

*Please note that the audio of this public meeting will be recorded and published on Council's website where it will be available for one (1) month, in accordance with Council's decision.*



## **AGENDA**

**FOR COUNCIL MEETING TO BE HELD ON**

**18 DECEMBER 2023 AT 6.30 PM**

**IN THE COUNCIL CHAMBER, 34 CHURCH STREET, SALISBURY**

### **MEMBERS**

Mayor G Aldridge  
Cr B Brug  
Cr L Brug  
Cr C Buchanan  
Cr J Chewparsad  
Cr A Graham  
Cr K Grenfell  
Cr D Hood  
Cr P Jensen  
Cr M Mazzeo  
Cr S McKell  
Cr S Ouk  
Cr S Reardon

### **REQUIRED STAFF**

Chief Executive Officer, Mr J Harry  
Deputy Chief Executive Officer, Mr C Mansueto  
General Manager City Infrastructure, Mr J Devine  
General Manager Community Development, Mrs A Pokoney Cramey  
General Manager City Development, Ms M English  
A/Manager Governance, Ms J O'Keefe-Craig  
Governance Support Officer, Ms K Boyd





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## Council Meeting: 18 December 2023

### Index

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<b>Kaurna Acknowledgement</b>	<b>p6</b>
-------------------------------	-----------

<b>Prayer</b>	<b>p6</b>
---------------	-----------

<b>Apologies</b>	<b>p6</b>
------------------	-----------

<b>Leave of Absence</b>	<b>p6</b>
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A request for Leave of Absence for the period 18 December 2023 – 8 January 2024 (inclusive) has been received from Cr Johnny Chewparsad.

<b>Public Question Time</b>	<b>p6</b>
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<b>Deputations / Presentations</b>	<b>p7</b>
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*No Deputations have been received.*

<b>Presentation of Minutes</b>	<b>p7</b>
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Presentation of the Minutes of the Council meeting held on 27 November 2023.

<b>Petitions</b>	<b>p7</b>
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*No Petitions have been received.*

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## Committee Reports

### **Policy and Planning Committee: 11 December 2023** **p8** *Chair: Cr P Jensen*

- 1.0.1 Future Reports for the Policy and Planning Committee
- 1.0.2 Recommendations of the Intercultural Strategy and Partnerships  
Sub Committee meeting held on Monday 4 December 2023:
  - ISPS1 Reconciliation Action Plan Strategy
- 1.1.1 Green Fields Centre Code Amendment

### **Finance and Corporate Services Committee: 11 December 2023** **p10** *Chair: Cr B Brug*

- 2.0.1 Future Reports for the Finance and Corporate Services Committee

### **Governance and Compliance Committee: 11 December 2023** **p11** *Chair: Cr P Jensen*

- 3.0.1 Future Reports for the Governance and Compliance Committee
- 3.1.1 Draft Annual Report 2022/2023

### **Urban Services Committee**

*Due to lack of quorum, no Urban Services Committee meeting was held in December 2023.  
Please refer to General Business items.*

### **Community Wellbeing and Sport Committee: 12 December 2023** **p12** *Chair: Cr D Hood*

- 5.0.1 Future Reports for the Community Wellbeing and Sport Committee
- 5.1.1 Salisbury Aquatic Centre Redevelopment - Project Status Report
- 5.1.2 Grant Funding Update
- 5.1.3 Youth Sponsorship Applications - November 2023
- 5.1.6 Waste Management for City of Salisbury Events
- 5.2.1 2024 Salisbury Fringe Carnival - Event Overview
- 5.2.2 Events - 2023 & 2024

CWS-MWON1 Libraries Board SA Nomination

#### ***For Noting Only: Decisions Made Under Committee Delegation***

- 5.1.4 Grant No. 26/2023-24: Para Hills Tennis Club Community Grant Application
- 5.1.5 Grant No. 27/2023-24: Salisbury City Band Community Grant Application
- 5.1.7 Grant No. 28/2023-24: La Festa di San Giuseppe Association Inc. Community Grant Application

## **Innovation and Business Development Committee: 12 December 2023 p17**

*Chair: Cr S Reardon*

- 6.0.1 Future Reports for the Innovation and Business Development Committee
- 6.0.2 Salisbury Community Bus

## **Audit and Risk Committee**

*No Audit and Risk Committee meeting was held in December 2023.*

## **Council Assessment Panel**

*No Council Assessment Panel meeting was held in November 2023.*

## **CEO Review Committee: 4 December 2023 p18**

*Chair: Mayor G Aldridge*

- 9.1.1 CEO Key Performance Indicator Status Update

## **General Business Items**

- |      |   |      |
|------|---|------|
| GB1  | Green Fields Centre Code Amendment  | p19  |
| GB2  | Future Reports for the Urban Services Committee   | p541 |
| GB3  | Companion Animal Program  | p547 |
| GB4  | Revocation of Community Land Classification Portions of Land Walkeys Road Corridor  | p553 |
| GB5  | Pedestrian Friendly Movements - Mawson Lakes  | p561 |
| GB6  | LGA Sustainability Program  | p567 |
| GB7  | City Centre Revitalisation - Church/John Street Project - Mobara Laneway Update   | p581 |
| GB8  | Capital Works Program Delivery  | p583 |
| GB9  | Capital Works - November 2023   | p589 |
| GB10 | Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 4 December 2023:   | p594 |
|      | <ul style="list-style-type: none"> <li>• ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee</li> <li>• ESATS2 Tree Removal Requests – October 2023</li> <li>• ESATS3 Sustainability Partnerships</li> <li>• ESATS4 Information Request: Tree Canopy Management by Local Government from Auditor General's Department</li> </ul> |      |
| GB11 | Recommendations of the Asset Management Sub Committee meeting held on Monday 4 December 2023:   | p601 |
|      | <ul style="list-style-type: none"> <li>• AMSC1 Future Reports for the Asset Management Sub Committee</li> <li>• AMSC2 Playspace Review and Lighting – Golding Oval, Para Vista</li> </ul>   |      |

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<b>Mayor's Diary Report</b>	<b>p605</b>
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<b>Reports from Council Representatives</b>
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<b>Questions on Notice</b>	<b>p607</b>
----------------------------	-------------

QON1	Question on Notice: Cr B Brug: St Kilda Mangroves Trail
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<b>Questions Without Notice</b>
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<b>Motions on Notice</b>	<b>p608</b>
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MON1	Motion on Notice: Cr A Graham: Road Safety
MON2	Motion on Notice: Cr B Brug: Re-use and Recycle Hubs in our Community Centres

<b>Motions Without Notice</b>
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<b>Other Business</b>
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<b>Orders to Exclude the Public</b>	<b>p610</b>
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C1	Appointment of Northern Adelaide Waste Management Authority (NAWMA) Board Independent Chair
C2	Appointment of Independent Member of the Audit and Risk Committee

## KAURNA ACKNOWLEDGEMENT

*The City of Salisbury acknowledges that we are meeting on the traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.*

## PRAYER

*Father in heaven*

*We thank you for the wondrous resources of our City, for its people, its environment and its sense of community.*

*We thank you for the opportunity to now deliberate over how best to help our community.*

*Please bless that we will respect one another and that we will all do our best to make decisions that will help our community to grow and prosper.*

*Bless our efforts this day in God's name.*

*Amen.*

## APOLOGIES

An apology has been received from Cr M Mazzeo.

## LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Cr C Buchanan.

### LOA1 Leave of Absence - Cr J Chewparsad

A request for Leave of Absence for the period 18 December 2023 to 8 January 2024 inclusive has been received from Councillor Johnny Chewparsad.

#### **Recommendation**

That Council:

Approve the leave of absence request for Cr Johnny Chewparsad for the period 18 December 2023 to 8 January 2024 inclusive.

## PUBLIC QUESTION TIME

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## **DEPUTATIONS / PRESENTATIONS**

No Deputations have been received.

## **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Council Meeting held on 27 November 2023.

## **PETITIONS**

No Petitions have been received.

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## COMMITTEE REPORTS

### 1 Policy and Planning Committee Meeting

#### *Deputy Chairman - Cr P Jensen*

Consideration of the minutes of the Policy and Planning Committee Meeting - 11 December 2023 and adoption of recommendations in relation to item numbers:

#### *Administration*

##### **1.0.1 Future Reports for the Policy and Planning Committee**

It is recommended to Council:

##### That Council:

1. Notes the report.

##### **1.0.2 Recommendations of the Intercultural Strategy and Partnerships Sub Committee meeting held on Monday 4 December 2023**

It is recommended to Council:

##### That Council:

Receives and notes the information contained in the Intercultural Strategy and Partnerships Sub Committee minutes of the meeting held on 4 December 2023 and that the following recommendation contained therein be adopted by Council:

##### **ISPS1 Reconciliation Action Plan Strategy**

##### **Recommendation**

##### That Council:

1. Notes that Council's Reconciliation Action Plan is due to be updated and a review has been undertaken prior to updating the new Reconciliation Action Plan.
2. Approves changes to the Reconciliation Action Plan Working Group, including:
  - a. renaming it to the First Nations Strategic Group;
  - b. updating the Terms of Reference as outlined in Attachment 1 (Item ISPS1, Intercultural Strategy and Partnerships Sub Committee, 4 December 2023) with the following amendments:
    - that the membership be changed from "Deputy Mayor" to "Elected Member"; and
    - that the membership listed as "City of Salisbury Representative" be clearly defined as an "Executive Officer supporting the First Nations Strategic Group" and not a member of the group.
  - c. updating the position descriptions for the Chair and Members, as outlined in Attachment 2 and Attachment 3 (Item ISPS1, Intercultural Strategy and Partnerships Sub Committee, 4 December 2023).

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3. Requests Administration to compile a schedule of possible chairs and members for the First Nations Strategic Group as outlined in Attachment 2 of the report (Item ISPS1, Intercultural Strategy and Partnerships Sub Committee, 4 December 2023) and provide it to the next meeting of the ISPSC for consideration and decision.
  4. Approves the remuneration of the external members of the First Nations Strategic Group in line with the State Government Remuneration Framework for Government of South Australia Boards and Committees.
  5. Approves that Cr C Buchanan be the Elected Member representative.

#### **1.1.1 Green Fields Centre Code Amendment**

*Refer to General Business Items – GB1 – Green Fields  
Centre Code Amendment - see p19*



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## **2 Finance and Corporate Services Committee Meeting**

### ***Chairman - Cr B Brug***

Consideration of the minutes of the Finance and Corporate Services Committee Meeting  
- 11 December 2023 and adoption of recommendations in relation to item numbers:

### ***Administration***

#### **2.0.1 Future Reports for the Finance and Corporate Services Committee**

It is recommended to Council:

That Council:

1. Notes the report.

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### **3 Governance and Compliance Committee Meeting**

*Chairman - Cr P Jensen*

Consideration of the minutes of the Governance and Compliance Committee Meeting - 11 December 2023 and adoption of recommendations in relation to item numbers:

#### ***Administration***

##### **3.0.1 Future Reports for the Governance and Compliance Committee**

It is recommended to Council:

That Council:

1. Notes the report.

#### ***For Decision***

##### **3.1.1 Draft Annual Report 2022/2023**

It is recommended to Council:

That Council:

1. Approves the Draft 2022/2023 Annual Report as contained in attachment 1 to this report (Item No. 3.1.1, Governance and Compliance Committee, 11 December 2023), subject to any changes requested and authorises the Chief Executive Officer or delegate to include further edits to finalise the 2022/2023 Annual Report.

### **4 Urban Services Committee**

*Due to lack of quorum, no Urban Services Committee meeting was held in December 2023. Please refer to General Business items.*

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## **5 Community Wellbeing and Sport Committee Meeting**

### ***Chairman - Cr D Hood***

Consideration of the minutes of the Community Wellbeing and Sport Committee Meeting - 12 December 2023 and adoption of recommendations in relation to item numbers:

### ***Administration***

#### **5.0.1 Future Reports for the Community Wellbeing and Sport Committee**

It is recommended to Council:

##### **That Council:**

1. Notes the report.

### ***For Decision***

#### **5.1.1 Salisbury Aquatic Centre Redevelopment - Project Status Report**

It is recommended to Council:

##### **That Council:**

1. Notes the Salisbury Aquatic Centre project status report (Community Wellbeing and Sport Committee, 12 December 2023) with construction now well advanced and on schedule with Operational Readiness works also now commenced.
2. Notes that the Salisbury Aquatic Centre is scheduled to open in July 2024.
3. Notes that a Project Control Group meeting will be held in January 2024 and CEO briefing will be held with Council on 5 February 2024 on the Operational Readiness Plan, including associated budgets and Fees and Charges, with a Council report to follow in February 2024.

#### **5.1.2 Grant Funding Update**

It is recommended to Council:

##### **That Council:**

1. Notes the Grant Spending relating to the Youth Sponsorship Program has been over committed by \$1,600 and the Community Grants Program will likely be expended by January 2024.
2. Notes that there are insufficient funds to continue to provide Youth Sponsorship and Community Development Grants for the remainder for the 2023/24 financial year.
3. Approves the Youth Sponsorship Applications outlined in the report titled 'Youth Sponsorship Applications' (Item No. 5.1.3, Community Wellbeing and Sport Committee, 12 December 2023).

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4. Approves a non-discretionary transfer from the Minor Capital Works Grants Program Budget to the Community Development Grants Program of \$50k be included in the Quarter 2 Budget review 2023/24 for the Community Development Grants.
  5. Approves a non-discretionary transfer from Minor Capital Works Grants Program Budget to the Youth Sponsorship Program of \$25k be included in the Quarter 2 Budget Review 2023/24 for the Youth Sponsorship grants.

### **5.1.3 Youth Sponsorship Applications - November 2023**

It is recommended to Council:

That Council:

1. Notes that 5 Youth Sponsorship Applications were assessed in November 2023, as included in this report (Item No. 5.1.3, Community Wellbeing and Sport Committee, 12 December 2023).

