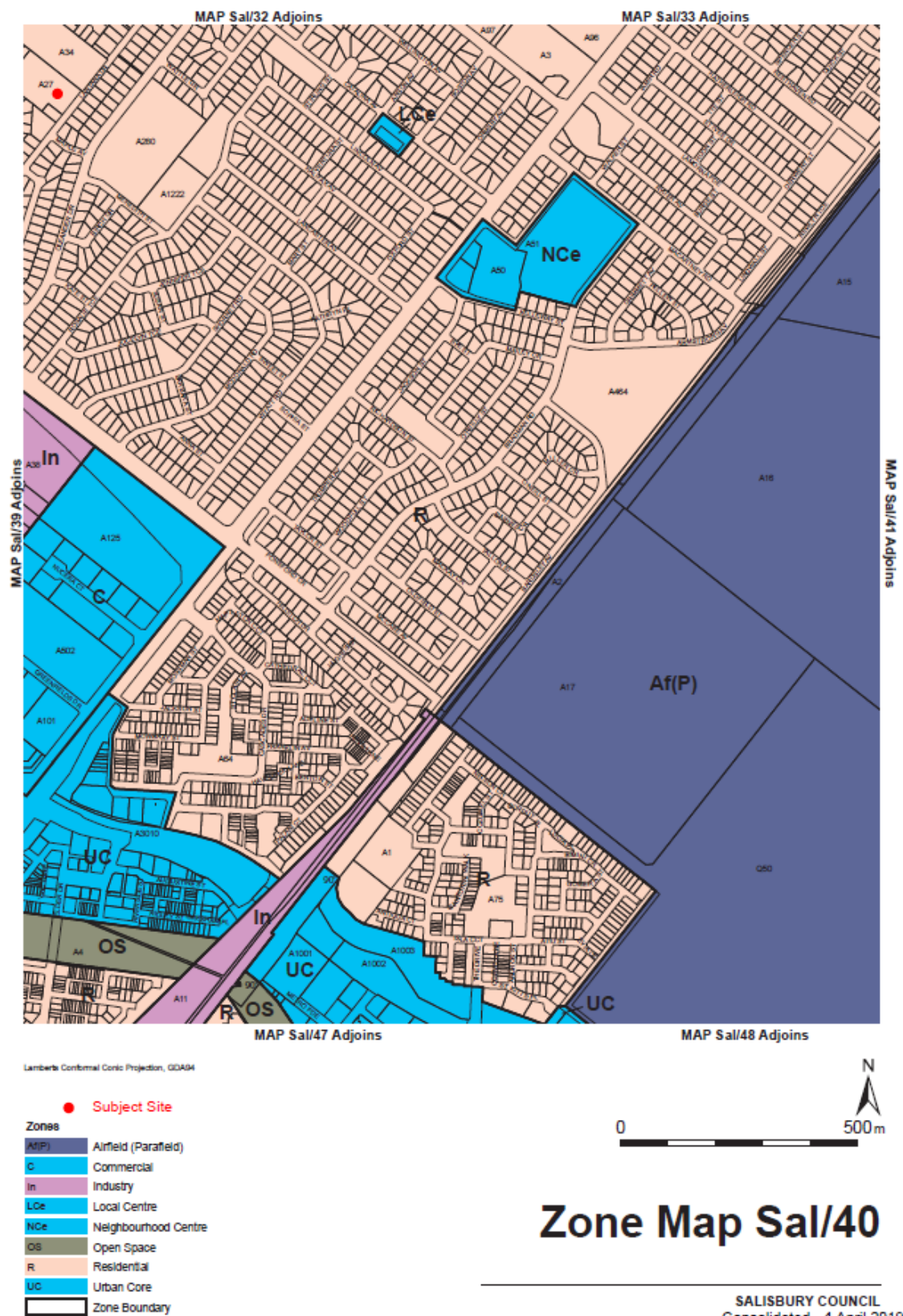
Policy Area Map Sal/39

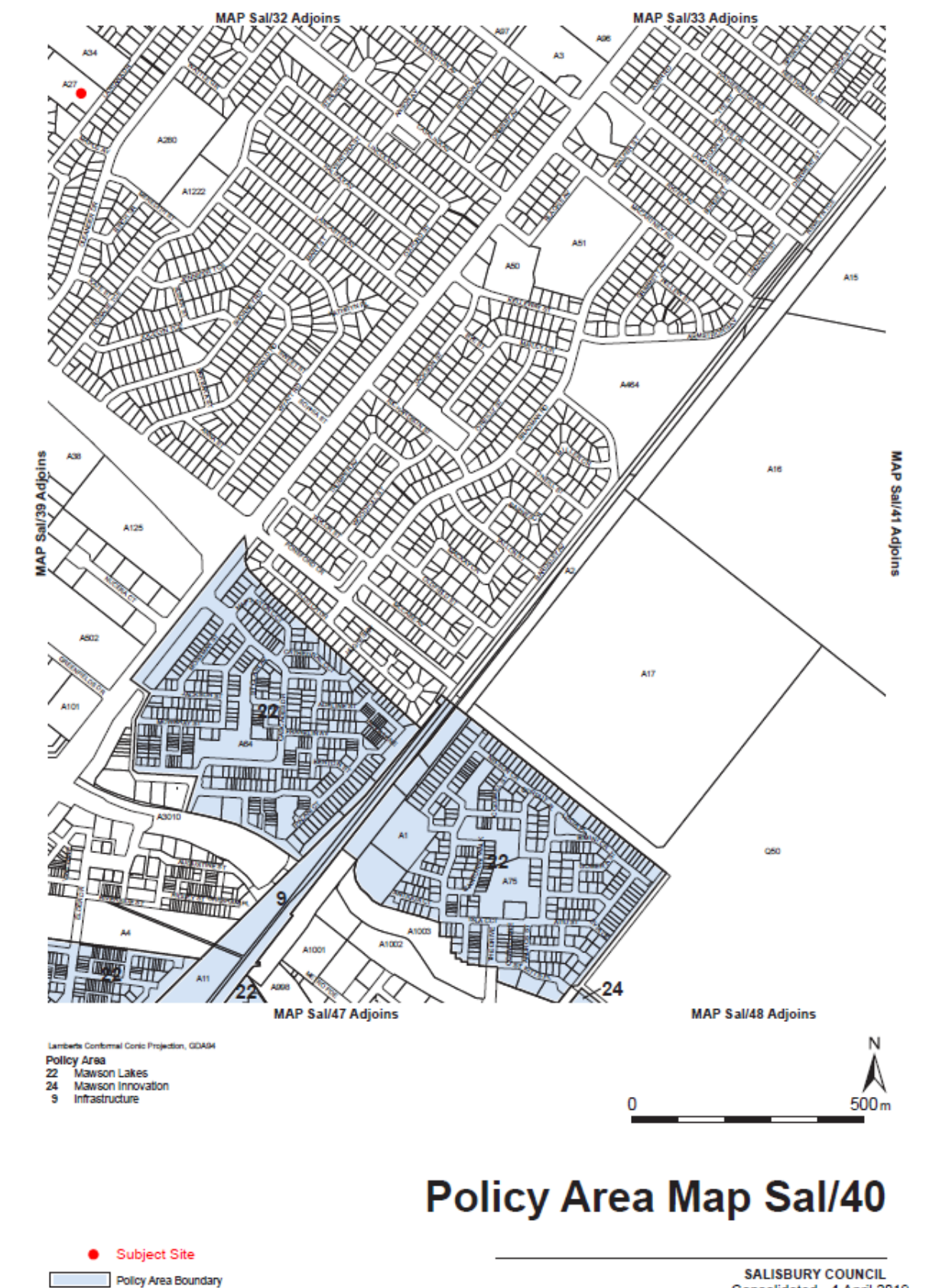














ITEM 8.1.3**COUNCIL ASSESSMENT PANEL****DATE** 23 November 2021**APPLICATION NO.** 361/1974/2019/LD**APPLICANT** State Surveys**PROPOSAL** Land Division (Torrens Title) - Creation of 15 allotments from 1 allotment and public roads**LOCATION** 35-41 Lantana Drive, Parafield Gardens SA 5107**CERTIFICATE OF TITLE** Volume 5906 Folio 554**AUTHOR** Andrew Humby, Planning Consultant**1. DEVELOPMENT APPLICATION DETAILS**

Zone/Policy Area	Residential Zone
Application Type	On-merit
Public Notification Category	2
Public Notification	Representations received: Six (6) Representations to be heard: Three (3)
Referrals - Statutory	State Commission Assessment Panel (SCAP) SA Water Corporation
Referrals – Internal	Development Engineering Parks & Open Space Assets
Development Plan Version	Salisbury (City) Development Plan (Consolidated 4 April 2019)
Assessing Officer	Andrew Humby, Consultant Planner
Recommendation	Grant Development Plan Consent and Land Division Consent, subject to conditions and Land Division requirements
Meeting Date	23 November 2021

2. REPORT CONTENTS

Assessment Report

Attachment 1: Plan of Division and Supporting Information
Attachment 2: Notice of Category 2 Development and Copy of Representations
Attachment 3: Extract of Relevant Development Plan Provisions and Location Maps
(Consolidated 4 April 2019)

3. EXECUTIVE SUMMARY

The applicant seeks Development Plan Consent and Land Division Consent for a Torrens Title Land Division creating fifteen (15) allotments from one (1) existing allotment and the construction of public roads at 35-41 Lantana Drive, Parafield Gardens.

The subject site is located within the Residential Zone. The proposed development has been assessed 'on-merit' and as a Category 2 form of development. Six (6) valid representations were received, with five (5) opposing the development and one (1) supporting the development, subject to the proposed allotment sizes being increased. The representation in support was from a resident living outside of the notification area and is invalid.

The main concern raised by the representors relates to the size of the proposed allotments and its consistency with the character of existing dwellings within the immediate locality. The applicant has not provided any further documentation to respond to the concerns by representors, other than responding to request for further information identified by Council administration.

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

- a) Land Division creating residential allotments is an envisaged form of development within the Residential Zone;
- b) The proposed allotment sizes are capable of accommodating future residential dwellings with appropriate setbacks, private open space and car parking provisions;
- c) The internal road network provides safe and appropriate access and egress to Martindale Road;
- d) Suitable on-street car parking has been provided within the proposed land division;
- e) The proposed allotments can be serviced by main water, sewer and electricity and provides suitable stormwater management techniques to minimise the risk of flood;
- f) Site contamination has been appropriately assessed and confirmed that the site is suitable for future residential development.

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

4. SUBJECT SITE

The subject site is described as 35 – 41 Lantana Drive, Parafield Gardens and is comprised of one allotment, formally described as Allotment 27 contained in Deposited Plan 63008, Certificate of Title Volume 5906 Folio 554.

The site is located on the western side of Lantana Drive, approximately 50 metres north east of the intersection of Lantana Drive and Maple Avenue. The allotment contains a width of 63.94 metres frontage to Lantana Drive and depth of 138.03 metres. The site has an overall site area of 11, 060 square metres.

The subject site obtains access from both Lantana Drive and Martindale Road.

ITEM 8.1.3

The subject site contains horticultural activities (olive plantation and single row of grape vines) and a cluster of Eucalypts Trees fronting Lantana Drive, with the balance of the land covered in grasses. A number of sheds and chicken coups are clustered along the southern boundary, with trees scattered throughout the subject site.

The site is for all intents and purpose flat, with no noticeable slope occurring across the subject site. No Regulated or Significant trees are located on the subject site.

Site photos are provided below.

Photo 1.

Looking north
west towards the
site from Lantana
Drive



Photo 2.

Looking south
west towards the
site from the road
reserve on Lantana
Drive



Photo 3.

Looking west
towards the north
eastern portion of
the site from the
road reserve on
Lantana Drive

**Photo 4.**

Looking west
towards the
southern portion of
the site from
Lantana Drive



5. LOCALITY

The locality is characterised by predominantly single detached dwellings with allotments to the immediate west, south and east of the subject site ranging from 450m² to 650m². To a lesser degree, two storey detached dwellings are found throughout the locality and generally within areas that have been developed within the last 20 years – primarily in Martindale Road and Flavio Avenue to the west of the subject.

A number of allotments found within the wider locality have also been subdivided within the last 5 years into smaller allotments ranging from 300m² to 350m² that reflects the changing needs of the community and property market.

A notable exception to the predominantly residential area is the large landholding to the north of the subject site. The adjoining land is undeveloped for urban purposes and has a longstanding use of low impact agriculture.

To the south of the subject site is the Lantana Kindergarten that adjoins the Lantana Road and Maple Avenue intersection. Further to the west is a regional sized Baltimore Reserve that provides communal open spaces to the wider community.




The site is serviced by the Martins Plaza Shopping Centre approximately 670 metres to the north and a number of primary and secondary schools to north (approximately 600 metres – 800 metres) along Shepherdson Road.

Land outside the immediate locality consist of primarily low density residential development.

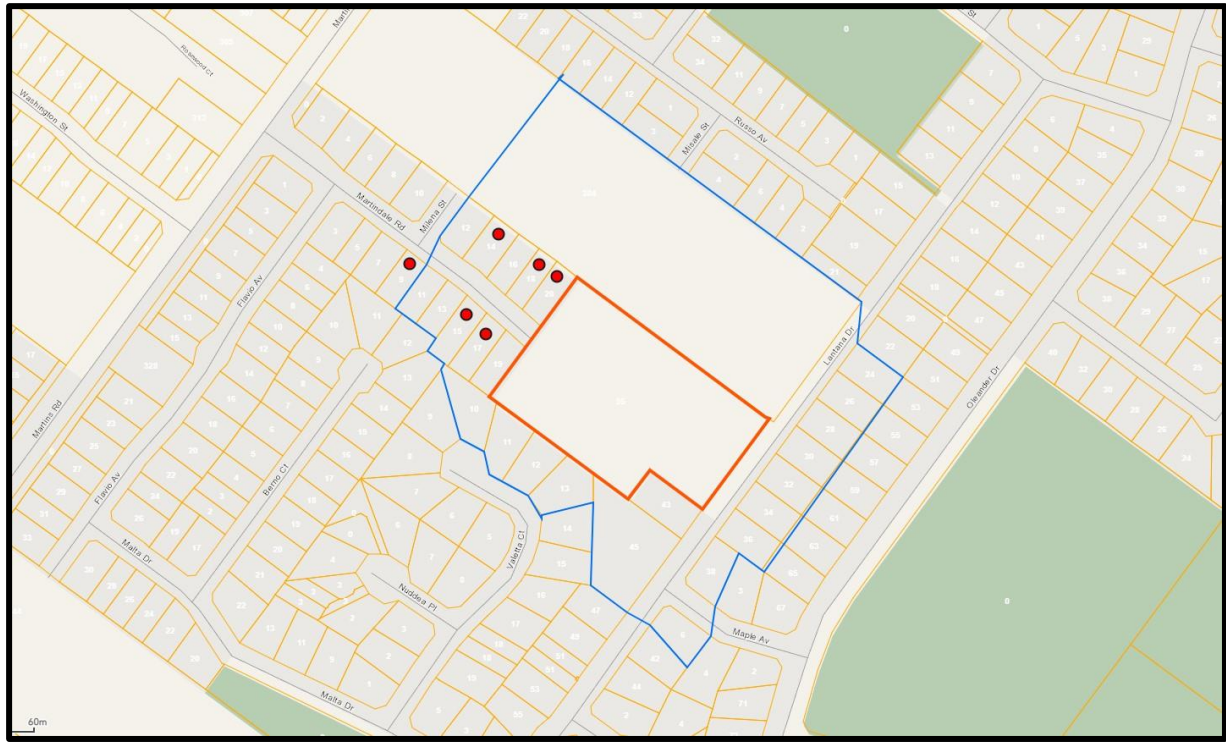
A locality plan and contextual plan are provided below.




Locality Plan – Aerial



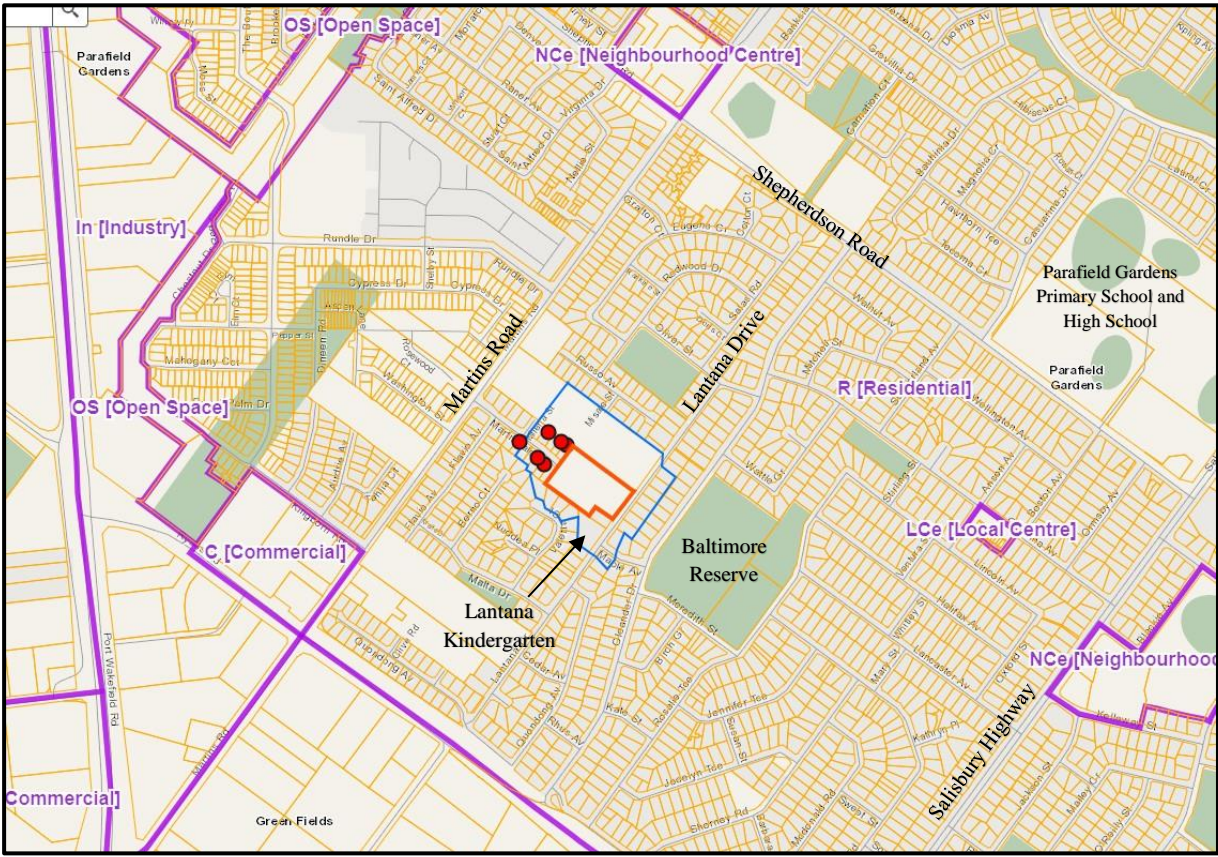
Legend (Source: Geocortex)	
	Site boundary
	Locality boundary
	Representor

- * Note – one invalid representation received in support for application 361/1974/2019/LD only

Locality Plan – Cadastre**Legend (Source: Geocortex)**

	Site boundary
	Locality boundary
	Representor

Contextual Plan:



Legend (Source: Geocortex)	
	Zone Boundary
	Site boundary
	Locality boundary
	Representor

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks Development Plan Consent and Land Division Consent for a Torrens Title Land Division creating fifteen (15) allotments from one (1) existing allotment and the construction of public roads at 35-41 Lantana Drive, Parafield Gardens.

Eight (8) allotments with an east-west orientation (proposed Allotments 1-8) are proposed with site areas ranging from 155m² to 168m². Seven (7) allotments with a north-south orientation (proposed Allotments 9-14) are proposed with sites areas ranging from 319m² to 323m².

The proposed land division will obtain access from the eastern end of Martindale Road with the balance of the land (6553m²) identified as a future stage of development. Vehicle access in future stages could be obtained from Lantana Drive with the potential for allotments to have access from both Martindale Road and Lantana Drive.

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

A separate application has been submitted for 14 Two Storey Dwellings, Retaining Walls and Fencing that is to be considered by the Panel. This concurrent application (DA 361/24/2021/2A) provides details of the anticipated dwelling and associated structures design.

7. CLASSIFICATION

Within the Residential Zone, land division is neither a complying or non-complying form of development. Accordingly, pursuant to section 35(5) of the *Development Act 1993* (the Act), the application has been processed on its merits against the relevant provisions of the Salisbury Council Development Plan consolidated 04 April 2019.

8. PUBLIC NOTIFICATION

In accordance with the Procedural Matters of the Residential Zone, the development category is prescribed by Schedule 9 of the *Development Regulations 2008*. More specifically, Schedule 9, Part 2 (21) assigns the development as being a Category 2 form of development on account of the proposal changing the nature and function of Martindale Road.

Public consultation commenced on 24 August 2021 and closed on 6 September 2021, during which time six (6) persons submitted a representation. Five (5) representations oppose the proposed development and one (1) supporting the development, subject to the proposed allotment sizes being increased. The representation in support was from a resident living outside of the notification area and is invalid.

Representations received		
Representations received		Wish to be Heard
1	J K Hussaini 20 Martindale Road PARAFIELD GARDENS SA 5017	✓
2	J F Bagnato and L Bagnato 14 Martindale Road PARAFIELD GARDENS SA 5017	
3	R F Guy 9 Martindale Road PARAFIELD GARDENS SA 5017	Invalid representation
4	C M A Yanez C/1 Turner Real Estate 49 Greenhill Road WAYVILLE SA 5034	
5	N K Doecke and S J Doecke 17 Martindale Road PARAFIELD GARDENS SA 5017	✓
6	R E Stankovic 15 Martindale Road PARAFIELD GARDENS SA 5017	✓

A copy of the Category 2 public notice and submissions received are contained in Attachment 2. The content of the representations are summarised in the table below:

Summary of Representations	
Representation	Applicant's Response
<i>The size of the proposed allotments are not in keeping with the character of Martindale Road. The average size of existing allotments is 516m² with frontages of 12.5 – 18.0 metres.</i>	<i>No response to representations provided</i>
<i>The existing residential estate was designed to accommodate 2 undercover and 2 visitor car parks per dwelling. The new allotments will have cars overhanging onto footpaths creating unsuitable encroachments.</i>	<i>No response to representations provided</i>
<i>Allotment sizes should be increased to be more consistent with Martindale Road allotments. This would maintain the existing residential character.</i>	<i>No response to representations provided</i>
<i>Allotment sizes are far too small and will spoil the current aesthetics of the area.</i>	<i>No response to representations provided</i>
<i>Concerns with the increase of vehicles that may be parked in the street and the restrictions of access.</i>	<i>No response to representations provided</i>

9. REFERRALS – STATUTORY

The following consultation report was received for the land division in accordance with Regulation 29 of the *Development Regulations 2008*.

State Commission Assessment Panel (SCAP)
<p>SCAP support the land division subject to 3 standard conditions:</p> <ol style="list-style-type: none"> <i>The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 2019/00521)</i> <p><i>The necessary easements shall be granted to the SA Water Corporation free of cost.</i></p> <p><i>If a connection/s off an existing main is required, an investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.</i></p> <i>Payment of \$106,624.00 into the Planning and Development Fund (14 allotment/s @ \$7,616.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked “Not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.</i>

3. *A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.*

SA Water

SA Water Corporation does not object to the proposal, subject to standard condition.

10. REFERRALS – INTERNAL

Development Engineering	<p><i>Council's current flood modelling shows the site could be affected by overland flow (up to 25mm along the northern property boundary) in the 1% AEP storm event. The modelling is outdated as it does not appear to take into account development of dwellings in Lantana Drive (to the north of the site) or in Martindale Road (to the west of the site). Construction of the proposed retaining wall along the northern boundary will lift the site and block the flow path, however, the land is currently undeveloped and Council's Digital Terrain Model shows there is fall from Misale Street (to the north of the site) towards Lantana Drive so runoff could flow towards Lantana Drive if necessary. There is also an existing stormwater system stub on Milena Street which the site to the north could connect to as part of any future development to manage stormwater runoff.</i></p> <p><i>Subject to a number of Land Division Requirements, stormwater management can be suitably resolved.</i></p> <p><i>While the proposal will result in an increase in traffic in Martindale Road, the expected number of movements will be well within the acceptable local road traffic volume (ie. less than 1,000 vehicles per day).</i></p>
Parks & Open Space Assets	<p><i>Council's Parks & Open Space Assets Team have reviewed the proposed land division and have confirmed that the location of future street trees is acceptable, however has advised that Lot 4 and 12 may be difficult to plant given the presence of future street light poles.</i></p>

11. DEVELOPMENT DATA

Site Characteristics	Guideline	Proposed
Site Area	N/A – Residential Zone does not contain any quantitative requirements	Allotments 1 – 8 • 155m ² – 168m ² Allotments 9 – 14 • 319m ² – 323m ²
Site Dimensions	N/A - Residential Zone does not contain any quantitative requirements	Allotments 1 – 8 • Widths (8.62m – 10.85m) • Depths (14.34m – 17.95m) Allotments 9 -14 • Widths (9m) • Depths (35.45m – 35.95m)
Site Gradient	N/A - Residential Zone does not contain any quantitative requirements	Relatively level
Easement	N/A	Nil

12. 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 4th April 2019. The following reasons are given in support of this recommendation:

- a) Land Division creating residential allotments is an envisaged form of development within the Residential Zone;
- b) The proposed allotment sizes are capable of accommodating future residential dwellings with appropriate setbacks, private open space and car parking provisions;
- c) The internal road network provides safe and appropriate access and egress to Martindale Road;
- d) Suitable on-street car parking has been provided within the proposed division;
- e) The proposed allotments can be serviced by main water, sewer and electricity and provides suitable stormwater management techniques to minimise the risk of flood;
- f) Site contamination has been appropriately assessed and confirmed that the site is suitable for future residential development.

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 4th April 2019, is contained in Attachment 3. The relevant provisions are also highlighted in the Attachment.

Land Use

The Residential Zone covers large areas of the City of Salisbury and seeks to accommodate primarily low to medium density housing to cater for the diverse needs and preferences of the community.

The Residential Zone contains the following Objectives and Principles of Development Control that are considered applicable to the proposed development:

- Objective 1: A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.*
- Objective 2: Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.*
- Objective 3: A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.*
- Objective 4: Revitalisation of under-utilised suburbs, particularly public housing areas, to facilitate the provision of a greater mix of housing types and improved residential amenity.*
- PDC 3: Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design with adjoining residential development.*

The proposed land division seeks to make optimum use of one of the last remaining large parcels of land within the locality by creating multiple residential allotments that will enable the construction of detached dwellings. A concurrent application (DA 361/24/2021/2A) has been submitted for 14 two storey dwellings, retaining walls and fencing and has been tabled for consideration by the Panel. The concurrent application provides an understanding of the intended scale of development and how it attempts to satisfy the relevant design criteria of the Development Plan.

Consistent with Principle of Development Control 3 of the Residential Zone, the proposal seeks to develop underutilised land for an efficient and coordinated development of allotments of a higher density than that currently found within the locality. The concurrent application assists in demonstrating that the proposed land division configuration will enable the construction of dwellings of a form, scale and design that are compatible, albeit at a higher density, than that found in adjoining allotments.

With respect to the dwelling densities envisaged with the Residential Zone, the Desired Character statement provides the following context:

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity. (my underlining)

The proposed land division seeks to develop underutilised land to create a small residential estate that is reflective of the changing needs of the community. While the development will maintain the road reserve width, the smaller allotments will create a higher density residential character than that that currently exists. This is one of the key issues raised by representors for this development.

The 30-Year Plan for Greater Adelaide (2017 update) provides the following guidance on net residential site densities to assist in defining ‘density’:

- Low Density – fewer than 35 dwellings per hectare
- Medium Density – 35-70 dwellings per hectare
- High Density – more than 70 dwellings per hectare

In the context of the proposed land division, the creation of 15 residential allotments within the initial 4507m² (not including the balance of the land – 6553m²) equates to a net residential density of 47 dwellings per hectare and falls within the lower end of ‘medium density’ development.

This proposed development is therefore considered to be consistent with the Desired Character of the Residential Zone that states that ‘*the zone is suitable for a range of low to medium density housing*’.

While the development does increase density, consistent with that envisaged for the zone, the increased density does not necessarily mean that this will have a detrimental impact on the amenity of the locality. The amenity is influenced by a combination of how the development integrates into the existing road network, including the public realm infrastructure treatments, and the design of the new built form. The public infrastructure is discussed below. The built form elements are discussed in the concurrent application (DA 361/24/2021/2A) in this agenda that provides details of the anticipated dwelling and associated structures design.

Land Division

The Land Division section of the General Section of the Development Plan contains the following Objectives and Principles of Development Control that are considered applicable to the proposed development:

Objective 1: Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.

Objective 2: Land division that creates allotments appropriate for the intended use.

Objective 4: Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

PDC 3: When land is divided:

- (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner*
- (b) a sufficient water supply should be made available for each allotment*
- (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health*
- (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.*

PDC 4: The design of a land division should incorporate:

- (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities*
- (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings*
- (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare*
- (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones*
- (e) suitable land set aside for useable local open space*
- (f) public utility services within road reserves and where necessary within dedicated easements*
- (g) the preservation of significant natural, cultural or landscape features including State and local heritage places*
- (h) protection for existing vegetation and drainage lines*
- (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development*
- (j) the preservation of significant trees.*

PDC 5: Land division should result in allotments of a size suitable for their intended use.

PDC 18: The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
(a) the size of proposed allotments and sites and opportunities for on-site parking
(b) the availability and frequency of public and community transport
(c) on-street parking demand likely to be generated by nearby uses.

Martindale Road currently contains a dead end at its eastern end where it abuts the subject site. The proposed land division layout seeks to provide a logical extension of Martindale Road and connection to existing infrastructure to service the proposed dwellings. Both State Government agencies and Council's engineers advise that the proposed land division configuration and design enables suitable access to existing infrastructure. On-site and on-street stormwater management systems have also been designed in an environmentally sensitive manner to ensure consistency with Principle of Development Control 3

It is considered that the proposed land division creates allotments of a suitable size and configuration that are suitable for their intended use. The concurrent dwelling application demonstrates that the proposed allotments contain suitable dimensions to accommodate a dwelling with appropriate setbacks, private open space and provision on off-street car parking. This ensures consistency with Objective 2 and Principle of Development Control 5.

The land division has been designed to provide safe and convenient linkage with the surrounding locality. The proposed configuration enables further connection to the balance of the land (to the east) and any potential residential development to the north.

The proposal seeks to develop portion of the site with the balance of the land adjacent to Lantana Drive to be developed at a later time. The applicant had originally submitted development proposal for the whole of the site but during course of assessment, revised the proposal to develop portion of the site. This was because the applicant wanted to stage the development and concentrate the design on this first stage. The first stage is however designed to accommodate the stormwater system and vehicular access for the ultimate development.

It is recognised a number of representors have identified car parking as a concern and its potential to have localised traffic implications. Although the applicant has not provided any formal response to the representations or obtained any supporting documentation from a qualified traffic engineer, the land division has been amended to reflect comments from Council's engineers.

As a result, the on-street car parking layout has been amended and now incorporates six (6) spaces, including an indented parking area within the proposed road reserve. As proposed allotments 9-14 provide site characteristics to enable the construction of a double garage and two off-street visitor car parks (the provision of four (4) off-street car parks per allotment), it is anticipated that most parking needs should be readily accommodated on site for these sites. Allotments 1-8 can be provided with one (1) undercover and one (1) visitor car park for each dwelling, which will meet the minimum car parking requirements of the Development Plan.

Additional parking demand can be accommodated within the proposed on-street parking areas. It is considered that this satisfies the intent of Principle of Development Control 18.

According to the 'Guide to Traffic Generating Developments' report produced by the (former) Roads and Traffic Authority of NSW, 0.85 weekday peak hour vehicle trips and 9.0 weekday vehicle trips are expected by detached residential dwellings. As such, the ultimate development of up to 34 dwellings could be expected to result in up to 304 daily movements and 29 additional peak hour movements. Due to the high number of 'small lots' the traffic generation is likely to be lower than traditional lots. While there will be an increase in traffic on Martindale Road, Council's Principal Development Engineer has advised that the level of movements will be well within an acceptable local road traffic volume (ie less than 1000 vehicles per day).

The subject site does not contain any Regulated or Significant Trees that would be affected by the proposed development. Furthermore, there are no significant natural, cultural or landscape features on the subject site. As such, the proposal is considered to be consistent with Principle of Development Control 4.

Site Contamination

The Hazards section of the Development Plan contains the following provisions that are considered applicable to the proposed development:

OBJ 9: Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

PDC 22: Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the intended use.

The applicant has engaged Environmental Projects to undertake a Preliminary Site Investigation in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999.

The Preliminary Site Investigations includes research of the current and historical land uses and its associated activities undertaken on or adjacent to the subject site, to identify if potentially contaminating activities have occurred.

Historic evidence has shown that the subject site has been used for low-impact agricultural activities since 1949 (broad-hectare farming) and more recently a small greenhouse and orchard since 2005. The greenhouse and olive trees have been used for family purposes and not grown for commercial produce.

The environmental consultant has identified that that minor chemical storage within existing sheds, around the greenhouse and various waste stockpiles located throughout the subject site may have resulted in minor contamination of surficial soils. It is however acknowledged that no visible evidence was found during the environmental consultant's site inspection.

The environmental consultant has identified the following risks that previous and current land uses may have resulted in site contamination within the subject land:

- Market garden – low risk
- Minor chemical storage – low to negligible risk
- General application of pesticides and herbicides - low to negligible risk
- Storage of building debris/waste – low risk
- Burning of organic waste - negligible risk

The environmental consultant has concluded that the risk of previous and current land uses to have caused site contamination to be low and the findings do not preclude the future redevelopment of the subject site for residential purposes.

Infrastructure and Stormwater

The Land Division section of the Development Plan contains the following provisions that are considered applicable to the proposed development:

- PDC 1 When land is divided:*
- (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner*
 - (b) a sufficient water supply should be made available for each allotment*
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health*
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.*

The Infrastructure section of the Development Plan contains the following provisions that are considered applicable to the proposed development:

- PDC 1 Development should not occur without the provision of adequate utilities and services, including:*
- (a) electricity supply*
 - (b) water supply*
 - (c) drainage and stormwater systems*
 - (d) waste disposal*
 - (e) effluent disposal systems*
 - (f) formed all-weather public roads*
 - (g) telecommunications services*
 - (h) social infrastructure, community services and facilities*
 - (i) gas services.*
- PDC 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.*
- PDC4 Development should not take place until adequate and co-ordinated drainage of the land is assured.*

PDC 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.

Each of the proposed allotments are able to be serviced by mains water, sewer and electricity. The proposed road system is to be graded to ensure appropriate levels between Martindale Road and the new allotments. A proposed underground stormwater detention system is proposed within the road reserve to provide an environmentally sensitive design that ensures stormwater is drained away from proposed built form. Council's Infrastructure Management Team have advised that the major stormwater system downstream from the development is at capacity. An underground stormwater detention system is proposed within the road reserve that will restrict the site runoff to pre-development flow rates so as not to place increased pressure on the existing system. In addition, a gross pollutant transport is included within the proposal to provide water quality improvement treatment.