### **5.1.6 Waste Management for City of Salisbury Events**

It is recommended to Council:

That Council:

1. Approves:
  - a. The Administration to undertaking a procurement process to source a waste management contractor whose services reflect the State Government's 'Waste and Recycling at Events and Venues Guidelines' principles and deliver a three-bin solution to meet the current participation levels of Council's six larger events.
  - b. The Administration providing the State Government's 'Waste and Recycling at Events and Venues Guidelines' to all future service providers at Council events.
  - c. The Administration providing the State Government's 'Waste and Recycling at Events and Venues Guidelines' to all future casual hirers who intend to deliver a major event and encouraging them to transition towards adherence to the Guidelines over time, noting that all costs associated are at the expense of the event organiser.
2. Approves the engagement of a service provider up to the value of \$30k.
3. Approves a non-discretionary \$30k Second Quarter Budget Review in 2023/24.

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***For Information***

**5.2.1 2024 Salisbury Fringe Carnival - Event Overview**

It is recommended to Council:

That Council:

1. Approves the 2024 Fringe program and associated site plan as detailed in Attachment 1 – 2024 Fringe Site Plan (Item 5.2.1, Community Wellbeing and Sport Committee, 12 December 2023).
2. Approves the Administration undertaking a procurement process to source major rides and amusements for future Fringes, from 2025 to 2028.

**5.2.2 Events - 2023 & 2024**

It is recommended to Council:

That Council:

1. Approve the draft 2024 Events Calendar as outlined in Attachment 2 to this report - Draft 2024 Events Calendar (Item 5.2.2, Community Wellbeing and Sport Committee, 12 December 2023).
2. Approve the consolidation of the Lights @ Mawson event to be delivered over one weekend to improve the quality and impact of the event.
3. Notes the intention to develop a framework for the improved evaluation of larger events in the City of Salisbury (both Council and community sponsored events over \$10k).

**CWS-MWON1 Libraries Board SA Nomination**

It is recommended to Council:

That Council:

1. Notes the LGA is seeking nominations to fill one LGA-nominated position on the Libraries Board SA following the resignation of a current member.
2. Notes the Libraries Board SA consists of up to 8 members appointed by the Governor, with three of those members nominated by the LGA.
3. Approves the nomination of Chandler Giles, Manager Community Participation and Partnerships be submitted for this position.

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***For Noting Only: Decisions Made Under Committee Delegation***

**5.1.4 Grant No. 26/2023-24: Para Hills Tennis Club Community Grant Application**

That the Community Wellbeing and Sport Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

1. Approves the request for funding for the December 2023 round of Community Grants as follows:
  - a. Grant No. 26/2023-24 Para Hills Tennis Club Community Grant Application: to the value of \$1,500: to assist with purchasing six tennis nets.

**5.1.5 Grant No. 27/2023-24: Salisbury City Band Community Grant Application**

That the Community Wellbeing and Sport Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

1. Approves the request for funding for the December 2023 round of Community Grants as follows:
  - a. Grant No. 27/2023-24 Salisbury City Band Community Grant Application: to the value of \$5,000: to assist with purchasing musical instruments, specifically Neo Cornet, Trombone and Flugel Horn.

**5.1.7 Grant No. 28/2023-24: La Festa di San Giuseppe Association Inc. Community Grant Application**

That the Community Wellbeing and Sport Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

1. Approves the request for funding for the December 2023 round of Community Grants as follows:
  - a. Grant No. 28/2023-24 La Festa di San Giuseppe Association Inc. Community Grant Application: to the value of \$5,000: to assist with hosting its 'Festa di San Giuseppe' event in March 2024.

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## **6 Innovation and Business Development Committee Meeting**

*Chairman - Cr S Reardon*

Consideration of the minutes of the Innovation and Business Development Committee Meeting - 12 December 2023 and adoption of recommendations in relation to item numbers:

### ***Administration***

#### **6.0.1 Future Reports for the Innovation and Business Development Committee**

It is recommended to Council:

That Council:

1. Notes the report.

#### **6.0.2 Salisbury Community Bus**

It is recommended to Council:

That Council:

1. Approves the new bus route as outlined in Attachment 2 and Attachment 3 to this report (Item 6.0.1, Innovation and Business Committee, 12 December 2023).
2. Notes the intention to seek approval from One Fund Services Ltd to build a new bus stop on Port Wakefield Road.
3. Approves the launch of the new community bus route to align with the opening of the new Salisbury Aquatic Centre.
4. Approves the continuation of the existing community bus route/service from January 2024 until the commencement of the new community bus route/service which is scheduled to align with the opening of the Salisbury Aquatic Centre in July 2024.
5. Notes the South Australia Public Transport Authority's offer to co-brand the community bus stops with the Adelaide Metro bus stops.
6. Approves an approach to market for the Community Bus Service as outlined in Attachment 2 (Item 6.0.1, Innovation and Business Committee, 12 December 2023) for a three (3) year contract period with annual participation
7. Notes the 2023/24 Budget Bid TRN001143 Community Bus as outlined in Attachment 5 (Item 6.0.1, Innovation and Business Development Committee, 12 December 2023) includes ongoing funding of Permanent New Community Bus Route with 2024/25 full cost being \$307,500 and that the consideration of this bid was per Council resolution 0109/2023.

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## **7 Audit and Risk Committee**

*No Audit and Risk Committee meeting was held in December 2023.*

## **8 Council Assessment Panel**

*No Council Assessment Panel meeting was held in November 2023.*

## **9 CEO Review Committee Meeting**

***Chairman - Mayor G Aldridge***

Consideration of the minutes of the CEO Review Committee Meeting - 4 December 2023 and adoption of recommendations in relation to item numbers:

### ***Reports***

#### **9.1.1 CEO Key Performance Indicator Status Update**

It is recommended to Council:

#### **That Council:**

1. Notes the progress towards achievement of the 2023/2024 Key Performance Projects and Initiatives, as included in Item 9.1.1, CEO Review Committee, 4 December 2023.
2. Endorses that after giving further consideration of the Thrive Strategy, that this Strategy is removed from the CEO's 2023/24 Key Performance Projects and Initiatives.



**GB1****Green Fields Centre Code Amendment****AUTHOR**

Peter Jansen, Strategic Planner, City Development

**CITY PLAN LINKS**

3.4 Our urban growth is well planned and our centres are active

**SUMMARY**

A private proponent is seeking a land use rezoning over the land at the corner of Ryans Road and Salisbury Highway. The land was sold by Council for future development. The private proponent has completed their investigations and prepared the necessary rezoning documentations and has now released the documentation for public consultation. Consultation closes on the 16 January 2024.














Under the new planning system, the private proponents can now prepare code amendments to rezone land. Council is able to make comments along with the public on the proposal. It is considered the proposed policies and zones for the site are appropriate for the intended land uses. It is recommended that the Code Amendment be supported by Council.

**RECOMMENDATION**That Council:

1. Authorises the Chief Executive to provide written support for the Code Amendment and include any relevant feedback on the Green Fields Centre Code Amendment for 2-50 Ryans Road.

**ATTACHMENTS**

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

1. Locality and Zone Plan [↓](#) 
2. Minister approval Proposal to Initiate [↓](#) 
3. Information Guide [↓](#) 
4. Code Amendment [↓](#) 
5. Code Amendment attach B - proposed policy [↓](#) 
6. Code Amendment attach C - strategic outcomes [↓](#) 
7. Code Amendment attach D - Indigenous [↓](#) 
8. Code Amendment attach D2 - retail [↓](#) 
9. Code Amendment attach D3 - traffic [↓](#) 
10. Code Amendment attach D4 - landscape [↓](#) 
11. Code Amendment attach D5 - drainage [↓](#) 
12. Code Amendment attach D6 - environment [↓](#) 
13. Code Amendment attach D7 - services [↓](#) 

## 1. BACKGROUND

- 1.1 For many years the Department of Infrastructure and Transport reserved the land at the corner of Ryans Road and Salisbury Highway, Green Fields for a potential road corridor. However, these plans did not eventuate and the land was transferred to the City of Salisbury. A land division was approved in 2022 to create the allotment at 2-50 Ryans Road at the corner of Salisbury Highway, with the balance remaining in Council ownership.
- 1.2 The Council entered into a contract to sell 2-50 Ryans Road to the rezoning Proponent.
- 1.3 The subject land is currently zoned as Employment, Strategic Employment, and General Neighbourhood Zone.
- 1.4 The Proponent is seeking to rezone the north west portion of land to Employment Zone, and the south east portion fronting Salisbury Highway to a Suburban Activity Centre Zone, and re-align the Ryans Road connection with Salisbury Highway through the subject site, and provide traffic signals.
- 1.5 Various development layouts have been included in the rezoning documentation for information purposes to indicate potential layouts for the land use applications after the rezoning process has been considered by the Minister for Planning.
- 1.6 However, a code amendment does not approve a detailed development, it rezones land to a zone that provides for a range of suitable land use and design outcomes.
- 1.7 *The Planning, Development and Infrastructure Act 2016* is the basis of the new planning system in South Australia which has resulted in comprehensive changes to the all aspects of development control across the State.
- 1.8 Rezoning through a code amendment process can now be undertaken by private proponents in accordance with the legislation. The final decision for a code amendment is from the Minister for Planning.
- 1.9 Councils are no longer the responsible authority, and can make comments on rezoning proposals as part of the general community consultation. Council does not receive, or consider the comments from the public, nor decide on the rezoning.
- 1.10 The Planning and Design Code have been written to provide standardised policy across the State. For instance, an Employment Zone in the City of Salisbury will have the same policy as an Employment Zone in every other Council. Thereby there is no ability to change policy to be unique to one site or Council. However, concept plans can be used to show the location for such matters as infrastructure easements or landscape features.
- 1.11 The Code Amendment is out for public consultation from the 15 November until close of business on Tuesday 16 January 2024 (prior to the January Council meeting).

**2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 The proponent has notified the community through the following avenues:
  - 2.1.1 Written to nearby residents and property owners.
- 2.2 A proponent managed drop in information sessions at the Mawson Centre on Wednesday 6 December 5.30 – 7pm, and Saturday 9 December at 10am – 11.30am.
- 2.3 The proponent made the Code Amendment available:
  - 2.3.1 Online viewing at [Code amendments | PlanSA.](#)
  - 2.3.2 Hard copy documentation at the Salisbury Hub.
- 2.4 Meetings between staff and proponents on traffic, landscaping, drainage and built form.

**3. DISCUSSION**

- 3.1 The Proponent is seeking to:
  - 3.1.1 Have a Suburban Activity Centre Zone at the front portion of the site at the Salisbury Highway frontage.
  - 3.1.2 Have an Employment Zone at the rear portion.
  - 3.1.3 Replace the Strategic Employment Zone component of the subject land with the Employment Zone.
  - 3.1.4 Replace the portion of land that was within the General Neighbourhood Zone (due to the Ryans Road centerline being the zone boundary) with the new Zones.
  - 3.1.5 The traffic solutions for the rezoning reflect DIT preferred design. The design needed to consider the proximity to other roads accessing Salisbury Highway (particularly Cascades Drive), safe and efficient movement of light and heavy vehicles, pedestrian and cycling safety and the location of the bus stop.
  - 3.1.6 As a result, a change to the alignment of Ryans Road at the corner of Salisbury Highway is required so that the current intersection is closed, and a signalised intersection is created to the south.
  - 3.1.7 The realigned road with signalisation will provide two right hand turn lanes and a left-hand turn lane onto Salisbury Highway.
  - 3.1.8 Other changes proposed on Salisbury Highway include an extension of the median strip to Taylor Street to create a right turning land into the realigned Ryans Road. This will result in the closing of the medium strip into Taylor Street.
  - 3.1.9 The transport modelling indicates that there will be a minor impact to the traffic network in the locality.

- 3.1.10 Traffic currently using Ryans Road can use the new intersection or other roads in the residential area.
- Traffic modelling (attachment D3) has been undertaken showing compliance with DIT requirements.
  - Pedestrian crossings, cycling lanes and bus stop location retention with a new indented bus bay are catered for in the traffic modelling, but will be delivered at the later development application stage of development.
- The proponent will need to enter into Deeds of Agreement with agencies and authorities are executed before any Code Amendment is approved. This will apply to the signalisation at Salisbury Highway and the associated changes to the medians and bus stop arrangements, and such matters. Council is included in these issues (refer to Attachment 2).
- 3.1.11 The future retail component (attachment D2) has been modelled on a 6,220sqm neighbourhood level shopping centre comprised as a 4,150sqm full line supermarket, specialty shops of 2070sqm, 2 fast food sites, a home delivery fulfillment warehouse site of 830sqm, commercial tenancies of 1280sqm, and bulky goods, showroom and warehouse units of 5,125sqm for a total of 14,065sqm floorspace.
- 3.1.12 The Minister for Planning required additional investigations as part of his approval to initiate the rezoning process to include the maximum retail floorspace for the whole site, and ways to limit non-bulky goods retail if necessary to avoid jeopardising other centres.
- 3.1.13 The retail study indicates that the 6,220sqm that was modelled is an amount that is comparable to other similar level centres, and has a trading impact across the area ranging from -3% to -9.5% in 2025, which is deemed to have a low to mid-level impact.
- Impacts will be recovered though population and spending change within 1-3 yrs.
  - The future retail provision seeks to improve supermarket representation in the area.
  - The additional retail analysis was deemed not required by the Proponent because the extent of retail land sought in the rezoning has been reduced.
- 3.1.14 The Minister also required a concept plan showing the retention of existing trees on the site. The proposed Concept Plan identifies an 8m landscape corridor along Ryans Road, retention of Significant or Regulated trees in two areas of the site subject to assessment, and new landscaping behind the Ryans Road landscape corridor and to an area adjacent Salisbury Highway.
- 3.1.15 The Code Amendment investigations also states that services are available for the site, and compliance with Council requirements is required for stormwater management and infrastructure.

- 3.1.16 In addition to the zone modules applying to the site, the following other part of the Planning and Design Code will also apply to guide future development:
- Advertising Near Intersections Overlay at the intersection.
  - Extend the Affordable Housing Overlay over the portion of the site for the proposed Suburban Activity Centre Zone, and remove from the portion of the proposed Employment Zone that replaces the General Neighbourhood Zone.
  - Introduce a technical numerical variations of a maximum building heights of 3 levels and 12m over the proposed Suburban Activity Centre Zone.
  - Extend the Stormwater Management Overlay over the whole site.
  - Extend the Urban Tree Canopy Overlay over the proposed Suburban Activity Centre Zone.
- 3.2 The proposed Code Amendment is considered to align with the general intent of the Development Deed for the land as follows:
- 3.2.1 Retail and its impacts on existing centres have been modelled to show benefits to the community with minimal impact on existing centres.
- 3.2.2 Development layouts shown in the Code Amendment and attachments are different to the previous information, but generally show a refined presentation of the retail component at the Salisbury Highway frontage, and capability for small warehouse type operations at the rear. As previously stated a rezoning does not provide the final development outcome.
- 3.2.3 The housing component at the north western most edge has been removed from the detailed concept but the proposed zone does not preclude applications for residential development being supported. This is also encouraged through the application of the Affordable Housing Overlay policy over the proposed Suburban Activity Centre Zone with the ability to be flexible in-built design.
- 3.2.4 Access has been amended from the previous information in order to satisfy DIT requirements for safety distances between intersections. The new signalized intersection would provide safe movements to and from the site and be provided at the proponent's expense. It will also reduce the impact of traffic on the existing residents on the eastern end of Ryans Road.
- 3.3 The proposed policies to be introduced are considered suitable for the intended zone and future activities, and the existing residential area adjoining the site.
- 3.4 Council staff are continuing to assess the detailed components of the rezoning proposal over the next couple of weeks. It is unlikely that there will be any significant issues other than technical issues raised. It is therefore recommended that the Council authorises the Chief Executive Officer to finalise and submit the Council's submission on the Code Amendment, which is due before January's Council meeting.

3.5 Council will be involved in the Deed of Agreements for the infrastructure provision and changes.

3.6 Financial N/A

#### **4. CONCLUSION**

4.1 The proposed policy framework is considered to support the future intended development direction of the site which aligns with Council intentions.

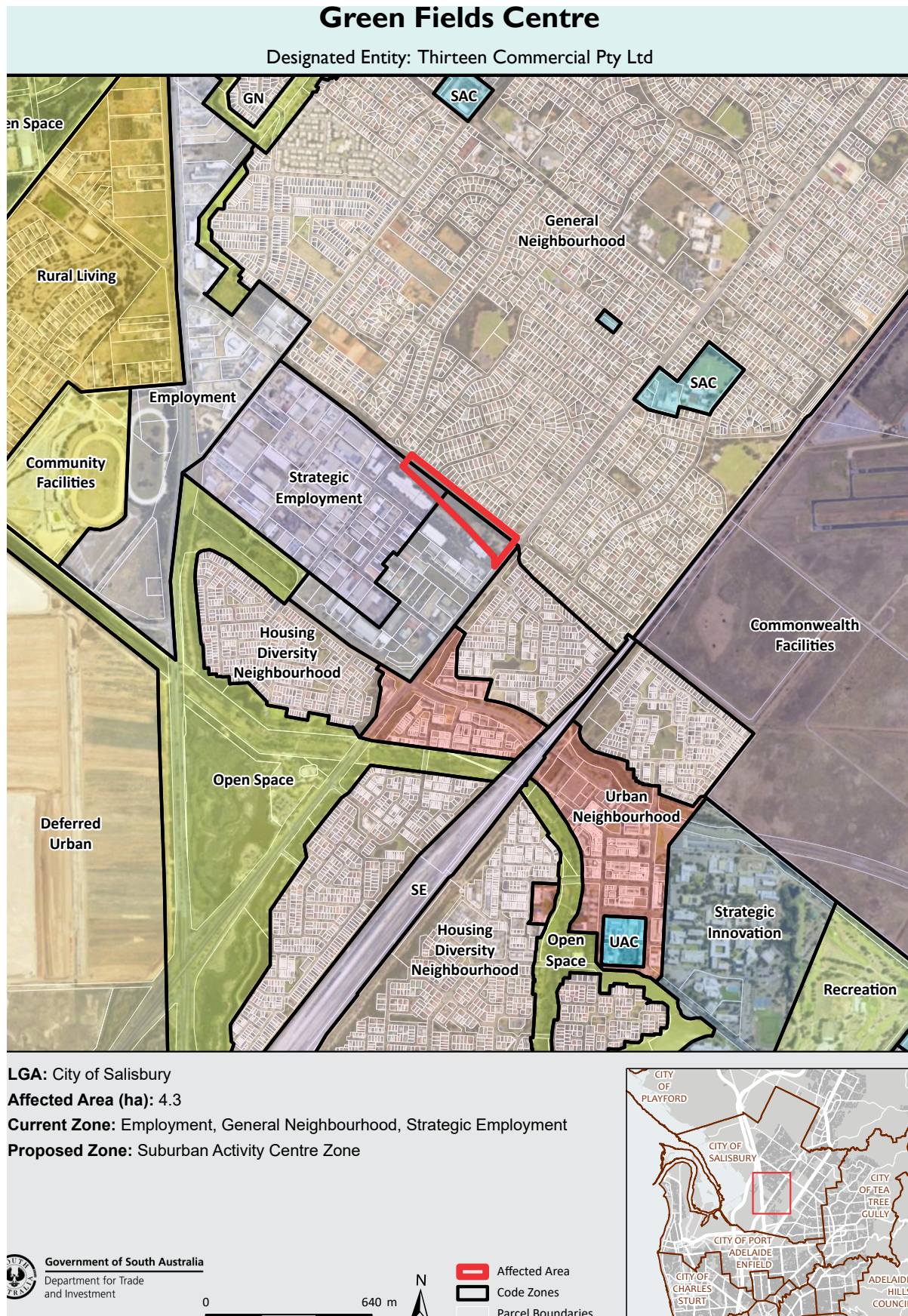
4.2 The possible retail and traffic configurations have been modelled to show acceptable capability and minimal impact on the locality.

4.3 The land use rezoning will create the policy framework for the detailed development application that will be made a later stage.

4.4 The selected policy modules are considered suitable for the proposed future activities and site.

4.5 It is recommended that Council authorises the Chief Executive Officer to provide written support for the Code Amendment and provide any relevant feedback as deemed required.









**Hon Nick Champion MP**

23EXT0232

Mr John Harry  
Chief Executive Officer  
City of Salisbury

By email: [jharry@salisbury.sa.gov.au](mailto:jharry@salisbury.sa.gov.au)



**Government  
of South Australia**

**Minister for Trade and  
Investment**

**Minister for Housing and  
Urban Development**

**Minister for Planning**

GPO Box 11032  
ADELAIDE SA 5001

T: (08) 8235 5580

E: [ministerchampion@sa.gov.au](mailto:ministerchampion@sa.gov.au)

Dear Mr Harry

I write to advise that under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Green Fields Centre Code Amendment. This proposal affects land within your council area.

A copy of the signed Proposal to Initiate is enclosed for your reference.

The initiation approval is on the basis that under section 73(4)(a) of the Act, Thirteen Commercial Pty Ltd will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- Prior to approval of the Code Amendment, the Designated Entity must demonstrate to my satisfaction, as Minister for Planning, that all necessary agreements or deeds (including those related to the access arrangements over easements on private land to the north) are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).
- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for consultation. This includes the creation of new Technical and Numeric Variation (TNV) capabilities.
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.



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- Prior to engagement on the proposed Code Amendment, the Designated Entity must submit the proposed Concept Plan to Planning and Land Use Services (PLUS) within the Department for Trade and Investment to ensure that the content aligns with the policy intent/drafting rules for the Code, and appropriately addresses access arrangements and trees.

In addition, the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport.
- Aboriginal Affairs and Reconciliation, Attorney-General's Department.
- Environment Protection Authority.
- Utility providers including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, SEA Gas, NBN, and other telecommunications providers.
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

The Commission has resolved under section 73(6)(f) of the Act, to specify the following further investigations to that outlined in the Proposal to Initiate:

- Undertake investigation into the theoretical retail floorspace capacity of the area affected should the Suburban Activity Centre Zone be applied to its entirety and the potential consequences of this on existing centres and the broader centre hierarchy.
- Investigate appropriate ways of limiting non-bulky goods retail floorspace, including use of the Employment Zone for portion of the site, should the above investigation find that the proposal will jeopardise the efficient functioning of another existing centre or broader centre hierarchy.
- Undertake investigation into the capacity and potential need for augmentation of service infrastructure.
- Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify relevant Aboriginal heritage considerations, including any identified cultural sites and objects.
- Undertake investigation into potential interface impacts with adjacent land uses including employment and residential, particularly with regard to traffic.
- In preparing the Concept Plan give consideration to the retention of existing trees and identify these on the Concept Plan.

It should also be noted that further investigations may be required in response to feedback or advice received through the engagement process.

Pursuant to section 44(6) and 73(6)(d) of the Act, consultation in writing must be undertaken with:

- City of Salisbury.
- Owners or occupiers of the land and adjacent land, in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

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Engagement must be undertaken on the Code Amendment in accordance with the Community Engagement Charter. More information on the Community Engagement Charter is available in the Community Engagement Charter toolkit online at [https://plan.sa.gov.au/resources/learning\\_and\\_toolkits/community\\_engagement\\_charter\\_toolkit/overview](https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview).

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

For further information, please contact Ms Nadia Gencarelli, Team Leader – Code Amendments, PLUS, on 08 7133 2311 or via email at [Nadia.Gencarelli@sa.gov.au](mailto:Nadia.Gencarelli@sa.gov.au).

Yours sincerely



**Hon Nick Champion MP**  
Minister for Planning

27 / 8 / 2023

Encl: Signed Proposal to Initiate the Green Fields Centre Code Amendment

cc: Councillor Peter Jensen JP, City of Salisbury ([PJansen@salisbury.sa.gov.au](mailto:PJansen@salisbury.sa.gov.au))



# FACT SHEET



## GREEN FIELDS CENTRE CODE AMENDMENT FOR 2 – 50 RYANS ROAD

November 2023

2 – 50 Ryans Road is proposed to be rezoned to enable a retail/bulky goods centre.

If the rezoning is to go ahead, traffic lights are proposed on Salisbury Highway adjacent Ryans Road. Ryans Road would be a cul-de-sac. The median in Salisbury Highway at Taylor Street would also be closed.

This will impact your neighbourhood.

Consultation is underway so you can understand what is proposed and comment. Submissions due 5pm Tuesday 16 January 2024.

### Contents

What is a Code Amendment? .....	2
What land is involved? .....	3
What is proposed? .....	4
How will traffic be impacted? .....	5
What about walking and cycling? .....	8
What about the trees? .....	8
What building development, landscaping, and parking may occur? .....	10
Do we know what will be built on the land? .....	10
What about stormwater? .....	10
Who owns the land? .....	11
Will the Code Amendment impact other nearby retail centres? .....	11
How can I find out more? .....	11
How can I have my say about the proposal? .....	12
How will I know my feedback has been used? .....	12
What happens next? .....	12

**What is a Code Amendment?**

The Planning and Design Code (the Code) sets out the rules that determine what land uses and buildings can be built on land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in an area with specific rules about regulated and significant trees, and stormwater.

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister), a Council, Government Agency, Joint Planning Board or private proponent may initiate an amendment to the Code.

On 27 August 2023, the Minister approved Thirteen Commercial Pty Ltd (a private proponent) to initiate the **Green Fields Centre Code Amendment** (Code Amendment).

The Code Amendment process involves specialist investigations, community engagement, consideration of submissions, and the Minister for Planning making the decision. The Minister's decision is tabled to the Environment, Resources and Development Committee of State Parliament.

Planning and Land Use Services (PLUS) and the State Planning Commission also provide advice to the Minister.

We acknowledge Aboriginal people as the First Peoples and Nations of the lands and waters we live and work upon and we pay our respects to their Elders past, present, and emerging. We acknowledge and respect the deep spiritual connection and the relationship that Aboriginal and Torres Strait Islander people have to Country.

**What land is involved?**

Changes are proposed to land on the north west corner of Salisbury Highway and Ryans Road. This land is generally known as 2 – 50 Ryans Road.



*Figure 1 2 - 50 Ryans Road is proposed to be rezoned to a Suburban Activity Centre Zone in the southern part and Employment Zone in the northern part.*



### What is proposed?

The Code Amendment proposes that 2 – 50 Ryans Road be a Suburban Activity Centre Zone in the southern part and Employment Zone in the northern part. Traffic lights immediately south of Ryans Road are proposed. Technical changes to what are called 'Overlays' are also proposed.



Figure 2 Proposed Extent of Suburban Activity and Employment Zones

The Suburban Activity Centre Zone enables retail development and the Employment Zone allows types of retail that are often called 'bulky goods'. This is why this Code Amendment is called 'Green Fields Centre' as it enables a retail/bulky goods based 'centre' to be developed.

The Planning and Design Code describes the Desired Outcome of:

- a Suburban Activity Centre Zone as 'An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services.'
- an Employment Zone is 'A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.'

2 – 50 Ryans Road is currently in three different zones. These are the Employment, Strategic Employment and General Neighbourhood Zones.



**How will traffic be impacted?**

In Council consulting about selling the land several years back, traffic issues were raised by residents. Council, the DIT, the Planning Minister and Thirteen Commercial Pty Ltd acknowledge traffic needs investigation. In liaison with DIT and Council, experts have investigated traffic should the land be developed for retail/bulky goods.

The primary finding is that overall, the proposed rezoning and traffic lights will only have a very minor impact on traffic volumes on the adjacent local road network and Salisbury Highway.

The investigation found:

- A new access point on Salisbury Highway would provide access for 2 – 50 Ryans Road, along with access to and from Ryans Road itself. The Salisbury Highway access point would be controlled by traffic signals.
- The Salisbury Highway access point will provide access for light and heavy vehicles associated with the anticipated uses on the site, whilst the Ryans Road access points would provide for light vehicles only.
- The impact on the local road network will be minor, with part-closure of Ryans Road and removal of the median opening on Salisbury Highway at Taylor Street. These are required to accommodate new traffic signals at the Salisbury Highway access point.
- Salisbury Highway will require an additional traffic lane to accommodate the new traffic signals, with a concept plan indicating this can be achieved within the existing road reserve.
- Analysis of the new traffic signals has found it would meet the operating requirements and guidelines of Department for Infrastructure and Transport for new traffic signal controlled intersections.
- A review of the Planning and Design Code has not found any policies which would be problematic for the anticipated uses of 2 – 50 Ryans Road. Given the size and configuration of 2 – 50 Ryans Road, it is these policies can generally be satisfied with development in the Affected Area.