This ensures consistency with the relevant Land Division and Infrastructure sections of the Development Plan.

It is acknowledged that retaining walls are proposed along the southern, eastern and northern boundaries in order to facilitate the appropriate stormwater management techniques. Although the heights of the proposed retaining walls have been included in the concurrent dwelling application, they form an important component of the overall stormwater management design.

Council's Principal Development Engineer has reviewed the proposal and has provided the following comments:

- Council's current flood modelling shows that the site could be affected by overland flow (up to 25mm along the northern property boundary) in the 1% AEP storm event. The modelling is outdated as it does not appear to take into account development of dwellings on Lantana Drive (to the north of the site) or on Martindale Road (to the west of the site).
- Construction of the proposed retaining along the northern boundary will lift the site and block the flow path however the land is currently undeveloped and Council's Digital Terrain Model shows that there is fall from Misale Street (to the north of the site) towards Lantana Drive so runoff could flow towards Lantana Drive if necessary.
- There is also an existing stormwater system stub on Milena Street which the site to the north could connect to as part of any future development to manage stormwater runoff.

Subject to a number of land division requirements, Council's Principal Development Engineer supports the proposal.

As such, the proposed land division, subject to adherence to the proposed land division conditions, is considered to be designed in accordance with the relevant infrastructure and stormwater related provisions contained within both the Land Division and Infrastructure sections of the Development Plan.

13. CONCLUSION

The applicant seeks Development Plan Consent and Land Division Consent for a Torrens Title Land Division creating fifteen (15) allotments from one (1) existing allotment and the construction of public roads at 35-41 Lantana Drive, Parafield Gardens.

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

- a) Land Division creating residential allotments is an envisaged form of development within the Residential Zone;
- b) The proposed allotment sizes are capable of accommodating future residential dwellings with appropriate setbacks, private open space and car parking provisions;
- c) The internal road network provides safe and appropriate access and egress to Martindale Road;
- d) Suitable on-street car parking has been provided within the proposed division;
- e) The proposed allotments can be serviced by main water, sewer and electricity and provides suitable stormwater management techniques to minimise the risk of flood;
- f) Site contamination has been appropriately assessed and confirmed that the site is suitable for future residential development.

Accordingly, it is recommended that Development Plan Consent and Land Division Consent be granted, subject to conditions and land division requirements.

STAFF RECOMMENDATION

That the Council 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 361/1974/2019/LD for Land Division (Torrens Title) - Creation of 15 allotments from 1 allotment and public roads in accordance with the plans and details submitted with the application and subject to the following conditions and Land Division Requirements

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
19347	Plan of Division	1 November 2021	State Surveys
131991 SD1 Revision 6	Master Site Plan	11 November 2021	Intrax Projects

19116.01 Revision 1	Preliminary Site Investigation	27 November 2021	Environmental Projects
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Reason: To ensure the proposal is established in accordance with the submitted plans.

2. The generation of airborne dust as a result of construction works shall be minimised at all times. Where generation of airborne dust is likely to cause nuisance beyond the site boundaries, dust control measures shall be implemented immediately.

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

Land Division Consent Requirements

1. A final plan showing all driveway locations be provided to Council for approval, prior to construction.
2. Detailed designs and specifications for all civil engineering works, including earthworks, roads, culverts, footpaths, stormwater drainage, lighting, signage, line marking and pram ramps are to be submitted to Council for Approval by Council's Principal Development Engineer. No works shall commence until written approval has been issued by the Principal Development Engineer.
3. All civil and construction works shall be carried out in accordance with all detailed designs and specifications approved by Council under Land Division Consent Requirement 2.
4. A Soil Erosion and Drainage Management Plan and Construction Environment Management Plan (including final traffic management during construction) shall be submitted to Council for Approval. The Soil Erosion and Drainage Management Plan and Construction Environment Management Plan shall be prepared in accordance with the document entitled "Handbook for Pollution Avoidance on Commercial and Residential Building Sites", prepared by the Environment Protection Authority. No works shall commence until prior written approval has been issued by Council's Principal Development Engineer.
5. Cut-off corners are to be adequate to comply with line of sight, footpath and service access requirements. The minimum cut-off dimension is to be 3.0m x 3.0m for local access roads.
6. Existing bores and wells previously used for irrigation and water supply are to be identified, abandoned, plugged and backfilled in accordance with the Natural Resources Management Act 2004, the Department of Environment, Water and Natural Resources (DEWNR) and relevant region NRM board to prevent contamination, degradation and wastage of groundwater.
7. A Proof Roll is to be undertaken at each stage of road construction (ie. Subgrade, prior to kerb and prior to sealing) with both Council and Superintendent Representatives in attendance, to ensure compliance with the approved plans and

specifications. Council is to be given a minimum of 24 hours' notice of required attendance.

8. A geotechnical Inspection and Testing Plan (ITP) is to be forwarded to Council prior to construction. The fully completed ITP is to be provided to Council prior to Practical Completion. Field Density testing is to be undertaken on all pavement layers and common service backfill in accordance with AS 3798-2007 and AS 1289-2003.
9. CCTV footage of the underground drainage system is to be supplied prior to Practical Completion to confirm that works have been completed in accordance with the specification.
10. The street lighting design is required to take into account the proposed footpath location and be submitted and approved along with the civil design drawings.
11. Public roads centrally located within the Martindale Road and unnamed Road A road reserves shall be constructed as per the Approved Land Division Plan, prepared by State Surveys, dated 1 November 2021.
12. The road shall be sealed in hot mix to a standard Approved by Council under Land Division Consent Requirement 1. Statutory line marking and signage shall be installed in accordance with the *Road Traffic Act 1961* and Australian Standard 1742 Manual of Uniform Traffic Control Devices.
13. To ensure the minimum thickness of hot mix has been achieved during road pavement construction, Council require certification from a registered surveyor that the road formation levels have been checked prior to and after road surfacing (5 points every 50m). Council may at its discretion request core samples to verify asphalt thickness and compaction.
14. The terminating boundary of Martindale Road shall:
 - a) Be fenced in a manner that precludes access into the neighbouring site at 304-308 Martins Road; and
 - b) Be fitted with the largest and longest D4-5 Hazard Board adjacent the fencing at the terminating ends of the road and shall face toward the road.
15. The stormwater system shall be designed and constructed as follows:
 - a) Underground piped stormwater system to cater for minor storm flows (ARI = 5 years); and
 - b) Overland flowpath designated to cater for the 100 year ARI major storm event;
 - c) All surface runoff in the 100 year ARI major storm event shall be safely conveyed through the new road network, providing an overland flow path within the road reserves to accommodate peak flow.

16. Allotment fill may be required to ensure that the floor levels of proposed residential development will be 300mm above top of kerb for the proposed road frontage and graded a minimum 0.5% towards the road. This may require that the general level of each residential allotment be raised in layers of 150mm of compacted fill. Any filling in excess of 300mm is to be constructed with Level 1 Supervision.
17. The excavation and filling of land must be undertaken in accordance with the specifications of Council. Those specifications shall comply with “AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*”. Geotechnical documentation shall be provided to Council, prior to Section 51 clearance, demonstrating that all filling complies with the requirements of AS 2870-1011: Residential Slabs and Footings.
18. Existing footpaths and verge areas shall be reinstated to Council specification after excavation trenching and underground services have been installed.
19. Electricity supply servicing the development shall be installed underground in accordance with SA Power Networks Technical Standards for underground residential distribution of electricity.
20. All Communication Carriers services (including NBN Broadband) shall be installed underground.
21. Street and public area lighting shall comply in all respects with the Lighting Code AS1158. The style and type of lighting shall be Approved by Council, prior to the commencement of any works. All public lighting must incorporate the use of unmetered LED Luminaires that are certified to be compliant with TS 1158.6 and must be listed on the AEMO load table. The standard public lighting tariff shall be Energy Only and electrical designs shall comply with AS 3000. Lighting design is to comply with AS/NZS 1158.
22. A 1.5m wide footpath, associated pram ramps and landing shall be constructed in accordance with G6 Council Standard. The final footpath location and materials shall be Approved by Council, prior to commencement of footpath construction.
23. All Retaining and fencing to side and rear boundaries shall be completed in accordance with the approved plans under Development Application 361/24/2021/2A.
24. A Landscaping Plan shall be submitted to Council for Approval, prior to commencement of site works. The Landscaping Plan shall achieve the following:
 - a) Incorporate advanced growth street trees (at least 1.2m at planting) at a rate of at least 1 tree per allotment frontage (on both sides of all public roads), of a species agreed to by Council’s Team Leader – Landscape Design;
 - b) Removal of all weed and pest species on the site and preparation of the topsoil within all road reserves, such that weed and pest species do not thrive.

25. All landscaping works identified on the Landscaping Plan, Approved by Council under Land Division Consent Condition 25, shall be completed in full or bonded.
26. Except where contained within the boundaries of proposed allotment 354, all buildings, structures, irrigation pipes, building materials, rubbish and deleterious materials shall be removed from the site.
27. All conditions must be met, including zero defects and full payment of any contributions prior to acceptance of Practical Completion and “handover” of infrastructure. Until the “Acceptance of Practical Completion and Asset Transfer” is issued by Council, all liability and maintenance of infrastructure remains responsibility of the Developer.
28. A bond for 10% of the agreed total value of the land division (i.e. the development) or 100% of the agreed value of the outstanding works (whichever is greater) shall be provided to Council, prior to Section 51 Clearance, to be held in trust during the Defects Liability Period and returned upon satisfactory Final Completion of the Land Division.
29. Damage sustained to any new or existing infrastructure during the course of the works shall be rectified to Council satisfaction prior to the completion of development works.
30. An ‘as constructed’ survey, of all infrastructure including but not limited to stormwater pipes, kerbing, road pavement, line-marking, footpaths, signage, lighting and street tree plantings, shall be provided to Council in PDF and DWG format, prior to Practical Completion.

State Commission Assessment Panel Requirements

31. The following SA Water requirements shall be met:
 - a. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 2019/00521)
 - b. The necessary easements shall be granted to the SA Water Corporation free of cost.
 - c. If a connection/s off an existing main is required, an investigation will be carried out to determine if the connection/s to your development will be costed as standard or non-standard.
32. Payment of \$106,624.00 into the Planning and Development Fund (14 allotment/s @ \$7,616.00 /allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure marked “Not Negotiable” and sent to GPO Box 1815, Adelaide 5001 or in person, by cheque or credit card, at Level 5, 50 Flinders Street, Adelaide.

33. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

Advice Notes

1. 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.
2. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following website: www.epa.sa.gov.au
3. If you are a developer, you are responsible for providing telecommunications infrastructure in your developments. You can choose any carrier you want to service your development, if you don't wish to choose another carrier, nbn is the infrastructure provider of last resort (IPOLR) in those areas of its fixed line footprint where nbn has established its network, or where it has publicly identified an area as a fixed line rollout region. nbn is also the IPOLR for developments with 100 lots or more. Telstra is the IPOLR in developments with fewer than 100 lots where nbn co has not established its network. Carriers, including nbn and Telstra, can charge for providing infrastructure in new developments. More information can be found at <https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/buildwithnbn> once registered nbn will be in contact to discuss the specific requirements for the development. nbn requires you to apply at least 3 months before any civil works commence.

All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install.html>

ATTACHMENTS

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

1. Plan of Division and Supporting Information
2. Notice of Category 2 Development and Copy of Representations
3. Extract of Relevant Development Plan Provisions and Location Maps (Consolidated 4 April 2019)

Attachment 1

Plan of Division and Supporting Information

SUBJECT TO SURVEY
TORRENS DIVISION



DEVELOPMENT NUMBER:
361/D187/19/001
DIVISION TYPE: TORRENS TITLE
VERSION: 1/11/2021
SHEET 1 OF 1 SHEETS
PLAN OF PROPOSED DIVISION
ALLOTMENT 27 IN D63008
TITLE REFERENCE(S):
CT 5906/554
HUNDRED: YATALA
AREA: PARAFIELD GARDENS
COUNCIL: CITY OF SALISBURY
COUNCIL ZONE: RESIDENTIAL
COUNCIL POLICY AREA:
TOTAL SITE AREA: 1.106ha
NO. EXISTING ALLOTMENT(S): 1
NO. PROPOSED ALLOTMENT(S): 20
NO. ADDITIONAL ALLOTMENT(S): 19
MAP REF: 6628-29-R
SITE ADDRESS: 35-41 LANTANA DRIVE PARAFIELD GARDENS

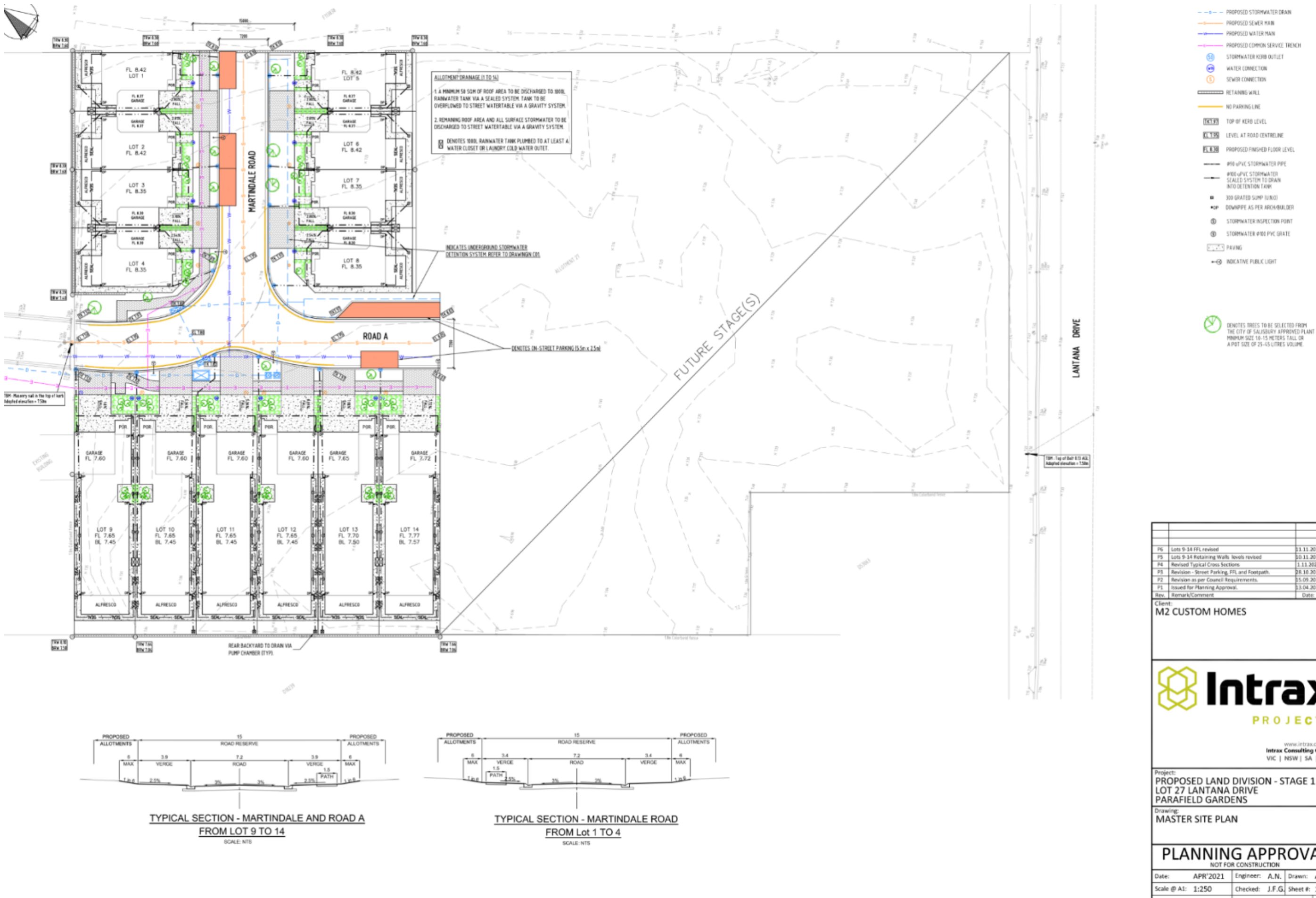
ALL DIMENSIONS ARE SUBJECT TO SURVEY AND FINAL PLAN OF DIVISION

SITE IS VACANT

NEW WATER AND SEWER CONNECTIONS TO BE PROVIDED BY CLIENT FOR SA WATER INVESTIGATION AND COSTING

THIS APPLICATION IS FOR LAND DIVISION APPROVAL ONLY

STATE SURVEYS
465B SOUTH ROAD, KESWICK SA 5035
TELEPHONE: 8293 2939
FACSIMILE: 8293 2949
EMAIL: planning@statesurveys.com.au
REFERENCE: 19347
DRAWN BY: NE



Item 8.1.3 - Attachment 1 - Plan of Division and Supporting Information



Preliminary Site Investigation

35-41 Lantana Drive, Parafield Gardens

27 November 2019



Level 3/117 King William Street Adelaide 5000
environmentalprojects.com.au
Phone +61 8 8470 9030

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EXECUTIVE SUMMARY

Environmental Projects were commissioned by M2 Custom Homes Pty Ltd to undertake a preliminary site investigation (PSI) – site history for 35-41 Lantana Drive, Parafield Gardens, South Australia (the site).

EP understood a PSI – site history was required prior to subdivision of the property for residential development.

Objectives of Investigation

The objectives of the PSI – site history were to:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination, with respect to the proposed sensitive land use.

Scope of Work

The scope of work was performed in accordance with EP's proposal dated 1 October 2019 and included research of current and historical land uses and associated activities undertaken at or adjacent to the site, in accordance with the ASC NEPM, to identify whether PCAs have occurred on or near the site.

Determination of Site Contamination

The PCA's identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to a sensitive land use are:

- fill or soil importation – low
- wastewater storage/disposal – low to negligible

Agricultural activities (d) intensive agriculture was the only PCA identified as having occurred offsite and was assessed as having a negligible risk to the proposed land use.

Activities of environmental significance identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use ranged from negligible to low (see Table 5-1 and Section 6)

The activities of environmental significance identified as having occurred offsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use was considered negligible (see Table 5-1 and Section 6).

Risk to Human Health and/or Environment

In accordance with the source-pathway-receptor relationship described in ASC NEPM, risk to human health and the environment from site contamination on a residential site may exist, however any contamination is likely to be localised to surficial soils in areas where contaminating activities were found to have occurred onsite. EP determined that site contamination may pose a low risk to the proposed residential development.



Summary of Conclusions and Recommendations

The PSI – site history identified two PCAs that potentially occurred onsite, however the risk of causing site contamination with respect to a residential land use was considered low and the findings did not preclude redevelopment for residential use.

These conclusions and recommendations must be read in conjunction with the limitations in Section 7.

1. INTRODUCTION

Environmental Projects (EP) were commissioned by M2 Custom Homes Pty Ltd (M2) to undertake a preliminary site investigation (PSI) – site history for 35-41 Lantana Drive, Parafield Gardens, South Australia (the site). A site location plan is provided as Figure 1, **Appendix A**.

EP understood a PSI – site history was required prior to subdivision of the property for residential development.

1.1 Assessment Objectives

The objectives of the PSI – site history were to:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination, with respect to the proposed sensitive land use.

2. SCOPE OF WORK

The scope of work was performed in accordance with EP's proposal dated 1 October 2019 and included:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, in accordance with the ASC NEPM, to identify whether PCAs have occurred on or near the site using:
 - information on previous site owners obtained from a lands titles search
 - published geological and topographic maps of the region
 - groundwater records obtained from the WaterConnect database
 - historical aerial photographic records
 - information on past uses from searches under Section 7 of the Land and Business (Sales and Conveyancing) Act 1994
 - interrogation of the South Australian Environment Protection Authority (EPA) Public Register Directory Site Contamination Index
 - local council records
 - anecdotal information on current and previous site activities obtained through a site interview
 - inspection of the site and description of current site condition
- development of an initial conceptual site model (CSM)
- preparation of this PSI – site history report.

While a Sands and McDougall Directory (State Library of South Australia) search was included in the proposal, the search was not undertaken during the assessment as the roads surrounding the site (e.g. Lantana Drive, Parafield Gardens) were not included in the historical records.

3. REGULATORY FRAMEWORK

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993* (EP Act 1993).

The EP Act 1993 defines site contamination in section 5B as follows:

- (1) *For the purposes of this Act, site contamination exists at a site if—*
 - (a) *chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and*
 - (b) *the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere (i.e. potentially contaminating activities (PCAs) (as defined in The Environment Protection Regulations 2009) or activities of environmental significance); and*
 - (c) *the presence of the chemical substances in those concentrations has resulted in—*
 - (i) *actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or*
 - (ii) *actual or potential harm to water that is not trivial; or*
 - (iii) *other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.*
- (2) *For the purposes of this Act, environmental harm is caused by the presence of chemical substances—*
 - (a) *whether the harm is a direct or indirect result of the presence of the chemical substances; and*
 - (b) *whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.*
- (3) *For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.*

Based on the above, to determine whether or not site contamination exists the first stage is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (ASC NEPM), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

Protection of groundwater in South Australia is regulated by various provisions in the *EP Act 1993* and by the *Environment Protection (Water Quality) Policy 2015* (WQEPP), which came into operation in December 2015. The WQEPP outlines the definition of environmental values of water in Part 1, Section 6 of the policy. If site contamination of groundwater is threatened or identified, EPA (2018) *Site Contamination: Guidelines for the assessment and remediation of site contamination* (The GAR) outlines the process of determining the relevant environmental values of groundwater for a site and the surrounding area. The GAR also provides guidance from the EPA on how it expects assessment and remediation of site contamination to be undertaken professionally and in accordance with the *EP Act 1993* and the *EP Regulations 2009*.

4. SITE HISTORY

4.1 Guidance Documents

The site history assessment was undertaken with reference to guidance provided in:

- Edwards J W., Van Alphen M and Langley A, 1994, Identification and Assessment of Contaminated Land: Improving Site History Appraisal, Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide.
- National Environment Protection Council 1999, National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) as amended 2013 Schedules B(1), B(4)
- Planning SA (2001) Site Contamination. Planning Advisory Notice 20 (PAN 20)
- Environment Protection Regulations, 2009.

4.2 Site Information

Table 4-1: Site Identification Details

Address	35-41 Lantana Drive, Parafield Gardens SA 5107
Allotment Reference	Allotment 27, Deposited Plan 63008
Certificate of Title (CT) Reference	CT Volume 5906 Folio 554
Approximate Site Area	27,260 m ²
Site Owner(s) as shown on CT	Antonio Marciano
Site Occupier	Vacant
Local Government Authority	City of Salisbury
Current Zoning	Residential
Current Land Use	Light agricultural
Proposed Land Use	Residential
Client	M2 Custom Homes Pty Ltd

4.3 Regional Setting

4.3.1 Topography

Regional topographic information obtained from the topographic basemap in SARIG indicates the site has an approximate elevation of between 6-8 m with respect to the Australian Height Datum (mAHD). The surrounding area is generally flat, with a gentle regional slope south west towards Gulf St Vincent.

4.3.2 Geology

Regional geology was reviewed via the Geologic Survey of South Australia—Adelaide 1:250,000 map (South Australian Government Department of Energy and Mining)) which indicates the near surface stratigraphy beneath the site comprises of Quaternary sediments from the Pooraka formation, described as unconsolidated red-brown poorly-sorted clayey sands with gravel conglomerate (Geoscience Australia 2019).

4.3.3 Hydrogeology

A search of the WaterConnect database was conducted on 23 October 2019 and identified 268 wells within a 2 km radius of the site. Tabulated data and a well distribution map are provided in **Appendix B**.

Table 4-2 summarises information for wells identified within the search radius.

Table 4-2: WaterConnect database search summary

Well Characteristic	Number of Wells	Description
Class	268	<ul style="list-style-type: none"> 262 water wells three dual water and engineering wells one dual water and monitoring well one engineering well one water point well
Purpose	187	<ul style="list-style-type: none"> 59 investigation 28 irrigation 19 observation 18 monitored aquifer recharge Nine monitoring Eight dual irrigation and stock Seven environmental six stock five dual domestic, irrigation and stock <p>three each for:</p> <ul style="list-style-type: none"> drainage dual monitored aquifer recharge and observation dual irrigation and observation <p>exploration</p> <p>domestic</p> <p>two each for:</p> <ul style="list-style-type: none"> dual investigation and monitored aquifer recharge

Well Characteristic	Number of Wells	Description
		<ul style="list-style-type: none"> dual domestic and irrigation One each for: <ul style="list-style-type: none"> river dual observation and stock dual monitored aquifer recharge and observation dual irrigation, observation and stock dual investigation and observation dual investigation, monitored aquifer recharge and observation dual industrial and stock dual exploration and investigation dual domestic and industrial
Status	142	<ul style="list-style-type: none"> 67 backfilled 35 operational 12 abandoned 12 dry Seven unknown Three not in use Three operational as required One rehabilitated One uncontrolled flowing
Relative standing water level (RSWL)	101	RSWL ranged from -40.77 mAHD at well 6628-3436 (drilled to an unknown depth) to 14 mAHD at well 6628-5189 (drilled to 40.23 mAHD in 2005)
Salinity	Recorded for 115 wells, ranging from 171 mg/L at well 6628-24538 to 14,308 mg/L at well 6628-6932	153 wells had no TDS recorded. Their locations are shown on Map 1, Appendix B . 48 wells TDS concentrations less than 1200 mg/L, their locations are shown on Map 2, Appendix B . 57 wells had TDS concentrations between 1200 mg/L and 3000 mg/L, their locations are shown on Map 3, Appendix B . 10 wells had TDS concentrations above 3000 mg/L, their locations are shown on Map 4, Appendix B .

The WQEPP identifies protected environmental values of water in TDS ranges which are summarised in Table 4-3.

Table 4-3: Summary of WQEPP TDS Ranges for Environmental Values of Groundwater

Underground water background TDS concentration	Applicable Environmental Values of Groundwater
Less than 1200 mg/L	<ul style="list-style-type: none"> drinking water for human consumption primary industries – irrigation and general water uses primary industries – livestock drinking water primary industries – aquaculture and human consumption of aquatic foods.
1200 mg/L or more, but less than 3000 mg/L	<ul style="list-style-type: none"> primary industries – irrigation and general water uses primary industries – livestock drinking water

Underground water background TDS concentration	Applicable Environmental Values of Groundwater
	<ul style="list-style-type: none"> primary industries – aquaculture and human consumption of aquatic foods.
3000 mg/L or more, but less than 13,000 mg/L	<ul style="list-style-type: none"> primary industries – livestock drinking water primary industries – aquaculture and human consumption of aquatic foods.

According to Table 4-2, it is possible groundwater in the area could be used for:

- drinking water for human consumption
- primary industries – irrigation and general water uses
- primary industries – livestock drinking water
- primary industries – aquaculture and human consumption of aquatic foods.

4.4 Certificate of Title History

A certificate of title (CT) search for the site was conducted on 29 October 2019 using Property Location Browser and SARIG. A copy of the current CT and a CT tree with details from each title is provided in **Appendix C**. The CT tree indicates the following regarding historical site ownership:

- the site was originally issued within a large parcel of land to Edward William Pitts, a gentleman, in 1872
- the site was transferred to The Honourable John Howard Angas, a member of the South Australian Legislative Council, in 1892
- in 1900, the site was transferred to the South Australian Deaf and Dumb Mission and Parafield Home for Aged and Infirm Deaf Mutes Incorporated, now known as the Royal South Australian Deaf Society (or Deaf Can Do). They retained the property until it was subdivided in 1958 and 1959
- Paolo Marciano, a gardener obtained the site in 1959. The site has been in the Marciano family since that date
- The current site owner Antonio Marciano, also a gardener, obtained the site in 1961 and subdivided a portion of the property in 2003.

Based on the certificate of title history it's likely the site has been used for agricultural purposes since the original land grant in 1872.

4.5 Aerial Photographs

Historical aerial photographs for 1949 to 1995 were obtained from Mapland. High definition satellite images were obtained from Mapland for 2005, 2010, 2015 and 2019. The aeriels are provided as **Appendix D**.

A review of each aerial photograph is provided in Table 4-4.

Table 4-4: Aerial Photograph Review

Image Date	Description	
	Onsite	Offsite
18/02/1949	The site appears to be vacant farmland.	The surrounding land appears to be vacant farmland. Unsealed roads are noted to the west and south west of the site.
03/01/1959	The site appears consistent with the previous image.	The surrounding land appears largely consistent with the previous image, except for the presence of some greenhouses and orchard to the south west and west of the site, and evidence of a residential subdivision to the north east of the site
15/11/1968	The site appears similar to previous image. Access tracks are noted running along the site boundaries, and onto the small portion of land adjacent the south eastern corner of the site.	The large parcel of land that contained the site appears to have been subdivided into smaller allotments for agricultural use. Most of the land to the east of the site appears to be being redeveloped for residential purposes. The land to the north, south and west appears to be mostly used for agricultural purposes, with a large presence of greenhouses, orchards and smaller crops across most of the properties. The block of land directly adjacent the eastern site boundary is vacant.
19/03/1979	The site appears similar to the previous image, with another access track noted running from the small portion of land adjacent the south eastern corner of the site, cutting across the site to the north and across the two agricultural properties to the north of the site boundary.	All land east of the site has been developed for residential use, except for a large block that remains vacant. Lantana drive is present adjacent the eastern site boundary. A small residential dwelling is present in the small portion of land adjacent the south eastern corner of the site. Greenhouses are present on the property adjacent the northern site boundary. The remaining land to the north, south and west appears similar to the previous image.
19/01/1987	The access tracks noted in the previous images are absent. A small shed is noted onsite and appears to join onto the residential property adjacent the south eastern corner of the site. Another small structure is noted in the south western corner of the site however it's use is unknown. The remaining land is vacant.	Land adjacent the southern boundary and north of the site appear to be undergoing residential development. An oval and tennis courts are noted on the previously vacant large block, indicating the area is used for recreational purposes. The remaining land is similar to the previous image.
26/09/1995	The site appears similar to the previous image, with some trees noted along the southern boundary. Some large vegetation is noted around the structure in the south western corner of the site.	The surrounding land appears similar to the previous image, with further residential development noted to the north and south of the site. A potential commercial/industrial property is noted to the south west of the site, on the western site of Martin's road.
24/01/2005	A small orchard is noted in the north eastern corner of the site, with a greenhouse/glasshouse noted to the north west of the orchard along the northern site boundary. Two large trees are noted in the southern half of the centre of the site. Some	The land directly adjacent the western site boundary and an additional property to the north of the site are undergoing residential development. The remaining surrounding land appears similar to the previous image.

Image Date	Description	
	Onsite	Offsite
	smaller trees are noted in the south eastern corner of the site however they don't appear to be laid out in the same organised formation as the orchard in the north eastern corner.	
08/02/2010	The site appears similar to the previous image.	The surrounding land appears similar to the previous image, with further development of the commercial/industrial property to the south west of the site, and additional residential development further west of the site.
17/12/2015	The site appears similar to the previous image, with some additional trees scattered across the northern portion, and a potential stockpile noted in the centre of the site.	Similar to the previous image, with additional development of the industrial property to the south west (including storage of vehicles and waste), additional industrial development to the south west, and further residential development to the west.
05/07/2019	Similar to the previous image, with an additional row of trees visible next to the established orchard in the north eastern corner of the site.	Similar to the previous image, with further residential development to the west of the site, and additional industrial development to the south west.

In summary:

- the site was originally a part of a large parcel of vacant land, that was subdivided between 1959 and 1968. It's likely the land between the western site boundary and Martins road (located west of the site) was part of the same property as the site until it was developed for residential use between 1995 and 2005
- the site has likely been used for broad acre agricultural purposes since at least 1949, with a single greenhouse and a small orchard present onsite since 2005. The size of the greenhouse and orchard suggests it's unlikely the site was used to grow commercial quantities of fruits and/or vegetables
- the surrounding land was primarily agricultural land before being gradually developed for residential use. Development to the east of the site was conducted between 1959 and 1987, spreading further west from 1987. In 2019, most of the land surrounding the site is used for residential purposes
- it's likely the site was joined to, or used in conjunction with, the agricultural properties adjacent the northern boundary until at least 1979
- an industrial property that appears to store cars and other unknown material is present approximately 350 m to the south west of the site. An additional industrial precinct is present approximately 600 m south west of the site.

4.6 SA EPA Searches

4.6.1 Section 7 Search

A search of the Environment Protection Authority's (EPA) Public Register under section 7 of the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. A copy of the search results is provided in **Appendix E**. The search results indicated, that as of 21 October 2019:

- there were no mortgages, charges or prescribed encumbrances affecting the site under the relevant section of the Environment Protection Act 1993
- no license or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979 (repealed), the Waste Management Act 1987 (repealed) or the Environment Protection Act 1993
- the EPA Public Register did not hold any information relating to:
 - material or serious environmental harm caused or threatened in the course of an activity
 - site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
 - environment assessment report(s) or site contamination audit report(s).

4.6.2 Site Contamination Index

The EPA maintains a searchable database on its website of key notifications made to the EPA regarding site contamination, called the Site Contamination Index. A search of the index was conducted on 24 October 2019. The EPA held 44 notifications in the suburbs of Parafield Gardens, Globe Derby Park, Parafield and Greenfields that were within a 2 km radius of the site. A copy of the search results is provided in **Appendix F**.

Notifications within a 500 m radius of the site are summarised in Table 4-5.

Table 4-5: Site Contamination Index Results Within a 500m Radius of the Site

EPA Notification Number	Notification Type	Address	Potentially Contaminating Activity(ies)	Direction and Approximate Distance from Site
13155	Pre July 2009 Audit Notification	Allotments 50 and 51 Martins Road, Parafield Gardens SA 5107	Not recorded	210 m north west
13155 – 001	Pre July 2009 Audit Report	Allotments 50 and 51 Martins Road, Parafield Gardens, SA 5107	Not recorded	
60329 – 01	Section 83A Notification	Lot 501 & 141 Ryans Road; Lot 502 Rundle Road; 692-694 & 722 Port Wakefield Rd; 289-299 Martins Road, Parafield Gardens SA 5107	Not recorded	Unknown

EPA Notification Number	Notification Type	Address	Potentially Contaminating Activity(ies)	Direction and Approximate Distance from Site
12359	SAHC	289 - 299 Martins Road, Parafield Gardens SA 5107	Drum reconditioning or recycling works	260 m north west

4.7 Local Government

A local government enquiry for information relating to the site was submitted by email to City of Salisbury Council on 16 October 2019. Mr. Samuel Ondeyo, a development officer, indicated:

- council held two approved land divisions (DA 361/1342/1999/LD in 1999 and 361/1879/2003/LD in 2003) of which can no longer be acted upon as it has been over three years since they received full approval
- council received complaints regarding burning of branches and dumping of rubbish on the property
- council also held records of a request to prune trees.

4.8 Site Inspection and Interviews

EP conducted a site inspection and site interview with Mr. Rob Marciano on 30 October 2019. Features identified during the inspection are shown on Figure 2, **Appendix A**. Photographs taken during the site inspection are included as **Appendix G**.

4.8.1 Site Inspection

Onsite

- The site and surrounding land were flat
- The site was predominantly covered in grasses (Photo 1, **Appendix G**), with a small olive grove (Photos 2 and 3, **Appendix G**), a single row of grape vines (Photo 4, **Appendix G**) and a group of larger gum trees (Photos 4 and 5, **Appendix G**) noted on the eastern half of the site. A few trees were scattered across the southern half of the site
- There was evidence of soil tilling across the entirety of the site surface (Photo 1, **Appendix G**)
- A driveway running from Lantana drive along the southern site boundary to the sheds appeared once as a gravel driveway, potentially imported clean gravel (Photo 6, **Appendix G**), however no other evidence of imported fill was noted across site
- Two sheds and a chicken coop were noted onsite:
 - Shed 1 (Photo 7, **Appendix G**) was locked at the time of the inspection, however had a bare soil floor, and appeared to be used for storage. Irrigation piping and one 20 L container of engine oil was noted through a crack in the shed wall. The shed appeared to be made of corrugated iron in reasonable condition. No visible asbestos was noted

- Shed 2 (Photo 8, **Appendix G**) was locked at the time of the inspection, however appeared to have a concrete floor and was used to store a tractor. The shed appeared to be made of corrugated iron in reasonable condition. No visible asbestos was noted
- The chicken coop (Photo 9 – 11, **Appendix G**) had a bare soil floor and appeared to be made of corrugated iron in reasonable condition. No visible asbestos was noted
- A dilapidated glasshouse was noted along the northern site boundary. Only the wooden skeleton remained standing, with all walls and roofing material having been removed (Photo 12 and 13, **Appendix G**)
- A dilapidated outhouse was noted between the olive grove and the glasshouse, with demolition debris believed to have originated from the glasshouse noted surrounding the outhouse (Photos 14 and 15, **Appendix G**)
- Five organised storage piles (Photos 16 - 20, **Appendix G**) were noted on the western side of the sheds, containing fencing material, concrete piping, concrete pillars, corrugated iron, metal roofing supports, bricks, pallets, timber, buckets, roofing tiles, empty 20 L engine oil containers with lids screwed on, chicken wire and other metal waste
- A stockpile of organic material (trimmed branches from olive and gum trees) (Photos 1 and 21, **Appendix G**) was noted in the centre of the site. No visible evidence of burning of waste was noted onsite
- An old empty steel drum was noted outside the doorway to shed 1. No evidence of soil staining was noted around the drum (Photo 7, **Appendix G**)
- A tap connected to mains water was noted on the northern side of shed 1 (Photo 7, **Appendix G**). The mains water pipeline was aboveground and ran along the northern side of the driveway from Lantana Drive (Photo 22, **Appendix G**). No other services were noted onsite
- No transformers, substations, pits, sumps, wells, septic systems, incinerators or visible asbestos was noted during the site inspection.
- No storage of hazardous materials was noted onsite, however minor storage of engine oil is possible inside the sheds.

Adjacent Land Uses

The adjacent land uses noted during the site inspection (supported with the desktop research findings) include:

- north: agricultural adjacent the northern boundary, with residential beyond. The property appears to join onto the site, with the boundary fence only running half the length of the northern boundary (Photos 23 and 24, **Appendix G**)
- south: residential, with Lantana Kindergarten and more residential beyond
- east: Lantana Drive, with residential beyond
- west: residential with Martins road beyond.

Offsite

- The remaining surrounding land is used for residential purposes (Photos 25 and 26, **Appendix G**). No evidence of illegal dumping of rubbish originating from the residential properties was noted onsite.

Sensitive Receiving Environments

No sensitive receiving environments were noted onsite.

4.8.2 Interviews

Mr. Rob Marciano indicated:

- the site is owned by his father (Antonio Marciano), and was previously owned by his grandfather (Paolo Marciano)
- the site was used as farmland prior to his grandfather purchasing the site
- his uncle still owns the property adjacent the northern site boundary
- Antonio Marciano's property used to extend to Martins road, however he subdivided the western portion for residential use around 2005
- the site was rarely used for agricultural purposes until Antonio Marciano sold the western portion. Most of the family's agricultural use of the land was within the western portion of the block that was subdivided
- the glasshouse was used for growing tomatoes for family use however it hasn't been used for approximately 10 years
- the olive trees are productive. Two new rows of olive trees were planted approximately two years ago
- Antonio Marciano planted a single row of grape vines approximately a year ago
- Shed 1 has a bare floor and is used for storage of equipment, including irrigation piping, bags of concrete and glass from the glasshouse
- Shed 2 is used for the storage of the tractor and had a concrete floor. He indicated there may be some minor storage of oil for use in the tractor, however all servicing of the tractor is completed offsite
- the organics stockpile was created from the pruning of the olive and gum trees onsite. He indicated no burning of wood occurs onsite due to council regulations, as the site is too small. If they do need to burn material, it's usually dragged onto his uncles property to the north as the land is larger
- Mr Marciano was not aware of importation of any fill onto site
- he was not aware of the use of any pesticides or herbicides onsite
- he indicated no fuel is stored onsite but the odd tin is brought onto site when the tractor needs filling
- he had no knowledge of any fuel or chemical spills

- he indicated most of the storage piles had been present onsite for a while, as his father and grandfather were not the type of people to throw things away. Some of the building items on top had been brought to site more recently from some of their other construction sites.

4.9 Historical Overview

- The site was a part of a large parcel of land likely used for farming.
- The site was used as farmland prior to being obtained by the Marciano family.
- The greenhouse and olive trees are used for family purposes and not to grow commercial produce.
- Two sheds are present onsite, one of which contains a bare soil floor. The sheds were both locked during the site inspection but appeared to be used for storage of building materials and a tractor.
- Some storage piles were noted to the west of the two sheds and generally consisted of inert materials.
- Some empty 20L containers of engine oil were noted within the storage piles and inside the shed but appeared secured with lids screwed on. City of Salisbury council had received complaints of burning branches onsite.

5. PRELIMINARY CONCEPTUAL SITE MODEL

5.1 Potentially Contaminating Activities and Activities of Environmental Significance

5.1.1 Onsite PCAs

The following PCA's (as defined in the *Environment Protection Regulations 2009*) (PCA's) were identified onsite during the site history assessment as possibly occurring:

- Fill or soil importation
 - Within the driveway, potentially beneath sheds and potentially brought to site with waste stockpiles
- Wastewater storage/disposal
 - Use of the outhouse is likely to have introduced waste nutrients to the soil (septic system), however it's likely that any contamination due to this activity will be localised to the outhouse area.

5.1.2 Offsite PCAs

The following PCA's were identified offsite during the site history assessment:

- Agricultural activities (d) intensive agriculture
 - The site is within a former agricultural area. Details on specific agricultural activities that were undertaken on adjacent properties is unknown.

5.1.3 Onsite Activities of Environmental Significance

Other activities of environmental significance that may have occurred onsite include:

- Glass house and orchard
 - Growing of tomatoes within the glasshouse and orchard spraying may have caused localised contamination to surficial soils onsite
- Minor chemical storage
 - storage within sheds, around the glasshouse and outhouse and within the waste stockpiles may have resulted in minor contamination to surficial soils
- General application of pesticides and herbicides
 - application during regular site maintenance activities may have resulted in residual chemicals in soil onsite, particularly beneath or around the sheds, along fence lines or the driveway and within the orchard
- Storage of building debris/waste
 - Storage of waste stockpiles onsite may have caused contamination to surficial soils, however any contamination due to these activities is likely to be localised to the storage areas
- Burning of organic waste
 - Council records burning of materials may have occurred onsite. Burning of organic waste may have caused contamination to surficial soils

5.1.4 Offsite Activities of Environmental Significance

Other activities of environmental significance that may have occurred offsite include:

- Market garden
 - The site is within a former agricultural area, with some glasshouses still present on properties north of the site.
- Burning of building debris/waste
 - Burning of organic waste offsite may have resulted in ash coming to rest on the site, causing contamination to surficial soils.

5.2 Proposed Site Use

The site is proposed for residential development.

5.3 Conceptual Site Model

For a potential unacceptable risk to human health or the environment to exist relative to site contamination, the relationship in Figure 5-1 must be satisfied.



Figure 5-1: Source, Pathway, Receptor Relationship

Where the source is of insufficient toxicity, or there is no complete exposure pathway, or there is no receptor, then the potential for unacceptable risk does not exist. Toxicity to a receptor may be realised via acute (short-term) or chronic (long-term) exposure.

The conceptual site model (CSM) provided as Figure 5-2 was prepared for consideration and interpretation of potential exposure risks to onsite and offsite receptors.

The following information has been used to create Figure 5-2:

- PCAs and activities of environmental significance identified Section 5.1 are included as the known or potential primary sources of contamination
- the proposed residential development and surrounding land use to consider known or potential receptors.

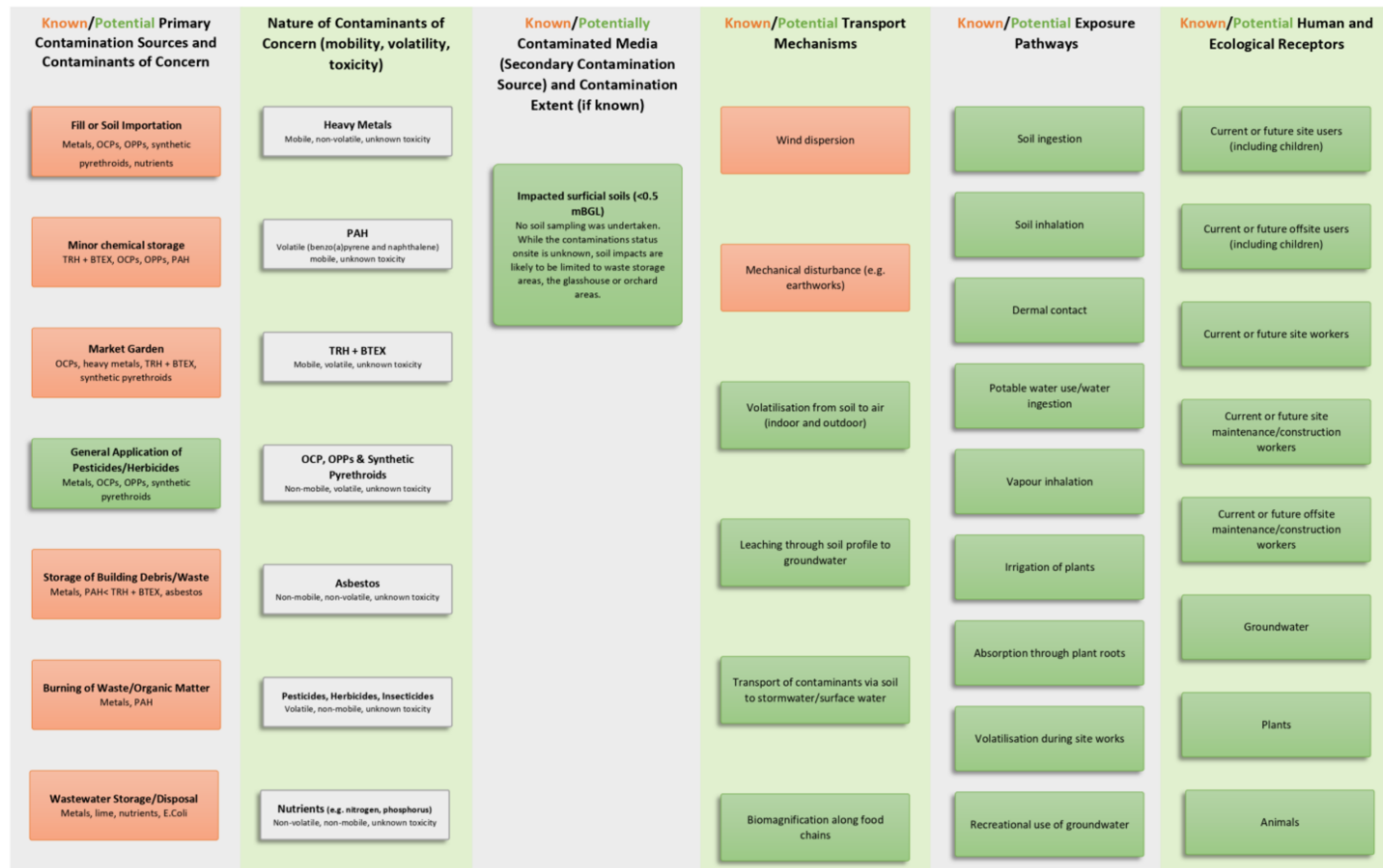


Figure 5-2: Initial Conceptual Site Model

5.4 Data Gap Analysis

No chemical assessment has been undertaken, therefore the extent of any soil contamination onsite is unknown.

5.5 Risk Analysis

Table 5-1 summarises:

- the potential risk of a complete source-pathway-receptor link (i.e. risk to human and ecological receptors)
- a discussion of risk from each of the identified PCAs and activities of environmental significance to the proposed land use.



Table 5-1: Potential Risk of a Complete Exposure Pathway and Potential Risk to Proposed Land Use

PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Fill or soil importation	Soil and groundwater assessment have not been undertaken therefore the source may be of sufficient toxicity to cause harm.	<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact potable water use/ingestion vapour inhalation irrigation of plants 	Yes	<ul style="list-style-type: none"> importation of fill may have occurred within the driveway and potentially beneath sheds, or brought to site with waste stockpiles a complete exposure pathway exists no soil sampling has been undertaken therefore contaminant toxicity is unknown if present, contamination is likely to be isolated to the driveway, shed and stockpile areas may pose an unacceptable risk to human health or the environment in surficial soils in these areas. 	Low
Wastewater storage/disposal		<ul style="list-style-type: none"> absorption through plant roots volatilisation during site works recreational use of groundwater 	Yes	<ul style="list-style-type: none"> use of the outhouse is likely to have introduced waste nutrients to the soil a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to the outhouse area may pose an unacceptable risk to human health or the environment in the outhouse area. 	Low to negligible
Market Garden			Yes	<ul style="list-style-type: none"> a glasshouse and orchard still present onsite. Site interview indicated they were both only ever utilised for personal use. There is a low potential for agricultural practices onsite to have impacted surficial soils a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown 	Low



PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Minor chemical storage			Yes	<ul style="list-style-type: none"> if present, contamination is likely to be isolated to surficial soils beneath the glasshouse and the orchard may pose an unacceptable risk to human health or the environment. 	
General application of pesticides and herbicides			Yes	<ul style="list-style-type: none"> engine oil containers were noted within sheds, around the glasshouse and outhouse, and within the waste stockpiles, therefore it's possible minor volumes of chemicals may have been stored onsite while unlikely, minor chemical storage may have resulted in minor contamination to surficial soils a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to surficial soils beneath the sheds and stockpile areas may pose an unacceptable risk to human health or the environment. 	Low to negligible
				<ul style="list-style-type: none"> application during regular site maintenance activities may have resulted in residual chemicals in soil onsite, particularly beneath or around the sheds, along fence lines or the driveway and within the orchard while unlikely, minor chemical storage may have resulted in minor contamination to surficial soils no soil sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contaminants are likely to be isolated to surficial soils 	Negligible

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PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Storage of building debris/waste			Yes	<ul style="list-style-type: none"> the activity may pose an unacceptable risk to human health or the environment. storage piles were noted on the western site of the sheds and around the outhouse and generally consisted on inert building materials while unlikely, stockpiles may have caused contamination to surficial soils in these areas no soil sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contaminants are likely to be isolated to surficial soils the activity is considered not to pose an unacceptable risk to human health or the environment. 	Low
Burning of organic waste		<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact 	Yes	<ul style="list-style-type: none"> an organics stockpile was noted during the site inspection and council indicated they had received complaints about burning of branches onsite. Areas where burning may have occurred onsite is unknown and no observations were noted during the site inspection burning of organic waste on or offsite may have resulted in contamination to surficial soils onsite no soil sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contaminants are likely to be isolated to surficial soils the activity is considered to pose a low unacceptable risk to human health or the environment. 	Negligible
Offsite					



PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
Agricultural activities (d) intensive agriculture	Soil and groundwater assessment have not been undertaken; therefore the source may be of sufficient toxicity to cause harm.	<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact potable water use/ingestion vapour inhalation irrigation of plants absorption through plant roots 	Yes	<ul style="list-style-type: none"> the site is within a former agricultural area. Details on specific agricultural activities that were undertaken on adjacent properties is unknown while unlikely, there is a potential for offsite agricultural practices to have impacted surficial soils onsite a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to surficial soils may pose an unacceptable risk to human health or the environment in the outhouse area. 	Negligible
Market Garden		<ul style="list-style-type: none"> volatilisation during site works recreational use of groundwater 	Yes	<ul style="list-style-type: none"> the site is within a former agricultural area. While unlikely, there is a potential for offsite agricultural practices to have impacted surficial soils onsite a complete exposure pathway exists no soil or groundwater sampling has been undertaken, therefore the contaminant toxicity is unknown if present, contamination is likely to be isolated to surficial soils this activity may pose an unacceptable risk to human health or the environment. 	Negligible
Burning of organic waste		<ul style="list-style-type: none"> soil ingestion soil inhalation dermal contact 	Yes	<ul style="list-style-type: none"> site interview suggested organics are burnt offsite, therefore while unlikely, burning of organic waste offsite may have resulted in contamination to surficial soils onsite no soil sampling has been undertaken, therefore the contaminant toxicity is unknown 	Negligible

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PCA or activity of Environmental Significance (potential source)	Does a potential contamination source of sufficient toxicity to cause harm exist?	Potential pathway	Does a complete pathway to a receptor potentially exist?	Discussion of risk of a complete exposure pathway and risk to proposed land use	Risk the activity has caused site contamination with respect to the proposed land use
				<ul style="list-style-type: none"> if present, contaminants are likely to be isolated to surficial soils the activity may pose an unacceptable risk to human health or the environment. 	

6. CONCLUSIONS AND RECOMMENDATIONS

The objectives of the PSI – site history were to:

- research current and historical land uses and associated activities undertaken at or adjacent to the site, to identify whether potentially contaminating activities (PCAs) have occurred at or near the site
- provide a desktop assessment of risk with respect to the likelihood that PCAs could have caused site contamination, with respect to the proposed sensitive land use.

Based on the results of the PSI – site history:

- the site was a part of a large parcel of land likely used for farming
- the site was used as farmland prior to being obtained by the Marciano family
- the greenhouse and olive trees are used for family purposes and not to grow commercial produce
- two sheds are present onsite, one of which contains a bare soil floor. The sheds were both locked during the site inspection but appeared to be used for storage of building materials and a tractor
- some storage piles of generally inert wastes were noted to the west of the two sheds
- some empty 20L containers of engine oil were noted within the storage piles and inside the shed but appeared secured with lids screwed on
- city of Salisbury council had received complaints of burning branches onsite.

The PCA's identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to a sensitive land use are:

- fill or soil importation – low
- wastewater storage/disposal – low to negligible

Agricultural activities (d) intensive agriculture was the only PCA identified as having occurred offsite and was assessed as having a negligible risk to the proposed land use.

The activities of environmental significance identified as having occurred onsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use are:

- market garden – low
- minor chemical storage – low to negligible
- general application of pesticides and herbicides – negligible
- storage of building debris/waste – low
- burning of organic waste – negligible

The activities of environmental significance identified as having occurred offsite, and the corresponding risk that the activity may have caused site contamination with respect to the proposed land use are

- market garden – negligible
- burning of organic waste – negligible

In accordance with the source-pathway-receptor relationship described in ASC NEPM, risk to human health and the environment from site contamination on a residential site may exist, however any contamination is likely to be localised to surficial soils in areas where contaminating activities were found to have occurred onsite. EP determined that site contamination may pose a low risk to the proposed residential development.

The PSI – site history identified two PCAs that potentially occurred onsite, however the risk of causing site contamination with respect to a residential land use was considered low and the findings did not preclude redevelopment for residential use.

These conclusions and recommendations must be read in conjunction with the limitations in Section 7.

7. LIMITATIONS

Scope of Services

This environmental site assessment report (“the report”) has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the client and Environmental Projects (“scope of services”). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints

Reliance on Data

In preparing the report, Environmental Projects has relied upon data, surveys, analyses, designs and plans as well as any other information provided by the client and other individuals and organisations, most of which are referred to in the report (“the data”). Except as otherwise stated in the report, Environmental Projects has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (“conclusions”) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Environmental Projects will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Environmental Projects.

Environmental Conclusions

In accordance with the scope of services, Environmental Projects has relied upon the data and conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling techniques can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and



are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Client

The report has been prepared for the benefit of the client and no other party. Environmental Projects assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitations matters arising from any negligent act or omission of Environmental Projects or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusion and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

Environmental Projects will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Appendix A

Figures

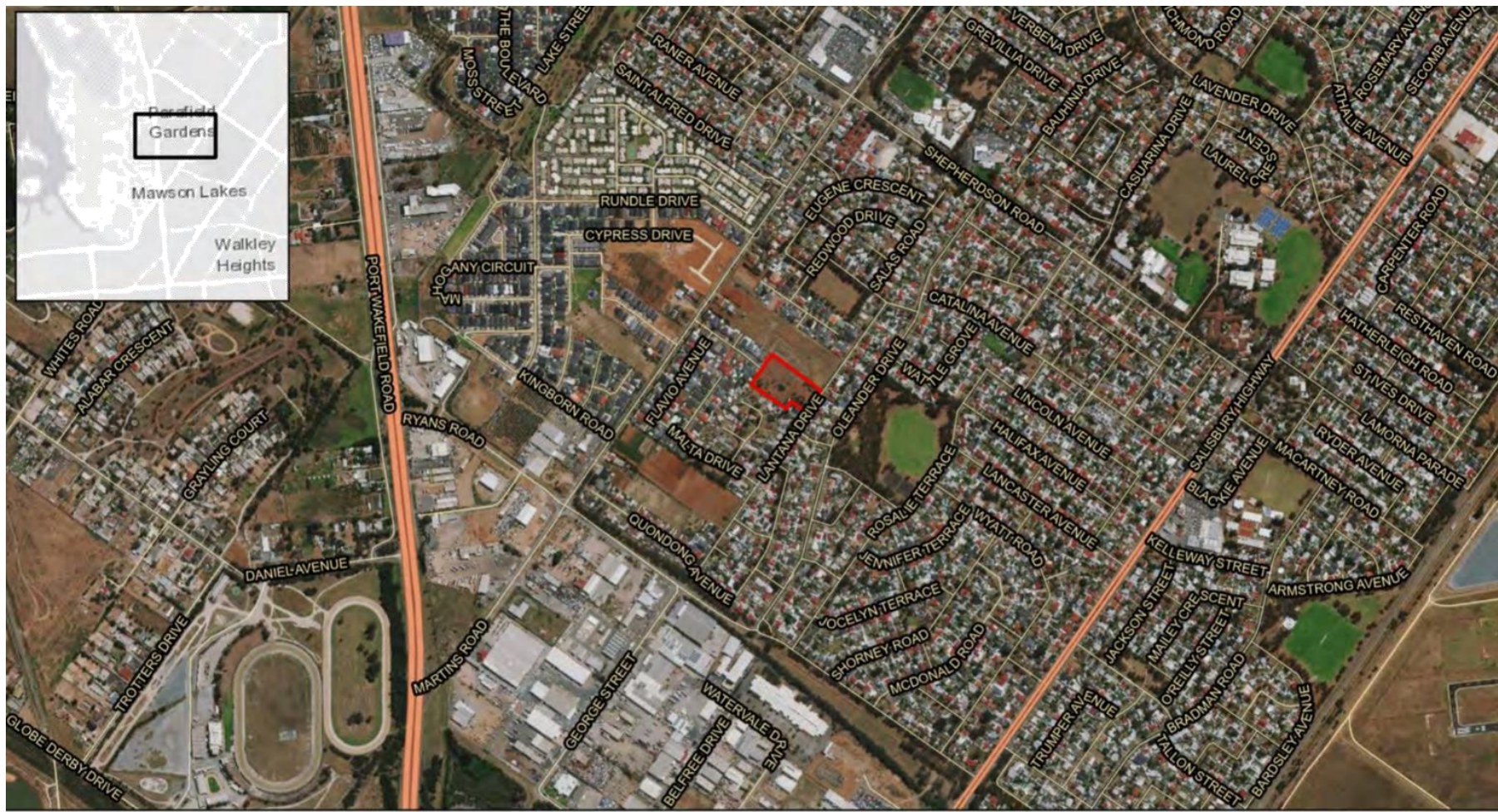


Figure 1

Site Location Plan
 Lot 27 Lantana Drive
 Parafield Gardens SA 510

0.5 1 km



Approximate site boundary
 Map extent

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

environmental projects 

Level 3, 117 King William Street
 Adelaide 5001

Author: Amelia Noel
 Date: 23/10/2019

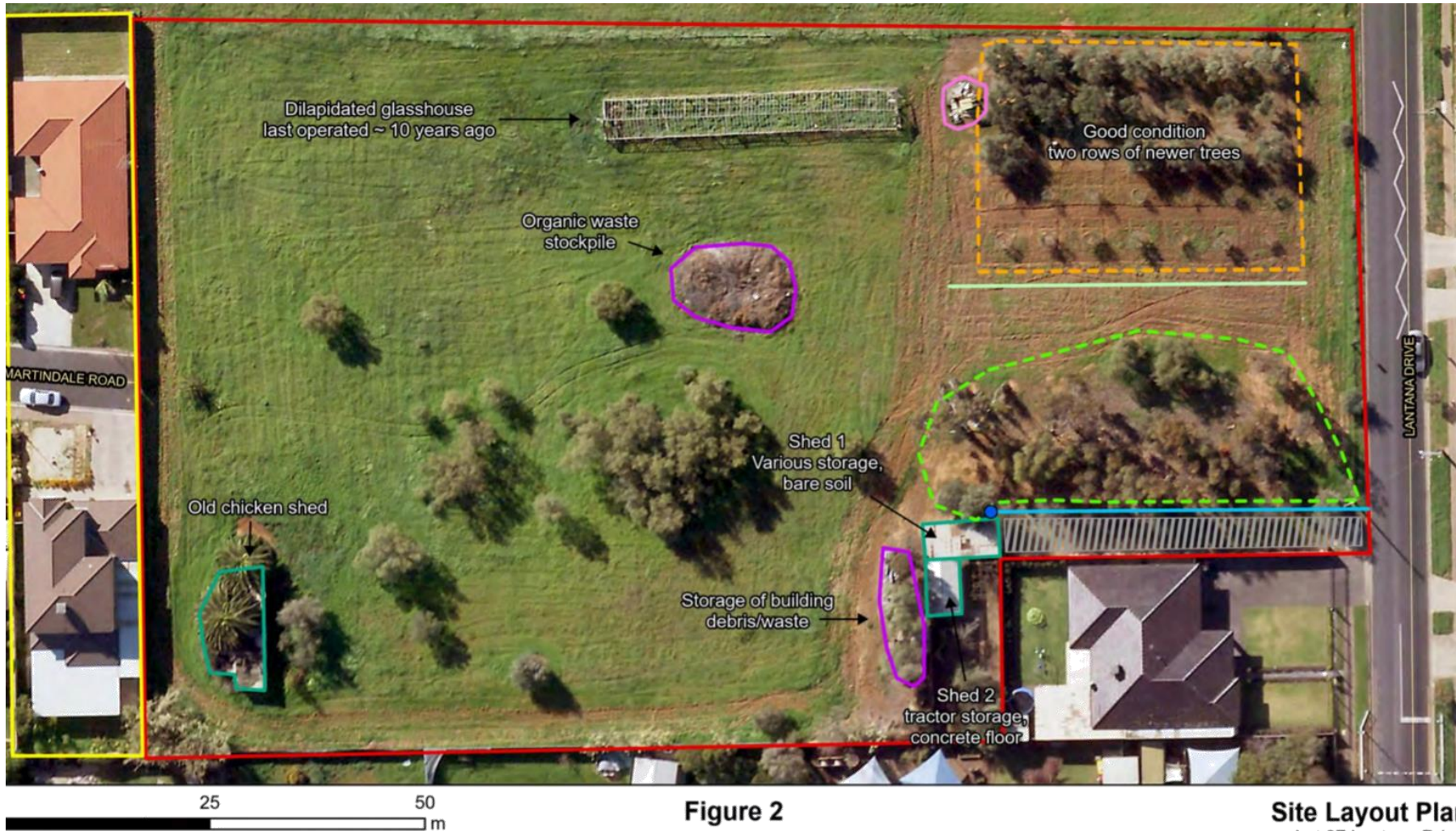


Figure 2

Site Layout Plan
Lot 27 Lantana Drive
Parafield Gardens SA 510



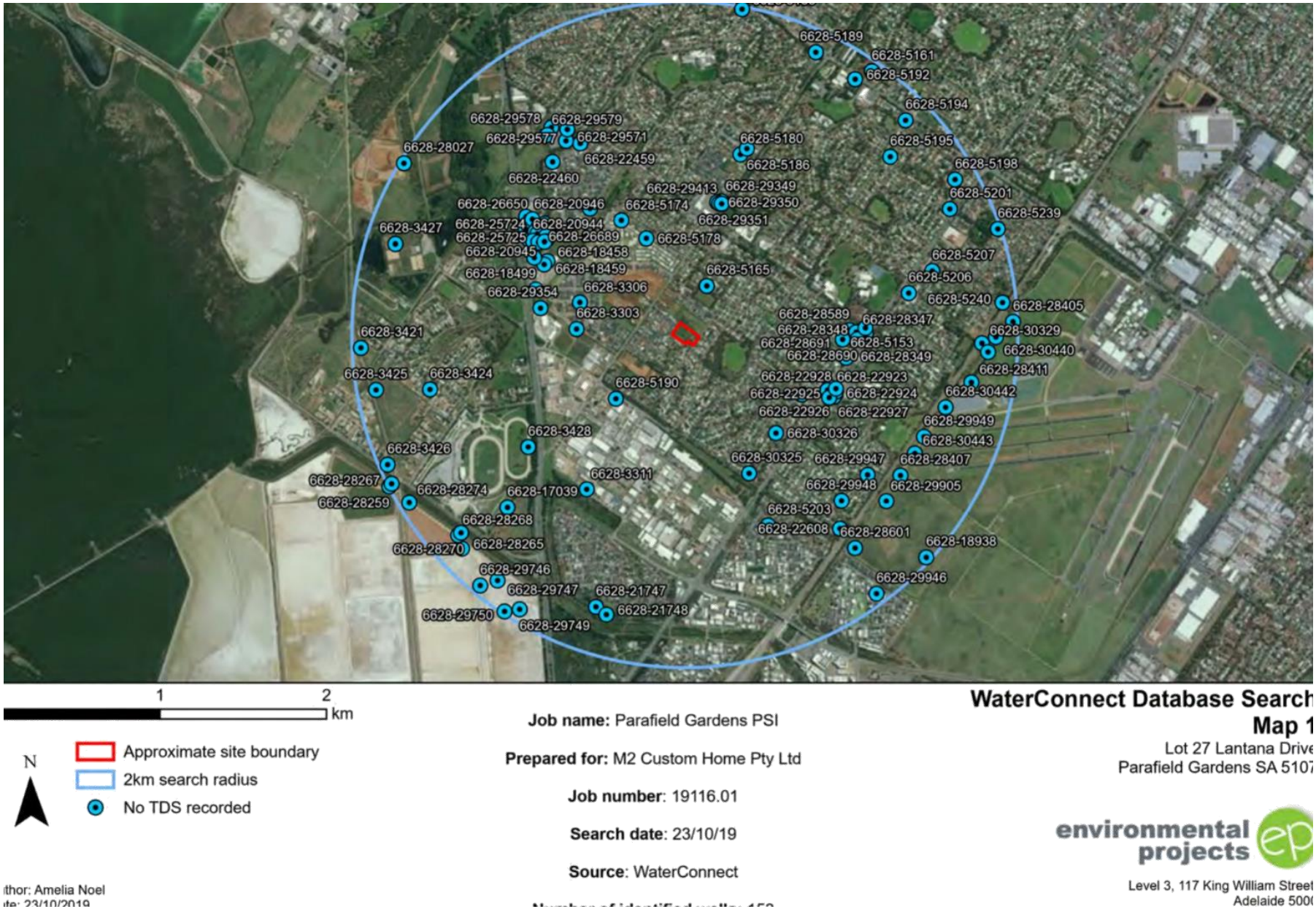
Job name: Parafield Gardens PSI
Prepared for: M2 Custom Home Pty Ltd
Job number: 19116.01

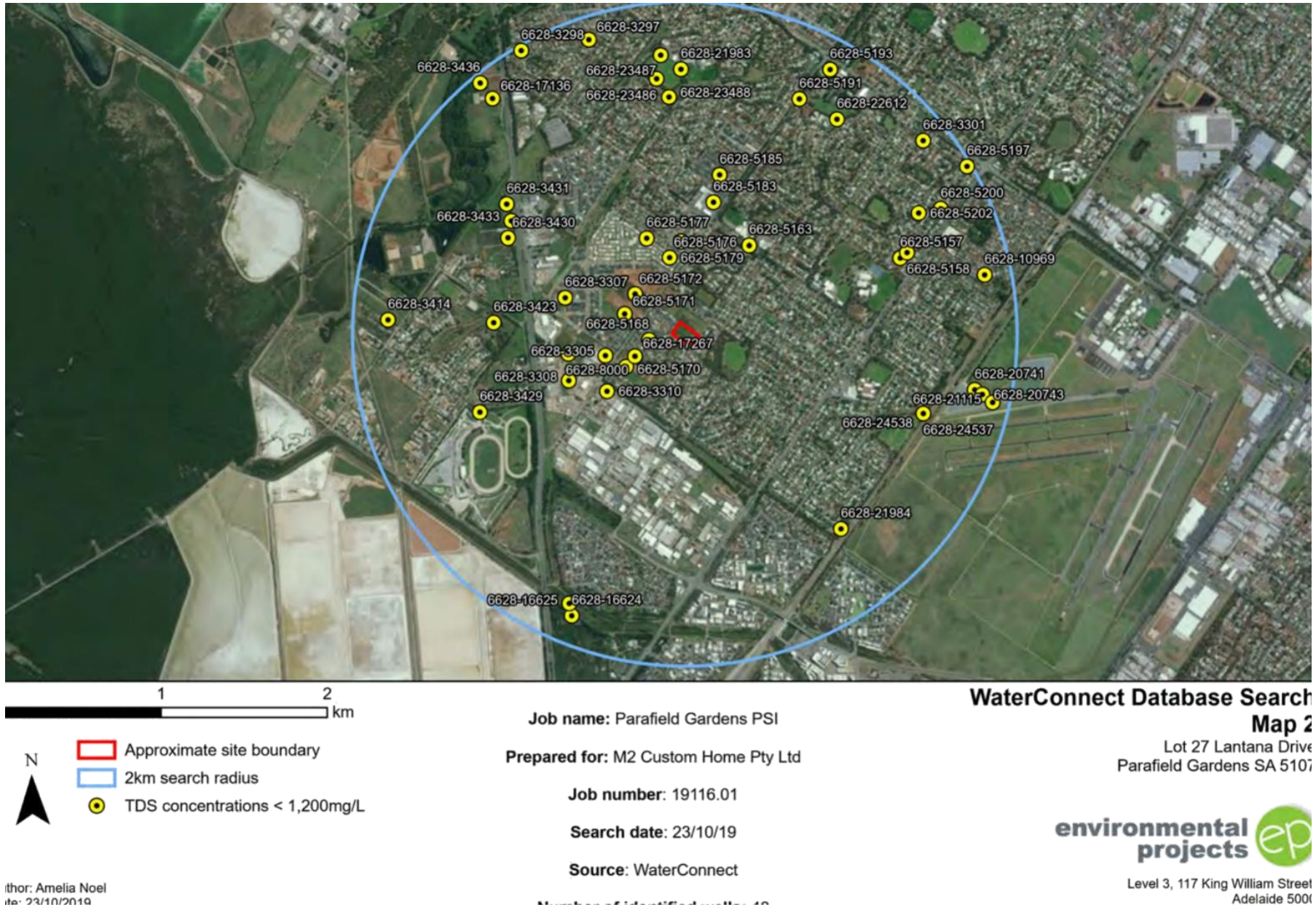
environmental projects
Level 3, 117 King William Street
Adelaide 5001