Siting new traffic lights immediately south of Ryans Road or at Ryans Road proper both involve Taylor Street changing to left in/left out due to extending the median north. For residents south of Salisbury Highway, a variety of vehicle movement options to access Salisbury Highway remain with this change.

Siting new traffic lights at the southern end of 2 – 50 Ryans Road is too close to the Elder Smith Road lights and would unduly impact Salisbury Highway traffic flow to an extent that DIT is not prepared to support.

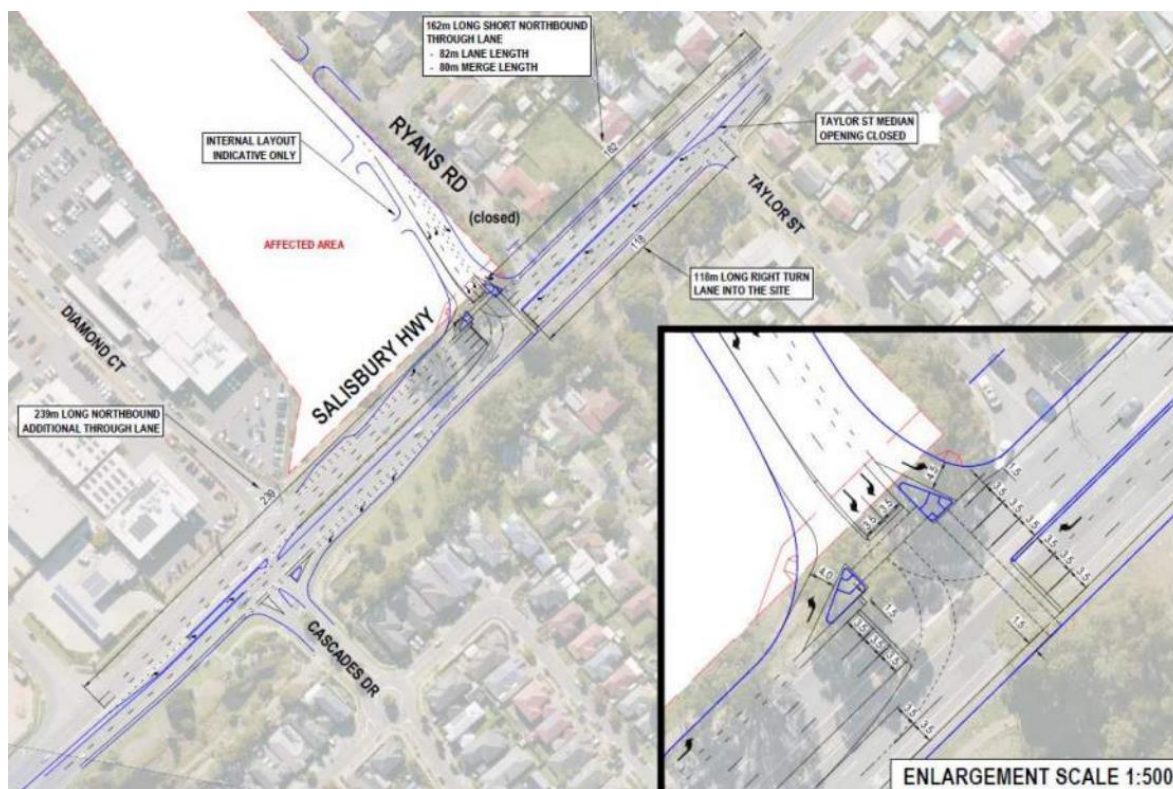


Figure 1 Concept plan of new traffic Lights immediately south of Ryans Road and Ryans Road being a cul-de-sac. This also involves left in left out only at Taylor Road.

Installing traffic lights immediately south of Ryans Road enables:

- Trucks to access buildings on 2 – 50 Ryans Road recognising Ryans Road itself has an 8 tonne limit.
- Ryans Road to continue as a quiet residential street. Residents on Ryan Road and to the east will be able to drive through the site to access Salisbury Highway.
- Pedestrians and cyclists will be able to cross Salisbury Highway via the signals to residential areas as well as Green Fields Train Station to the south.
- Three north bound traffic lanes and a cycle lane on Salisbury Highway are enabled. No changes to the number of south bound lanes is envisaged.
- Left in/left out vehicle access to the site is enabled, and a right turn southbound to the site at the traffic lights is enabled.

The investigations considered the impact of the new traffic signals on existing traffic volumes on nearby streets. The predicted redistribution of traffic is shown below.

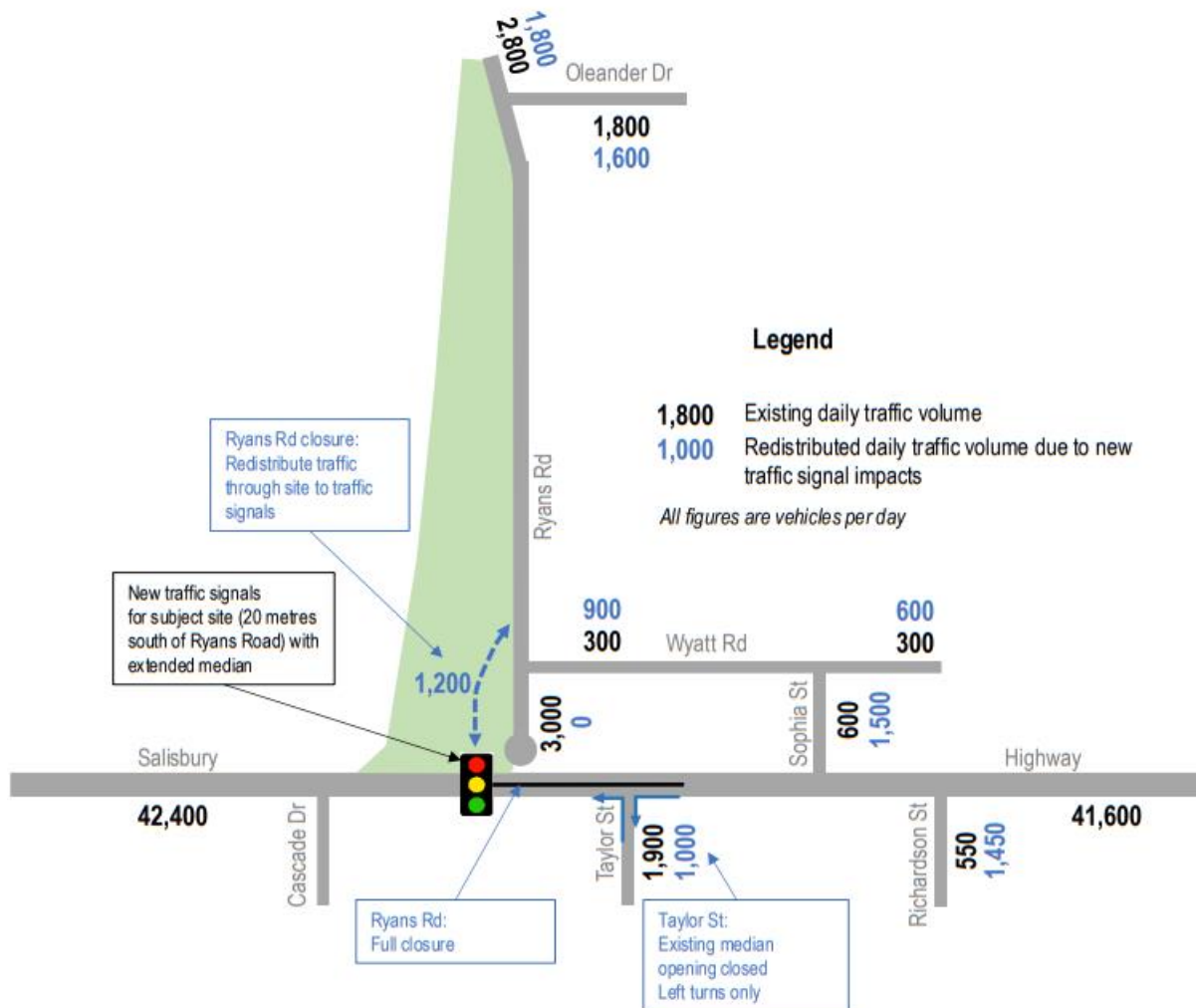


Figure 2 Figure 8 Predicted Redistribution of Existing Traffic Volumes

The adjusted traffic volumes on all streets in residential areas nearby are less than 2000 vehicles per day, this being the accepted standard for acceptable amounts of traffic on streets in residential areas.

The assessment of the redistribution found:

- Taylor Street will reduce in traffic volume from 1,900 to 1,000 vehicles per day.
- The existing right turn movements from Taylor Street will likely redistribute to Richardson Street and increase this street from 550 to 1,450 vehicles per day.
- The partial road closure of Ryans Road will maintain existing left turn movements to Salisbury Highway of 600 vehicles per day.

- It is anticipated that most of Ryans Road traffic will divert to the new traffic signals with approximately 1,800 vehicles per day redirected from Ryans Road.
- Some existing Ryans Road traffic is anticipated to use Sophia Street which would be up to 600 vehicles per day increasing Sophia Street from 600 vehicles per day to 1,200 vehicles per day and distributed north and south on Wyatt Street (300 vehicles per day in each segment).
- there is adequate capacity at the local street intersections (Sophia Street and Richardson St) with Salisbury Highway to cater for the increase in traffic associated with the redistribution. Hence the overall impact of the affected area traffic demands will be minor on the adjacent road network with regards to daily traffic volumes.

### What about walking and cycling?

Rezoning the land to enable a retail centre and traffic lights increases convenient walking and cycling access to a centre for residents to the east and to the south across Salisbury Highway. Convenience is also improved for workers in businesses to the west and north. Cycle lanes are maintained on Salisbury Highway, and Ryans Road remains a quieter residential street.

### What about the trees?



*Figure 3 Code Policy about Regulated and Significant Trees is used to make development assessment decisions and is not changed by this Code Amendment*

Arborman Tree Solutions have investigated trees.

'Regulated' and 'Significant' trees are the trees managed through the statutory planning system. The investigation identified 17 Significant, 52 Regulated and 15 groups of unregulated trees on the former Lot 1001. Lot 1001 was subdivided in 2023, from which the northern part and an 8m landscaped strip along Ryans Road are vested with Council. The remaining land forms 2 – 50 Ryans Road.



The existing Planning and Design Code generally seeks for regulated and significant trees to be retained. However, the Code does provide the following circumstances where regulated and significant trees can be removed<sup>1</sup>:

- Short life expectancy of the tree
- Unacceptable risk to public or private safety from the tree
- Removal accommodates the reasonable development of land in accordance with the relevant zone where such development might not otherwise be possible.

The Minister for Planning and State Planning Commission requested policy options around a Concept Plan and trees. Salisbury Council seeks to foster local biodiversity.

The proposed Concept Plan shows intended locations - subject to assessment regarding regulated and significant tree policy in the Planning and Design Code – to retain select regulated and significant trees.

The Concept Plan also seeks to foster biodiversity through new selection of new trees and landscaping.

Should the land be rezoned, careful site design of a proposed retail/bulky goods development with siting of buildings and arrangement of car parking and landscaping areas can work to retain the regulated and significant trees as much as possible, and to have adequate extent of onsite landscaping to meet other Code policy, such as the Soft Landscaping Performance Outcome.



Figure 4 Draft Proposed Concept Plan

<sup>1</sup> This is a summary of Code policy (Full policy is in the Code). More detail about trees is provided in the Code Amendment.

**What building development, landscaping, and parking may occur?**

The proposed Suburban Activity Centre Zone envisages buildings sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.

The proposed Suburban Activity Centre Zone enables buildings up to three storeys high. Buildings up to two storeys can be built in the Employment Zone. In both proposed zones, building siting, scale and design should mitigate interface impacts on nearby housing.

Existing Code Policy on noise, transport, access and parking (vehicle and bicycle) will also guide detailed design.

**Do we know what will be built on the land?**

Not exactly.

Under the proposed Suburban Activity Centre and Employment Zones, development for retail, bulky goods, commercial, and within the Suburban Activity Centre Zone, residential purposes could occur. However, exactly what form, where, what land uses, how much parking, what happens with trees and stormwater, all of that needs to be worked out. Once worked out, a development application will be lodged<sup>2</sup> and assessed regarding the Code (as amended this Code Amendment).

Input from engagement and further specialist investigations is informing future development applications. Two Initial master plans are shown in the Code Amendment to provide an 'idea' of what could be developed. However, these are indicative only.

Under the current zoning, commercial buildings could occur on the western part, and residential buildings on the eastern part.

**What about stormwater?**

2 – 50 Ryans Road plays an important role managing stormwater. In Salisbury Council selling the land to Thirteen Commercial Pty Ltd, Thirteen Commercial entered into a Deed with Council such that Council directs Thirteen Commercial as to what stormwater infrastructure is needed. The Deed obliges Thirteen Commercial to fund the stormwater works.

Development applications are also assessed regarding stormwater policies in the Planning and Design Code. This Code Amendment does not propose to change those policies.

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<sup>2</sup> Noting Council's financial interest in the land, Council will need to seek advice as to whether the Council's Assessment Panel or Assessment Manager is sufficiently independent to assess a development application. If not, it may be that the State Commission Assessment Panel is the relevant planning authority. Irrespective of which entity is the planning authority, the assessment undertaken is about how well the development application performs with respect to the policies in the Planning and Design Code.

### Who owns the land?

Thirteen Commercial Pty Ltd bought 2 – 50 Ryans Road in 2023 from Salisbury Council. Salisbury Council owned the land for many years, having been transferred the land some years back from the Department of Infrastructure and Transport (DIT).

### Will the Code Amendment impact other nearby retail centres?

A retail investigation was undertaken. Based on current benchmarks, there is a significant undersupply of supermarket floorspace in the area. The catchment extends through the central and lower areas of Salisbury where it inevitably overlaps with other centres, some of which are ageing in appearance and function.

The catchment, passing trade and local employment base will support the proposed development with low-moderate one-off impacts on surrounding centres. These impacts can be sustained and managed and recovered in the short term with no likely long term effects on the centres hierarchy.