Item 8.1.3 - Attachment 1 - Plan of Division and Supporting Information

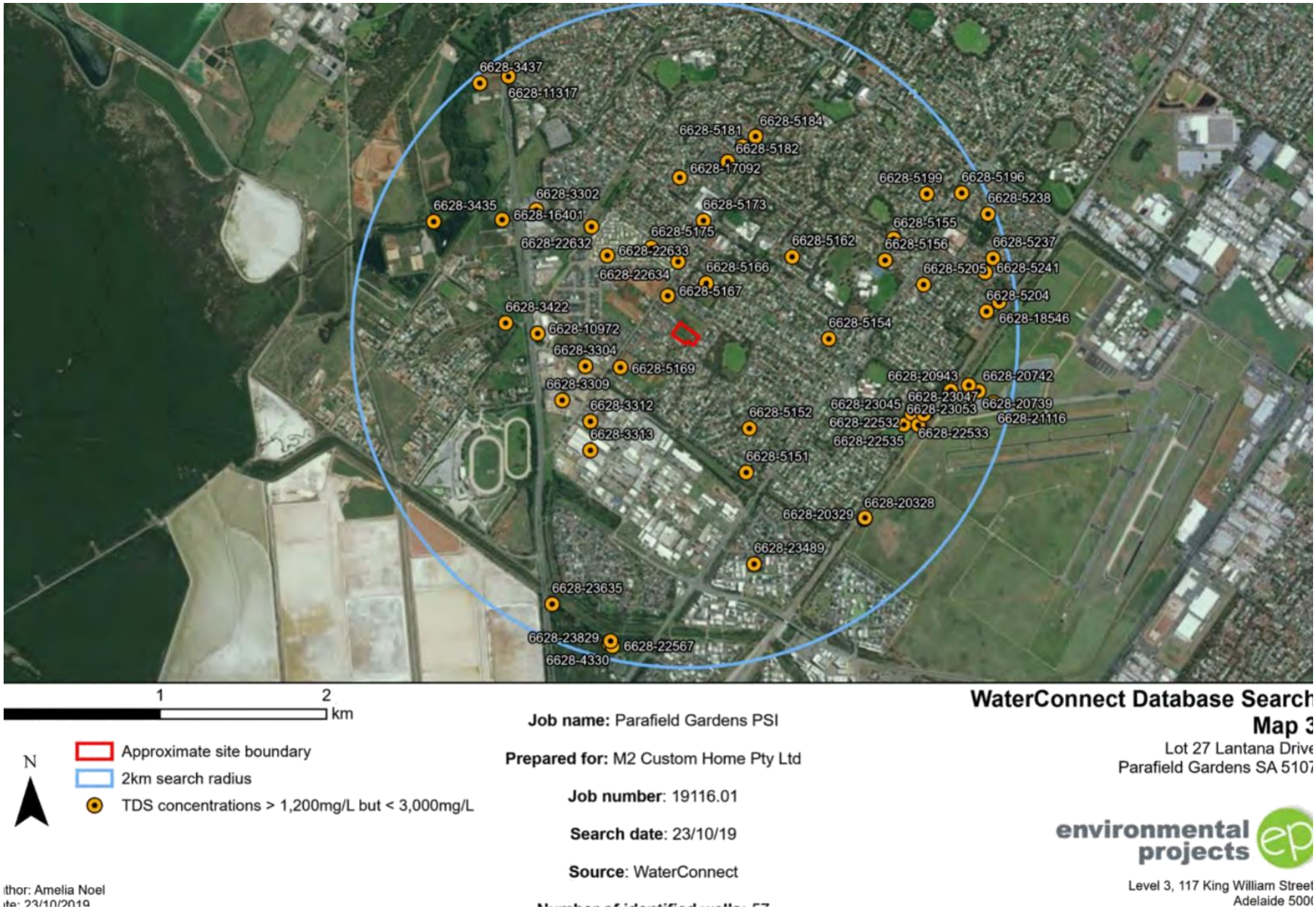
Appendix B

WaterConnect Search Results





Item 8.1.3 - Attachment 1 - Plan of Division and Supporting Information





1 2
km



- Approximate site boundary
- 2km search radius
- TDS concentrations > 3,000mg/L

Author: Amelia Noel
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Search date: 23/10/19

Source: WaterConnect

Number of identified wells: 10

WaterConnect Database Search
Map 4

Lot 27 Lantana Drive
Parafield Gardens SA 5107

environmental projects 

Level 3, 117 King William Street
Adelaide 5001



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-3297	WW	IRR			Tomw(T1)	137.16	21/07/1959				694	1260	5/08/1986	7.7	5/08/1986	11.36	17/03/1967	280410.4	6149637.9	54
6628-3298	WW	IRR	BKF	7/06/1996	Tomw(T1)						745	1351	5/08/1986	7.7	5/08/1986	11.37	1/01/1962	280003.42	6149571.9	54
6628-3301	WW	OBSSTK			Tomw(T1)	124.97	1/06/1941	32.8	-23.49	11/01/1975	805	1460	15/07/1949			7.58	14/04/1967	282422.51	6149029.8	54
6628-3302	WW	DOMIND	OPR		Qpah			4.57	1.43	11/02/1969	1415	2556	11/02/1969	8	11/02/1969	0.91	11/02/1969	280095.38	6148614.9	54
6628-3303	WW	IRRSTK			Qpah			3.35	1.65									280337.35	6147901.8	54
6628-3304	WW	DOMIRR, STK	ABD	23/09/2004	Qpah						1476	2665	14/04/1949			0.63	14/04/1949	280390.39	6147678.9	54
6628-3305	WW	IRROBS	BKF	9/12/2005	Tomw(T1)		17/11/1956	3.27	1.73	24/05/1974	1010	1830	24/05/1976	8	24/05/1976	12.63	24/10/1962	280509.76	6147737.5	54
6628-3306	WW				Qpah													280357.42	6148061.9	54
6628-3307	WW	IRR	BKF	10/08/2006	Tomw(T1)	118.87	1/01/1958	2.74	2.26	13/06/1974	1151	2083	6/06/2006	7.7	5/08/1986	12.63	13/06/1974	280267.76	6148085.5	54
6628-3308	WW	IRR	UKN		Tomw(T1)	112.78	1/01/1962	2.44	1.56	25/08/1967	1139	2062	19/01/1962			6.31	18/01/1962	280289.39	6147586.9	54
6628-3309	WW	DOM			Qpah			1.22	2.78	31/10/1962	2015	3625	31/10/1962					280251.35	6147473.9	54
6628-3310	WW				Qpah			0	6	22/01/1935	1099	1991	22/01/1935			2.53	22/01/1935	280519.38	6147522.8	54
6628-3311	WW				Tomw(T1)			0	4							1.89		280398.38	6146938.9	54
6628-3312	WW		ABD		Qpah						1719	3099	18/01/1952			6.31	18/01/1952	280420.39	6147346.8	54
6628-3313	WW	DOMIRR, STK	OPR		Qpah			9.14	-4.14	30/10/1961	2515	4509	30/10/1961			3.79	30/10/1961	280420.34	6147172.8	54
6628-3414	WW	IRROBS, STK	BKF	25/09/1998	Tomw(T1)		1/07/1960	1.16	0.89	5/06/1986	995	1802	1/07/1960					279201.41	6147952.8	54
6628-3421	WW, ENG	EXP	UKN	23/11/1960		4.88	23/11/1960											279042.36	6147788.7	54
6628-3422	WW		ABD	12/07/1934	Tomw(T1)	101.5	1/01/1934				2302	4132	17/06/1937			1.14	12/07/1934	279911.33	6147937.9	54
6628-3423	WW	OBS	BKF	24/10/1962	Tomw(T1)	101.19	1/01/1925	17.06	-13.61	4/03/1988	331	601	12/08/1974	7.5	12/08/1974	0.13	24/10/1962	279837.39	6147935.9	54
6628-3424	WW	STK			Tomw(T1)	137.16	1/01/1962									0.63	21/09/1967	279457.4	6147538.8	54
6628-3425	WW, ENG	EXP	UKN	25/11/1960		4.27	25/11/1960											279133.33	6147535.7	54
6628-3426	WW, ENG	EXP	UKN	8/12/1960		4.27	8/12/1960											279202.36	6147086.8	54
6628-3427	WW		ABD															279249.34	6148411.9	54
6628-3428	WW							0	3	8/03/1962								280047.4	6147192.8	54
6628-3429	WW	INDSTK			Tomw(T1)	132.59	7/01/1965	3.05	-0.05	7/01/1965	1101	1992	17/06/2015	7.9	15/12/1986	11.37	7/01/1965	279754.36	6147396.8	54
6628-3430	WW	IRR	OPR		Tomw(T1)						1043	1889	15/06/2019	7.8	17/07/1986			279923.73	6148444.5	54
6628-3431	WW	DOMIRR	UKN	9/05/2005	Tomw(T1)		1/01/1962	24.38	-19.38	24/02/1967	750	1360	15/07/1986	8.4	15/07/1986	12.63	14/09/1965	279915.76	6148647.5	54
6628-3432	WW		BKF	14/03/1968	Qpah						7401	12867	14/03/1968	7.5	14/03/1968			279780.39	6148170.8	54
6628-3433	WW	IRROBS	OPR	25/03/1998	Tomw(T1)	123.44	12/01/1973	1.51	3.57	12/09/2019	934	1692	17/06/2015	8	17/07/1986	12.63	12/01/1973	279943.72	6148546.5	54
6628-3435	WP	RIV	UFL	1/01/1990							1770	3190	8/12/1986	7.8	8/12/1986			279479.39	6148544.8	54
6628-3436	WW	IRR	OPR	1/04/2005	Tomw(T1)		1/01/1966	48.77	-40.77	23/06/1967	755	1370	26/07/2007	7.4	18/07/1986	17.68	11/01/1966	279756.42	6149376.8	54
6628-3437	WW	STK	BKF	26/11/2007	Qpah						2738	4900	12/11/1974	7.6	12/11/1974			279756.42	6149376.8	54
6628-4330	WW							1.6	0.4	26/01/1933	1837	3309	26/01/1933			15.15		280533.39	6146009.9	54
6628-5151	WW	DOMIRR			Qpah						1690	3047	13/04/1964			0.63		281356.41	6147039.9	54
6628-5152	WW	DOM			Qpah						1443	2605	9/04/1959			5.68	9/04/1959	281375.37	6147304.8	54
6628-5153	WW	INV	ABD		Qpah													281956.41	6147728.8	54
6628-5154	WW	IRRSTK			Tomw(T1)	152.4	26/09/1947	1.22	9.49	26/09/1947	1386	2504	13/02/1961			8.84	26/09/1947	281852.43	6147842.8	54
6628-5155	WW	OBS			Tomw(T2)			16.2	-2.2	19/03/1974	2111	3795	22/02/1930					282241.39	6148441.8	54
6628-5156	WW	IRRSTK			Qpah			4.27	8.73	7/03/1969	1900	3420	7/02/1969	7	7/02/1969	11.37	26/01/1933	282190.38	6148314.9	54
6628-5157	WW	IRR	ABD		Tomw(T1)	151.18	9/05/1955	0	14	9/05/1955	959	1738	9/05/1955			5.81	9/05/1955	282284.36	6148324.8	54
6628-5158	WW	DOMIRR, STK			Qpah						1002	1814	2/12/1940			1.26		282325.43	6148357.8	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-5161	WW	IRR	OPR		Qpah													282110.47	6149448.8	54
6628-5162	WW	STK	OPR		Qpah	15.85		2.74	10.26	6/02/1969	2251	4043	5/02/1969	6.5	5/02/1969			281632.41	6148335.8	54
6628-5163	WW	OBS	UKN	7/12/1998	Qpah(Q4)	64.01	26/05/1969	10.64	-0.58	28/02/1989	539	980	20/08/1976	8.7	20/08/1976	0.88	2/05/1969	281375.4	6148399.8	54
6628-5164	WW	DOM	BKF	8/04/1983	Tomw(T1)			3.66	7.34	8/04/1983	3423	6100	15/01/1969	7.5	15/01/1969	6.31	8/04/1983	281192.36	6148383.8	54
6628-5165	WW	INV			Qpah			4.57	5.43							0.51		281119.38	6148160.9	54
6628-5166	WW	INV			Qpah			7.62	2.38	20/01/1940	1444	2607	20/01/1940			0.38	20/01/1940	281116.44	6148176.8	54
6628-5167	WW	IRR			Tomw(T1)		1/01/1958	12.24	-3.24	8/03/1967	1218	2203	1/05/2016	7.3	2/04/1992	15.15	8/03/1967	280884.75	6148101.5	54
6628-5168	WW	IRR	BKF	7/10/2004	Qpah(Q4)		1/01/1960				617	1120	1/03/2001	7.7	5/08/1986	0.63	1/01/1969	280772.41	6147831.8	54
6628-5169	WW	IRR	OPR	7/11/2003	Qpah(Q3)	41.15	1/01/1967				2807	5020	10/04/2013	7.6	5/08/1986	5.05	1/01/1969	280600.79	6147671.6	54
6628-5170	WW	IRR	BKF	5/09/1995	Tomw(T1)	106.68	24/09/1971				1005	1820	1/04/1992	7.3	1/04/1992	5.05	24/09/1971	280634.42	6147670.8	54
6628-5171	WW	IRR	OPR	1/12/2003	Tomw(T1)	144.78	1/01/1959				1130	2046	30/04/2011	6	17/02/1969	16.42	1/01/1967	280625.73	6147988.5	54
6628-5172	WW	IRR	BKF	13/03/2019	Tomw(T1)	141.43	1/01/1955	30.48	-22.48	17/03/1967	972	1761	1/07/2017	6.5	5/07/1972	15.15	17/03/1967	280688.79	6148108.5	54
6628-5173	WW	IRRSTK	ABD	14/04/1949	Qpah	7.92	14/04/1949				1417	2560	14/04/1949			0.5	14/04/1949	281099.38	6148550.8	54
6628-5174	WW		ABD		Qpah											0.51		280606.39	6148552.8	54
6628-5175	WW	DOMIRR, STK			Qpah						1363	2463	14/04/1949			1.77	14/04/1949	280786.42	6148387.8	54
6628-5176	WW	OBS	BKF	12/08/2002	Tomw(T1)			36.58	-26.45	17/03/1967	816	1480	1/04/1992	8.3	1/04/1992	12.63	1/01/1969	280896.37	6148327.8	54
6628-5177	WW	STK			Qpah			1.52	7.48	24/08/1953	701	1273	24/08/1953			7.58	24/08/1953	280758.39	6148441.8	54
6628-5178	WW				Tomw(T1)											1.52		280756.4	6148444.8	54
6628-5179	WW	IRR	OPR		Tomw(T1)	100.58	10/05/1951	0	10	2/03/1970	1045	1892	2/03/1970	7.5	2/03/1970	7.58	2/03/1970	280964.4	6148423.9	54
6628-5180	WW	IRRSTK	UKN	3/05/2006	Qpah			5.49	7.51	14/02/1969						1.01	14/02/1969	281321.4	6148948.8	54
6628-5181	WW	IRR	OPR		Qpah			3.66	9.34	29/01/1952	2175	3907	25/02/1969	7	25/02/1969			281333.42	6148997.8	54
6628-5182	WW	IRR	OPR		Qpah(Q1)						1580	2851	11/10/1955					281245.41	6148905.8	54
6628-5183	WW	IRROBS			Tomw(T1)			3.27	8.73	24/05/1974	705	1280	20/08/1976	9.2	20/08/1976	15.15	1/01/1967	281160.45	6148658.9	54
6628-5184	WW	IRR	OPR		Qpah(Q4)			18.29	-4.29	17/02/1966	1770	3190	13/02/1969	7	13/02/1969	1.14	1/01/1969	281412.42	6149056.9	54
6628-5185	WW		BKF	13/01/1993	Qpah			3.05	8.95	6/02/1969	971	1760	6/02/1969	6.5	6/02/1969			281197.45	6148823.8	54
6628-5186	WW	STK																281360.4	6148983.8	54
6628-5188	WW	STK	OPR		Qpah	27.43	1/01/1938											281331.39	6149821.8	54
6628-5189	WW	IRR	BKF	3/05/2005	Qpah(Q3)	40.23	1/01/1961	3	14	3/05/2005						1.01	1/01/1961	281774.41	6149562.8	54
6628-5190	WW				Qpah			2.44	4.56	5/02/1969								280573.35	6147482.8	54
6628-5191	WW	OBS	UKN	7/12/1998	Qpah(Q2)	45.72	29/04/1969	5.81	8.65	23/04/1991	465	845	20/08/1976	8.3	20/08/1976	1.35	29/04/1969	281677.44	6149280.8	54
6628-5192	WW		ABD		Qpac													282010.41	6149400.8	54
6628-5193	WW				Qpah						446	811	10/05/1934			1.52	1/01/1934	281862.44	6149457.8	54
6628-5194	WW				Qpah			6.4	11.6									282313.43	6149153.8	54
6628-5195	WW				Qpah			6.4	10.6									282221.37	6148934.8	54
6628-5196	WW				Qpah			5.79	11.21	11/05/1934	2435	4368	11/05/1934					282650.43	6148716.8	54
6628-5197	WW	IRR			Tomw(T1)	132.59	2/03/1951	12.19	5.81	5/02/1951	972	1780	11/10/1967	7.7	11/10/1967	3.79	1/01/1969	282686.44	6148874.8	54
6628-5198	WW		ABD	7/02/1969	Qpah													282610.42	6148797.8	54
6628-5199	WW	IRR			Qpah						1965	3536	9/05/1955			1.26	9/05/1955	282440.39	6148711.8	54
6628-5200	WW	IRR			Qpah						890	1615	9/05/1955			1.89	9/05/1955	282528.37	6148619.8	54
6628-5201	WW	IRR			Qpah													282579.45	6148620.9	54
6628-5202	WW	DOMIRR, STK			Qpah						596	1084	3/12/1954			1.01	1/01/1954	282395.38	6148593.9	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-5203	WW																	281487.4	6146721.8	54
6628-5204	WW				Qpah						2137	3841				1		282799.43	6148007.7	54
6628-5205	WW	IRRSTK			Qpah	24.38	1/01/1962				2471	4430	6/03/1969	8	6/03/1969	8	7/02/1969	282421.39	6148168.8	54
6628-5206	WW	IRRSTK			Qpah											5		282332.4	6148117.8	54
6628-5207	WW	IRRSTK			Qpah											5		282473.38	6148250.7	54
6628-5237	WW				Qpah	7.62	1/01/1969	4.57	12.43	26/02/1969	2530	4536	25/02/1969	9	25/02/1969			282838.41	6148326.8	54
6628-5238	WW	IRR	BKF	24/03/1997	Tomw(T2)	131.98	25/08/1954				1552	2800	19/11/1996	7	19/11/1996	7.58	25/08/1954	282808.45	6148590.8	54
6628-5239	WW	DRN	OPR															282867.44	6148500.8	54
6628-5240	WW, MW	EXPINV				45.57	23/03/1950											282895.42	6148060.8	54
6628-5241	WW	OBS	BKF	3/06/1999	Tomw(T1)	175	24/06/1977	14.82	0.42	5/03/1999	1467	2649	24/06/1977	7.9	24/06/1977	4	24/06/1977	282791.4	6148242.8	54
6628-6932	WW				Qpah			2.13	1.87	8/06/1937	14308	23904	8/06/1937			0.38	8/06/1937	280734.34	6146515.8	54
6628-8000	WW		RHB	8/09/2005	Tomw(T1)	140	17/08/1976	15	-10.02	8/09/2005	1136	2056	8/09/2005	7.3	5/08/1986	12.63	8/09/2005	280286.81	6147748.5	54
6628-10969	WW	OBS	BKF	3/06/1999	Qpah	81	15/05/1979	4.92	10.22	21/09/1991	661	1200	15/05/1979	7.4	15/05/1979			282792.4	6148223.8	54
6628-10972	WW	OBS			Qpah	20	19/07/1979				2653	4750	19/07/1979	7.4	19/07/1979			280103.4	6147874.9	54
6628-11317	WW	OBS			Qpah	40	18/02/1980				1810	3261	13/02/1980	7.7	13/02/1980			279928.37	6149416.8	54
6628-16401	WW	DRN			Qpah	13	12/10/1993				2835	5070	12/10/1993	7.1	12/10/1993			279890.74	6148556.5	54
6628-16624	WW	MAR	OPR	26/08/2004	Tomw(T1)	148.3	13/05/1994	10.92	-6.92	6/06/2006	694	1260	21/02/1999	7.1	23/06/1995	8.9	13/05/1994	280307.09	6146170.5	54
6628-16625	WW	MAR	ABD	27/03/2013	Tomw(T1)	145	25/07/1994	10.57	-6.57	7/07/2004	470	855	17/06/2005	7.6	13/06/1996	10.12	25/07/1994	280292.31	6146244.7	54
6628-17039	ENG					2.89												279922.23	6146830	54
6628-17092	WW	DRN			Qpah	15	8/02/1995				1743	3140	8/02/1995	7.6	8/02/1995			280957.4	6148809.7	54
6628-17136	WW	IRR	OPR	1/01/2004	Tomw(T1)	117.3	28/04/1995				753	1365	1/07/2019	7.6	28/04/1995	11.2	28/04/1995	279830.73	6149283.5	54
6628-17267	WW	IRR	OPR	28/01/2004	Tomw(T1)	106.6	12/12/1994				1096	1983	7/12/2018			15.15	12/12/1994	280687.77	6147733.5	54
6628-18458	WW	OBS			Qpah	30	5/05/1997	2.97	2.73	5/05/1997								280162.48	6148309.8	54
6628-18459	WW	OBS			Qpah	23	15/04/1997	2.98	2.53	15/04/1997								280142.54	6148289.8	54
6628-18499	WW	OBS			Qpah	6	25/09/1996	3	1.97	25/09/1996						0.01	25/09/1996	280092.47	6148139.9	54
6628-18546	WW	MAR	NIU	1/09/2016	Tomw(T2)	186.5	15/06/1997	7.74	7.26	4/12/2001	1951	3510	19/11/1999			8	15/06/1997	282875.74	6148064.5	54
6628-18938	WW	INV			Qpah	5.6	16/10/1997	2.04	5.35	16/10/1997								282437.52	6146529.8	54
6628-20328	WW	NVMAR, OB	OPQ	27/03/2001	Tomw(T2)	212	15/09/2000	-5.81	13.22	1/10/2019	1939	3490	5/05/2005			10	15/09/2000	282065.74	6146760.5	54
6628-20329	WW	INV OBS	NIU	1/09/2016	Tomw(T1)	145	21/09/2000	1.42	6.18	23/09/2019	1228	2220	14/05/2001			10	21/09/2000	282069.79	6146767.5	54
6628-20739	WW	MON			Qpah	20.5	18/12/2001	2.71	9.3	18/12/2001	2545	4560	4/09/2008					282724.72	6147531.5	54
6628-20741	WW	OBS			Tomw(T2)	216	6/12/2001	4.54	7.52	6/12/2001	175	319	4/09/2008			6	6/12/2001	282732.78	6147531.5	54
6628-20742	WW	OBS			Tomw(T1)	150	11/12/2001	7	5.18	11/12/2001	2290	4110	4/09/2008			6	11/12/2001	282751.71	6147528.5	54
6628-20743	WW	MAR	OPR	1/09/2016	Tomw(T2)	186	12/12/2001	4.5	7.89	1/03/2002	187	340	20/04/2004			5	12/12/2001	282778.77	6147503.4	54
6628-20943	WW	MAR	OPR	1/09/2016	Tomw(T2)	180	2/05/2002				2008	3610	30/05/2002					282693	6147564.2	54
6628-20944	WW	MON	ABD	7/06/2002	Qpah	22	7/06/2002											280112.36	6148433.8	54
6628-20945	WW				Qpah	23.5	10/06/2002											280094.08	6148466.5	54
6628-20946	WW	MON			Qpah	21	12/06/2002											280034.35	6148574.6	54
6628-21114	WW	OBS			Qpah	4	12/02/2003	2.3	9.75	12/02/2003	3782	6720	4/09/2008			0	12/02/2003	282729.78	6147538.5	54
6628-21115	WW	OBS			Qpah	4	12/02/2003	2.4	10.07	12/02/2003	827	1501	4/09/2008					282840.79	6147455.6	54
6628-21116	WW	OBS			Qpah	24	13/02/2003	2.4	10.08	13/02/2003	2014	3620	12/07/2006			1	13/02/2003	282840.72	6147458.6	54
6628-21117	WW	OBS			Qpah	4	14/02/2003				1457	2630	4/09/2008					282578.78	6147523.5	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-21118	WW	OBS			Qpah	22	14/02/2003	2.3	9.65	14/02/2003	1990	3580	4/09/2008					282584.79	6147532.5	54
6628-21747	WW	INV			Qpah	3.5	28/01/2004											280453.56	6146231.9	54
6628-21748	WW	INV			Qpah	4	28/01/2004											280516.47	6146185.6	54
6628-21983	WW	IRR	OPR	21/12/2014	Tomw(T1)	138	27/01/2005	15.1	-1.85	27/01/2005	662	1202	1/08/2018	7.6	16/03/2005	10	27/01/2005	280964.79	6149459.9	54
6628-21984	WW	MAROB	NIU	1/09/2016	Tomw(T2)	222	18/09/2004	-4	9.77	18/09/2004	477	867	18/09/2004			90	18/09/2004	281927.74	6146693.5	54
6628-22459	WW	MON			Qpah	13.5	12/01/2006	6	3.36	12/01/2006								280359.17	6149015	54
6628-22460	WW	MON			Qpah	11	12/01/2006	4	3.91	12/01/2006								280193.32	6148903.9	54
6628-22461	WW	MON			Qpah	14	12/01/2006	11	-2.92	12/01/2006								280417.99	6148623.2	54
6628-22532	WW	MAR	OPR	1/01/2016	Tomw(T2)	180	12/05/2006	4	5.9	12/05/2006	2075	3730	22/06/2006			12.5	12/05/2006	282347.71	6147344.5	54
6628-22533	WW	MAR	OPQ	29/05/2006	Tomw(T2)	183	29/05/2006	4.4	6.01	29/05/2006	2097	3770	27/06/2006			12.5	29/05/2006	282390.85	6147374.9	54
6628-22535	WW	MAR	OPQ	22/05/2006	Tomw(T2)	182	22/05/2006	5	5.04	22/05/2006	2097	3770	26/06/2006			12.5	22/05/2006	282303.36	6147326.6	54
6628-22567	WW	MAR	OPR	27/03/2013	Tomw(T1)	96	26/04/2005	12	-8.39	26/04/2005	2041	3670	20/05/2005			18.75	26/04/2005	280553.32	6145995.9	54
6628-22608	WW		BKF	16/01/2006														281919.54	6146702.3	54
6628-22612	WW	IRR	OPR	21/12/2014	Tomw(T1)	143	29/06/2006	12	4.27	29/06/2006	763	1383	7/08/2019			10	29/06/2006	281903.79	6149158.6	54
6628-22632	WW	MON			Qpah	6	13/02/2006	4.65	3.11	13/02/2006	1401	2530	13/02/2006					280427.18	6148514.3	54
6628-22633	WW	MON			Qpah	6	13/02/2006	3.69	4.11	13/02/2006	2239	4020	13/02/2006					280521.73	6148343.8	54
6628-22634	WW	MON			Qpah	7.5	13/02/2006	5.77	3.69	13/02/2006	1552	2800	27/10/2012					280946.87	6148306.5	54
6628-22923	WW	INV			Qpah	7	5/04/2007	5.3	5.25	5/04/2007								281875.87	6147522.9	54
6628-22924	WW	INV			Qpah	7	5/04/2007	5.3	5.18	5/04/2007								281893.3	6147509.9	54
6628-22925	WW	INV			Qpah	7	5/04/2007	5.3	5.15	5/04/2007								281871.66	6147503.5	54
6628-22926	WW	INV			Qpah	7	6/04/2007	5.3	5.12	6/04/2007								281882.21	6147499	54
6628-22927	WW	INV			Qpah	7	7/04/2007	5.3	5.1	7/04/2007								281883.3	6147495.5	54
6628-22928	WW	INV			Qpah	7	8/04/2007	5.3	5.27	8/04/2007								281895.5	6147525.2	54
6628-23045	WW	INVMAR	OPR	27/03/2013	Tomw(T2)	184	5/02/2007	10.5	-0.41	5/02/2007	1917	3450	5/02/2007			18	5/02/2007	282350.46	6147394.3	54
6628-23047	WW	INVMAR	OPR	27/03/2013	Tomw(T2)	184	15/01/2007	10.5	0.46	15/01/2007	1883	3390	15/01/2007			18	15/01/2007	282434.59	6147399.1	54
6628-23053	WW	MAR	OPR	27/03/2013	Tomw(T2)	184	22/01/2007	10.5	-0.61	22/01/2007	1917	3450	21/01/2007			18	22/01/2007	282389.83	6147324.9	54
6628-23486	WW				Tomw(T1)	138	17/01/2008	18	-5.62	17/01/2008	679	1232	6/08/2019			10	17/01/2008	280817.8	6149402.5	54
6628-23487	WW				Tomw(T1)	137	23/01/2008	18	-5.26	23/01/2008	648	1176	1/08/2018			12	23/01/2008	280842.8	6149544.5	54
6628-23488	WW				Tomw(T1)	138	1/02/2008	17	-4.43	1/02/2008	733	1330	1/08/2018			12	1/02/2008	280892.77	6149292.5	54
6628-23489	WW				Tomw(T1)	132	8/02/2008	11	-5.95	8/02/2008	2596	4650	21/02/2008			12	8/02/2008	281403.75	6146489.5	54
6628-23635	WW	MAR	OPR	27/03/2013	Tomw(T1)	147	2/05/2009	18	-14.65	2/05/2009	2171	3900	26/05/2008			0.03	2/05/2009	280190.78	6146248.5	54
6628-23706	WW	INV			Qpah	7	16/04/2008	5.4	5.31	16/04/2008								281857.47	6147553.6	54
6628-23707	WW	INV			Qpah	7	16/04/2008											281844.55	6147534.9	54
6628-23708	WW	INV			Qpah	7	16/04/2008	5.4	4.98	16/04/2008								281854.6	6147489.7	54
6628-23709	WW	INV			Qpah	7	16/04/2008	5.3	5.37	16/04/2008								281894.8	6147543.5	54
6628-23829	WW	MAR	OPR	14/07/2015	Tomw(T1)	146	13/11/2008	12	-8.37	13/11/2008	2251	4040	3/11/2008					280541.78	6146026.5	54
6628-24537	WW	MARMON			Tomw(T2)	171.5	25/07/2008	3	7.87	25/07/2008	338	614	25/07/2008			3	25/07/2008	282423.3	6147388.5	54
6628-24538	WW	MARMON			Tomw(T2)	171	31/07/2008	3.8	7.07	31/07/2008	171	311	30/07/2008			2	31/07/2008	282423.3	6147388.5	54
6628-24539	WW	MARMON			Tomw(T2)	228	18/07/2008	4.1	6.77	18/07/2008	2352	4220	18/07/2008			1.5	18/07/2008	282423.3	6147388.5	54
6628-25148	WW	MAR	OPR	27/03/2013	Tomw(T2)	204	5/02/2010	9		5/02/2010	4152	7360	27/02/2010			80	5/02/2010	279533.76	6148229.5	54
6628-25277	WW	MAR	OPR	27/03/2013	Tomw(T2)			9		24/02/2010	3448	6140	2/03/2010			80	24/02/2010	279808.74	6148042.5	54



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6628-25724	WW	INV	BKF	12/03/2013	Qpah	16	13/12/2010	5.7	0.59	13/12/2010								280080.54	6148454.7	54
6628-25725	WW	INV	BKF	12/03/2013	Qpah	15	14/12/2010	5.6		14/12/2010								280104.75	6148475.9	54
6628-25726	WW	INV	BKF	12/03/2013	Qpah	15	14/12/2010	5.6		14/12/2010								280096.89	6148471.7	54
6628-25727	WW	INV	BKF	12/03/2013	Qpah	19	15/12/2010	5.9		15/12/2010								280078.41	6148489.8	54
6628-26017	WW	MAR	OPR	27/03/2013	Tomw(T2)	200	22/06/2011	6		22/06/2011	3846	6830	23/06/2011			60	22/06/2011	279640.75	6148145.5	54
6628-26022	WW	MAR	OPR	27/03/2013	Tomw(T2)	200	15/04/2011	7		15/04/2011	4158	7370	14/04/2011			60	15/04/2011	279616.77	6148040.6	54
6628-26023	WW	MAR	OPR	27/03/2013	Tomw(T2)	200	17/03/2011	8		17/03/2011	4158	7370	17/03/2011			50	17/03/2011	279728.76	6147970.5	54
6628-26024	WW	MAR	OPR	27/03/2013	Tomw(T2)	198	2/06/2011	8		2/06/2011	4031	7150	2/06/2011			60	2/06/2011	279464.76	6148151.5	54
6628-26648	WW		BKF	12/03/2013	Qpah	6	7/11/2012											280119.83	6148500.5	54
6628-26649	WW		BKF	12/03/2013	Qpah													280031.22	6148498.9	54
6628-26650	WW		BKF	12/03/2013	Qpah	5	21/09/2012											280071.62	6148559.6	54
6628-26651	WW		BKF	12/03/2013	Qpah	6.52	21/09/2012											280146.51	6148533.5	54
6628-26652	WW		BKF	12/03/2013	Qpah	6.08	21/09/2012											280174.31	6148489.2	54
6628-26653	WW		BKF	12/03/2013	Qpah	5.56	21/09/2012											280110.17	6148452.6	54
6628-26654	WW		BKF	12/03/2013	Qpah	5.84	21/09/2012											280076.45	6148430.2	54
6628-26655	WW		BKF	6/03/2013	Qpah	5.9	21/09/2012											280060.96	6148449.9	54
6628-26656	WW		BKF	12/03/2013	Qpah	6	21/09/2012											280159.87	6148441.8	54
6628-26657	WW		BKF	12/03/2013	Qpah	5.98	21/09/2012											280203.77	6148486.3	54
6628-26658	WW		BKF	12/03/2013	Qpah	6.03	21/09/2012											280203.77	6148486.3	54
6628-26659	WW		BKF	12/03/2013	Qpah	5.27	21/09/2012											280052.35	6148438.7	54
6628-26660	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280104.96	6148471	54
6628-26661	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280105.71	6148474.4	54
6628-26662	WW		BKF	12/03/2013	Qpah	4.8	21/09/2012											280106.2	6148476.7	54
6628-26663	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280105.18	6148481.2	54
6628-26664	WW		BKF	12/03/2013	Qpah	4.6	21/09/2012											280103.14	6148478.2	54
6628-26665	WW		BKF	12/03/2013	Qpah	4.5	21/09/2012											280108.65	6148477.6	54
6628-26666	WW		BKF	6/03/2013	Qpah	10.57	21/09/2012											280080.43	6148459.2	54
6628-26667	WW		BKF	12/03/2013	Qpah	9.76	21/09/2012											280078.98	6148470.1	54
6628-26668	WW		BKF	12/03/2013	Qpah	9.27	21/09/2012											280094.15	6148471.3	54
6628-26669	WW		BKF	12/03/2013	Qpah	9.27	21/09/2012											280107.2	6148473.4	54
6628-26670	WW		BKF	12/03/2013	Qpah	23.16	21/09/2012											280078.8	6148470	54
6628-26671	WW		BKF	12/03/2013	Qpah	16.9	21/09/2012											280106.61	6148475.1	54
6628-26672	WW		BKF	6/03/2013	Qpah	16.2	7/11/2012											280059.44	6148486.7	54
6628-26673	WW		BKF	6/03/2013	Qpah	13.38	21/09/2012											280133.17	6148474.6	54
6628-26674	WW		BKF	6/03/2013	Qpah	14.37	7/11/2012											280083.67	6148484.6	54
6628-26675	WW		BKF	6/03/2013	Qpah	17.99	21/09/2012											280030.71	6148501.2	54
6628-26676	WW		BKF	12/03/2013	Qpah	16.71	21/09/2012											280071.98	6148559.6	54
6628-26677	WW		BKF	6/03/2013	Qpah	17.47	21/09/2012											280174.06	6148488.2	54
6628-26678	WW		BKF	12/03/2013	Qpah	16.66	21/09/2012											280153.87	6148459.2	54
6628-26679	WW		BKF	6/03/2013	Qpah	17.64	21/09/2012											280110.04	6148454.1	54
6628-26680	WW		BKF	12/03/2013	Qpah	16.01	21/09/2012											280075.43	6148430.7	54