The proposed centre will generate 210 direct FTE jobs during the construction phase and 125 FTE jobs in its ongoing operation.'

### How can I find out more?

You can view the Code Amendment and supporting technical documents on the Plan SA website: [plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

Supporting documents include investigations about retail, traffic, trees, stormwater, environmental, services and Aboriginal sites.

A hard copy is available to view at the Salisbury Hub, 34 Church Street Salisbury, during business hours.

You can talk to members of the project team at informal drop-in sessions to be held at The Mawson Centre (2 – 8 Main Street Mawson Lakes) on:

- Wednesday 6 December 2023 (5:30pm – 7:00pm)
- Saturday 9 December 2023 (10:00 am – 11:30am).

If you intend to attend, please RSVP to [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au) or to 0482 063 514. You do not need to RSVP to be able to attend.

If you would like an opportunity to discuss the proposal online, please contact [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au)

Should you have any questions, please contact [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au) or 0482 063 514



Scan this QR code  
to visit the Plan SA  
website

**How can I have my say about the proposal?**

The Code Amendment will be available for public feedback until **5pm Tuesday 16 January 2024**.

There are several ways in which you can provide a submission:

- Make an online submission ([www.plan.sa.gov.au](http://www.plan.sa.gov.au))
- Email [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au)
- Post Town Planning Advisors PO Box 9061 Henley Beach South SA 5022

Submissions are requested to be labelled 'Submission – Green Fields Centre Code Amendment'.

If these methods are not suitable for you or people you know, please contact us.

**How will I know my feedback has been used?**

Town Planning Advisors, with support of Community Place Planning Pty Ltd, are independent organisations committed to undertaking consultation in accordance with the principles of the South Australian Government's Community Engagement Charter.

All formal submissions will be considered when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however company details will be.

Thirteen Commercial Pty Ltd and its advisors will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

**What happens next?**

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.



***Green Fields Centre Code Amendment***

***Thirteen Commercial Pty Ltd (the Proponent)***

***For Consultation***

We acknowledge Aboriginal people as the First Peoples and Nations of the lands and waters we live and work upon and we pay our respects to their Elders past, present, and emerging. We acknowledge and respect the deep spiritual connection and the relationship that Aboriginal and Torres Strait Islander people have to Country.



## Contents

<b>HAVE YOUR SAY.....</b>	<b>5</b>
<b>1. WHAT IS THE PLANNING AND DESIGN CODE? .....</b>	<b>6</b>
1.1 Planning and Design Code Framework .....	6
1.2 Overlays .....	6
1.3 Zones .....	6
1.4 Sub zones .....	6
1.5 General Development Policies .....	6
1.6 Amending the Planning and Design Code .....	6
<b>2. WHAT IS PROPOSED IN THIS CODE AMENDMENT? .....</b>	<b>8</b>
2.1 Need for the amendment.....	8
2.2 Area Affected .....	10
2.3 Summary of proposed policy changes .....	12
2.3.1 Current Code Policy .....	12
2.3.2 Proposed Code Policy .....	21
2.3.3 Rezone Area Affected to Suburban Activity Centre Zone/Employment Zone ...	22
2.3.4 Add Advertising Near Intersections Overlay due to Proposed Traffic Lights near Ryans Road .....	43
2.3.5 Alter Affordable Housing Overlay .....	44
2.3.6 Add Concept Plan to the Area Affected.....	45
2.3.7 Building Height in Proposed Suburban Activity Centre Zone .....	46
2.3.8 Extend Stormwater Management Overlay over entire Area Affected .....	46
2.3.9 Extend Urban Tree Canopy over Proposed Suburban Activity Centre Zone ....	47
2.3.10 Overlays with No Changes Proposed.....	47
<b>3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT? .....</b>	<b>50</b>
3.1 Engagement.....	50
3.2 How can I have my say on the Code Amendment? .....	51
3.3 What changes to the Code Amendment can my feedback influence? .....	51
3.4 What will happen with my feedback? .....	51
3.5 Decision on the Code Amendment.....	52
<b>4. ANALYSIS .....</b>	<b>53</b>
4.1 Strategic Planning Outcomes .....	53
4.1.1 Summary of Strategic Planning Outcomes .....	53
4.1.2 Consistency with the State Planning Policies.....	53
4.1.3 Consistency with the Regional Plan .....	53

4.1.4 Consistency with other key strategic policy documents ..... 53

4.2 Infrastructure planning ..... 54

4.3 Investigations ..... 55

4.3.1 Aboriginal Culture..... 55

4.3.2 Retail ..... 55

4.3.3 Transport..... 56

4.3.4 Trees Greening Biodiversity ..... 58

4.3.5 Stormwater ..... 64

4.3.6 Environmental ..... 64

4.3.7 Services..... 65

4.3.8 Recommended policy changes..... 66

**ATTACHMENT A – AREA AFFECTED MAPPING..... 67**

**ATTACHMENT B – CURRENT AND PROPOSED CODE POLICY ..... 71**

**ATTACHMENT C – STRATEGIC PLANNING OUTCOMES ..... 71**

**ATTACHMENT D – INVESTIGATIONS..... 71**

This Code Amendment has been prepared by Town Planning Advisors Pty Ltd with support from Community Place Planning Pty Ltd. on behalf of the ‘Designated Entity’. Planning practitioners in both companies have qualifications and experience as set out in Part 7(2)(b) of ‘Practice Direction 2: Preparation and Amendment of Designated Instruments’ (Published 3 June 2022).



Date	Stage	Comment
Oct 2023	Draft D Bailey	

## HAVE YOUR SAY

This Code Amendment is on consultation from Wednesday 15 November 2023 to **5pm Tuesday 16 January 2024**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

You can view the Code Amendment and supporting technical documents on the Plan SA website: [plan.sa.gov.au/have\\_your\\_say/code\\_amendments](http://plan.sa.gov.au/have_your_say/code_amendments)

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For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

### 1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

### 1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

### 1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

### 1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

### 1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

### 1.6 Amending the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board,

Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



## 2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

### 2.1 Need for the amendment

This Code Amendment is proposed to enable a retail based centre to be developed. Enabling a retail based centre is an orderly development for the growing population within this established area of the City of Salisbury.

The Area Affected is currently zoned for urban development by being within Employment, Strategic Employment and General Neighbourhood Zones. This Code Amendment proposes the Area Affected enable a retail based centre by being rezoned to a Suburban Activity Centre Zone in the southern part and Employment Zone in the northern part.

Enabling a retail/bulky goods based centre serves existing and future population growth, in particular in residents to the south, east and north, and workers to the west. This is supported by retail analysis.

Enabling a retail/bulky goods based centre through this Code Amendment:

- provides increased convenience for walking and cycling by nearby residents and workers, fostering an active lifestyle.
- can be readily accessed via a variety of movement options, including established public transport routes, due to being sited on a strategic transport route.
- supports increasing housing choice in nearby residential areas experiencing regeneration.
- supports development of underutilised land already zoned for urban development.

These are outcomes sought through State Planning Policies.

This Code Amendment proposes to change the zoning to enable a retail/bulky goods based centre use of the land. Other policies in the Planning and Design Code are not proposed to be changed. For example, policies that address matters such as visual appearance of buildings, interface between land uses, regulated trees, and stormwater.

Should the land be rezoned, a development application seeking approval to develop the area affected for a retail based centre will need to be lodged. This development application will be assessed regarding the Planning and Design Code, as amended by the rezoning.

The investigations and engagement through the rezoning, and the preparation of a development application may lead to variations from the Master Plan concept used for the purpose of the retail analysis (Figure 1) as well as further Master Plan iterations, as illustrated in the May 2023 Master Plan (Figure 2).



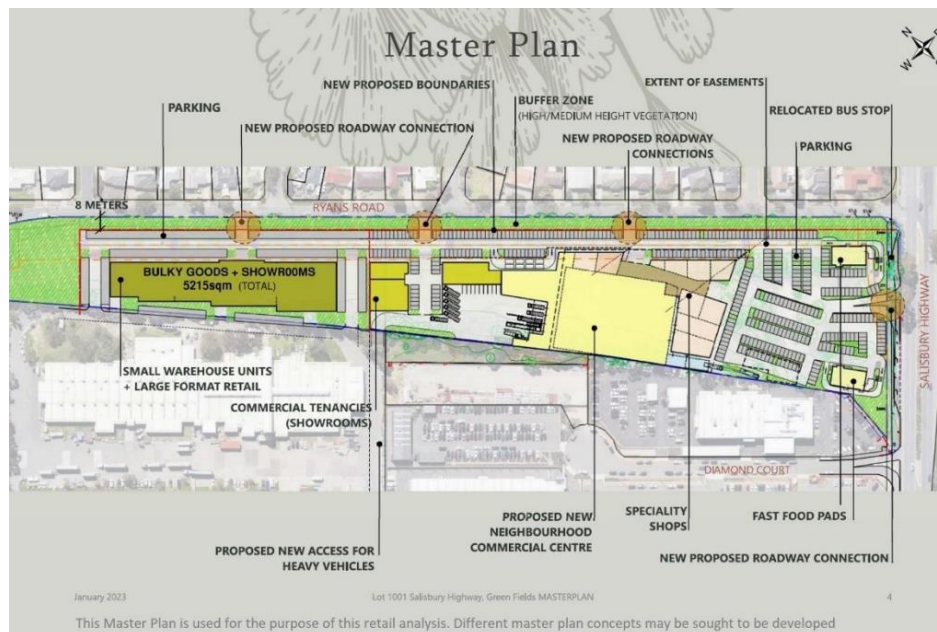


Figure 1 Master Plan January 2023 used for Retail Analysis

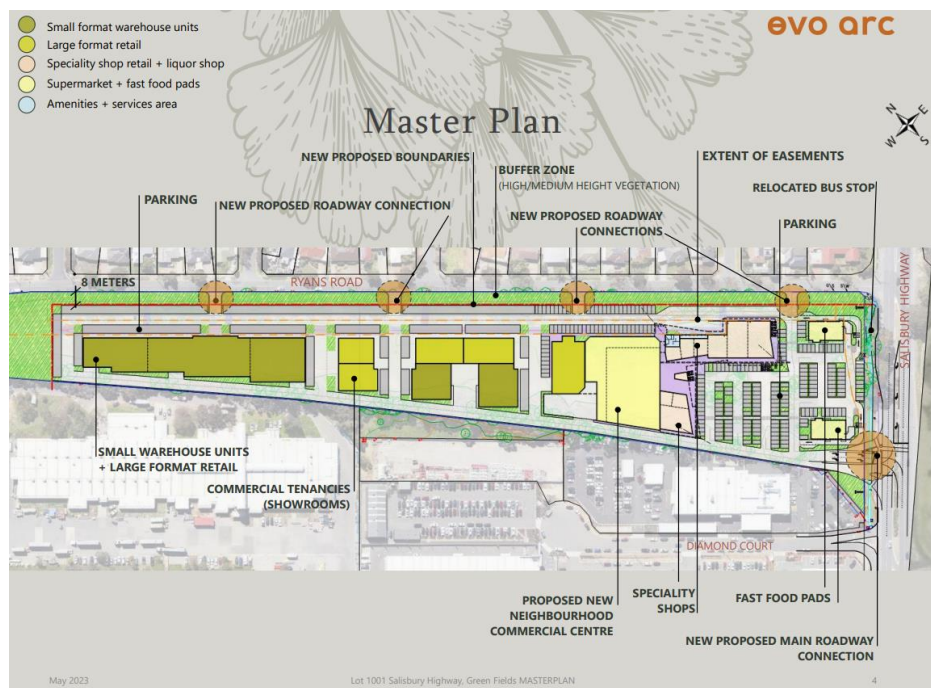


Figure 2 Master Plan May 2023 illustrating a different mix of land uses. The investigations and engagement through the rezoning, and the preparation of a development application may lead to variations from the January 2023 Master Plan used for the retail analysis and the May 2023 Master Plan

This Code Amendment aligns with State Planning Policy 'New activity centres – allow new activity centres to be established to support equitable and convenient access to services, while supporting productive settlement patterns'.

Enabling a retail/bulky goods based centre is an orderly consolidation and development of this established and growing area of the City of Salisbury.

## 2.2 Area Affected

The area affected by the proposed amendment is described as follows and as shown in the Certificate of Title and maps in **Attachment A**.

The area affected includes:

- the land at 2-50 Ryans Road (corner Salisbury Highway), Green Fields. CT6283/699. 2 – 50 Ryans Road is 38,890 sqm and used for stormwater management purposes with various trees and open areas.
- land of 8m width that forms part of the Ryans Road road reserve.
- land that forms part of the Salisbury Highway road reserve.

The area affected is around 4.5HA

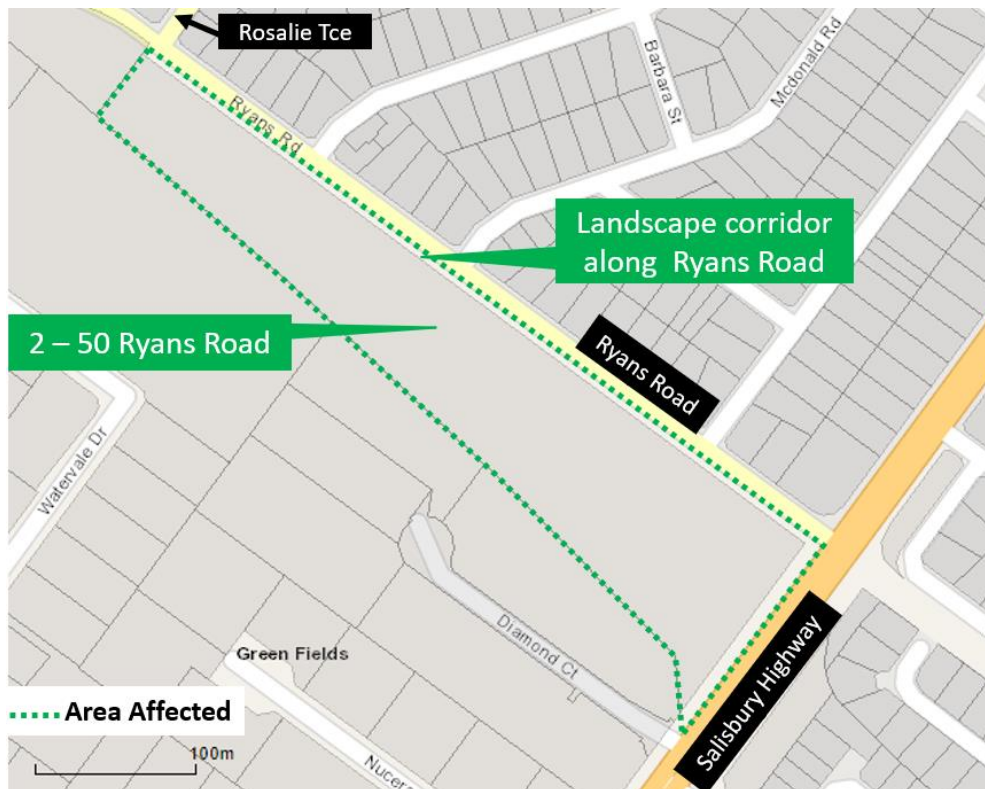


Figure 3 The area affected by the Code Amendment

For many years, the majority of the area affected was known as Lot 1001 Salisbury Highway, Green Fields. Lot 1001 extended to the north west and was owned by the City of Salisbury. Over 2021 and 2022, the City of Salisbury placed Lot 1001 on the market. After due processes, the Thirteen Commercial Pty Ltd (the Proponent) was selected as the successful purchaser.

After various considerations by Council and the Proponent, Council lodged development application 361/D523/22<sup>1</sup> to divide the land, with the southern portion to be purchased by the Proponent and Council retaining the northern portion and land of 8m width comprising various trees along Ryans Road.



Figure 4 How Former Lot 1001 was divided to form in part 2 - 50 Ryans Road

As vendor of the land that forms 2 – 50 Ryans Road, the Council entered into a contract with Thirteen Commercial Pty Ltd subject to obligations set out in a Development Deed.

The Development Deed contains standard arrangements between Council and property developers. For the particular circumstances of what is now 2 – 50 Ryans Road, the Development Deed obligates Thirteen Commercial to comply with the Council's directions regarding dealing with drainage including infrastructure. Thirteen Commercial is also obligated under the Deed to fund these obligations.

Former Lot 1001 was held for many years for future road purposes by what is now the Department of Infrastructure and Transport. The land was transferred to the City of Salisbury in more recent years. The land has not been designated as 'Community Land' as understood under the *Local Government Act 1999*.

<sup>1</sup> 361/D523/22/22027464 was lodged by City of Salisbury as a land division to create 1 lot, road and reserve. The application was granted Development Approval on 29 Augst 2022

## 2.3 Summary of proposed policy changes

### 2.3.1 Current Code Policy

The Area Affected is currently subject to the following Policy in the Planning and Design Code. **Attachment B** shows maps of existing Code Policy including showing how the Code is proposed to be amended.

Summary - Existing Code Policy affecting 2 – 50 Ryans Road

#### Zones

- Employment
- General Neighbourhood
- Strategic Employment

The Area Affected is not subject to any Sub-Zones.

#### Overlays

- Aircraft Noise Exposure (ANEF 20)
- Airport Building Heights (Regulated) (All structures over 15 metres)
- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing
- Building Near Airfields
- Defence Aviation Area (All structures over 90 metres)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy

#### Technical and Numeric Variations

- Building Height 2 levels/9m

#### General Development Policies

- Advertisements
- Animal Keeping and Horse Keeping
- Aquaculture
- Beverage Production in Rural Areas
- Bulk Handling and Storage Facilities
- Clearance from Overhead Power Lines
- Design
- Design in Urban Areas
- Forestry
- Housing Renewal
- Infrastructure and Renewable Energy Facilities
- Intensive Animal Husbandry and Dairies



- Interface between Land Uses
- Land Division
- Marinas and On-Water Structures
- Open Space and Recreation
- Out of Activity Centre Development
- Resource Extraction
- Site Contamination
- Tourism Development
- Transport, Access and Parking
- Waste Treatment and Management Facilities
- Workers' accommodation and Settlements



*Figure 5 Current Code Zones and Area Affected*

The area affected is one title split across three different zones in the Planning and Design Code.

The portion adjacent Ryans Road is zoned within the General Neighbourhood Zone. This Zone anticipates development for residential uses, as well as non-residential uses, such as childcare, place of worship and education facility. The Zone anticipates retail type land uses up to 200 sqm located at least 500m from an Activity Centre and on a main road. Technically, small scale commercial type land uses (e.g. shop, consulting room, office) up to 200 sqm could be developed on the Salisbury Highway frontage

within the General Neighbourhood Zone of the area affected, and up to 100 sqm on the Ryans Road frontage.

The portions away from Ryans Road are zoned within the Employment and Strategic Employment Zones.

The Employment Zone anticipates development for a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities. The Zone anticipates development for service trade premises and shop.

Shops are anticipated to provide day to day services, support the sale of goods manufactured on site, and to otherwise complement the role of Activity Centres. Thus shops are anticipated to be up to 100 sqm, bulky goods, restaurant, or ancillary to an industry. Bulky goods are anticipated to be located to provide convenient access, such as by being located on a main road.

The Strategic Employment Zone anticipates development for a range of industrial, logistical, warehouse, storage, research and training land uses. The Zone anticipates development for service trade premises, shop, and retail fuel outlet. Where development is sited adjacent a residential zone (which the land adjacent Ryans Road can be characterised as), the Zone anticipates development for bulky goods, consulting room, office, and service trade premises.

Shops are anticipated to provide day to day services, support the sale of goods manufactured on site, and to otherwise complement the role of Activity Centres. Thus shops are anticipated to be up to 250 sqm, bulky goods, restaurant, or ancillary to an industry. Bulky goods are anticipated to be located to provide convenient access, such as by being located on a main road.

Zone <sup>2</sup> (Note – for ease of reference, <a href="#">blue</a> shows retail related policy)		
General Neighbourhood	Employment	Strategic Employment
Desired Outcome (as described in the Planning and Design Code)		
DO1 Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.	DO1 A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.  DO2 Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DO1 A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.  DO2 Employment-generating uses are arranged to: <ul style="list-style-type: none"> <li>• support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities</li> <li>• 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</li> <li>• create new and enhance existing business clusters</li> <li>• support opportunities for the convenient co-location of rural</li> </ul>

<sup>2</sup> based on Planning and Design Code reviewed July 2023

		<p>related industries and allied businesses that may detract from scenic rural landscapes</p> <ul style="list-style-type: none"> <li>• be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.</li> </ul> <p>DO3 A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.</p>
Land Use and Intensity (as described in the Planning and Design Code)		
<p>PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</p> <p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>• Ancillary accommodation</li> <li>• Child care facility</li> <li>• Community facility</li> <li>• <a href="#">Consulting room</a></li> <li>• Dwelling</li> <li>• Educational facility</li> <li>• <a href="#">Office</a></li> <li>• Place of Worship</li> <li>• Recreation area</li> </ul>	<p>PO 1.1 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.</p> <p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>• Advertisement</li> <li>• <a href="#">Consulting room</a></li> <li>• Indoor recreation facility</li> <li>• Light industry</li> <li>• Motor repair station</li> <li>• <a href="#">Office</a></li> <li>• Place of worship</li> </ul>	<p>PO 1.1 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"> <li>• Residential flat building</li> <li>• Retirement facility</li> <li>• <a href="#">Shop</a></li> <li>• Student accommodation</li> <li>• Supported accommodation</li> </ul> <p>PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> <li>• <a href="#">small scale commercial uses such as offices, shops and consulting rooms</a></li> <li>• community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services</li> <li>• services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</li> <li>• open space and recreation facilities.</li> </ul> <p>PO 1.3 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p> <p>PO 1.4 <a href="#">Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</a></p>	<ul style="list-style-type: none"> <li>• Research facility</li> <li>• <a href="#">Retail fuel outlet</a></li> <li>• <a href="#">Service trade premises</a></li> <li>• <a href="#">Shop</a></li> <li>• Store</li> <li>• Telecommunications facility</li> <li>• Training facility</li> <li>• Warehouse.</li> </ul>	<ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Automotive collision repair</li> <li>• Electricity substation</li> <li>• Energy generation facility</li> <li>• Energy storage facility</li> <li>• Fuel depot</li> <li>• General industry</li> <li>• Intermodal facility</li> <li>• Light Industry</li> <li>• Motor repair station</li> <li>• Public service depot</li> <li>• Rail marshalling yard</li> <li>• Renewable energy facility (other than a wind farm)</li> <li>• <a href="#">Retail fuel outlet</a></li> <li>• <a href="#">Service trade premises</a></li> <li>• <a href="#">Shop</a></li> <li>• Store</li> <li>• Telecommunications facility</li> <li>• Training facility</li> <li>• Warehouse</li> </ul> <p>PO 1.2 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 Development involving any of the following uses on a site adjacent land in</p>
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<p>DTS/DPF 1.4  <a href="#">A shop, consulting room or office</a> (or any combination thereof) satisfies any one of the following:</p> <ol style="list-style-type: none"> <li>1. it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ol style="list-style-type: none"> <li>1. does not exceed <a href="#">50m<sup>2</sup></a> gross leasable floor area</li> <li>2. does not involve the display of goods in a window or about the dwelling or its curtilage</li> </ol> </li> <li>2. it reinstates <a href="#">a former shop, consulting room or office</a> in an existing building (or portion of a building) and satisfies one of the following: <ol style="list-style-type: none"> <li>1. the building is a State or Local Heritage Place</li> <li>2. is in conjunction with a dwelling and there <a href="#">is no increase in the gross leasable floor area</a> previously used for non-residential purposes</li> </ol> </li> <li>3. <a href="#">is located more than 500m from an Activity Centre</a> and satisfies one of the following: <ol style="list-style-type: none"> <li>1. does <a href="#">not exceed 100m<sup>2</sup> gross leasable floor area</a> (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road</li> <li>2. <a href="#">does not exceed 200m<sup>2</sup></a> gross leasable floor</li> </ol> </li> </ol>		<p>another zone used for or expected to be primarily used for residential purposes:</p> <ul style="list-style-type: none"> <li>• <a href="#">Bulky goods outlet</a></li> <li>• <a href="#">Consulting room</a></li> <li>• Indoor recreation facility</li> <li>• Light industry</li> <li>• Motor repair station</li> <li>• Office</li> <li>• Place of worship</li> <li>• Research facility</li> <li>• <a href="#">Service trade premises</a></li> <li>• <a href="#">Store</a></li> <li>• Training facility</li> <li>• Warehouse.</li> </ul>
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<p>area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</p> <p>4. the development site abuts an Activity Centre and all the following are satisfied:</p> <p>1. it does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building)</p> <p>2. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:</p> <p>1. 50% of the existing gross leasable floor area within the Activity Centre</p> <p>2. 1000m<sup>2</sup>.</p>		
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	<p>PO 1.2 <u>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.</u></p> <p>DTS/DPF 1.2 <u>Shop where one of the following applies:</u></p> <ul style="list-style-type: none"> <li>• <u>with a gross leasable floor area up to 100m<sup>2</sup></u></li> <li>• <u>is a bulky goods outlet</u></li> <li>• <u>is a restaurant</u></li> <li>• <u>is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.</u></li> </ul>	<p>PO 1.3 <u>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.</u></p> <p>DTS/DPF 1.3 <u>Shop where one of the following applies:</u></p> <ul style="list-style-type: none"> <li>• <u>with a gross leasable floor area up to 250m<sup>2</sup></u></li> <li>• <u>is a bulky goods outlet</u></li> <li>• <u>is a restaurant</u></li> <li>• <u>is ancillary to and located on the same allotment as an industry.</u></li> </ul>
	<p>PO 1.4 <u>Bulky good outlets and standalone shops are located to provide convenient access.</u></p> <p>DTS/DPF 1.4 <u>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</u></p>	<p>PO 1.6 <u>Bulky good outlets and standalone shops are located to provide convenient access.</u></p> <p>DTS/DPF 1.6 <u>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</u></p>

### 2.3.2 Proposed Code Policy

**Attachment B** shows maps of existing Code Policy including showing how the Code is proposed to be amended. Further detail about the proposed Code amendments is in the following sections in the same order as the Summary.

Summary - Proposed Amendments to Code Policy impacting the Area Affected  
(black is existing Code Policy - ~~red~~ proposed deletion – green proposed change)

#### Zones

- Employment
- ~~General Neighbourhood~~
- ~~Strategic Employment~~
- Suburban Activity Centre

The Area Affected is not subject to any Sub-Zones.