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6628-26681	WW		BKF	12/03/2013	Qpah	14.21	21/09/2012											280160.57	6148443.4	54
6628-26682	WW		BKF	12/03/2013	Qpah	17.8	21/09/2012											280204.47	6148487.6	54
6628-26683	WW		BKF	12/03/2013	Qpah	17.57	7/11/2012											280110.14	6148515	54
6628-26684	WW		BKF	12/03/2013	Qpah	15.97	21/09/2012											280051.53	6148438.6	54
6628-26686	WW		BKF	12/03/2013	Qpah	18.6	10/01/2011											280090.45	6148468.9	54
6628-26687	WW		BKF	12/03/2013	Qpah	18.78	10/01/2011											280113.64	6148487.2	54
6628-26688	WW		BKF	12/03/2013	Qpah	19.54	10/01/2011											280087.63	6148483.4	54
6628-26689	WW		BKF	12/03/2013	Qpah	19.06	10/01/2011											280101.75	6148471.3	54
6628-26748	WW		BKF	6/03/2013	Qpah													280083.24	6148330.6	54
6628-27641	WW		BKF	6/03/2013	Qpah	24	21/09/2012											280077.84	6148429.9	54
6628-27642	WW		BKF	6/03/2013	Qpah	26	21/09/2012											280075.64	6148429.8	54
6628-27643	WW		BKF	8/03/2013	Qpah	33	21/09/2012											280154.78	6148459.5	54
6628-28027	WW	INV			Qpah	5	4/08/2015	2.5		4/08/2015								279300.73	6148895.5	54
6628-28259	WW	INV			Qpah	7	23/10/2015	5.7		23/10/2015								279212.65	6146956.3	54
6628-28265	WW	INV			Qpah	3	23/10/2015	1.63		23/10/2015								279649.12	6146582	54
6628-28267	WW	INV			Qpah			1.63		23/10/2015								279226.37	6146972	54
6628-28268	WW				Qpah	0.9	23/10/2015	0.3		23/10/2015								279626.31	6146662.5	54
6628-28270	WW				Qpah	0.8	23/10/2015											279643.34	6146677.6	54
6628-28274	WW	INV			Qpah	4.5	23/10/2015											279332.46	6146858.9	54
6628-28347	WW	INV			Qpah	8	13/10/2015	5.3		13/10/2015								282030.52	6147866.2	54
6628-28348	WW	INV			Qpah	8	13/10/2015	5.6		13/10/2015								282036.87	6147884	54
6628-28349	WW	INV			Qpah	8	13/10/2015	5		13/10/2015								282046	6147835.1	54
6628-28350	WW	INV			Qpah	8	13/10/2015	5.2		13/10/2015								282074.78	6147876.4	54
6628-28405	WW	INV			Qpah	9.5	23/05/2016	6.5		23/05/2016								282958.77	6147945.5	54
6628-28407	WW	INV			Qpah	6.5	23/05/2016	3.8		23/05/2016								282282.76	6147021.5	54
6628-28411	WW	INV			Qpah	7.5	23/05/2016	2.9		23/05/2016								282708.71	6147581.5	54
6628-28588	WW					8	10/08/2016	4.9		10/08/2016								281958.71	6147871	54
6628-28589	WW	INV				8	10/08/2016	5		10/08/2016								281976.08	6147895.6	54
6628-28601	WW	INV				6	8/08/2016	2		8/08/2016								282009.93	6146585.7	54
6628-28687	WW	INV				8	16/06/2016	4.9		16/06/2016								282053.22	6147893.4	54
6628-28688	WW					8	16/06/2016	5.14		16/06/2016								282030.16	6147870	54
6628-28689	WW	INV				8.7	15/06/2016	5		15/06/2016								282016.48	6147883	54
6628-28690	WW					8	17/06/2016	5.01		17/06/2016								282024.99	6147840.9	54
6628-28691	WW	INV				9	17/06/2016	4.8		17/06/2016								281935.65	6147839.4	54
6628-28867	WW	INV				8	30/05/2017	5.4		30/05/2017								282072.1	6147908.2	54
6628-29349	WW	INV				10	7/03/2018			7/03/2018								281206.76	6148667.5	54
6628-29350	WW	INV				11.3	7/03/2018											281181.72	6148661.5	54
6628-29351	WW	INV				11.3	7/03/2018											281193.72	6148653.5	54
6628-29354	WW	ENV				6	6/03/2018											280120.8	6148027.6	54
6628-29413	WW	INV				11.3	22/03/2018											281208.76	6148652.6	54
6628-29571	WW	ENV				8.5	7/06/2018											280273.72	6149030.5	54



Unit Number	Class	Purpose	Status	Status Date	Aquifer	Drilled Depth	Drilled Date	SWL (mBGL)	RSWL (mAHD)	Water Level Date	TDS	EC	Salinity Date	pH	pH Date	Yield	Yield Date	MGA Easting	MGA Northing	MGA Zone
6628-29577	WW	INV						5.7		27/02/2018								280281.7	6149099	54
6628-29578	WW	INV				9	27/02/2018	4.5		27/02/2018								280186.18	6149110.4	54
6628-29579	WW	INV				9	27/02/2018	4.2		27/02/2018								280162.33	6149066.1	54
6628-29679	WW	INV				8	16/04/2018											280108.8	6148421.5	54
6628-29680	WW	INV				6	17/04/2018											280144.79	6148425.5	54
6628-29746	WW	INV			Qhck	5	12/10/2018											279758.81	6146360.5	54
6628-29747	WW	INV			Qhck	4.5	12/10/2018											279862.73	6146390.5	54
6628-29749	WW	INV			Qhck	5	12/10/2018											279995.78	6146217.5	54
6628-29750	WW	INV			Qhck	4.5	12/10/2018											279904.73	6146204.5	54
6628-29905	WW	ENV				5.5	29/11/2018			29/11/2018								282197.75	6146867.5	54
6628-29946	WW	ENV	DRY	28/11/2018		6	28/11/2018			28/11/2018								282138.75	6146311.5	54
6628-29947	WW	ENV	DRY	28/11/2018		6	28/11/2018			28/11/2018								282084.75	6147025.5	54
6628-29948	WW	ENV	DRY	28/11/2018		6	28/11/2018			28/11/2018								281928.75	6146869.5	54
6628-29949	WW	ENV	DRY	29/11/2018		6	29/11/2018			29/11/2018								282423.74	6147254.5	54
6628-30325	WW	INV	DRY	26/08/2019		9.5	26/08/2019			26/08/2019								281373.75	6147034.5	54
6628-30326	WW	INV	DRY	26/08/2019		6	26/08/2019			26/08/2019								281534.76	6147276.5	54
6628-30327	WW	INV	DRY	26/08/2019		6	26/08/2019			26/08/2019								281692.74	6147508.5	54
6628-30329	WW	INV	DRY	27/08/2019		6.5	27/08/2019			27/08/2019								282771.74	6147816.5	54
6628-30440	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282855.74	6147853.5	54
6628-30441	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282808.75	6147763.5	54
6628-30442	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282553.75	6147431.5	54
6628-30443	WW	INV	DRY	3/07/2019		6	3/07/2019			3/07/2019								282368.74	6147154.5	54

Appendix C

Certificate of Title



Product	Register Search (CT 5906/554)
Date/Time	16/10/2019 03:51PM
Customer Reference	19116.01
Order ID	20191016010054



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 5906 Folio 554

Parent Title(s)	CT 5710/325		
Creating Dealing(s)	RTU 9672603		
Title Issued	13/11/2003	Edition	1
		Edition Issued	13/11/2003

Estate Type

FEE SIMPLE

Registered Proprietor

ANTONIO MARCIANO
OF 14 SENECA COURT ATHELSTONE SA 5076

Description of Land

ALLOTMENT 27 DEPOSITED PLAN 63008
IN THE AREA NAMED PARAFIELD GARDENS
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

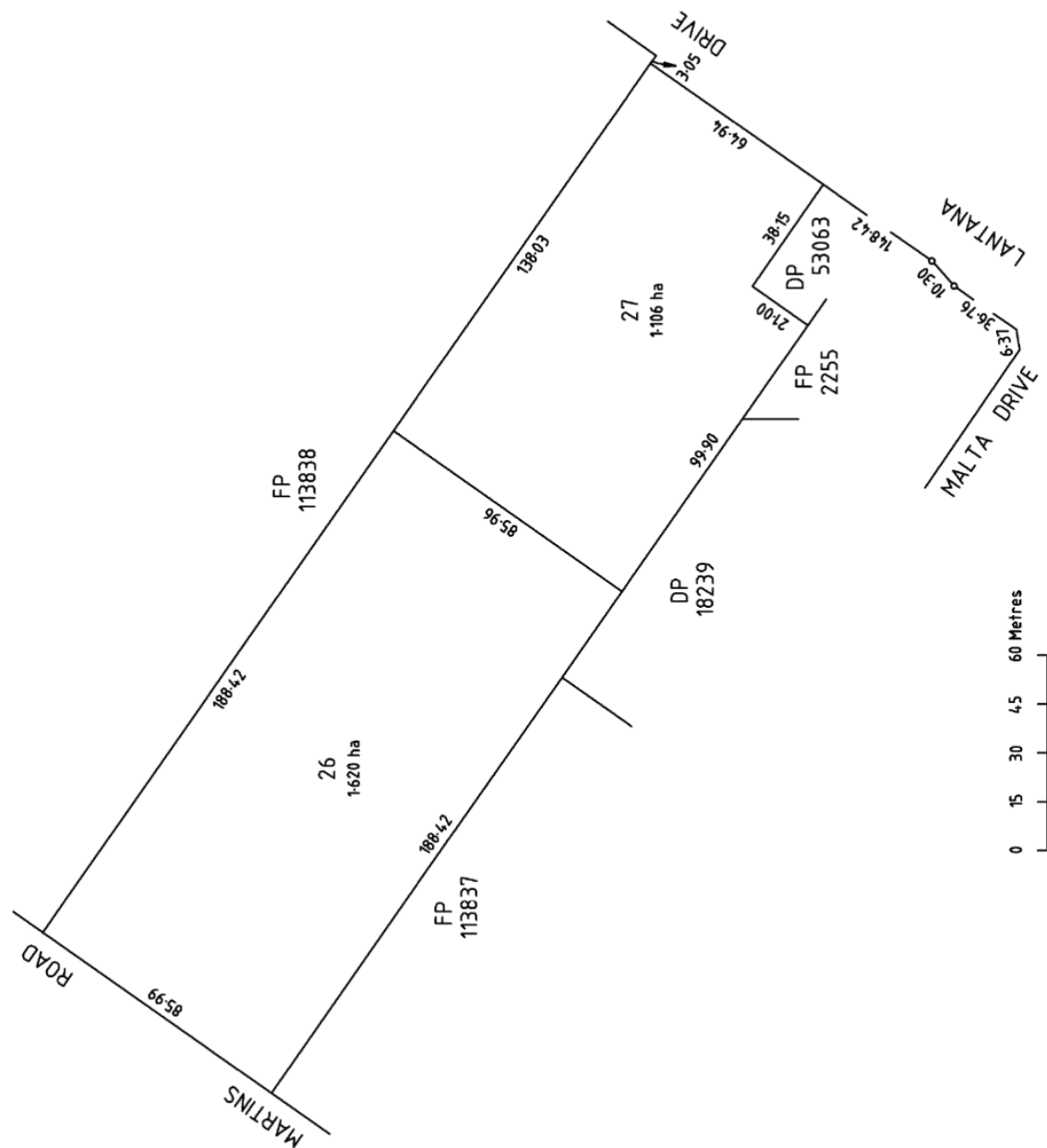
NIL

Notations

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



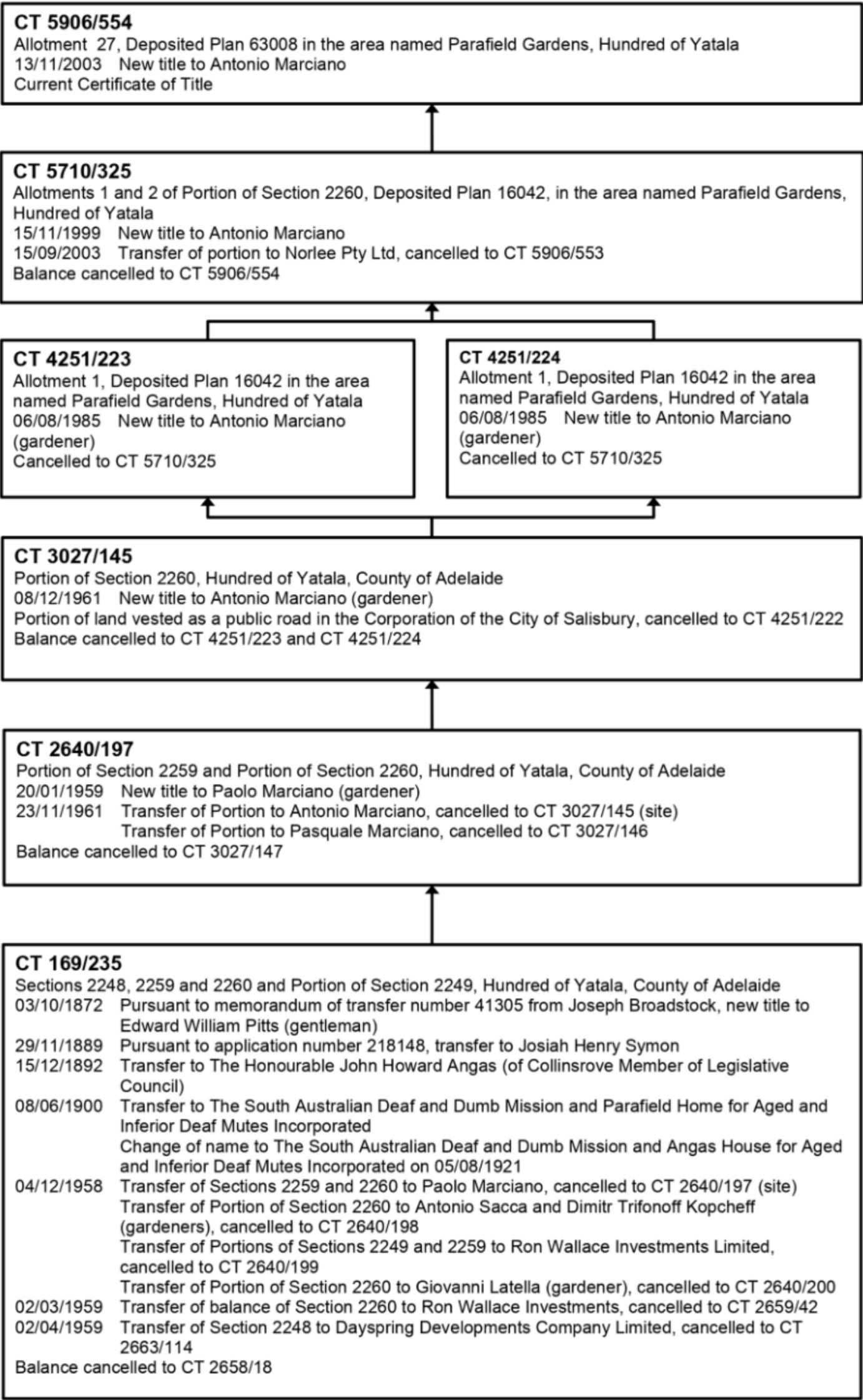
Product	Register Search (C1 5906/354)
Date/Time	16/10/2019 03:51PM
Customer Reference	19116.01
Order ID	20191016010054





Certificate of Title Tree

19116.01 Lantana Drive Parafield Gardens PSI



Appendix D

Aerial Photographs

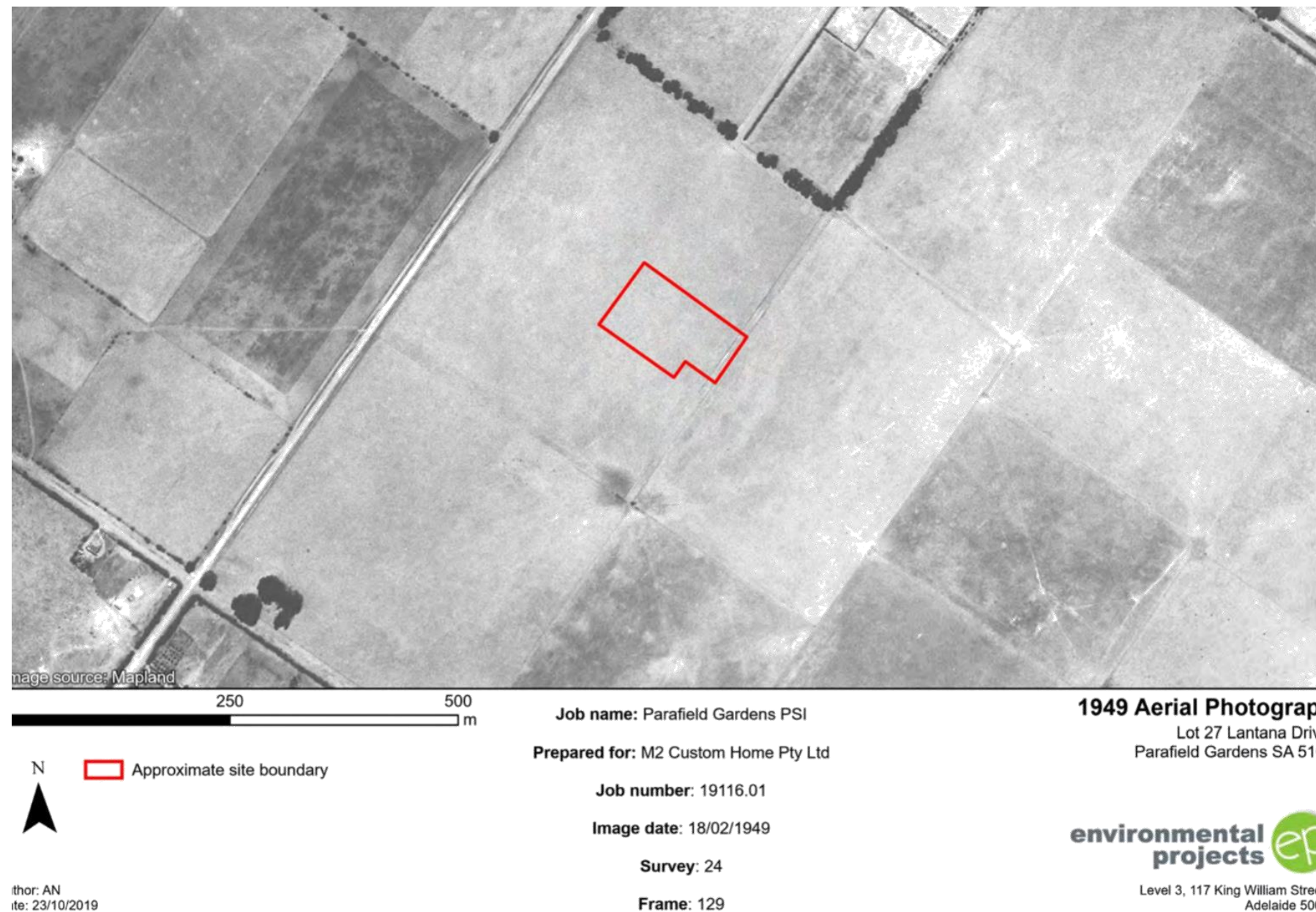




Image source: Mapland

250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 03/01/1959

Survey: 326

Frame: 9441

1959 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



N  Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 15/11/1968

Survey: 1126A

Frame: 163

1968 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 19/03/1979

Survey: 2408

Frame: 68

1979 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects

Level 3, 117 King William Street
Adelaide 5001



Image source: Mapland

250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 19/01/1987

Survey: 3573

Frame: 68

1987 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

**environmental
projects** 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 26/09/1995

Survey: 5000

Frame: 497

1995 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 24/01/2005

Survey: 7012

Frame: 107

2005 Aerial Photograph

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 08/02/2010

Survey: -

Frame: -

2010 Satellite Imagery

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001



250 500
m



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 17/12/2015

Survey: -

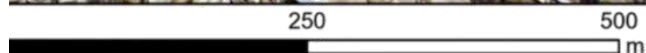
Frame: -

2015 Satellite Imagery

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects 

Level 3, 117 King William Street
Adelaide 5001



Approximate site boundary

Author: AN
Date: 23/10/2019

Job name: Parafield Gardens PSI

Prepared for: M2 Custom Home Pty Ltd

Job number: 19116.01

Image date: 05/07/2019

Survey: -

Frame: -

2019 Satellite Imagery

Lot 27 Lantana Drive
Parafield Gardens SA 510

environmental
projects

Level 3, 117 King William Street
Adelaide 5001

Appendix E

Section 7 Search



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Environmental Projects
Level 3
117 King William Street
ADELAIDE SA 5000

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

21 October, 2019

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5906 Folio 554
Address 35-41 Lantana Drive, PARAFIELD GARDENS SA 5107

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

7. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

7.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
7.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
7.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
7.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
7.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
7.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
7.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

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page 1 of 4

7.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
7.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
7.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or ¹	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or ¹	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or ¹	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or ¹	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO

¹Note Schedule 1 Part A of the *Environment Protection Act 1993* changed on 1 June 2019. Land and Business (Sale and Conveyancing) Regulations 2010 references to a 'waste or recycling depot' under 'clause 3(3)' are out of date and are to be read instead as clause 3(1), 3(2), 3(3)(a), 3(3)(b), 3(5)(b) or 3(5)(c) or a combination of them from 1 June 2019. Similarly, references to 'activities producing listed wastes' under 'clause 3(4)' are out of date and are to be read instead as clause 3(5)(a) from 1 June 2019.

g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land? NO

h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land? NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)? NO

b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO

c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? NO

d) a copy of a site contamination audit report? NO

e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies? NO

f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO

g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO

h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO

i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO

j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)? NO

- | | | |
|----|--|----|
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

Appendix F

Site Contamination Index



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
12167	109 Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
60753	109 Notification	Lot 405 Rhode Island Drive PARAFIELD GARDENS SA 5107	Not recorded
61587	Audit Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
60139	Audit Notification	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Listed Substances (manufacture, production, recycling)
60870	Audit Notification	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
60270	Audit Notification	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
60870 - 001	Audit Report	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture; Pest control works
60270 - 001	Audit Report	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
60139	Audit Termination	Lot 11 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
60270	Audit Termination	692-694 & 722-726 Port Wakefield Rd, 141 & 147-149 Ryans Rd & 289-299 Martins Rd PARAFIELD GARDENS SA 5107	Not recorded
61420	Liability Transfer	734-748 Port Wakefield Road PARAFIELD GARDENS SA 5107	Fertiliser manufacture
13229	Pre 1 July 2009 Audit Notification	221-223 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
13156	Pre 1 July 2009 Audit Notification	Allotment 2 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
11646	Pre 1 July 2009 Audit Notification	Incitec Site Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13155	Pre 1 July 2009 Audit Notification	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10019	Pre 1 July 2009 Audit Notification	Lot 15, Portion 2275 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
13229 - 001	Pre 1 July 2009 Audit Report	221-223 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
13156 - 001	Pre 1 July 2009 Audit Report	Allotment 2 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
13155 - 001	Pre 1 July 2009 Audit Report	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10019 - 001	Pre 1 July 2009 Audit Report	Lot 15, Portion 2275 Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
11646	Pre 1 July 2009 Audit Termination	Incitec Site Port Wakefield Road PARAFIELD GARDENS SA 5107	Not recorded
61514 - 01	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 02	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 03	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 04	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
61514 - 05	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 06	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61514 - 07	S83A Notification	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Service stations
61660 - 01	S83A Notification	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
61660 - 02	S83A Notification	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
60029 - 01	S83A Notification	492 Salisbury Highway PARAFIELD GARDENS SA 5107	Service stations
60328 - 01	S83A Notification	17-31 Shepherdson Road PARAFIELD GARDENS SA 5107	Listed Substances (storage)
60329 - 01	S83A Notification	Lot 501 & 141 Ryans Road; Lot 502 Rundle Road; 692-694 & 722 Port Wakefield Rd; 289-299 Martins Road PARAFIELD GARDENS SA 5107	Not recorded
10546	SAHC	232 Salisbury Highway PARAFIELD GARDENS SA 5107	Not recorded



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
12359	SAHC	289 - 299 Martins Road PARAFIELD GARDENS SA 5107	Drum reconditioning or recycling works
61656	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
61954	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
62131	Voluntary Proposal	4 Shepherdson Road PARAFIELD GARDENS SA 5107	Motor vehicle repair or maintenance; Service stations
61902	Voluntary Proposal	225-241 Martins Road PARAFIELD GARDENS SA 5107	Service stations
Notification no	Type	Address	Potentially contaminating activity
12642	Pre 1 July 2009 Audit Notification	Whites Road GLOBE DERBY PARK SA 5110	Not recorded
12642 - 001	Pre 1 July 2009 Audit Report	Whites Road GLOBE DERBY PARK SA 5110	Waste depots
o	Type	Address	Potentially contaminating activity
60344 - 01	S83A Notification	Lots 1, 2, 3 & 4 George Street GREEN FIELDS SA 5107	Abrasive blasting



Site Contamination Index Search

19116.01 Parafield Gardens PSI

Notification no	Type	Address	Potentially contaminating activity
Notification no	Type	Address	Potentially contaminating activity
62097 - 01	S83A Notification	Various Off-site Monitoring Wells PARAFIELD SA 5106	Airports, aerodromes or aerospace industry; Fire stations; Fire training areas
10658	SAHC	Kings Road PARAFIELD SA 5106	Not recorded

Appendix G

Site Photographs



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south east from south eastern side of the greenhouse showing general condition of site surface	Photo 1
Site: 35-41 Lantana Drive, Parafield Gardens				

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south east of the olive groves	Photo 2
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking north of the olive grove along the northern boundary	Photo 3
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west of the olive grove, grape vines and gum trees	Photo 4
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View within the cluster of gum trees	Photo 5
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west along the driveway towards Shed 1	Photo 6
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs



19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south of shed 1, with dilapidated drum and tap and bucket visible on the left	Photo 7
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south of Shed 1 and Shed 2, and rubbish stockpiles	Photo 8
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west from the waste stockpiles to the chicken coup showing the general site condition	Photo 9
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View from the south eastern corner of the chicken coup	Photo 10
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs


19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View inside the chicken coup	Photo 11
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View from the western side of the dilapidated glasshouse	Photo 12
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the dilapidated glasshouse looking north east	Photo 13
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking north east at the dilapidated outhouse, with glasshouse rubbish surrounding	Photo 14
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI



				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking east of the dilapidated outhouse, glasshouse rubbish and olive trees	Photo 15
Site: 35-41 Lantana Drive, Parafield Gardens				

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of a waste stockpile on the western side of shed 1 showing empty oil containers, a bath and steel	Photo 16
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of a waste stockpile showing empty oil containers, steel, steel irrigation piping and steel glasshouse framework	Photo 17
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of a waste stockpile showing empty oil containers, steel and pallets	Photo 18
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of waste stockpile showing empty oil containers, an old trailer filled with wood, and roofing bricks	Photo 19
Site: 35-41 Lantana Drive, Parafield Gardens				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the south eastern corner of the site showing a steel glasshouse roofing stockpile	Photo 20
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI



				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking south of the organics stockpile in the centre of the site	Photo 21
Site: 35-41 Lantana Drive, Parafield Gardens				

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the mains water pipeline along the driveway	Photo 22
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the agricultural property to the north and north west of the site	Photo 23
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking west of the agricultural property to thee north, and residential properties to the west of the site	Photo 24
Site: 35-41 Lantana Drive, Parafield Gardens				



Site Photographs

19116.01 Parafield Gardens PSI

Item 8.1.3 - Attachment 1 - Plan of Division and Supporting Information

				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View looking north of the residential properties to the west, and agricultural property with residential properties to the north of the site	Photo 25
Site: 35-41 Lantana Drive, Parafield Gardens				
				
Client: M2 Custom Homes Pty Ltd	Date: 30/10/2019	Project Number: 19116.01	Description: View of the eastern corner of the site showing residential properties across Lantana Drive.	Photo 26
Site: 35-41 Lantana Drive, Parafield Gardens				

Attachment 2

Notice of Category 2 Development and Copy of Representations



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

CATEGORY 2

Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

17 August 2021

To: The Owner/Occupier

Dear Sir/Madam

Application No: 361/1974/2019/LD
Location: 35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development: LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

Application No: 361/24/2021/2A
Location: 35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development: 14 TWO STOREY DWELLINGS, RETAINING WALLS AND FENCING

Please find attached, two Notices for the development proposals listed above. You are being given notice of these applications, as the development site is located close to your property.

The proposed developments have been submitted separately under two development applications, both of which are subject to a public consultation process. Application No. 361/24/2021/2A seeks approval for fourteen (14) two storey dwellings, which are intended to be located on the allotments proposed within the land division (Application No. 361/1974/2019/LD).

Council is interested in your views on both proposals. Should you wish to make comment, your response should clearly identify the Application No. to which your comments relate.

In addition to the plans enclosed, further documentation relating to the proposal is also available on the council website via the following link:

www.salisbury.sa.gov.au/Build/Development/Applications/Advertised/Applications

The decision whether to approve, refuse or approve with conditions, is based on an assessment of the proposal against the provisions within the City of Salisbury Development Plan. It is important to note that all comments raised, both in support of, and objecting to the proposed development, will be taken into account when assessing the application.

Please note that Australia Post has recently changed its delivery charges and timeframes meaning that correspondence may take longer to receive than anticipated. To ensure your representation is received within the statutory timeframe, you may want to consider delivering your submission electronically, direct by submission at the counter or otherwise via Express Post.

I would be happy to assist you with the consideration of the proposed development. If you have any queries or would like further information, please do not hesitate to contact me.

Yours faithfully

Katherine Thrussell
Development Services
Telephone: (08) 8406 8222
Email: representations@salisbury.sa.gov.au

**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:

APPLICATION NO:	361/1974/2019/LD
APPLICANT:	State Surveys 465b South Rd KESWICK SA 5035
NATURE OF DEVELOPMENT:	LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS
LOCATION:	35-41 Lantana Drive , Parafield Gardens SA 5107
CERTIFICATE OF TITLE:	CT-5906/554
ZONE:	Residential

The application may be examined at the Salisbury Community Hub located at 34 Church Street, Salisbury during normal business hours (8.30am – 5pm Monday to Friday) and on Council's web site at www.salisbury.sa.gov.au . Any person or body may make representations in writing, or by email 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. Representations must be received **no later than Monday 6th September 2021**.

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: Katherine Thrussell, Development Officer

Date: 24 August 2021

THIS IS THE FIRST AND ONLY PUBLICATION OF THIS NOTICE



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

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

Application No:	361/1974/2019/LD
Applicant:	State Surveys
Location:	35-41 Lantana Drive , Parafield Gardens SA 5107
Nature of Development:	LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

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

NAME(S): Juma KHAN HUSSAINI

ADDRESS: 20 Martindale Road, Parafield Gardens, SA 5107

PHONE NO: [REDACTED] **EMAIL:** [REDACTED]

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

- ☒ The owner/occupier of the property located at: 20 Martindale Road, Parafield Gardens
- ☐ 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.

The size of the proposed allotments do not keep with the character of the street. The existing allotments' average size is 516m² with frontages of 12.5m wide to 18m wide.

The entire estate area is designed to have off street parking with average of 2 undercover and

PTO

361/1974/2019/LD

allowing for 2 off street parking. The new allotments will have cars overhang on footpaths creating an encroachment on the footpaths for people with prams wheelchairs or simply using the footpath.

On review of 76 allotments in Martindale Palms (the estate in question), the average size is 516m². Approval of the proposed allotments will have a detrimental affect on the setting of the estate.

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

By having a restriction of the width and depth of the allotments to that similar of 18 Martindale Road which has a frontage of 12.5m width and 34.5m deep you create an allotment that can continue with the character of the street. This will make it a villa style allotment. The development should maintain the character of the existing allotments.

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 Monday 6th September 2021, 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: 5 10 9 1 2 1

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 **Monday 6th September 2021.**

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

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

Application No:	361/1974/2019/LD
Applicant:	State Surveys
Location:	35-41 Lantana Drive , Parafield Gardens SA 5107
Nature of Development:	LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

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

NAME(S): Shane + Natasha Doecke
 ADDRESS: 17 Martindale Rd, Parafield Gardens
Natasha
 PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 17 Martindale Rd, Parafield garden
☐ 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.

The size of the proposed allotments do not
keep with the character of the street.
The existing allotments average sizes are

PTO

361/1974/2019/LD

516 m² with frontages of 12.5m to 18m wide. The entire estate area is designed to have off street parking, with average of 2 undercover + allowing for 2 off street parking. The new allotments will have cars overhang on footpaths, creating an encroachment on the footpaths for people with prams, wheelchairs or simply using the footpath. On review of 76 allotments in Martindale Palms (the estate in question), the average size is 516 m². Approval of the proposed allotments will have a detrimental affect on the setting of the estate.