#### Overlays

- Advertising Near Signalised Intersections
- Aircraft Noise Exposure (ANEF 20)
- Airport Building Heights (Regulated) (All structures over 15 metres)
- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing (change)
- Building Near Airfields
- Concept Plan
- Defence Aviation Area (All structures over 90 metres)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management (change)
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy

#### Technical and Numeric Variations

- Built Height 2 levels/9 metres (change)

#### General Development Policies

- Advertisements
- Animal Keeping and Horse Keeping
- Aquaculture
- Beverage Production in Rural Areas
- Bulk Handling and Storage Facilities
- Clearance from Overhead Power Lines
- Design
- Design in Urban Areas
- Forestry

- Housing Renewal
- Infrastructure and Renewable Energy Facilities
- Intensive Animal Husbandry and Dairies
- Interface between Land Uses
- Land Division
- Marinas and On-Water Structures
- Open Space and Recreation
- Out of Activity Centre Development
- Resource Extraction
- Site Contamination
- Tourism Development
- Transport, Access and Parking
- Waste Treatment and Management Facilities
- Workers' accommodation and Settlements

### 2.3.3 Rezone Area Affected to Suburban Activity Centre Zone/Employment Zone

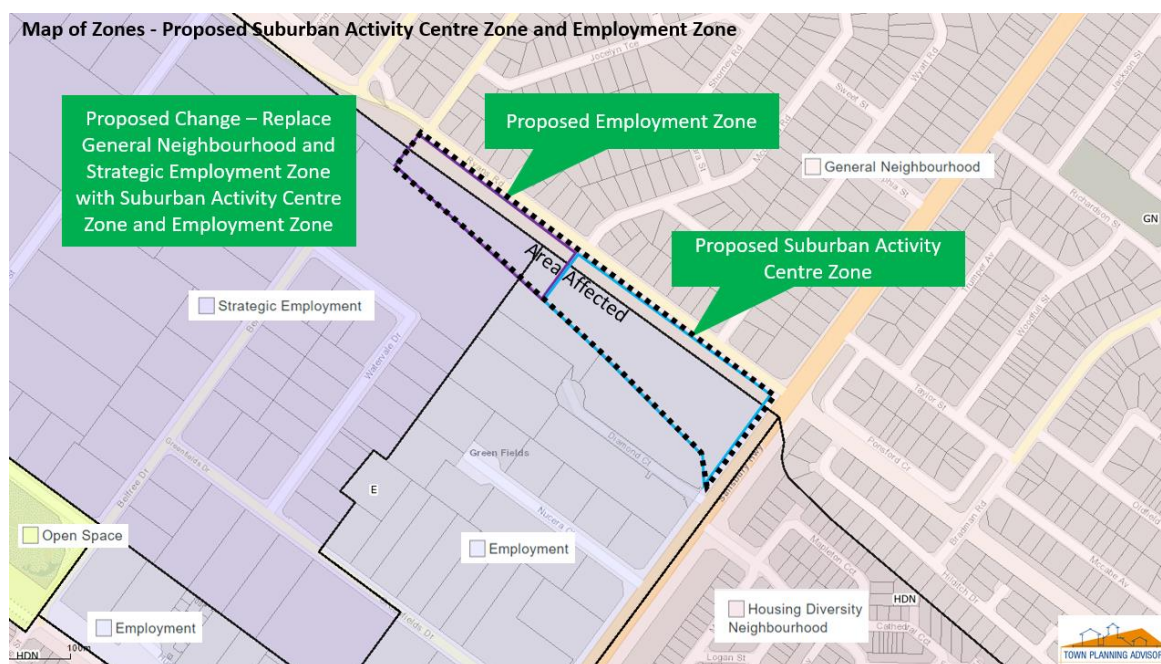
This Code Amendment proposes to rezone the area affected to the Suburban Activity Centre Zone in the southern part and to Employment Zone in the northern part (See Figure 6).

These proposed zones reflect the approach to ongoing master planning seeking a retail based centre towards Salisbury Highway and more a bulky goods floorspace based precinct to the northern rear.

This approach responds to the requested further retail/bulky investigations in the Minister for Planning's approval of the Proposal to Initiate (letter 27 August 2023) included the State Planning Commission's recommendation that:

‘Undertake investigation into the theoretical retail floorspace capacity of the area affected should the Suburban Activity Centre Zone be applied to its entirety and the potential consequences of this on existing centres and the broader centre hierarchy.

Investigate appropriate ways of limiting non-bulky goods retail floorspace, including use of the Employment Zone for portion of the site, should the above investigation find that the proposal will jeopardise the efficient functioning of another existing centre or broader centre hierarchy’



*Figure 6 Proposed Extent of Suburban Activity and Employment Zones*

The following sections review the suitability of the proposed two zones for the area affected.

Noting this Code Amendment can only propose the application of policy existing in the zones, the review of the proposed policy identifies that suitable policy is in the two Zones to enable a retail/bulky goods based centre to be developed, including with suitable interface relationships with nearby other uses and to also not overly impact other centres in the wide region.

*Comparable Zones*

With regard to what type of zone is appropriate, numerous centres with floorspace varying from 1,700 to 31,259sqm within and beyond the catchment are within the Suburban Activity Centre Zone. The Suburban Activity Centre Zone is a generic zone applying to many retail based centres across South Australia.

Centre	Total Floorspace <sup>3</sup>	Zone
Centres within Catchment <sup>4</sup>		
Parafield Gardens (Plaza)	3,680	Suburban Activity Centre
Martins Plaza	5,600	"
Aldi Parafield Gardens	1,700	"
Centres beyond Catchment <sup>5</sup>		
Mawson Lakes Town Centre	17,308	Urban Activity Centre
Capital Street Shopping Centre	3,472	Urban Neighbourhood
Salisbury Town Centre (incl Parabanks)	37,063	Urban Activity Centre
Hollywood Plaza	31,259	Suburban Activity Centre
Paralowie Village	3,617	"
Paralowie Plaza	4,496	"

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<sup>3</sup> Deep End 2023

<sup>4</sup> Deep End 2023

<sup>5</sup> Deep End 2023



*Analysis of Suburban Activity Centre Zone Policy for the Southern Part of the Area Affected*

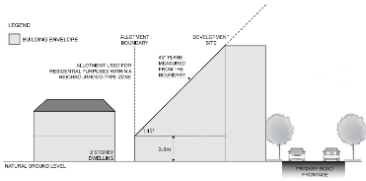
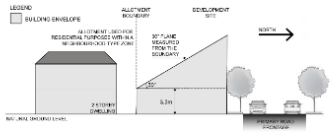
An analysis of Zone Policy and its suitability is outlined below.

Suburban Activity Centre Zone Policy (as described in the Planning and Design Code)	Suitability for Area Affected
Desired Outcome	
DO 1 An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services.	Suitable.  Consistent with investigations and preliminary master planning.
Land Use and Intensity	
<p>PO 1.1 Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district.</p> <p>DTS/DPF 1.1 Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Child care facility</li> <li>• Cinema</li> <li>• Community facility</li> <li>• Consulting room</li> <li>• Dwelling</li> <li>• Educational facility</li> <li>• Emergency services facility</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor recreation facility</li> <li>• Library</li> <li>• Office</li> <li>• Place of worship</li> <li>• Recreation area</li> <li>• Residential flat building</li> <li>• Retail fuel outlet</li> <li>• Retirement Facility</li> <li>• Shop</li> <li>• Supported Accommodation</li> <li>• Tourist accommodation.</li> </ul>	Suitable.  Consistent with investigations and preliminary master planning.
PO 1.2 Residential development does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit.	Suitable.  Preliminary master planning

<p>PO 1.3 Dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.</p> <p>DTS/DPF 1.3 Dwellings are developed only in conjunction with non-residential uses and sited:</p> <ul style="list-style-type: none"> <li>• at upper levels of buildings with non-residential uses located at ground level or</li> <li>• behind non-residential uses on the same allotment.</li> </ul> <p>PO 1.4 Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium to high densities.</p>	<p>to date has not envisaged housing, noting PO 1.4 envisages medium to high densities.</p>
<p>PO 1.5 Development sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.</p> <p>DTS/DPF 1.5 Any of the following:</p> <ul style="list-style-type: none"> <li>• shop, other than a bulky goods outlet with a gross leasable floor area more than 500m<sup>2</sup></li> <li>• cinema</li> <li>• hotel</li> <li>• licensed premises.</li> </ul>	<p>Suitable.</p> <p>Consistent with investigations and preliminary master planning.</p>
<p>PO 1.6 Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.</p> <p>DTS/DPF 1.6</p> <p>A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:</p> <ol style="list-style-type: none"> <li>1. the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses</li> <li>2. if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)</li> <li>3. if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions</li> <li>4. if the change in use involves a gross leasable floor area greater than 250m<sup>2</sup> and has direct frontage to an arterial road, it achieves either (i) or (ii):</li> </ol>	<p>Suitable.</p> <p>Consistent with investigations.</p>

<ol style="list-style-type: none"> <li>1. the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) from a road that is not an arterial road</li> <li>2. the development is located on a site that operates as 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</li> <li>5. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances: <ol style="list-style-type: none"> <li>1. the building is a local heritage place</li> <li>2. the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)</li> <li>3. the development is located on a site that operates as 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.</li> </ol> </li> </ol> <p>Built Form and Character</p>	
<p>PO 2.1 Development complements adjacent development within the zone, and mitigates interface impacts on adjoining residential uses in neighbourhood-type zones through appropriate building siting, scale and design.</p> <p>PO 2.2 Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.</p> <p>PO 2.3 Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.</p> <p>PO 2.4 Development promotes the use of pedestrian and cyclist connections to centre facilities and services.</p>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
<p>Building height and setbacks</p>	
<p>PO 3.1 Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical</p>	<p>Suitable.</p> <p>Consistent with preliminary</p>

<p>and Numeric Variation layers or is generally low rise to complement the established streetscape and local character.</p> <p>DTS/DPF 3.1 Building height is:</p> <ol style="list-style-type: none"> <li>1. not greater than: <ol style="list-style-type: none"> <li>1. the following: <ol style="list-style-type: none"> <li>1. in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 3 building levels up to a height of 12m</li> </ol> </li> </ol> </li> </ol> <p>and</p> <ol style="list-style-type: none"> <li>1. not less than:</li> <li>2.</li> </ol> <p>In relation to DTS/DPF 3.1, in instances where:</p> <ol style="list-style-type: none"> <li>1. more than one value is returned in the same field: <ol style="list-style-type: none"> <li>1. for the purpose of DTS/DPF 3.1(a)(i), refer to the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>2. for the purpose of DTS/DPF 3.1(b) refer to the <i>Minimum Building Height (Levels) Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> </ol> </li> <li>2. only one value is returned for DTS/DPF 3.1(a)(i), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</li> <li>3. no value is returned for DTS/DPF 3.1(b), (ie there is a blank field), then there is no minimum building height and DTS/DPF 3.1(b) is met.</li> </ol>	<p>master planning.</p> <p>3 levels/12 metres is reasonably separated from housing across Ryans Road, where buildings of 2 levels/9 metres can be built.</p>
<p>PO 3.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p> <p>DTS/DPF 3.2</p>	<p>Suitable.</p> <p>Refer Building Height investigations.</p>

	Interface Height	
	<p>Buildings constructed within a building envelope provided by a:</p> <p>(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):</p>  <p>(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground 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 street boundary):</p> 	
	<p>PO 3.3 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>Suitable.</p> <p>Between the area affected and the carriageway of Ryans Road is an 8m wide landscape strip the length of the Ryans Road frontage.</p> <p>Consistent with preliminary master planning for buildings set away from Ryans Road</p>
Advertisements		

<p>PO 4.1 Advertisements are sited and designed to achieve an overall consistency of appearance along individual street frontages.</p> <p>PO 4.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> <li>• identify the associated business(es)</li> <li>• are of a size that is commensurate with the scale of the centre and the street frontage</li> <li>• avoid visual clutter</li> <li>• positively respond to the context without dominating the locality.</li> </ul> <p>DTS/DPF 4.2</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> <li>• do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)</li> <li>• do not have a sign face that exceeds 6m<sup>2</sup> per side.</li> </ul>	<p>Suitable</p> <p>Consistent with preliminary master planning.</p>
Concept Plans	
<p>PO 5.1 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.</p> <p>DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> <li>• 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 proposed development. Note: multiple concept plans may be relevant.</li> <li>• in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.</li> </ul>	<p>Suitable</p> <p>This Code Amendment proposes a Concept Plan for the area affected.</p>

*Analysis of Public Notification Policy in the Suburban Activity Centre Zone for the Area Affected*

The Suburban Activity Centre Zone contains policy about what types of development are and are not publicly notified. An analysis of Zone Notification Policy and its suitability for the Affected Area is outlined below.

Suburban Activity Centre Zone Notification Policy (as described in the Planning and Design Code)	Suitability for Area Affected
Table 5 - Procedural Matters (PM) - Notification	
<p>Not Notified</p> <p>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.</p>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
<p>Not Notified</p> <p>Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p> <p>Except the following development <u>is notified</u></p> <ul style="list-style-type: none"> <li>the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>	<p>Suitable.</p> <p>This notification policy enabling development well removed from land zoned for residential purposes to not be notified applies throughout SA and is appropriate here.</p>
<p>Not Notified</p> <p>Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>advertisement</li> <li>child care facility</li> <li>cinema</li> <li>community facility</li> <li>consulting room</li> <li>dwelling located above a non-residential building level</li> <li>indoor recreation facility</li> <li>library</li> <li>office</li> <li>place of worship</li> <li>service trade premises</li> <li>shop</li> <li>temporary public service depot</li> <li>tourist accommodation.</li> </ul> <p>Except the following development <u>is notified</u></p>	<p>Suitable</p> <p>This notification policy enabling retail centre type land uses to be developed without notification except where exceeding building height or envelope (in which case it is notified) applies throughout SA and is appropriate here.</p>

<p>Does not satisfy any of the following:</p> <ul style="list-style-type: none"> <li>• Suburban Activity Centre Zone DTS/DPF 3.1 (building height)</li> <li>• Suburban Activity Centre Zone DTS/DPF 3.2. (building envelope)</li> </ul>	
<p>Not notified</p> <p>Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>• air handling unit, air conditioning system or exhaust fan</li> <li>• carport</li> <li>• deck</li> <li>• fence</li> <li>• internal building works</li> <li>• land division</li> <li>• outbuilding</li> <li>• pergola</li> <li>• private bushfire shelter</li> <li>• recreation area</li> <li>• replacement building</li> <li>• retaining wall</li> <li>• shade sail</li> <li>• solar photovoltaic panels (roof mounted)</li> <li>• swimming pool or spa pool and associated swimming pool safety features</li> <li>• temporary accommodation in an area affected by bushfire</li> <li>• tree damaging activity</li> <li>• verandah</li> <li>• water tank.</li> </ul>	<p>Suitable</p> <p>This notification policy enabling ancillary development readily envisaged in retail centre type zones to be developed without notification applies throughout SA and is appropriate here.</p>
<p>Not notified</p> <ul style="list-style-type: none"> <li>• Demolition.</li> </ul> <p>Except the following development <u>is notified</u></p> <ul style="list-style-type: none"> <li>• the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>• the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>	<p>Suitable</p> <p>This notification policy enabling demolition without notification applies throughout SA and is appropriate here.</p> <p>There are no heritage places on the area affected</p>



*Analysis of Employment Zone Policy for the Northern Part of the Area Affected*

An analysis of Zone Policy and its suitability is outlined below.