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

By having a restriction of the width + depth of the allotments, to that similar of 18 Martindale Rd, which has a frontage of 12.5m wide + 34.5m deep. This will create an allotment that can continue with the character of the street. This will make it a villa style allotment. The development should maintain the character of the existing allotments.

PTO

CATEGORY 2

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: Natasha Doecke

(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 Monday 6th September 2021, 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: 04/09/21

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 **Monday 6th September 2021.**



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

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Application No:	361/1974/2019/LD
Applicant:	State Surveys
Location:	35-41 Lantana Drive , Parafield Gardens SA 5107
Nature of Development:	LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

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

NAME(S): Raquel Stankovic

ADDRESS: 15 Martindale Road, Parafield Gardens, SA 5107

PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

☒ The owner/occupier of the property located at: 15 Martindale Road, Parafield Gardens

☐ 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.

The size of the proposed allotments do not keep with the character of the street. The existing allotments' average size is 516m2 with frontages of 12.5m wide to 18m wide.

The entire estate area is designed to have off street parking with average of 2 undercover and

PTO

361/1974/2019/LD

allowing for 2 off street parking. The new allotments will have cars overhang on footpaths creating an encroachment on the footpaths for people with prams, wheelchairs or simply using the footpath.

On review of 76 allotments in Martindale Palms (the estate in question), the average size is 516m². Approval of the proposed allotments will have a detrimental affect on the setting of the estate.

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

By having a restriction of the width and depth of the allotments to that similar of 18 Martindale Road which has a frontage of 12.5m width and 34.5m deep, you create an allotment that can continue with the character of the street. This will make it a villa style allotment.

The development should maintain the character of the existing allotments.

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 Monday 6th September 2021, 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: 05 / 09 / 2021

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 **Monday 6th September 2021.**



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

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Application No:	361/1974/2019/LD
Applicant:	State Surveys
Location:	35-41 Lantana Drive , Parafield Gardens SA 5107
Nature of Development:	LAND DIVISION (TORRENS TITLE) - CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

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

NAME(S): ROBERT GUY
ADDRESS: 9 MARTINDALE RD PARAFIELD GARDENS S.A. 5107
PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at:
☐ 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 support a development on the proposed allotment, however do not support the way the development is proposed. The block sizes

361/1974/2019/LD

are extremely small and do not match the existing block sizes in the area in my opinion this will spoil the aesthetic look of the street scape. At present we have an open look which is why we live in this area. By creating smaller block sizes it will spoil the feel of the whole neighbourhood.

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

By creating block sizes of no less than 300 sqmtrs would maintain the current feel of openness in the area.

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 Monday 6th September 2021, 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: 5 / 9 / 2021,

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 **Monday 6th September 2021**.



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

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

Application No:	361/1974/2019/LD
Applicant:	State Surveys
Location:	35-41 Lantana Drive, Parafield Gardens SA 5107
Nature of Development:	LAND DIVISION (TORRENS TITLE) – CREATION OF 15 ALLOTMENTS FROM 1 ALLOTMENT AND PUBLIC ROADS

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

NAME(S): Carlos Mel Azucar Yanez
ADDRESS: 18 Martindale Rd Parafield Gardens SA 5107
PHONE NO: [REDACTED] EMAIL: [REDACTED]

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

- ☒ The owner/occupier of the property located at: 18 Martindale Rd Parafield Gardens
☐ 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.

The size of the allotments do not keep with the character of the street. The existing allotments' average size is around 500m² with frontages between 12.5m To 18m wide.

PTO

361/1974/2019/LD

The entire estate area is designed to have off street parking with average of 2 undercover and allowing 2 off street parking. The new allotments will have cars overhang on footpaths creating an inconvenience on the footpaths for people with prams, wheelchairs or simply using the footpath.

On review of 76 allotments in Martindale Palms (The estate in question) the average size is over 500m². Approval of the proposed allotments will have a detrimental effect on the setting of the estate.

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

By having a restriction of the width and depth of the allotments to that similar of 18 Martindale Rd. which has a frontage of 12.5m width and 24.5 depth, you create allotments that can continue with the character of the street. This will make it a villa style allotment.

The development should maintain the character of the existing allotments.

PTO

CATEGORY 2

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 Monday 6th September 2021, 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: 04 / 09 / 2021

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 **Monday 6th September 2021**.

9/5/21, 9:45 AM

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From: Joseph B [REDACTED]
Sent: Sunday, 5 September 2021 11:05:48 AM
To: Development
Subject: 361/1974/2019/LD and 361/24/2021/2A – Statement of Representation – J & L Bagnato OPPOSE

Hi Katherine Thrussell, Development Officer,

We are writing to you in response to the letter that we have received in regards to the proposed development at Martindale Road Parafield Gardens, Application Numbers 361/1974/2019/LD and 361/24/2021/2A (Attached).

The following information is presented in the format of the attached documents.

NAME(s): Joseph and Lisa Bagnato
 ADDRESS: 14 Martindale Road Parafield Gardens
 PHONE NO: 0402 010 827 EMAIL: joseph_bag@hotmail.com

We are the owner/occupier of the property located at 14 Martindale Road, Parafield Gardens

We Oppose the proposed development, 361/1974/2019/LD based on the following concerns:

1. We feel that the proposed lot sizes are not in line with the character of the existing properties of Martindale Road. It will look and feel out of place to be driving along this road and see the significant change to the housing.
2. We have concerns about the increase in the number of vehicles that may be parked in the street and the restriction of vehicular road access that this may create. This is of particular concern if and when the entire development of 35-41 Lantana Drive is completed. While it is understood that each proposed lot would have parking for 2 vehicles, it is also expected that in practice one of these vehicles will end up on the street to allow access for the 2nd vehicle in/out of the driveway/garage.

Our concerns might be address by:

1. New allotments should have at least a minimum frontage of 12.5m. This would be the current minimum that can be found on Martindale Road. It would also make sense to impose a larger minimum lot size perhaps of 400 m2 again to remain consistent with the current dwellings on this road.
2. Off street parking bays could be utilised to ensure that the road is not blocked from traffic. Another option would be 24/7 no parking along 1 side of the new area(s).
3. The minimum setback of 5.5m would not be sufficient for a medium/large vehicle to park on a driveway without intruding on a footpath. Please allow at least 6m clearance between and garage and the footpath.

We do not wish to be heard in support of our representation.

We Oppose the proposed development, 361/24/2021/2A based on the following concerns:

1. The proposed dwellings will look out of place with the character and uniqueness of the existing houses on Martindale Road. This is particularly in relation to the proposed dwelling being attached

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like townhouses.

2. There is inadequate yard space to allow kids to play safely and not on the street.

Our concerns might be addressed by:

1. By allowing for larger allotment sizes the future dwellings could all be constructed without adjoining a neighbouring dwelling. This would also allow for variation to the appearance of each house.
2. By allowing for larger allotments the future homes would have more open yard spaces, front and rear, to allow for kids to play safely. This will also address the concern mentioned above regarding vehicle parking.

We do not wish to be heard in support of our representation.

Please feel free to contact us if you require. Thank you in advance,

Joseph and Lisa Bagnato

Attachment 3

Extract of Relevant Development Plan Provisions and
Location Maps (Consolidated 4 April 2019)



Salisbury Council

Consolidated – 4 April 2019

Please refer to the Salisbury Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Consolidated – 4 April 2019

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).

Salisbury Council
General Section
Crime Prevention

- 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.

Hazards

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

Salisbury Council
General Section
Hazards

- 6 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

- 7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 8 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
 - (b) poor access
 - (c) rugged terrain
 - (d) inability to provide an adequate building protection zone
 - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 10 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

- 14 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
 - (b) minimise the extent of damage to buildings and other property during a bushfire
 - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
 - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
 - (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
 - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

- 17 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 19 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

- 20 Development and activities, including excavation and filling of land, that may lead to disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps – Development Constraints*) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

- 22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

Salisbury Council
General Section
Hazards

Containment of Chemical and Hazardous Materials

- 23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 24 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
 - (b) contamination of land
 - (c) airborne migration of pollutants
 - (d) potential interface impacts with sensitive land uses.

Landslip

- 25 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 26 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 27 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities
 - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 8 Development and landscaping within 25 metres of the 275 kV overhead electricity lines should ensure that all clearances and safety restrictions are met.

Salisbury Council
General Section
Infrastructure

- 9 In urban areas, electricity supply serving new development should be installed underground.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

Land Division

OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
 - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill
 - (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
 - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
 - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

Salisbury Council
General Section
Land Division

- 8 Residential allotments in the form of a battleaxe configuration should:
- (a) contain sufficient area on the allotment for a vehicle to turn around to enable it to access and egress the allotment in a forward direction
 - (b) provide a minimum setback of 1 metre between the 'handle' and any existing dwelling that is to be retained on the site
 - (c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (d) incorporate a landscape strip a minimum of 1 metre in width to enhance the appearance of the access way from the street
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
 - (f) provide for an access onto a public road, with the driveway 'handle' being designed within the following parameters:

Number of dwellings served by driveway	Width (for length of the driveway) (metres)
1	4
2-5	6
6 or more	6

- 9 Sufficient area for off-street visitor parking should be provided at the rate of 1 space for every 2 residential allotments created through a battleaxe land division.
- 10 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 11 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 12 Within defined townships and settlements, land division should make provision for a reserve or an area of open space that has a width of at least:
- (a) 30 metres from the top of the bank of the Little Para River, Dry Creek, or Cobbler Creek
 - (b) 25 metres from the top of the bank of any other watercourse.
- 13 The layout of a land division should keep flood-prone land free from development.

- 14 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area.

Roads and Access

- 15 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 16 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 17 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 18 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 19 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Salisbury Council
General Section
Land Division

Land Division in Rural Areas

- 20 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:
- (a) primary production
 - (b) value adding industries related to primary production
 - (c) protection of natural resources.
- 21 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
 - (e) uneconomic costs to the community for the provision of services.

Landscaping, Fences and Walls

OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) maximise shade and shelter
 - (g) assist in climate control within and around buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing vegetation, including native vegetation
 - (l) contribute to the viability of ecosystems and species
 - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
 - (a) unreasonably restrict solar access to adjoining development
 - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

Salisbury Council
General Section
Landscaping, Fences and Walls

- (c) introduce pest plants
- (d) increase the risk of bushfire
- (e) remove opportunities for passive surveillance
- (f) increase leaf fall in watercourses
- (g) increase the risk of weed invasion
- (h) obscure driver sight lines
- (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.

4 Fences and walls, including retaining walls, should:

- (a) not result in damage to neighbouring trees
- (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
- (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
- (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
- (e) assist in highlighting building entrances
- (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
- (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
- (h) be constructed of non-flammable materials.

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.

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.

Salisbury Council
General Section
Transportation and Access

- 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.

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General Section
Transportation and Access

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.

- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Vehicle Parking for Residential Development

- 41 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.

Vehicle Parking for Mixed Use and Corridor Zones

- 43 Loading areas and designated parking spaces for service vehicles should:
 - (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 44 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
 - (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 45 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 46 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
 - (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

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- (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
 - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development).
- 47 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Zone Section

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Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 A zone primarily accommodating a range of dwellings to meet the diverse needs and preferences of the community.
- 4 Revitalisation of under-utilised suburbs, particularly public housing areas, to facilitate the provision of a greater mix of housing types and improved residential amenity.
- 5 Residential development designed and insulated to minimise effects of predicted aircraft noise and industrial noise.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone covers a substantial portion of the Council area and is home to a large and diverse population. The zone is suitable for a range of low to medium density housing, with higher density in appropriate locations. In addition to housing and open space, the zone will also contain a variety of community related, non-residential land uses that contribute to the creation of pleasant, connected, well serviced and socially inclusive neighbourhoods.

A full range of dwelling types on a variety of allotment sizes will be provided, including affordable housing, special needs housing and housing for the aged in appropriate locations. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences and will be cost-effective, energy efficient and will make efficient use of available sites. Older neighbourhoods will experience change through turnover in population and ageing of existing residents which will generate a need for more housing diversity as well as changes in density and different services and facilities to complement these changes.

Residential development will reflect a variety of building styles, yet where a consistent character exists, new buildings will be designed to harmonise with that which is existing in terms of form, mass, scale, colours and textures of materials and setback distances. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows, doors and balconies that overlook the street and areas of public open space to promote surveillance and community interaction.

Setbacks to local streets will be used to enable landscaping to be provided to soften the built form and improve amenity for residents and pedestrians. The visual and physical impact of vehicle access points will be minimised by reducing both the number of access points and the width of associated crossovers and driveways. Sealed surfaces will be minimised to reduce stormwater run-off and to also provide opportunities for landscaping to improve visual amenity. Development will seek to protect and retain regulated trees that contribute to the character of the area.

In order to achieve a compact urban form an overall increase in the residential density is desirable in select locations, in keeping with the objectives for development in the Zone, although it is anticipated that the predominant form of housing will remain detached dwellings at low to medium density throughout much of the zone. Co-ordinated infill housing, redevelopment and refurbishment of existing housing are encouraged

to maximise use of the community investment in facilities and services in existing residential areas that are located close to centres and community services. Opportunities exist to gradually develop under-utilised and vacant land within established areas, particularly when a specific housing need arises within the population, but also as an opportunity for improving access to existing services and facilities. Co-ordinated and efficient development of larger sites containing multiple allotments is encouraged in order to achieve greater housing density and diversity.

Medium density forms of housing including semi-detached dwellings, row dwellings, residential flat buildings and group dwellings are encouraged in areas with good access to services and facilities. Concentrated nodes of medium density development of up to 4 storeys in height are anticipated in areas close to centres, public transport and significant public open space, and are to be developed in a co-ordinated and orderly manner. Typically this will involve the amalgamation of sites and will result in development that compliments the prevailing character. A transition in building height will be necessary to ensure issues of overlooking is minimised and solar access maintained.

Development will be of a form and scale compatible with adjoining residential development. As part of the increase in residential density there will be an increase in the number of dwellings of two or more storeys. Such development will recognise the proximity of adjoining development and will be designed and sited to maintain the privacy of adjoining dwellings and their private open space areas, and will be designed to integrate with the existing built form.

Development of land with a known history of a potentially contaminating activity will occur once the site has been assessed and remediated to the standard necessary to ensure it is safe and suitable for the proposed use.

Development in areas which adjoin industrial land uses and areas affected by aircraft noise as identified in [Concept Plan Map Sal/2 - Edinburgh Defence Airfield Aircraft Noise Exposure](#) should be designed, sited and constructed to minimise the effects of noise.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary or secondary school
 - recreation area
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality

Salisbury Council
Zone Section
Residential Zone

- (c) does not detrimentally impact on the amenity of nearby residents
 - (d) will not undermine the efficient operation of nearby centres.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should be undertaken in accordance with the following Concept Plan Maps:
- (a) [Concept Plan Map Sal/21 - Parlowie Residential Area 3](#)
 - (b) [Concept Plan Map Sal/22 - Burton Residential Area 1](#)
 - (c) [Concept Plan Map Sal/23 - Direk Residential Area](#)
 - (d) [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#)
 - (e) [Concept Plan Map Sal/25 - Parlowie Residential Area 1](#)
 - (f) [Concept Plan Map Sal/26 - Parlowie Residential Area 2](#)
 - (g) [Concept Plan Map Sal/27 - Salisbury Downs Residential Area 1](#).
- 7 Residential development should only occur within the area marked 'Lot 23' or 'Lot 24' on [Concept Plan Map Sal/24 - Frost Road/Brown Terrace Salisbury](#) where it is developed in accordance with all of the following:
- (a) the construction of a 2.4 metre high acoustical fence, which is comprised of double-sided fibre cement sheeting that has a density of not less than 12.5 kilograms per square metre, along the north-west and south-west boundaries of the land
 - (b) service areas are located between the noise source and the living areas of the dwelling
 - (c) dwellings utilise suitable sound insulation methods such as double-glazing to windows, roof and wall insulation
 - (d) the number of wall openings facing the noise source are minimised.
- 8 Direct vehicular access should not be provided onto Smith Road, Barker Road or Bridge Road.
- 9 Where remnant vegetation is located within road reserves it should be preserved and protected against loss, damage and disfigurement.
- 10 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area for allotments less than 450 square metres	60 square metres
Maximum floor area for allotment greater than 450 square metres	72 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	3 metres

Affordable Housing

- 12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 13 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Land Division

- 14 Land division should create a 5 metre landscaped reserve to limit direct vehicle access where allotments are created fronting the following roads:
 - (a) Martins Road, Parafield Gardens and Paralowie
 - (b) Burton Road, Burton and Paralowie
 - (c) Bolivar Road, Burton and Paralowie
 - (d) Willochra Road, Salisbury.

PROCEDURAL MATTERS**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where it complies with all of the following: <ul style="list-style-type: none"> (a) it does not move, rotate or incorporate flashing lights (b) it does not wholly or partly consists of bunting, streamers, flags, wind vanes and the like (c) if attached to a building, it does not wholly or partly extend above the top of the wall or the fascia.
Amusement machine centre	
Consulting room	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling where it is contained within the 'Concept Area Boundary' identified on Concept Plan Map Sal/22 - Burton Residential Area 1	Except where the dwelling has a maximum height of no more than one-storey above natural ground level.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	Except where it comprises alterations or additions to a petrol filling station existing at 20 January 1994.
Prescribed mining operations	
Public service depot	
Residential flat building within the Salisbury Residential Policy Area 18	

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Form of Development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Table Section

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
Accommodation	
Aged Care / retirement home	1 space per unit
Serviced apartment	1 space per unit plus 1 space per employee
Motel	1 space per unit
Commercial	
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
Community/civic	
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
Dwellings	

Salisbury Council
Table Section
Table Sal/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Detached dwelling Semi Detached Dwelling Row Dwelling	2 spaces per dwelling, one of which is to be covered
Residential flat building Multiple dwelling Group dwelling	1 space per dwelling, plus 0.5 on-site visitor car parking spaces per dwelling
Industry, warehouses, stores	
Office component	1 space per 30 square metres
Plus	Plus
Non-office component	
Up to 200 square metres	1 space per 50 square metres
Plus 200-2000 square metres	1 additional space for every 75 square metres
Plus greater than 2000 square metres	1 additional space for every 150 square metres
Or	Or
For labour intensive industries, inclusive of office component (whichever ever is greater)	0.75 car parking spaces per employee
Medical	
Consulting room	10 per 100 square metres of total floor area, with a minimum of 3 spaces per tenancy
Hospital	2.5 spaces per bed
Nursing home	1 space for every 4 beds
The following vehicle parking requirements apply to development specifically within the Mixed Use (Bulky Goods, Entertainment and Leisure) Zone :	
Form of Development	Minimum number of required vehicle parking spaces
All forms of development (except Light Industry)	3 spaces per 100 square metres of gross leasable floor area

Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps

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Map Reference Tables

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Map Reference

[Council Index Map](#)

Zone Maps

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Caravan and Tourist Park Zone	Sal/23
Coastal Conservation Zone	Sal/5, Sal/13, Sal/14, Sal/20, Sal/21, Sal/29, Sal/30, Sal/37, Sal/38, Sal/44, Sal/45
Coastal Marina Zone	Sal/13
Coastal Open Space Zone	Sal/13
Coastal Settlement Zone	Sal/13
Commercial Zone	Sal/26, Sal/27, Sal/34, Sal/35, Sal/39, Sal/42, Sal/48, Sal/49, Sal/53, Sal/54, Sal/56,
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Policy Area Maps

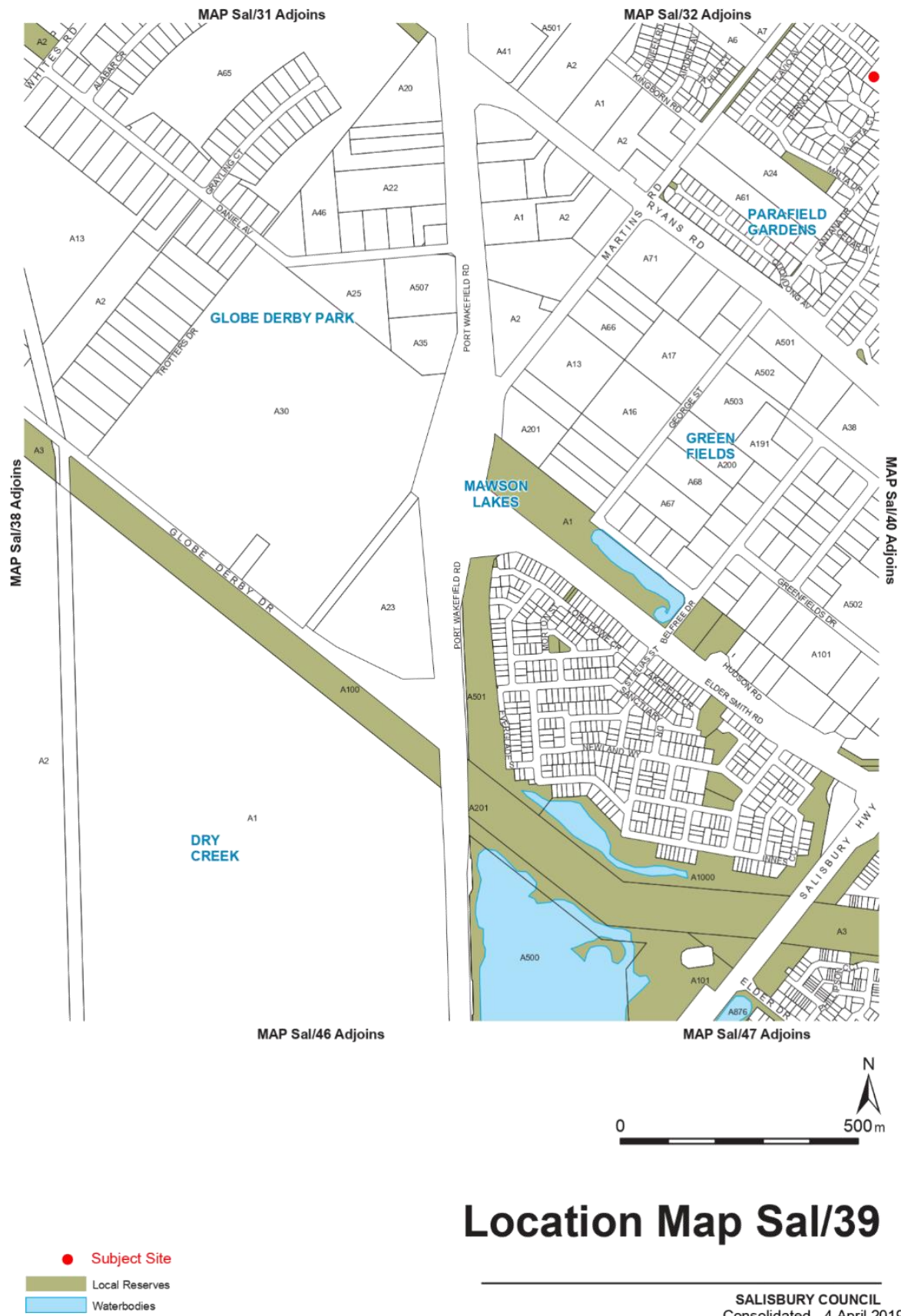
Policy Area Name	Map Numbers
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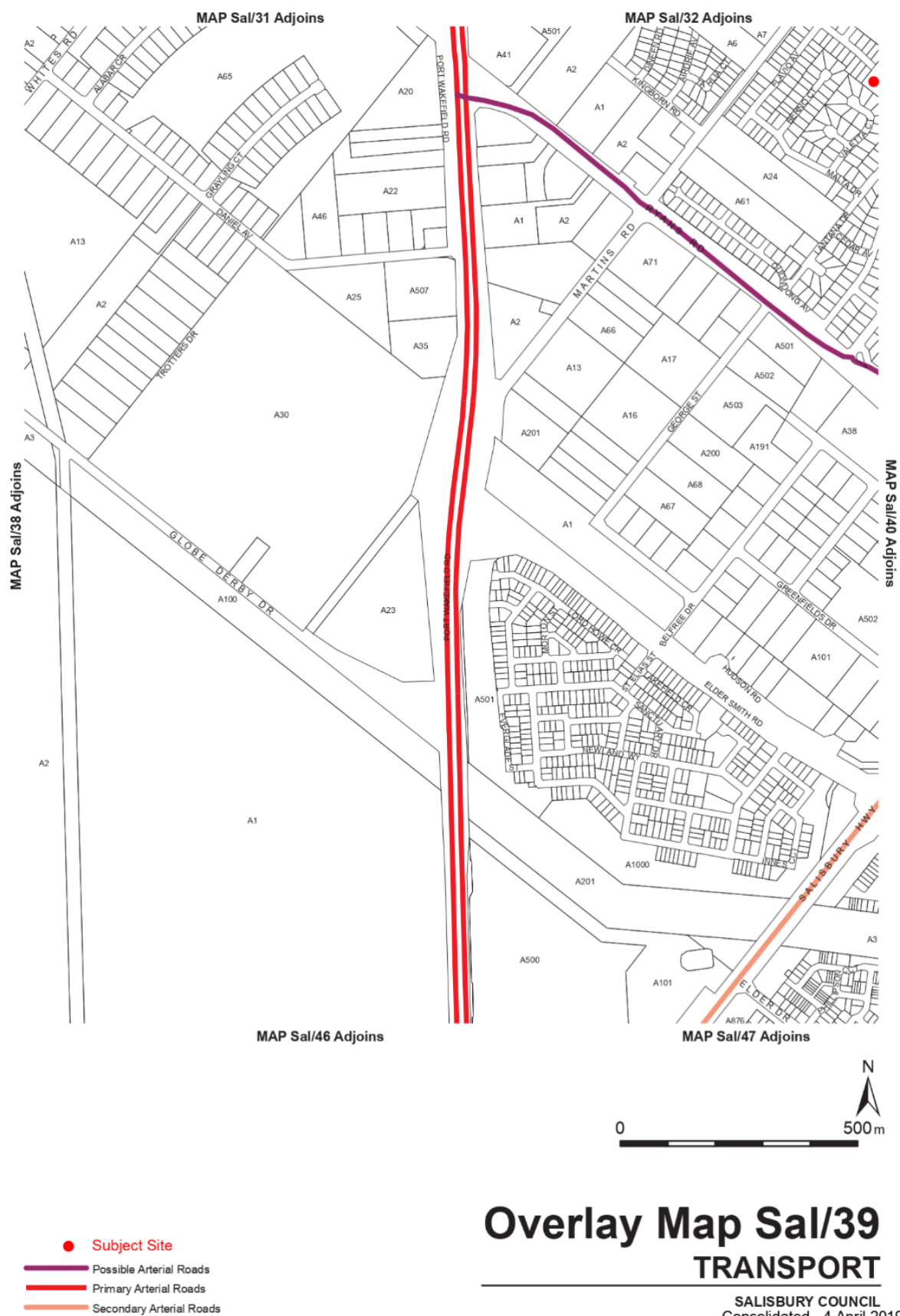
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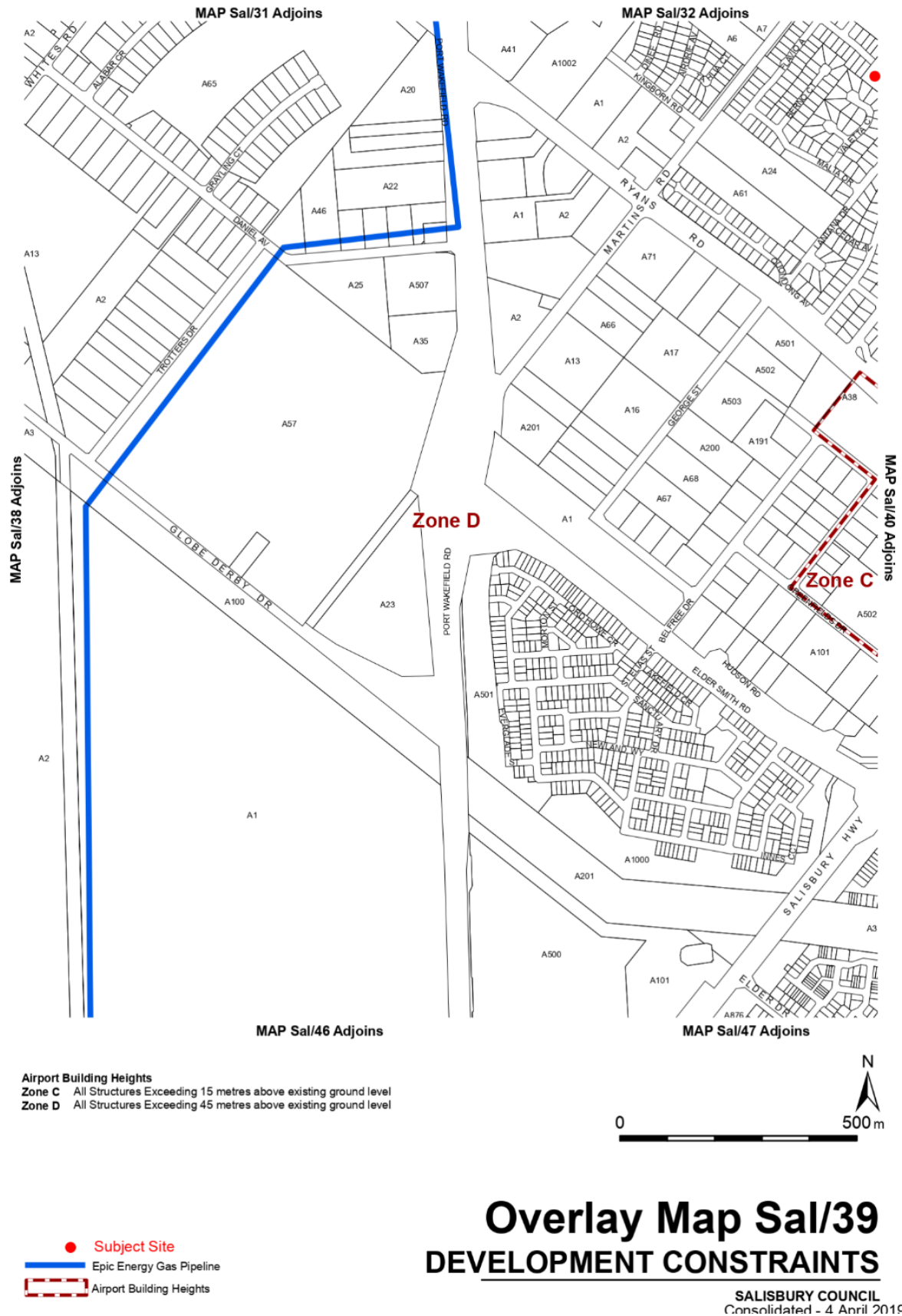
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Precinct 1 Salisbury Plains Commercial	Sal/35
Precinct 2 Deferred Urban	Sal/38, Sal/39, Sal/44, Sal/45, Sal/46, Sal/51, Sal/52
Precinct 3 Deferred Industry	Sal/15, Sal/16, Sal/22, Sal/23
Precinct 4 Community and Business	Sal/55
Precinct 5 Education	Sal/55
Precinct 6 Medium Density Residential	Sal/55
Precinct 7 Recreation	Sal/55
Precinct 8 Retail Core	Sal/55
Precinct 14 Bulky Goods	Sal/24, Sal/33
Precinct 15 Community	Sal/33
Precinct 16 Mixed Use	Sal/24, Sal/25, Sal/33
Precinct 17 Retail Core	Sal/24, Sal/33
Precinct 18 Saints Road Neighbourhood Centre	Sal/26, Sal/27, Sal/35
Precinct 19 Limited Residential	Sal/9, Sal/17

Spatial Extent Maps

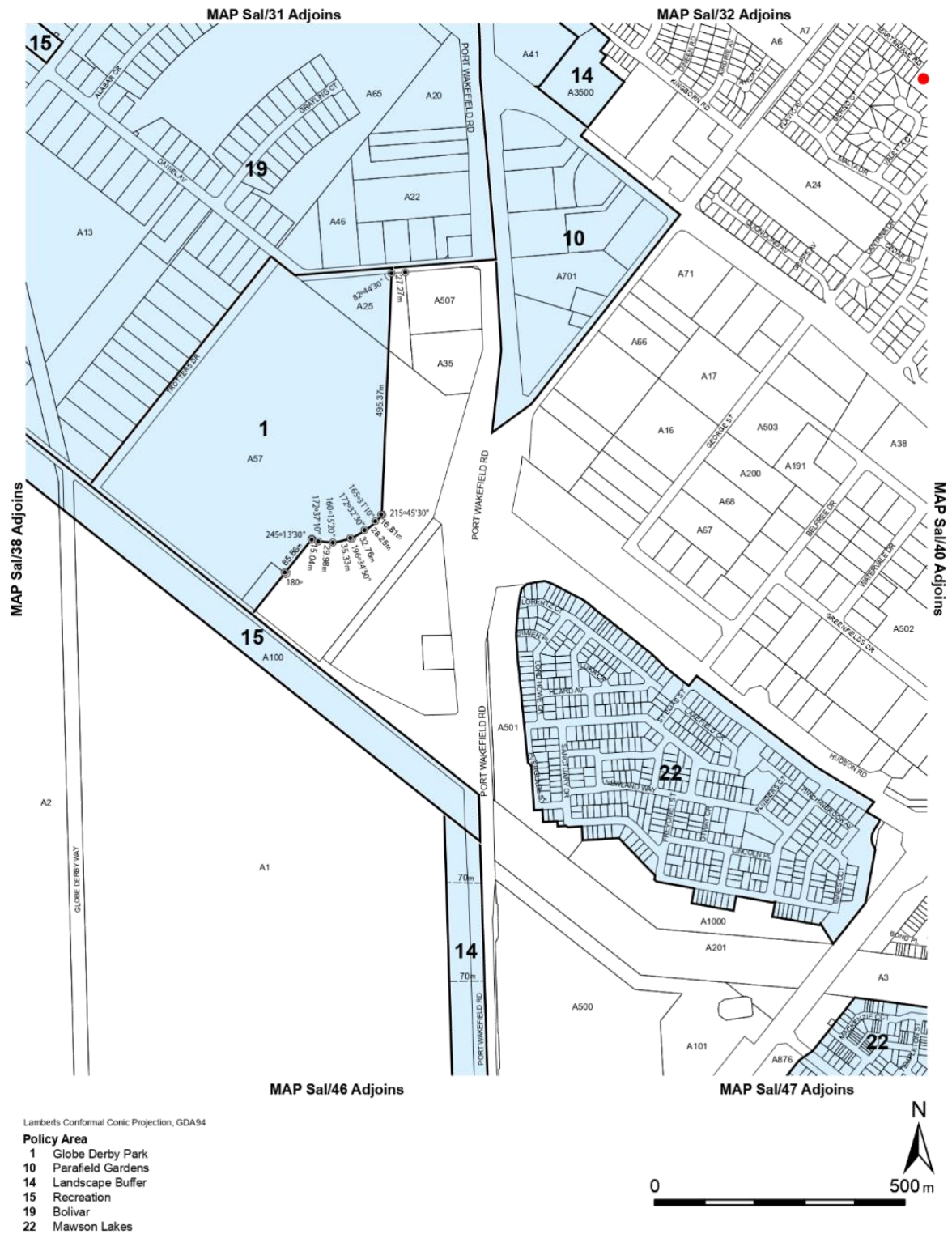


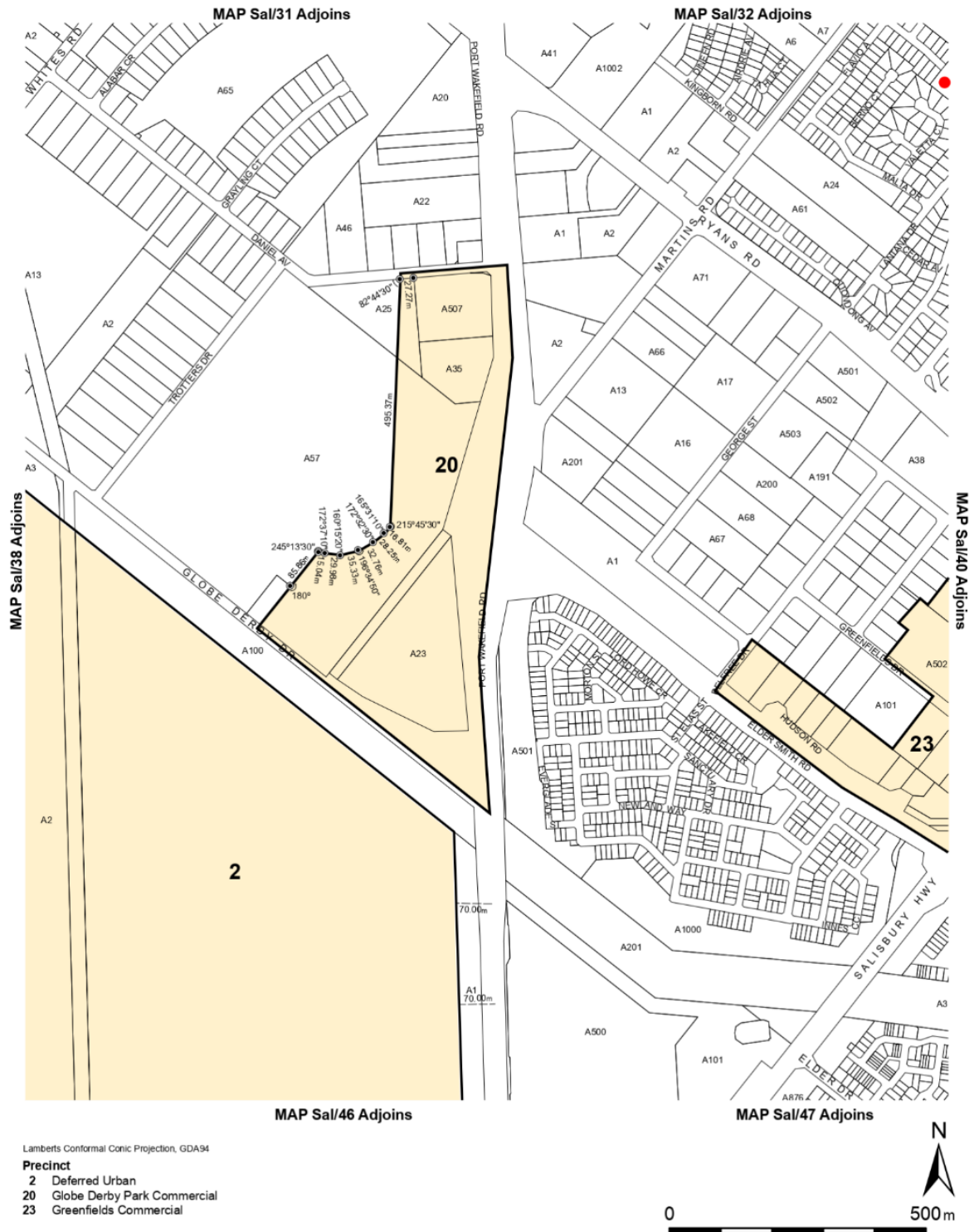










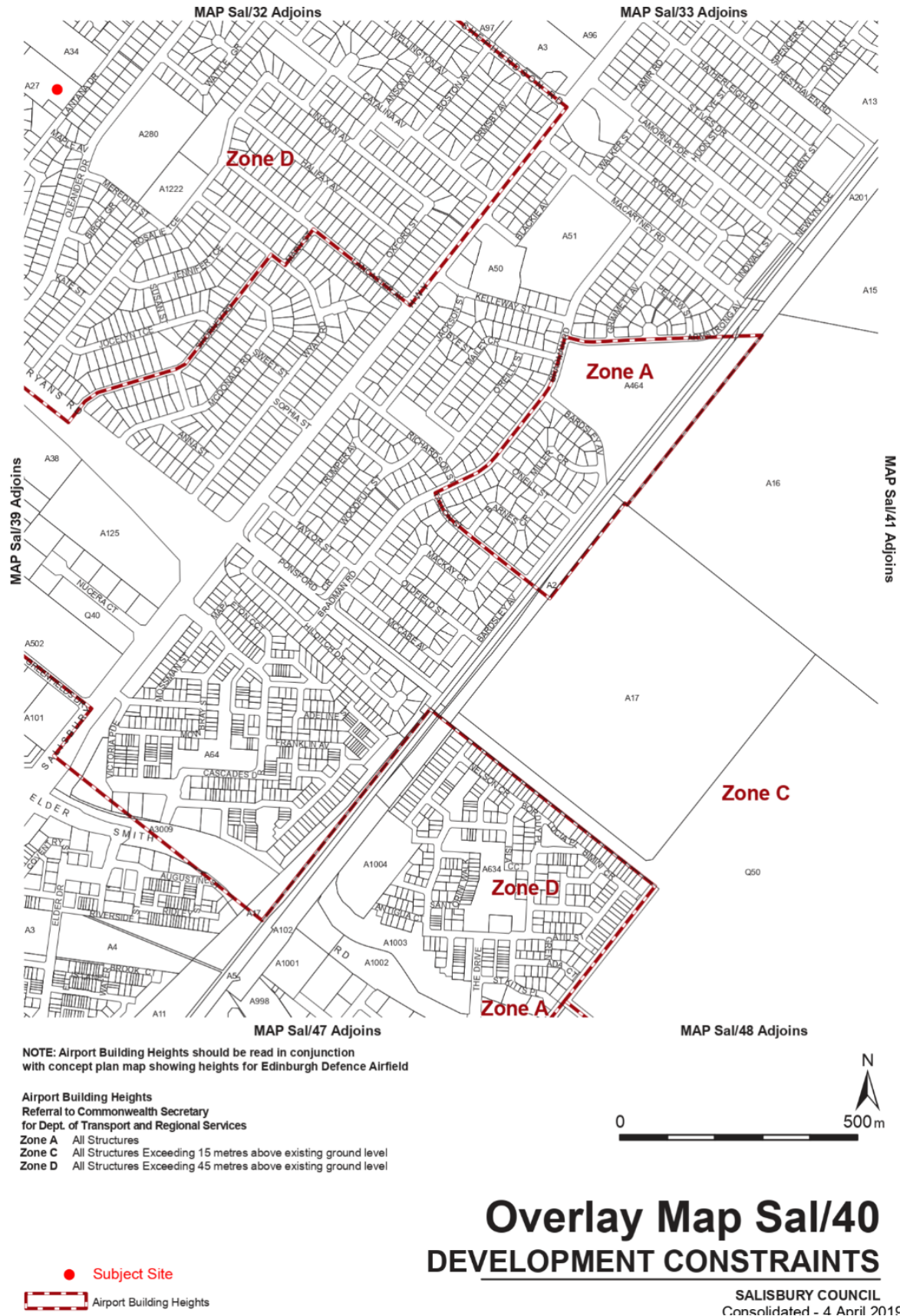


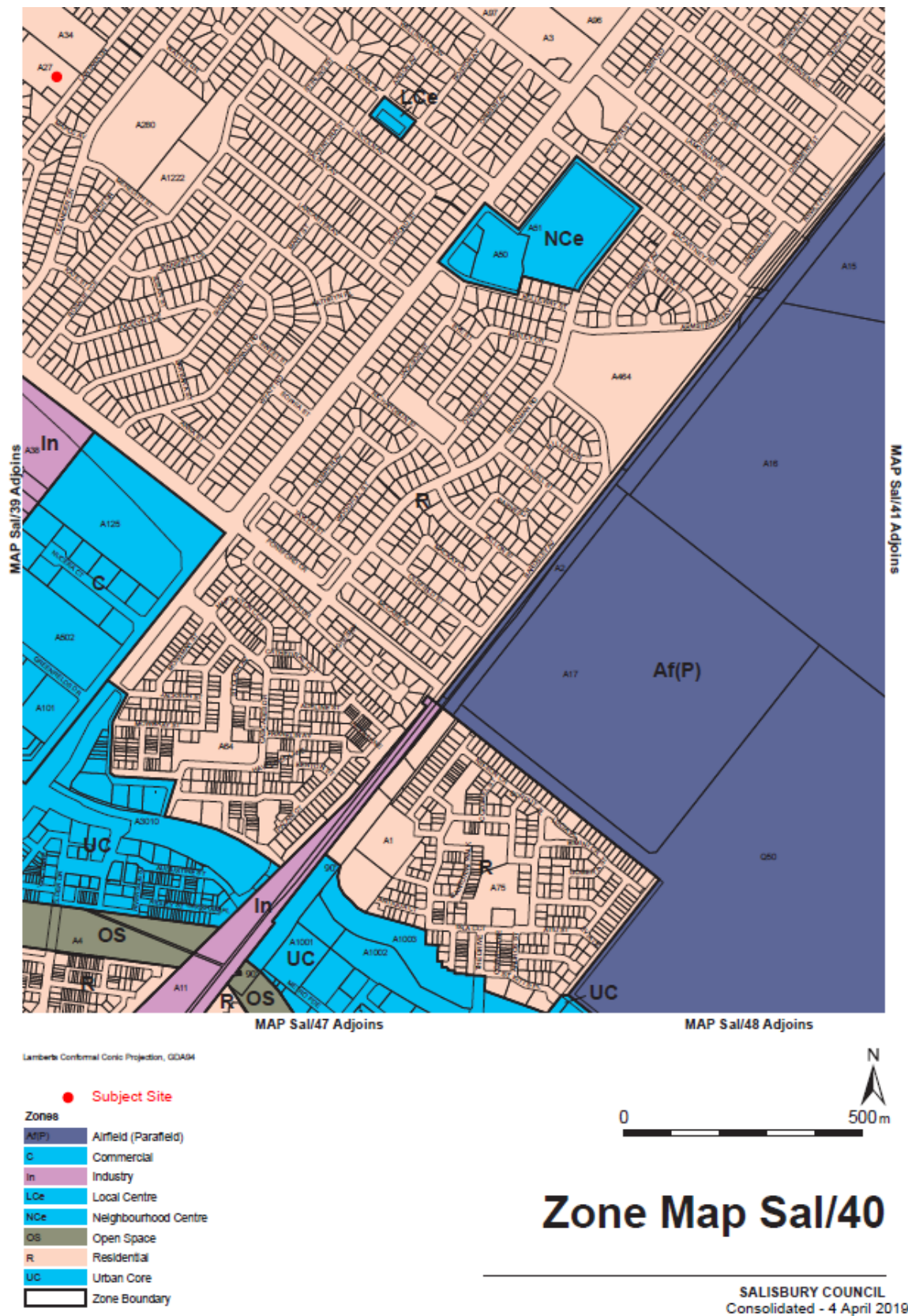
Precinct Map Sal/39

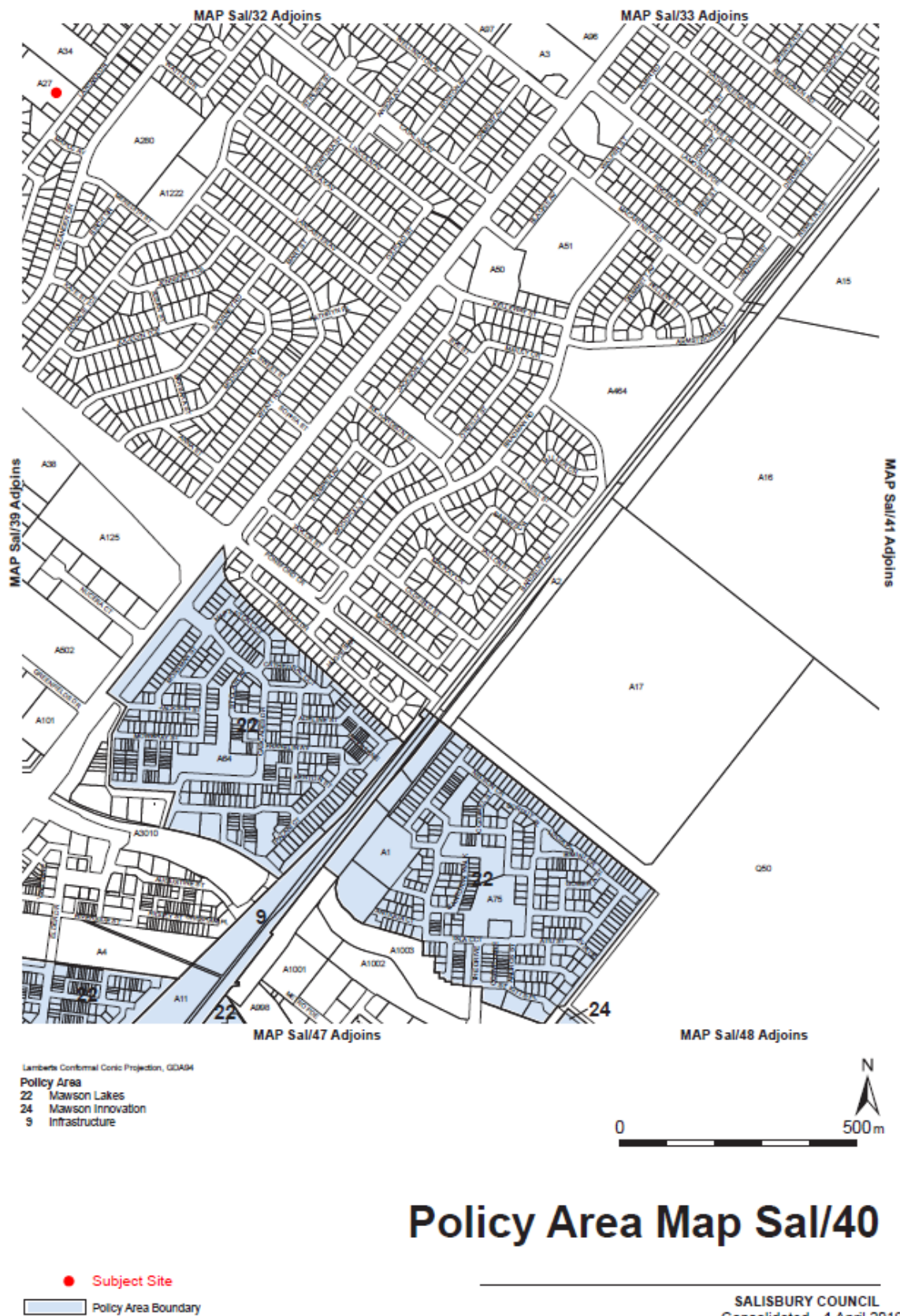
SALISBURY COUNCIL
Consolidated - 4 April 2019

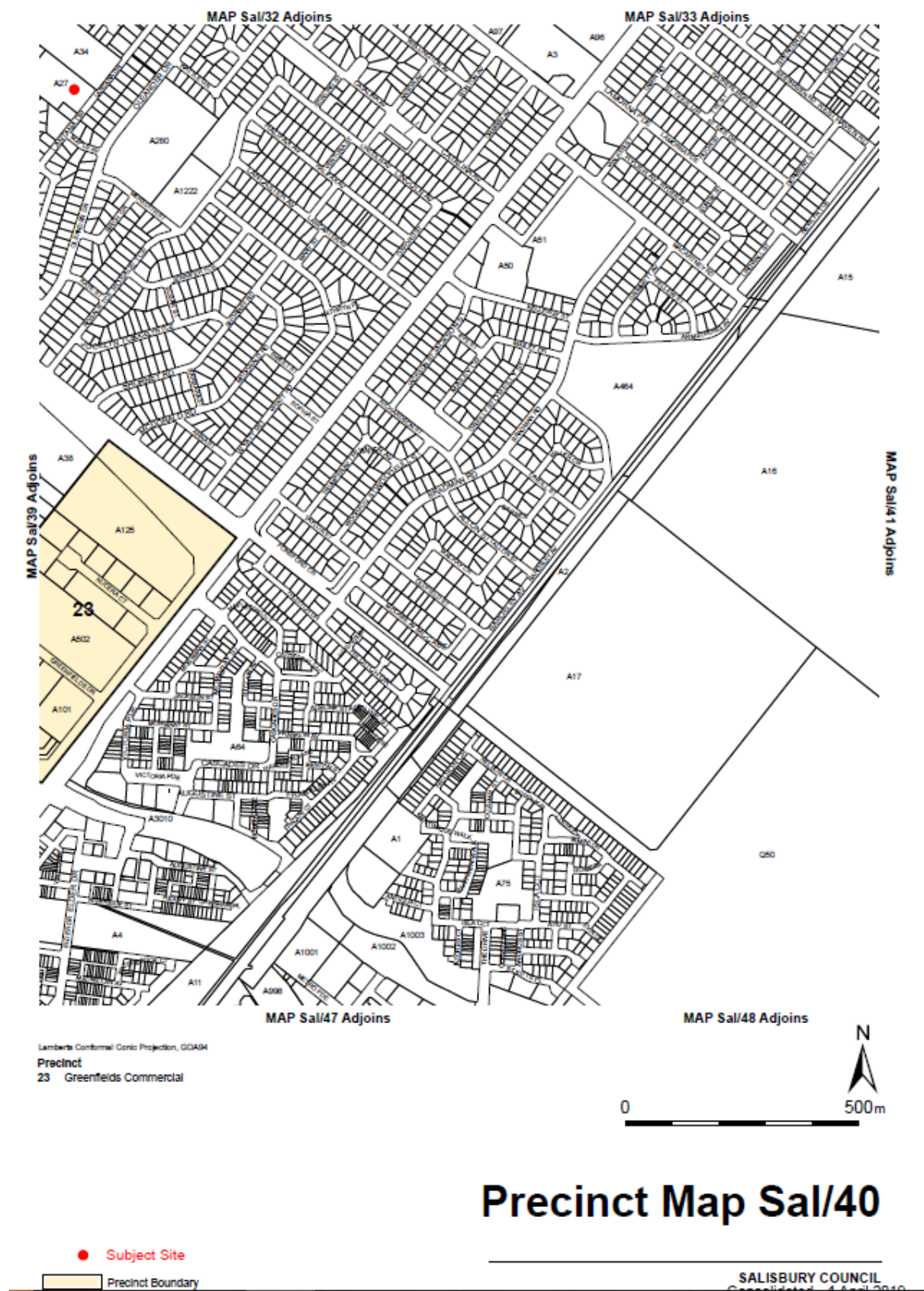












ITEM	8.2.1
	COUNCIL ASSESSMENT PANEL
DATE	23 November 2021
HEADING	CAP Operating Procedures
AUTHOR	Chris Zafiropoulos, Assessment Manager, City Development
SUMMARY	This report provides information for the Panel to adopt an updated clause on the the appointment of an Acting Presiding Member on the Council Assessment Panel, following an update to the Terms of Reference by Council.

RECOMMENDATION

That the Council Assessment Panel:

1. Adopts the updated General Operating Procedures in Attachment 1 to this report.
2. Appoints _____ as the Acting Presiding Member for the remainder of the CAP term.

ATTACHMENTS

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

1. Council Assessment Panel General Operating Procedures for endorsement

1. BACKGROUND

- 1.1 This report was deferred from the meeting held in August 2021 to clarify the Council resolution.
- 1.2 Council considered the Terms of Reference for the Panel at the meeting held on 25 October 2021 and adopted the following resolution in relation to the appointment of the acting presiding member.

That Council:

1. *Adopts the following process for the appointment of an Acting Presiding Member for the Council Assessment Panel (CAP) pursuant to section 83(1)(b)(vi) of the Planning, Development and Infrastructure Act 2016, with such process to be incorporated in the CAP Terms of Reference as a new clause 2.14:*
 - *That the CAP appoint an Acting Presiding Member for the remainder of the CAP term.*
 - *If both the Presiding Member and Acting Presiding Member are absent from a CAP meeting (or part thereof), a CAP Member will be appointed from those CAP Members present by means of resolution, and will preside over the meeting.*

2. REPORT

- 1.3 As a consequence of Council changing the Terms of Reference, it is necessary for the Panel to update its General Operating Procedures. It is recommended that the Panel amend clause 3.6 and add a new clause 3.7 to reflect the updated Terms of Reference. An updated copy of the procedures is provided in Attachment 1 for the Panel's consideration.
- 1.4 Given the updated clause, it is recommended that the Panel also appoint an Acting Presiding Member for the remainder of the CAP term in accordance with the changes.

2. CONCLUSION / PROPOSAL

- 2.1 The Panel adopts the updated General Operating Procedures in Attachment 1 and also appoint an Acting Presiding Member for the remainder of the CAP term.



COUNCIL ASSESSMENT PANEL

General Operating Procedures

November 2021

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These Meeting Procedures are to be read in conjunction with the meeting procedures contained within the Planning, Development and Infrastructure (General) Regulations 2017. (Refer Appendix A).

1 Purpose

- 1.1. The purpose of the Council Assessment Panel (CAP) is to determine development applications that are assigned to the CAP under the Planning Development and Infrastructure Act 2016 or, during the transition to the PDI Act, the Development Act 1993 that are delegated from Council. The Panel may also provide advice to Council on trends, issues and other matters relating to planning or development matters.
- 1.2. The Panel acknowledges that in performing its statutory function, it is bound by the:
 - 1.2.1 Code of conduct adopted by the Minister for Planning.
 - 1.2.2 Objects, Planning Principles and General Responsibilities under the Planning, Development and Infrastructure Act 2016.
 - 1.2.3 Operating Procedures established by the Panel.

2 Timing & Notice of Meetings

Meeting time and place

- 2.1. CAP meetings will be scheduled by the CAP on the fourth Tuesday of the month, commencing at 6.30pm or another date as determined by the Presiding Member, subject to there being business to consider.
- 2.2. The CAP will meet in the Council Civic Centre at 34 Church Street Salisbury or at such other place, including audio visual media, as the Presiding Member may determine.

Notice of meeting

- 2.3. The Assessment Manager pursuant to the Planning Development and Infrastructure Act 2016 must provide written notice detailing the date, time and place of a meeting to all CAP members at least three working days before the meeting. The notice shall include the Agenda for the meeting.
- 2.4. Where attendance at the meeting is able to occur by electronic means (in whole or in part), the notice of the meeting will include details of how to access and/or connect to the meeting.
- 2.5. Notice of CAP meetings may be given to CAP members by email, to an email address nominated by a CAP Member, or by personal delivery or post to the usual residence of a CAP Member, or via such other means as authorised by a CAP Member.

- 2.6. A notice that is not given in accordance with clause 2.3 is taken to have been validly given if the Assessment Manager considers it impracticable to give the notice in accordance with that clause and takes action the Assessment Manager considers reasonably practicable in the circumstances to bring the notice to the attention of the Member.

Viewing agenda

- 2.7. A copy of the Agenda for every ordinary meeting of the CAP shall be available for viewing by the public at the Council's offices and on the Council's web site at least three working days before the meeting of the CAP. The three working days notice shall not apply to a special meeting of the CAP under clause 2.8, or to an item included by the Assessment Manager under clause 2.10, in which cases the agenda will be made available for viewing by the public as soon as practicable.

Special meeting

- 2.8. A special meeting of the CAP may be convened by the Presiding Member, at any time, to consider urgent business by giving not less than two working days written notice to all CAP Members.
- 2.9. Notice of a special meeting of the CAP must be accompanied by an Agenda stating the item(s) of business for which the meeting has been convened. A special meeting must only deal with the business for which the meeting has been convened.

Late items

- 2.10. The Assessment Manager may, with leave or at the request of the Presiding Member, include in the agenda an item to be considered at the meeting to which the agenda relates after notice of the meeting has been given to CAP Members. In such instance, the Assessment Manager shall provide an updated agenda and any documents and/or reports relating to that item to be considered at the meeting to Members as soon as practicable. The Assessment Manager will also make an updated agenda available to the public in accordance with clause 2.7.

3 Commencement of Meetings & Quorum

- 3.1. CAP Meetings will be conducted in accordance with the requirements of the Planning, Development and Infrastructure Act 2016 ('the PDI Act'), Development Act 1993 ('the Act') and these Operating Procedures.
- 3.2. Meetings will commence on time, or as soon as a quorum is present. If a quorum is not present within thirty minutes of the time for commencement, the Presiding Member may adjourn the meeting to the next scheduled meeting

time and date, or to another time and date.

- 3.3. A quorum for a meeting of the CAP is three (3) CAP Members.
- 3.4. If the number of apologies received by the Assessment Manager in advance of a meeting indicate that a quorum will not be present at a meeting, the Presiding Member may, by notice from the Assessment Manager, provide to all CAP Members in advance of the meeting, a notice adjourning the meeting to a future time and date as specified in the notice (a copy of this notice will be displayed at the Council Offices and on the Council's website).
- 3.5. If a meeting is required to be adjourned by the Presiding Member, the reason for the adjournment, and the date and time to which the meeting is adjourned will be recorded in the Minutes.

Acting Presiding Member

- 3.6. That the CAP appoint an Acting Presiding Member for the remainder of the CAP term.
- 3.7. If both the Presiding Member and Acting Presiding Member are absent from a CAP meeting (or part thereof), a CAP Member will be appointed from those CAP Members present by means of resolution, and will preside over the meeting.

Meeting behaviour

- 3.8. Subject to the PDI Act and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes relevant, orderly, constructive, respectful and expeditious discussion, but not repetitious discussion, with the intent of ensuring well-informed decisions and debate leading to a determination of any matters before the Panel.
- 3.9. The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by a CAP Member, an applicant, a representor, or any other person present at the CAP meeting, until such time as the disruption or disturbance ceases.
- 3.10. The Presiding Member may ask a member of the public who is present at a meeting of a CAP to leave the meeting if this person is:
 - 3.10.1 behaving in a disorderly manner; or
 - 3.10.2 causing an interruption.

4 Deputy Members

- 4.1. If a CAP Member is unable or unwilling to attend a meeting or part of a meeting, he or she must use his or her best endeavours to notify the Presiding Member or Assessment Manager at his or her earliest opportunity.
- 4.2. If notification pursuant to clause 4.1 is given, the Assessment Manager may request a Deputy Member attend the meeting in place of the CAP Member for the meeting or part of the meeting.
- 4.3. Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes a Deputy Member.

5 Appointment of Additional Members

- 5.1. The CAP may appoint up to two Additional Members in accordance with Section 85 of the PDI Act and *Practice Direction 5 – Appointment of additional members to an Assessment Panel*.
- 5.2. Where the CAP has appointed Additional Member(s), the Presiding Member, in consultation with the Assessment Manager, may invite one or both Additional Members to attend any meeting (or part thereof) where he or she considers the Additional Member(s) will, by virtue of their qualifications, expertise or experience, assist the CAP in dealing with a matter that it must assess under the PDI Act (or, during the transition to the PDI Act, the Development Act 1993).
- 5.3. A request that an Additional Member attend a meeting must be made in writing and be accompanied by the notice for the meeting in accordance with clause 2.3, highlighting the item(s) the Additional Member is required to consider.
- 5.4. Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes an Additional Member, save that an Additional Member is not able to vote on any matter arising for determination by the CAP.

6 Decision Making

- 6.1. The CAP will conduct its meetings, and undertake all considerations, in accordance with the PDI Act (or, during the transition to the PDI Act, the Development Act).

Public meetings

- 6.2. Subject to circumstances where it excludes the public from attendance at a meeting or part thereof pursuant to Part 13 of the Development, Infrastructure (General) Regulations 2017 or the review of the Assessment Manager Decision, the Panel will generally discuss and determine applications in public.

Member participation

- 6.3. The Presiding Member will invite all Panel members to speak on any matter before the Panel prior to calling for a motion.
- 6.4. Subject to a CAP Member not having a direct or indirect personal or pecuniary interest in a matter before the CAP (other than an indirect interest that exists in common with a substantial class of persons), each CAP Member present at a meeting of the CAP must vote on a question arising for decision.

Decisions by consensus

- 6.5. Decisions of the Panel will be where possible by consensus determined through debate and discussion of the agenda item, and where a consensus is reached the Presiding Member shall then call for a mover and confirm the consensus by a show of hands.

Decisions by vote

- 6.6. Where it is evident through debate and discussion that a consensus will not be reached by the Panel, the Presiding Member shall call for a mover and put the matter to a formal vote to determine.
- 6.7. Each CAP Member present at a meeting is entitled to one vote on any matter arising for decision and, if the votes are equal, the Member Presiding at the meeting is entitled to a second or casting vote.
- 6.8. All decisions of the CAP shall be made on the basis of a majority decision of the Members present and the Minutes shall record that decision only (Votes for/against will not be recorded, and are not relevant once the majority is determined).

CAP considerations

- 6.9. The CAP must use the Development Plan or Planning and Design Code (as may be relevant to the particular application under consideration), referred to hereafter as the Planning Rules, as the basis for its decisions, having had regard to any relevant written and verbal representations made in accordance with the provisions of the Act, or any other relevant legislation.

Seriously at variance

- 6.10. The CAP will, for each and every application, determine whether the proposal is seriously at variance with the Planning Rules, and expressly record its determination on this matter in the Minutes. If the CAP determines that the proposal is seriously at variance with the Planning Rules, the CAP must provide reasons for its determination, and must expressly record those reasons in the Minutes.

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- 6.11. A development application that is assessed by the CAP as being seriously at variance with the Planning Rules will be refused.

Reasons for decision

- 6.12. The CAP must, for each and every application, provide reasons for granting or refusing Planning Rules Consent, and for the imposition of any conditions, and express or record those reasons in the Minutes.

Representations

- 6.13. Subject to the relevant Act, a person who has lodged a valid representation in relation to a Category 2 or 3 development application under the *Development Act 1993* or an application for which notice must be given under the *Planning, Development and Infrastructure Act 2016*, and has indicated their desire to be heard on their representation, is entitled to appear before the CAP and be heard in support of their representation, in person or by an agent.

- 6.14. The Presiding Member may in his or her discretion exclude:

- 6.14.1 a representation or response to representation(s) which is received out of time; or
- 6.14.2 a representation or response to representation(s) which is otherwise invalid.

Speaking time

- 6.15. Applicants and Representors will be allowed five minutes to address the CAP, unless a longer time is allowed by the Presiding Member. Where a person is nominated in a representation or by notice of the representors as representing three or more representors (including themselves) the Presiding Member may allow a longer time to address the Panel. Where an applicant is responding to a significant number of representations or a significant number of issues raised in representations, the Presiding Member may allow a longer time to address the Panel.

Hearing applicants

- 6.16. Should there be no Representor wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for a refusal, the Applicant will be entitled to appear before the CAP and be heard in support of the application. Applicants will be allowed five minutes to address the CAP, unless a longer time is allowed by the Presiding Member.
- 6.17. Should there be no Representor wishing to be heard for a non-complying

development application, Category 2 or Category 3 development application, and the recommendation is for approval, the Presiding Member may allow the Applicant to address the Panel to seek clarification and/or further information that may be required by the Panel in order to determine the application.

Additional material

- 6.18. At the discretion of the Presiding Member, any new or additional material to be submitted to the CAP by a person who has made a development application or a valid representation in relation to a matter may be accepted and considered by the CAP. A copy of any additional material accepted shall be provided to the applicant or representors by the party presenting the additional material.

Member's participation

- 6.19. A CAP Member may ask questions of any person appearing before the CAP. Subject to the Presiding Member's determination, all questions shall be relevant to the subject of the development application before the panel.

Appeals

- 6.20. The Assessment Manager is authorised to make decisions as to the conduct of appeals that do not change the nature of the decision of the Panel including preparing documentation required by the Court, engaging and instructing legal representation or expert witnesses, attending preliminary conferences, conciliation hearings or direction hearings, subject to consulting with the Presiding Member.
- 6.21. Where the Assessment Manager has acted on a matter under appeal, a report will be provided to the Panel at the next meeting.
- 6.22. Any compromise proposal arising from an appeal shall be presented to the Panel for decision.
- 6.23. In the event of an urgent matter, that the Presiding Member may convene a special meeting of the Panel in accordance with these General Operating Procedures.

7 Minutes and Reporting

- 7.1. The Assessment Manager is responsible for ensuring that accurate Minutes are kept of Panel meetings and that they are confirmed by the Panel and signed by the Presiding Member.
- 7.2. The Minutes of the proceedings of a CAP meeting will record:

- 7.2.1 the names of the CAP Members present;
 - 7.2.2 the names of all CAP Members from whom apologies have been received;
 - 7.2.3 the name and time that a CAP Member enters or leaves the meeting;
 - 7.2.4 the name of a person who has made a representation to the CAP at the meeting;
 - 7.2.5 the decision of the CAP, including the express opinion of the CAP on whether the proposed development is seriously at variance with the Planning Rules (including reasons as appropriate);
 - 7.2.6 reasons for granting or refusing Planning Rules Consent, and for the imposition of any conditions on a Planning Rules Consent;
 - 7.2.7 in the absence of a decision, the deferral of the application including the reasons for the deferral;
 - 7.2.8 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (Code of Conduct), and the nature of the Interest;
 - 7.2.9 a decision to exclude public attendance; and
 - 7.2.10 a notation, describing the confidential nature of the information and matter, in the event a matter has been excluded from the Minutes.
- 7.3. Minutes shall be read and adopted by the CAP at the end of the meeting.
- 7.4. On the adoption of the Minutes, the Assessment Manager will forward the Minutes to the Presiding Member who will confirm the Minutes by electronic communication.
- 7.5. The Minutes of a CAP meeting must be forwarded to the Council and must be publicly available within two business days after their confirmation by the CAP.
- Annual Report*
- 7.6. The Panel shall prepare and consider an Annual Report for presentation to the Council via the appropriate Standing Committee. The Annual Report may be presented by the Presiding Member and may contain (but not be limited to) statistical information in relation to the number of items considered, the outcomes of decisions on those items, and matters identified by the Panel in

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the course of its assessment of development applications that warrant referral to Council for consideration of Planning Rules policy, legislative, or procedural change.

- 7.7. The Annual Report shall be prepared at the end of the financial year.

Reporting to the Panel

- 7.8. The Assessment Manager will prepare:

- 7.8.1 A quarterly report of the development applications with representations determined under delegated authority for the previous period.
- 7.8.2 A report at the next meeting of the Panel for any development application delegated by the Panel where a deemed consent notice has been received.

8 CAP Procedures & Support

Additional procedures

- 8.1. Insofar as the Act and these Operating Procedures do not prescribe the procedure to be followed at a CAP meeting, the CAP may determine the procedure at the time. Any such determination may be added to these Operating Procedures.

Staff Participation

- 8.2. The CAP will permit and encourage the active participation of Council staff in attendance at a meeting in providing advice to the CAP.

Assistance

- 8.3. The CAP may call for and consider such professional assistance from Council staff and other professional advisors as it deems necessary and appropriate.

Electronic Meetings

- 8.4. One or more Panel members may attend a meeting via electronic means.
- 8.5. A Member attending a meeting by electronic means is taken to be present at the meeting provided that the Member:
- 8.5.1 can hear and, where possible, see all other Members who are present at the meeting;
- 8.5.2 can hear and, where possible, see, all representors (or their representatives) and applicants (or their representatives) who speak at the meeting;

- 8.5.3 can be heard and, where possible, seen by all other Members present at the meeting; and
- 8.5.4 can be heard and, where possible, seen by the person recording the minutes of the meeting.
- 8.6. The notice of the meeting shall include details of how to access and/or connect to the meeting by audio visual media.
- 8.7. Should audio visual media devices be utilised for the conduct of a CAP meeting, all voting shall be conducted on the voices, with the Presiding Member verbally acknowledging each individual vote before declaring the outcome of the vote, and noted in the minutes of the meeting, consistent with *Part 6: Decision Making* of the Operating Procedures.
- 8.8. Where the meeting occurs by audio visual media, it shall (to the extent that the public is not able to physically attend the meeting) be live streamed.
- 8.9. Where a meeting is being live streamed, the live stream shall be disconnected only during those parts of the meeting during which the public has been excluded from attendance pursuant to clause 13(2) of the Regulations.
- 8.10. Where the public has been excluded from attendance pursuant to clause 13(2) of the Regulations, the Assessment Manager or a person nominated by the Assessment Manager shall ensure that all parties except for CAP members disconnect from or are disconnected from the meeting.

Appendix A – Assessment Panel General Regulation Procedures

South Australia

Planning, Development and Infrastructure (General) Regulations 2017

under the *Planning, Development and Infrastructure Act 2016*

Part 3—Assessment panels—procedures

12—Application

This Part applies to and in relation to the procedures of an assessment panel established under section 83 of the Act or clause 12 or 13 of Schedule 8 of the Act.

13—Public access to meetings

- (1) In connection with the conduct of the proceedings of an assessment panel, members of the public are entitled to attend a meeting of the panel other than as set out in subregulation (2).
- (2) An assessment panel may exclude the public from attendance at a meeting—
 - (a) during so much of the meeting as is necessary to receive, discuss or consider in confidence any of the following matters:
 - (i) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);
 - (ii) information the disclosure of which—
 - (A) could unreasonably be expected to confer a commercial advantage on a person, or to prejudice the commercial position of a person; and
 - (B) would, on balance, be contrary to the public interest;
 - (iii) information the disclosure of which would reveal a trade secret;
 - (iv) commercial information of a confidential nature (not being a trade secret) the disclosure of which—
 - (A) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (B) would, on balance, be contrary to the public interest;
 - (v) matters affecting the safety or security of any person or property;

- (vi) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial;
- (vii) matters that should be considered in confidence in order to ensure that the assessment panel, or any other entity, does not breach any law, or any order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice;
- (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place;
- (x) information the disclosure of which—
 - (A) would divulge information provided on a confidential basis by or to a Minister of the Crown, the Commission, or another public authority or official; and
 - (B) would, on balance, be contrary to the public interest; and
- (b) during so much of the meeting that consists of its discussion or determination of any application or other matter that falls to be determined by the assessment panel.

14—Minutes and other documents

- (1) An assessment panel must ensure that accurate minutes are kept of its proceedings.
- (2) A disclosure by a member of an assessment panel of a direct or indirect pecuniary interest in any aspect of a development or any body associated with any aspect of a development required under the Act must be recorded in the minutes of the assessment panel.
- (3) Members of the public are entitled to reasonable access to—
 - (a) the agendas for meetings of an assessment panel; and
 - (b) the minutes of meetings of an assessment panel.
- (4) However, an assessment panel may, before it releases a copy of any minutes under subregulation (3), exclude from the minutes information about any matter dealt with on a confidential basis by the assessment panel.
- (5) Minutes must be available under subregulation (3) within 5 business days after their adoption by the members of the assessment panel.

15—Quorum

A quorum at a meeting of an assessment panel is a number obtained by dividing the total number of members of the assessment panel for the time being in office by 2, ignoring any fraction resulting from the division, and adding 1.

16—Voting

- (1) Each member of an assessment panel present at a meeting of the assessment panel is entitled to 1 vote on a matter arising for decision and, if the votes are equal, the member presiding at the meeting is entitled to a second or casting vote.
- (2) Subregulation (1) does not apply to a person who is taken to be a member of an assessment panel under section 85 of the Act.

17—Validity of proceedings

A proceeding of an assessment panel (and any decision made by an assessment panel) is not invalid by reason only of a vacancy in its membership or a defect in the appointment of a member.

18—Other matters

Except insofar as a procedure is not prescribed by the Act or these regulations, the procedures of an assessment panel in relation to the conduct of its business will be as determined by the assessment panel (and an assessment panel is accordingly a specified body for the purposes of section 246(6)(d) of the Act).

Appendix B - Policy for the Assessment Panel Review of the Assessment Manager Decision



COUNCIL ASSESSMENT PANEL

Policy for the review of a decision of the Assessment Manager

28 April 2021

LEGISLATIVE FRAMEWORK

1. This Policy applies in addition to the statutory requirements for the review by the Council Assessment Panel/Regional Assessment Panel (Panel) of A decision of an Assessment Manager as set out in Part 16, Division 1 of the Planning, Development and Infrastructure Act 2016 (Act).

COMMENCING A REVIEW

2. An application for review must relate to a prescribed matter, as defined in Section 201 of the Act, for which an Assessment Manager was the relevant authority.
3. An application for review must be:
 - a. made using the Application to Assessment Panel for Assessment Manager's Decision Review (the Form);
 - b. lodged in a manner identified on the Form;
 - c. lodged within one month of the applicant receiving notice of the Prescribed Matter, unless the Presiding Member in his or her discretion grants an extension of time; and
 - d. an applicant may provide a written submission in support of his or her application for review.
4. In determining whether to grant an extension of time, the Presiding Member may consider:
 - a. the reason for the delay;
 - b. the length of the delay;
 - c. whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;
 - d. the interests of justice;
 - e. whether the applicant has, or is within time to, appeal the prescribed matter to the ERD Court; and
 - f. any other matters the Presiding Member considers relevant.

MATERIALS FOR REVIEW HEARING

5. The Assessment Manager shall collate for the Panel:
 - a. all materials which were before the Assessment Manager (or delegate) at the time of the decision on the Prescribed Matter, including but not limited to:
 - i. application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;
 - ii. internal and/or external referral responses; and
 - b. any report from Council staff or an external planning consultant written for the Assessment Manager;
 - c. any assessment checklist used by the Assessment Manager or delegate when making the decision on the Prescribed Matter;
 - d. any other information requested by the Presiding Member.
6. The Assessment Manager (or delegate) must prepare a report to the Panel setting out the details of the relevant development application, the prescribed matter the subject of the review and the reasons for the Assessment Manager (or delegate's) decision on the Prescribed Matter.

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REVIEW HEARING

7. The Assessment Manager must advise the applicant of the time and date of the Panel meeting at which the review application will be heard.
8. On review, the Panel will consider the Prescribed Matter afresh.
9. Information, materials and submissions which were not before the Assessment Manager at the time of the decision on the Prescribed Matter will not be considered by the Panel.
10. Except where provided in clause 3(d), the Panel will not receive submissions or addresses from any party.
11. The Presiding Member may permit Panel members to ask questions or seek clarification from the applicant and/or the Assessment Manager, in his or her discretion.
12. The Assessment Manager must be present at the Panel meeting to respond to any questions or requests for clarification from the Panel.
13. Where the decision on the Prescribed Matter was made by a delegate of the Assessment Manager, the delegate may appear in place of the Assessment Manager.
14. The Presiding Member will invite all Panel Members to speak on any matter relevant to the review.
15. The Panel may resolve to defer its decision if it considers it requires additional time or information to make its decision.
16. Pursuant to regulation 13(2)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* the Panel will exclude the public and staff involved in the prescribed matter from attendance during the deliberation of the matter under this policy.

OUTCOME ON REVIEW HEARING

17. The Panel may, on a review:
 - a. affirm the Assessment Manager's decision on the Prescribed Matter;
 - b. vary the Assessment Manager's decision on the Prescribed Matter; or
 - c. set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.
18. An applicant should be advised in writing of the Panel's decision by the Assessment Manager.

Appendix C – Standing Referral of Building Rules Assessment to Council

- At its meeting held 24 November 2020, the Salisbury Council Assessment Panel resolved to act under Section 99(1)(b) of the Planning, Development and Infrastructure Act 2016 (the Act) in relation to all development applications received by it that involve the performance of building work; and
- Pursuant to Section 99(1)(c) of the Act, where the Panel has determined to act under Section 99(1)(b) of the Act, the Salisbury Council Assessment Panel refers the assessment of the development in respect of the Building Rules to the City of Salisbury.

Appendix D – Delegations

At its meeting held 24 August 2021 the Panel resolved:

In accordance with Section 100(2)(d) of the Planning, Development and Infrastructure Act 2016 the Council Assessment Panel hereby revokes its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the Planning Development and Infrastructure Act 2016.

1. In accordance with Section 100(2)(d) of the *Planning, Development and Infrastructure Act 2016* the Council Assessment Panel hereby revokes its previous delegations to the Assessment Manager and General Manager City Development of those powers and functions under the *Planning Development and Infrastructure Act 2016*.
2. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and regulations statutory instruments made thereunder contained in the proposed Instrument of Delegation as Attachment 1 to this report to the positions identified in the third column of the Instrument of Delegation subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.
3. The delegated powers and functions may be exercised individually by each delegate in respect of any particular matter where the delegate is required or proposing to act in the course of their duties.
4. Such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.
5. The power in Sections 119(9) and (14) of the *Planning, Development and Infrastructure Act 2016* and Regulation 7 of the *Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019* may be further delegated by the General Manager City Development in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the General Manager City Development sees fit, unless otherwise indicated in the Schedule of Conditions contained in the proposed Instrument of Delegation.

Attachment 1**CITY OF SALISBURY COUNCIL ASSESSMENT PANEL****INSTRUMENT OF DELEGATION UNDER THE
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN
CODE AND PRACTICE DIRECTIONS
OF POWERS OF AN ASSESSMENT PANEL****NOTES**

1. Conditions or Limitations: conditions or limitations may apply to the delegations contained in this Instrument. Refer to the Schedule of Conditions at the back of this document.
2. Refer to the relevant Assessment Panel decision to identify when these delegations were made, reviewed and or amended.

POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT

1. Environment and Food Production Areas – Greater Adelaide	Delegate
1.1 The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 (the PDI Act), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the development authorisation to the development.	Assessment Manager
1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	Assessment Manager
2. Relevant Authority – Commission	
2.1 The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.	Assessment Manager

3. Matters Against Which Development Must Be Assessed	
3.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):	
3.1.1.1 the relevant provisions of the Planning Rules; and	Assessment Manager General Manager City Development
3.1.1.2 to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development, (planning consent);	Assessment Manager
3.1.2 in relation to a proposed division of land (otherwise than under the Community Titles Act 1996 or the Strata Titles Act 1988) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	Assessment Manager
3.1.2.1 requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;	
3.1.2.2 any relevant requirements set out in a design standard has been satisfied;	
3.1.2.3 the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;	
3.1.2.4 where land is to be vested in a council or other authority - the council or authority consents to the vesting;	
3.1.2.5 requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;	
3.1.3 in relation to a division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 - the requirement that the	Assessment Manager

	following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	
3.1.3.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;	
3.1.3.2	any relevant requirements set out in a design standard has been satisfied;	
3.1.3.3	any encroachment of a lot or unit over other land is acceptable having regard to any provision made by the Planning and Design Code or a design standard;	
3.1.3.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;	
3.1.3.5	a building or item intended to establish a boundary (or part of a boundary) of a lot or lots or a unit or units is appropriate for that purpose;	
3.1.3.6	the division of land under the Community Titles Act 1996 or the Strata Titles Act 1988 is appropriate having regard to the nature and extent of the common property that would be established by the relevant scheme;	
3.1.3.7	the requirements of a water industry entity under the Water Industry Act 2012 identified under the regulations relating to the provision of water supply and sewerage services are satisfied;	
3.1.3.8	any building situated on the land complies with the Building Rules;	
3.1.3.9	requirements set out in the regulations made for the purposes of Section 102(d) of the PDI Act are satisfied;	
3.1.4	any encroachment of a building over, under, across or on a public place (and not otherwise dealt with above) is acceptable	Assessment Manager

	having regard to any provision made by the Planning and Design Code or a design standard;	
3.1.5	if relevant - requirements applying under Part 15 Division 2 of the PDI Act are satisfied;	
3.1.6	such other matters as may be prescribed.	
3.2	The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate's own initiative or on application, reserve the delegate's decision on a specified matter or reserve the delegate's decision to grant a planning consent:	Assessment Manager
3.2.1	until further assessment of the relevant development under the PDI Act; or	
3.2.2	until further assessment or consideration of the proposed development under another Act; or	
3.2.3	until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.	
3.3	The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.	Assessment Manager
4.	Performance Assessed Development	
4.1	The power pursuant to Section 107(2)(c) of the PDI Act to form the opinion that the development is seriously at variance with the Planning and Design Code (disregarding minor variations).	Assessment Manager
4.2	The power pursuant to Section 107(3) of the PDI Act, if a proposed development is to be assessed under Section 107 of the PDI Act to make a decision in accordance with a practice direction.	Assessment Manager
4.3	The power pursuant to Section 107(4) of the PDI Act to limit the matters that the delegate will take into account to what should be the decision of the relevant authority as to planning consent in relation to the performance based elements of the development as assessed on its merits.	Assessment Manager

5. Application and Provision of Information		
5.1	The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.	Assessment Manager
5.2	The power pursuant to Section 119(3) of the PDI Act to request an applicant:	Assessment Manager
5.2.1	to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;	
5.2.2	to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	
5.2.3	to consult with an authority or body prescribed by the regulations;	
5.2.4	to comply with any other requirement prescribed by the regulations.	Assessment Manager
5.3	The power pursuant to Section 119(6) of the PDI Act if a request is made under Section 119(3) of the PDI Act, and the request is not complied with within the time specified by the regulations, to	Assessment Manager
5.3.1	subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and	
5.3.2	refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).	
5.4	The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.	Assessment Manager
5.5	The power pursuant to Section 119(9) of the PDI Act to:	
5.5.1	permit an applicant:	Assessment Manager
5.5.1.1	to vary an application;	
5.5.1.2	to vary any plans, drawings, specifications or other documents that accompanied an application,	

	(provided that the essential nature of the proposed development is not changed);	
5.5.2	permit an applicant to lodge an application without the provision of any information or document required by the regulations;	Assessment Manager
5.5.3	to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);	Assessment Manager
5.5.4	if there is an inconsistency between any documents lodged with the relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter is resolved, rectified or addressed.	Assessment Manager
5.6	The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.	Assessment Manager
5.7	The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.	Assessment Manager
5.8	The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.	Assessment Manager
6. Outline Consent		
6.1	The power pursuant to Section 120(1) of the PDI Act and subject to Section 120 of the PDI Act, to on application, grant a consent in the nature of an outline consent.	Assessment Manager
6.2	The power pursuant to Section 120(3) of the PDI Act if an outline consent is granted and a subsequent application is made with respect to the same development (subject to any variations allowed by a practice direction) to:	Assessment Manager
6.2.1	grant any consent contemplated by the outline consent; and	

6.2.2	not impose a requirement that is inconsistent with the outline consent.	
7.	Design Review	
7.1	The power pursuant to Section 121(7) of the PDI Act, to in acting under the PDI Act, take into account any advice provided by a design panel (insofar as may be relevant to the assessment of proposed development by the delegate).	Assessment Manager
8.	Referrals to Other Authorities or Agencies	
8.1	The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:	Assessment Manager
8.1.1	refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and	
8.1.2	not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made	
	where the regulations so provide, subject to Section 122 of the PDI Act.	
8.2	The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:	Assessment Manager
8.2.1	to refuse the application; or	
8.2.2	consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body)	
	where the regulations so provide.	
8.3	The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.	Assessment Manager
8.4	The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under	Assessment Manager

Section 122 of the PDI Act to a particular stage in the process of assessment.		
9. Preliminary Advice and Agreement		
9.1	The power pursuant to Section 123(2) of the PDI Act, if:	Assessment Manager
9.1.1	a proposed development is referred to a prescribed body under Section 123(1) of the PDI Act; and	
9.1.2	the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the regulations; and	
9.1.3	the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions),	
to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under Section 123(2)(c) of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).		
9.2	The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132 of the PDI Act.	Assessment Manager
10. Proposed Development Involving Creation of Fortifications		
10.1	The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).	Assessment Manager
10.2	The power pursuant to Section 124(5) of the PDI Act, if the Commissioner determines that the proposed development involves the creation of fortification, to:	Assessment Manager

10.2.1	if the proposed development consists only of the creation fortifications - refuse the application; or	
10.2.2	in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications	
10.3	The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.	Assessment Manager
10.4	The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act to apply to the Court to be joined as a party to the appeal.	Assessment Manager
11. Time Within Which Decision Must be Made		
11.1	The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.	General Manager City Development
11.2	The power pursuant to Section 125(7) of the Act to apply to the Court for an extension of time to make an application under Section 125(6) of the Act.	General Manager City Development
12. Determination of Application		
12.1	The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	Assessment Manager
12.2	The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.	Assessment Manager
13. Conditions		

13.1	The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	Assessment Manager General Manager City Development
13.2	The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.	Assessment Manager
13.3	The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).	Assessment Manager
13.4	The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.	Assessment Manager
13.5	The power pursuant to Section 127(8)(b) of the PDI Act to:	Assessment Manager
13.5.1	determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption;	
13.5.2	to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.	
14.	Variation of Authorisation	
14.1	The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.	Assessment Manager
15.	Cancellation of Development Authorisation	
15.1	The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit	Assessment

	of the authorisation, cancel a development authorisation previously given by the relevant authority.	Manager
15.2	The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.	Assessment Manager
16.	Professional Advice to be Obtained in Relation to Certain Matters	
16.1	The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	Assessment Manager
16.2	The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	Assessment Manager
17.	General Transitional Schemes for Panels	
17.1	The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to	
17.1.1	adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and	Assessment Manager
17.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and	Assessment Manager
17.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and	Assessment Manager
17.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and	Assessment Manager
17.1.5	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.	Assessment Manager

18. Continuation of Processes	
18.1	The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:
18.1.1	adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and Assessment Manager
18.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and Assessment Manager
18.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and Assessment Manager
18.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and Assessment Manager
18.1.5	take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act. Assessment Manager

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL)
REGULATIONS 2017**

19. Interpretation	Delegate
19.1	The power pursuant to Regulation 3(6)(b) of the Planning, Development and Infrastructure (General) Regulations 2017 (the General Regulations) to require that a statement of site suitability provided to a relevant authority in connection with an application for development authorisation be issued by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application. Assessment Manager
20. Verification of Application	
20.1	The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application

	under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:	
20.1.1	determine the nature of the development; and	Assessment Manager
20.1.2	if the application is for planning consent - determine:	Assessment Manager
20.1.2.1	whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and	
20.1.2.2	the category or categories of development that apply for the purposes of development assessment; and	
20.1.3	determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	Assessment Manager
20.1.4	if the relevant authority is the correct entity to assess the application (or any part of the application):	Assessment Manager
20.1.4.1	check that the appropriate documents and information have been lodged with the application; and	
20.1.4.2	confirm the fees required to be paid at that point under the <i>Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019</i> ; and	
20.1.4.3	provide an appropriate notice via the SA planning portal; and	
20.1.5	if the relevant authority is not the correct entity to assess the application (or any part of the application):	Assessment Manager
20.1.5.1	provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its	

	possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and	
20.1.5.2	provide an appropriate notice via the SA planning portal.	

21. Site Contamination – Detailed Site Investigation Report		
21.1	The power pursuant to Regulation 32A(1) of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act in relation to an application to which Schedule 8 clause 2A applies, request the applicant to provide a detailed site investigation report if:	Assessment Manager
21.1.1	the preliminary site investigation report indicates that site contamination is present, or is likely to be present, at the site of the proposed development; and	Assessment Manager
21.1.2	the delegate considers that there is insufficient information to determine that the site is suitable for its intended use, having regard to:	Assessment Manager
21.1.2.1	site contamination; and	Assessment Manager
21.1.2.2	if remediation is required, the extent of that remediation; and	Assessment Manager
21.1.3	the application is not required to be referred to the Environment Protection Authority under Item 9A or 9AB of the table in Schedule 9 clause 3.	Assessment Manager
21.1.4	The power pursuant to Regulation 32A(2) of the General Regulations to require that a detailed site investigation report be prepared by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	Assessment Manager
22. Site Contamination – Statement of Suitability		
22.1	The power pursuant to Regulation 32B of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act, in relation to an application to which Schedule 8 clause 2A applies, require the applicant to provide a statement of site suitability that confirms that the site is suitable for its intended use before the relevant authority issues a planning consent in relation to the application.	Assessment Manager
23. Application and Further Information		

23.1	The power pursuant to Regulation 33(4) of the General Regulations to seek clarification about any document or information that has been provided by the applicant.	Assessment Manager
24. Amended Applications		
24.1	The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.	Assessment Manager
24.2	The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.	Assessment Manager
25. Withdrawing/Lapsing Applications		
25.1	The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify:	Assessment Manager
25.1.1	any agency to which the application has been referred under Division 2 of the General Regulations; and	
25.1.2	any person who has made a representation in relation to the application under Division 3 of the General Regulations,	
	of the withdrawal.	
25.2	The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to:	Assessment Manager
25.2.1	take reasonable steps to notify the applicant of the action under consideration; and	
25.2.2	allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.	

26. Court Proceedings		
26.1	The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	Assessment Manager
27. Additional Information or Amended Plans		
27.1	The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.	Assessment Manager
28. Preliminary Advice and Agreement (Section 123)		
28.1	The power pursuant to Regulation 46(6) of the General Regulations, if:	Assessment Manager
28.1.1	the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and	
28.1.2	the delegate determines that the application no longer accords with the agreement indicated by the prescribed body,	
	to refer the application (unless withdrawn) to the prescribed body:	
28.1.3	to obtain a variation to the agreement under Section 123 of the PDI Act; or	
28.1.4	to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.	
28.2	The power pursuant to Regulation 46(7) of the General Regulations if:	Assessment Manager
28.2.1	an application is withdrawn by the applicant; and	
28.2.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	
	to notify relevant prescribed body of the withdrawal.	

28.3	The power pursuant to Regulation 46(8) of the General Regulations, if:	Assessment Manager
28.3.1	an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and	
28.3.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	
	to notify the relevant prescribed body of the lapsing.	
28.4	The power pursuant to Regulation 46(9) of the General Regulations, if:	Assessment Manager
28.4.1	an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and	
28.4.2	a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations,	
	to provide a copy of the notice to the prescribed body within 5 business days after the notice is given to the applicant under Regulation 57 of the General Regulations.	
29.	Notification of Application of Tree-damaging Activity to Owner of Land	
29.1	The power pursuant to Regulation 48 of the General Regulations, if an owner of land to which an application for a tree-damaging activity in relation to a regulated tree relates is not a party to the application, to:	Assessment Manager
29.1.1	give the owner notice of the application within 5 business days after the application is made; and	
29.1.2	give due consideration in the delegate's assessment of the application to any submission made by the owner within 10 business days after the giving of notice under Regulation 48 of the General Regulations.	
30.	Public Inspection of Applications	

30.1	The power pursuant to Regulation 49(3) of the General Regulations to request a person verify information in such manner as the delegate thinks fit.	Assessment Manager
31. Response by Applicant		
31.1	The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.	Assessment Manager
32. Notice of Decision (Section 126(1))		
32.1	The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and other relevant documentation with an appropriate form of authentication.	Assessment Manager
33. Consideration of Other Development Authorisations		
33.1	The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	Assessment Manager
34. Variation of Authorisation (Section 128)		
34.1	The power pursuant to Regulation 65(1) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.	Assessment Manager
35. Advice from Commission		
35.1	The power pursuant to Regulation 76(2) of the General Regulations, if a report is not received from the Commission within 20 business days from the day on which the application is lodged under Regulation 29 of the General Regulations or within such longer period as the Commission may require by notice to the relevant authority, to presume that the Commission does not desire to make a report.	Assessment Manager
36. Underground Mains Area		
36.1	The power pursuant to Regulation 78(3) of the General Regulations, if an application relates to a proposed development that involves the division of	Assessment Manager

	land within, or partly within, an underground mains area (even if the area is declared as such after the application is lodged with the relevant authority), to require, as a condition on its decision on the application, that any electricity mains be placed underground.	
37. New Dwellings		
37.1	The power pursuant to clause 2(1)(b) of Schedule 6B of the General Regulations to form the belief that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land, other than a previous use or activity that was for residential purposes.	Assessment Manager
38.		
38.1		
38.2		

PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019

39. Calculation or Assessment of Fees		
39.1	The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal):	Assessment Manager
39.1.1	to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and	
39.1.2	to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the assessment panel is not a relevant authority).	
39.2	The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate,	Assessment Manager

	to calculate any fee on the basis of estimates made by the delegate.	
39.3	The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of regulations.	Assessment Manager
40.	Waiver or Refund of Fee	
40.1	The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so:	General Manager City Development
40.1.1	waive the payment of the fee, or the payment of part of the fee; or	
40.1.2	refund the whole or a part of the fee.	
	PLANNING AND DESIGN CODE	
41.	Procedural Matter	
41.1	The power pursuant to and in accordance with the Planning and Design Code (the PD Code) to form the opinion development is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.	Assessment Manager
42.	Procedural Referrals	
42.1	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
42.2	The power pursuant to and in accordance with the PD Code to form the opinion and deem:	Assessment Manager
42.2.1	alteration to an existing access or public road junction;	
42.2.2	development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access,	
	to be minor.	

42.3	The power pursuant to and in accordance with the PD Code to form the opinion an alteration or extension of an existing dwelling is minor.	Assessment Manager
42.4	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
43.	Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001	
43.1	The power pursuant to and in accordance with Part 9.4 of the PD Code to form the opinion that aquaculture development which involves an alteration to an existing or approved development is minor in nature.	Assessment Manager

**STATE PLANNING COMMISSION PRACTICE DIRECTION 3
(NOTIFICATION OF PERFORMANCE ASSESSED
DEVELOPMENT APPLICATIONS) 2019**

44.	Responsibility to Undertake Notification	
44.1	The power pursuant to clause 6(4) of the State Planning Commission Practice Direction 3 (Notification of Performance Assessed Development Applications) 2019 (PD3), should the applicant request the relevant authority to place the notice on the land and pay the relevant fee, to (either personally or by engagement of a contractor) give notice of the application to members of the public by notice placed on the relevant land in accordance with Section 107(3)(a)(ii) of the PDI Act.	Assessment Manager
45.	Preparing for Notification	
45.1	The power pursuant to clause 8 of PD3, if the applicant has confirmed they accept responsibility to place a notice on the land as per clause 6(3)(a) of PD3, to, at least 4 business days prior to the commencement of the notification period:	Assessment Manager
45.1.1	give notice of the anticipated commencement date and of the notification period to the applicant; and	
45.1.2	provide the applicant with a copy of the content of the notice to be placed on the relevant land; and	

45.1.3	advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.	
46. Notice on Land		
46.1	The power pursuant to clause 10(2) of PD3, in relation to clause 10(2) of PD3, to determine the most appropriate position for the notice on the land in order to provide for maximum visibility from a public road, and in cases where the relevant land has more than 1 frontage to a public road, to determine that more than 1 notice must be erected on each of the public road frontages to ensure that notice of the development is reasonably apparent to members of the public.	Assessment Manager

**STATE PLANNING COMMISSION PRACTICE DIRECTION
(SCHEME TO AVOID CONFLICTING REGIMENS) 2019**

47. Scheme Provisions		
47.1	The power pursuant to clause 5(1) of the State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019 (PD6), to in undertaking a planning assessment or imposing controls, including through the imposition of conditions of planning consent, ensure that such assessment or controls do not conflict or duplicate matters dealt with or addressed under licencing or regulatory regimens under another Act.	Assessment Manager
47.2	The power pursuant to clause 5(3) of PD6 to, where the delegate is uncertain whether a matter conflicts with, or duplicates a matter dealt with under a licencing or regulatory regime under another Act, to seek the advice of that authority or agency.	Assessment Manager

**SITE PLANNING COMMISSION PRACTICE DIRECTION 14 SITE CONTAMINATION
ASSESSMENT 2021**

48. Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act		
48.1	The power pursuant to clause 12 of the State Planning Commission Practice Direction (Site Contamination Assessment) 2021 (PD14) to be satisfied that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out, subject to Condition A, B or C in PD14 as relevant.	Assessment Manager

49. Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act	
<p>49.1 The power pursuant to clause 13 of PD14 to be satisfied in relation to proposed land division that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out subject to the consent being subject to the following condition:</p> <p><i>A land division certificate under Section 138 of the Planning, Development and Infrastructure Act 2016 must not be issued until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</i></p>	Assessment Manager

SITE PLANNING COMMISSION PRACTICE DIRECTION 16 URBAN TREE CANOPY OFF-SET SCHEME

50. Reserved Matter	
<p>50.1 The power pursuant to clause 6(2) of State Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme (PD16) to where an applicant has elected to reserve consideration of the DTS/DPF Policy in the Overlay, as provided for in the Code and under Section 102(4) of the PDI Act, to require the applicant to provide documents which are considered by the delegate as sufficient to confirm whether the relevant development site includes a Designated Soil Type.</p>	Assessment Manager
51. Process for Payments to the Fund	
<p>51.1 The power pursuant to clause 7 of PD16 where an applicant has elected to make a payment into the Fund, in lieu of planting a tree (or trees) as provided in the DTS/DPF Policy in the Overlay, to verify the payment as being correct in accordance with the Scheme, prior to the granting of development authorisation under the PDI Act.</p>	Assessment Manager
52. Development within Council Fund Designated Areas	

52.1	The power pursuant to clause 8(3) of PD16, where a development application relates to a site which is located both within a Council Fund Designated Area and within the Overlay to impose a condition requiring payment into a Council Fund, irrespective of an election by the applicant to plant a tree or make a payment into the Fund as provided under the Scheme.	Assessment Manager
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URBAN TREE CANOPY OFF-SET SCHEME

53.	Payment into Fund	
53.1	The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme (UTCOS) where an applicant has elected to make a contribution to the fund under this scheme to impose a condition on the relevant development authorisation for planning consent requiring that payment of the amount specified in clause 6(1) of the UTCOS be made into the fund before the issue of development approval for the subject development application.	Assessment Manager

SCHEDULE OF CONDITIONS

CONDITIONS OR LIMITATIONS
APPLICABLE TO DELEGATIONS
CONTAINED IN THIS INSTRUMENT

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
3.1.1.1	<p>The delegation to the Assessment Manager of the power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications in relation to which one or more of the following apply:</p> <ol style="list-style-type: none"> 1. No valid representations are received; 2. All valid representations are withdrawn; 3. No representor who has lodged a valid representation wishes to be heard; 4. A deemed consent notice has been served on the Panel under Section 125(2) of the Act. <p>The delegation to the General Manager City Development of the power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications for which the applicant has not agreed to extend the statutory timeframe within which the Panel must determine the development application pursuant to Regulation 53 of the Regulations, and that timeframe will expire before the next meeting of the Panel is scheduled to occur.</p>
11.1	<p>The delegation of the power to apply to the Court for an order quashing the consent pursuant to Section 125(6) of the Act is limited to where the time within which the application must be made (being one month after the deemed planning consent is taken to have been granted) will expire before:</p> <ol style="list-style-type: none"> 1. The next meeting of the Panel is scheduled to occur; or 2. A special meeting of the Panel is able to be convened in accordance with the Panel's General Operating Procedures.
40.1	<p>Prior to exercising the power to waive or refund a fee pursuant to Regulation 7 of the Fee Regulations, the delegate shall have regard to any policy adopted by the Chief Executive Officer of Council.</p>

**INFORMATION
ONLY
ITEM**

8.2.2

COUNCIL ASSESSMENT PANEL**DATE**

23 November 2021

HEADING

Assessment Manager Quarterly Report - July to September 2021

AUTHOR

Chris Zafiropoulos, Assessment Manager, City Development

SUMMARY

This report provides the Assessment Manager Quarterly Report for the period between July to September 2021.

RECOMMENDATION

1. That the information be received and noted.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The general operating procedures require the Assessment Manager to prepare a quarterly report of:
 - the development applications with representations determined under delegated authority for the previous period.
 - any development application delegated by the Panel where a deemed consent notice has been received.
- 1.2 This report provides a quarterly report for the period July to September 2021.

2. REPORT

- 2.1 The Panel is assigned as a relevant authority in its own right under the *Planning, Development and Infrastructure Act 2016*. In the exercise of its duties, the Panel delegated to the Assessment Manager specific duties and powers on its behalf. Delegations enhance decision making processes and allow nominated matters to be resolved efficiently and effectively without the need for the Panel's consideration.
- 2.2 The delegations provide for:
 - Administrative matters to assist in the timely processing of applications such as verifying development applications, undertaking statutory referrals and public notification.
 - Determining prescribed development applications.
- 2.3 This report provides information on development applications for the period July to September 2021.

Overview of planning application activity

- 2.4 The planning applications for the period are summarized in the table below (excluding land division).

	Number
Planning Applications Submitted	544
Planning Applications determined	299
Notified Applications	9
Determined planning consents by relevant authority	
➤ CAP	0
➤ Assessment Manager (AM)	280
➤ AM as delegate for Panel	4

Note: the table does not include applications determined by accredited professionals. There also appear to be anomalies with some data from the DAP that have been raised with PLUS for investigation.

- 2.5 The number of development applications that were notified during this period was nine (9). Four (4) of the development applications were determined by the Assessment Manager under delegated authority; five (5) of the development applications are still under assessment.

Development Applications Assessed under Delegated Authority by the Assessment Manager

- 2.6 The development applications considered by the Assessment Manager under delegated authority are summarised below:

Child care centre with associated fencing, signage, car parking and landscaping at 198 & 200 Kesters Road, Para Hills.

Representations – Four (4) opposed and one (1) in support.

Decision – Approve with conditions.

Change in land use from shop to baby and toddler early learning classes (Shop 2 only) at Unit 1-5, 65 Kesters Road, Para Hills West.

Representations – Seven (7) in support and one (1) opposed.

Decision – Approve with conditions.

Amendment to Development Plan Consent 361/531/2021/1A (Retaining wall and fence to northern boundary) at 6 Clearview Road, Gulfview Hts

Representations – Two (2) in support.

Decision – Approve with conditions.

Carport at 24 Arura Road, Salisbury North

Representations – One (1) in support.

Decision – Approve with conditions.

Deemed Consents

2.7 No deemed consent notices have been received for this period.

3. CONCLUSION / PROPOSAL

3.1 The Assessment Manager Quarterly Report for the period July to September 2021 be received and noted.