Employment Zone Policy (as described in the Planning and Design Code)	Suitability for Area Affected
Desired Outcome	
<p>DO 1 A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.</p> <p>DO 2 Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p>Suitable.</p> <p>Consistent with investigations and preliminary master planning.</p>
Land Use and Intensity	
<p>PO 1.1 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.</p> <p>DTS/DPF 1.1 Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Consulting room</li> <li>• Indoor recreation facility</li> <li>• Light industry</li> <li>• Motor repair station</li> <li>• Office</li> <li>• Place of worship</li> <li>• Research facility</li> <li>• Retail fuel outlet</li> <li>• Service trade premises</li> <li>• Shop</li> <li>• Store</li> <li>• Telecommunications facility</li> <li>• Training facility</li> <li>• Warehouse.</li> </ul>	<p>Suitable.</p> <p>Consistent with investigations and preliminary master planning.</p>
<p>PO 1.2 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.</p> <p>DTS/DPF 1.2 Shop where one of the following applies:</p> <ul style="list-style-type: none"> <li>• with a gross leasable floor area up to 100m<sup>2</sup></li> <li>• is a bulky goods outlet</li> <li>• is a restaurant</li> </ul>	<p>Suitable.</p> <p>Consistent with investigations and preliminary master planning.</p>

<ul style="list-style-type: none"> <li>is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.</li> </ul>	
<p>PO 1.3</p> <p>Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.</p> <p>DTS/DPF 1.3</p> <p>Telecommunications facility in the form of a monopole:</p> <ul style="list-style-type: none"> <li>up to a height of 30m</li> <li>no closer than 50m to a neighbourhood-type zone.</li> </ul>	<p>Suitable.</p> <p>Consistent with investigations and preliminary master planning.</p>
<p>PO 1.4 Bulky good outlets and standalone shops are located to provide convenient access.</p> <p>DTS/DPF 1.4 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</p>	<p>Suitable.</p> <p>Consistent with investigations.</p>
Built Form and Character	
<p>PO 2.1 Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p> <p>PO 2.2 Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</p> <ul style="list-style-type: none"> <li>using a variety of building finishes</li> <li>avoiding elevations that consist solely of metal cladding</li> <li>using materials with a low reflectivity</li> <li>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.</li> </ul>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
Building height and setbacks	
<p>PO 3.1 Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p> <p>DTS/DPF 3.1 Buildings setback from the primary street boundary in accordance with the following table:</p>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>

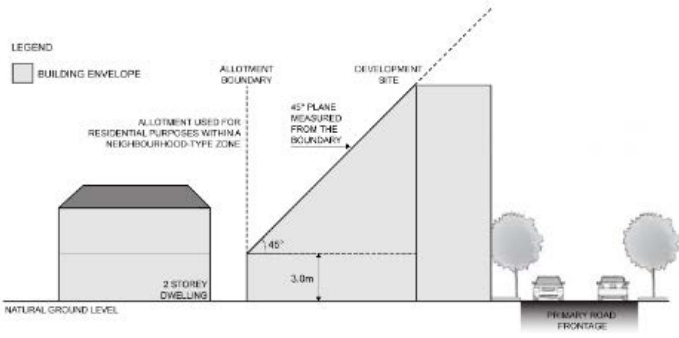
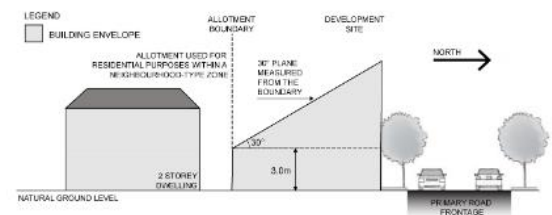
Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the <u>site</u> of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting <u>site</u> sharing the same street frontage as the <u>site</u> of the proposed building and the existing building is not on a corner <u>site</u> .	The setback of the existing building.
There is an existing building on only one abutting <u>site</u> sharing the same street frontage as the <u>site</u> of the proposed building and the existing building is on a corner <u>site</u> .	(a) Where the existing building shares the same <u>primary street</u> frontage – the setback of the existing building (b) Where the existing building has a different <u>primary street</u> frontage - 5m
There is no existing building on either of the abutting sites sharing the same street frontage as the <u>site</u> of the proposed building.	5m

For the purposes of DTS/DPF 3.2:

- the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback
- any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

PO 3.2 Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.  DTS/DPF 3.2 Building walls are no closer than 2m to the secondary street boundary.	Suitable.  Consistent with preliminary master planning.
PO 3.3 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.  DTS/DPF 3.3	Suitable.  Consistent with preliminary

<p>Building walls are set back from the rear access way:</p> <ul style="list-style-type: none"> <li>• where the access way is 6.5m wide or more, no requirement</li> <li>• where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.</li> </ul>	<p>master planning.</p>
<p>PO 3.4 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.</p> <p>DTS/DPF 3.4 Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.</p>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
<p>PO 3.1 Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation layers or is generally low rise to complement the established streetscape and local character.</p> <p>DTS/DPF 3.1 Building height is:</p> <ol style="list-style-type: none"> <li>2. not greater than: <ol style="list-style-type: none"> <li>1. the following: <ol style="list-style-type: none"> <li>2. in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m</li> </ol> </li> </ol> </li> </ol> <p>and</p> <ol style="list-style-type: none"> <li>3. not less than:</li> </ol> <p>In relation to DTS/DPF 3.1, in instances where:</p> <ol style="list-style-type: none"> <li>4. more than one value is returned in the same field: <ol style="list-style-type: none"> <li>1. for the purpose of DTS/DPF 3.1(a)(i), refer to the <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>2. for the purpose of DTS/DPF 3.1(b) refer to the <i>Minimum Building Height (Levels) Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> </ol> </li> <li>5. only one value is returned for DTS/DPF 3.1(a)(i), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other</li> </ol>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p> <p>2 levels/9 metres is reasonably separated from housing across Ryans Road, where buildings of 2 levels/9 metres can also be built.</p>

<p>6. no value is returned for DTS/DPF 3.1(b), (ie there is a blank field), then there is no minimum building height and DTS/DPF 3.1(b) is met.</p>	
<p>PO 3.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p> <p>DTS/DPF 3.2 DTS/DPF 3.6 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 in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the street boundary.</p> 	<p>Suitable.</p> <p>Refer Building Height investigations.</p>
<p>PO 3.7 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p> <p>DTS/DPF 3.7 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 (except where this boundary is a street boundary):</p> 	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
<p>PO 3.8 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</p>	<p>Suitable.</p>

within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	Consistent with preliminary master planning.
Site Dimensions and Land Division	
<p>PO 4.1 Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.</p> <p>DTS/DPF 4.1</p> <p>Allotments:</p> <ul style="list-style-type: none"> <li>connected to an approved common wastewater disposal service have an area of 1250m<sup>2</sup> or more and a frontage width of 20m or more</li> <li>that will require the disposal of wastewater on-site have an area of 2000m<sup>2</sup> or more and a frontage width of 20m or more.</li> </ul>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
Landscaping	
<p>PO 5.1 Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.</p> <p>DTS/DPF 5.1 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:</p> <ul style="list-style-type: none"> <li>where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary</li> <li>or</li> <li>in any other case - at least 1.5m wide.</li> </ul>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
<p>PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.</p> <p>DTS/DPF 5.2</p> <p>Landscape areas comprise:</p> <ul style="list-style-type: none"> <li>not less than 10 percent of the site</li> <li>a dimension of at least 1.5m.</li> </ul>	<p>Suitable.</p> <p>Consistent with preliminary master planning.</p>
Advertisements	

<p>PO 6.1 Freestanding advertisements are not visually dominant within the locality.</p> <p>DTS/DPF 4.2 Freestanding advertisements:</p> <ul style="list-style-type: none"> <li>do not exceed 6m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser)</li> <li>do not have a sign face that exceeds 8m<sup>2</sup> per side.</li> </ul>	<p>Suitable</p> <p>Consistent with preliminary master planning.</p>
Concept Plans	
<p>PO 5.1 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.</p> <p>DTS/DPF 5.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> <li>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 proposed development. Note: multiple concept plans may be relevant.</li> <li>in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.</li> </ul>	<p>Suitable</p> <p>This Code Amendment proposes a Concept Plan for the area affected.</p>

*Analysis of Public Notification Policy in the Employment Zone for the Area Affected*

The Suburban Activity Centre Zone contains policy about what types of development are and are not publicly notified. An analysis of Zone Notification Policy and its suitability for the Affected Area is outlined below.

Suburban Activity Centre Zone Notification Policy (as described in the Planning and Design Code)	Suitability for Area Affected
Table 5 - Procedural Matters (PM) - Notification	
<p>Not Notified</p> <p>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.</p>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
Not Notified	Suitable.

<p>Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>• advertisement</li> <li>• temporary public service depot.</li> </ul> <p>Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> <li>• Employment Zone DTS/DPF 3.6</li> <li>• Employment Zone DTS/DPF 3.7.</li> </ul>	<p>This notification policy applies throughout SA.</p>
<p>Not Notified</p> <p>Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>• consulting room</li> <li>• light industry</li> <li>• office</li> <li>• motor repair station</li> <li>• retail fuel outlet</li> <li>• store</li> <li>• warehouse.</li> </ul> <p>Except the following development <u>is notified</u></p> <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>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
<p>Not notified</p> <p>Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>• air handling unit, air conditioning system or exhaust fan</li> <li>• carport</li> <li>• deck</li> <li>• fence</li> <li>• internal building works</li> <li>• land division</li> <li>• outbuilding</li> <li>• pergola</li> <li>• private bushfire shelter</li> <li>• recreation area</li> <li>• replacement building</li> <li>• retaining wall</li> <li>• shade sail</li> <li>• solar photovoltaic panels (roof mounted)</li> <li>• swimming pool or spa pool and associated swimming pool safety features</li> </ul>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>



<ul style="list-style-type: none"> <li>• temporary accommodation in an area affected by bushfire</li> <li>• tree damaging activity</li> <li>• verandah</li> <li>• water tank.</li> </ul>	
<p>Not Notified</p> <p>Building for the purposes of railway activities.</p>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
<p>Not Notified</p> <p>Demolition</p> <p>Except any of the following:</p> <ul style="list-style-type: none"> <li>• the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>• the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ul>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
<p>Not Notified</p> <p>Railway Line</p> <p>Except where located outside of a rail corridor or rail reserve.</p>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
<p>Not Notified</p> <p>Shop within any of the following:</p> <ul style="list-style-type: none"> <li>• Retail Activity Centre Subzone</li> <li>• Roadside Service Centre Subzone.</li> </ul> <p>Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> <li>• Employment Zone DTS/DPF 3.6</li> <li>• Employment Zone DTS/DPF 3.7.</li> </ul>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>
<p>Not Notified</p> <p>Shop.</p> <p>Except:</p> <p>where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone</p> <p>or</p>	<p>Suitable.</p> <p>This notification policy applies throughout SA.</p>

shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5  or  shop that does not satisfy Employment Zone DTS/DPF 1.2.	
Not Notified  Telecommunications facility.  Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.	Suitable.  This notification policy applies throughout SA.

#### 2.3.4 Add Advertising Near Intersections Overlay due to Proposed Traffic Lights near Ryans Road

Investigations support establishing traffic lights near the Ryans Road intersection (see Investigations **Attachment D**). The Code Advertising Near Intersections Overlay requires assessment of particular proposed illuminated advertisements that may conflict with the proper legibility of traffic lights.

To ensure the proper assessment about this risk, the Code is proposed to be changed to apply the Advertising Near Intersections Overlay at Ryans Road.

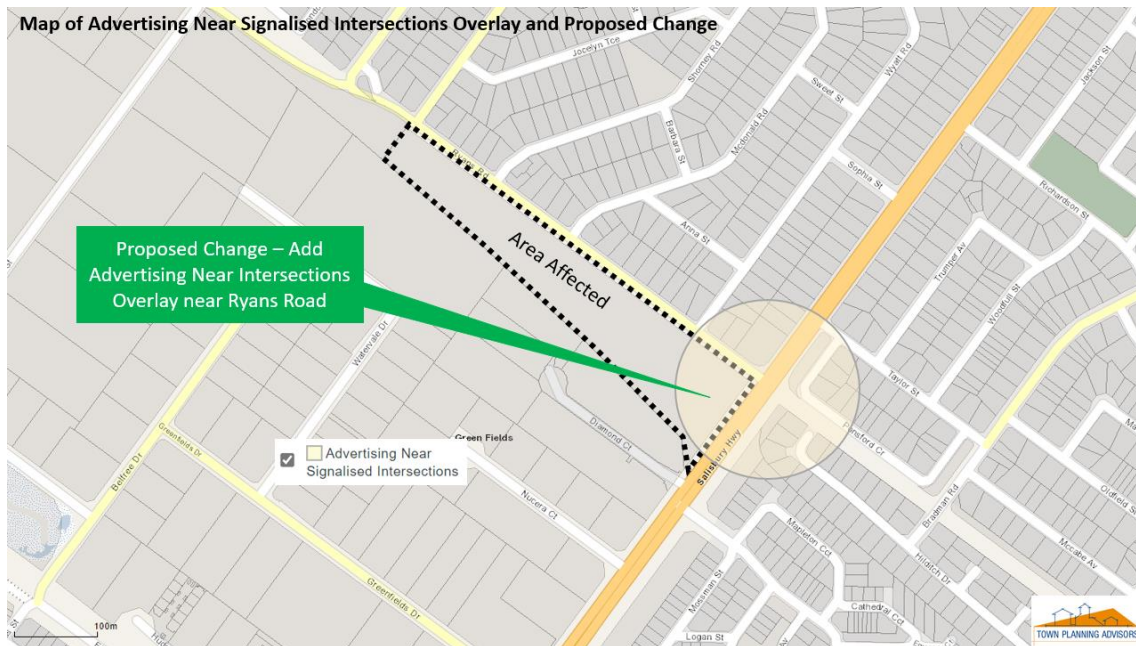


Figure 7 Proposed Advertising Near Intersections Overlay

### 2.3.5 Alter Affordable Housing Overlay

The Affordable Housing Overlay applies over the portion of the area affected within the General Neighbourhood Zone, but not within the Employment or Strategic Employment Zones.

Where spatially applicable, the Affordable Housing Overlay applies to development proposing more than 20 dwellings.

As housing is an envisaged land use within the proposed Suburban Activity Centre Zone, it is appropriate to extend the Affordable Housing Overlay over the proposed Suburban Activity Centre Zone. As the existing Neighbourhood Zone is proposed to be replaced with the Employment Zone, and housing is not envisaged in the Employment Zone, the Overlay is proposed to be removed from this portion.

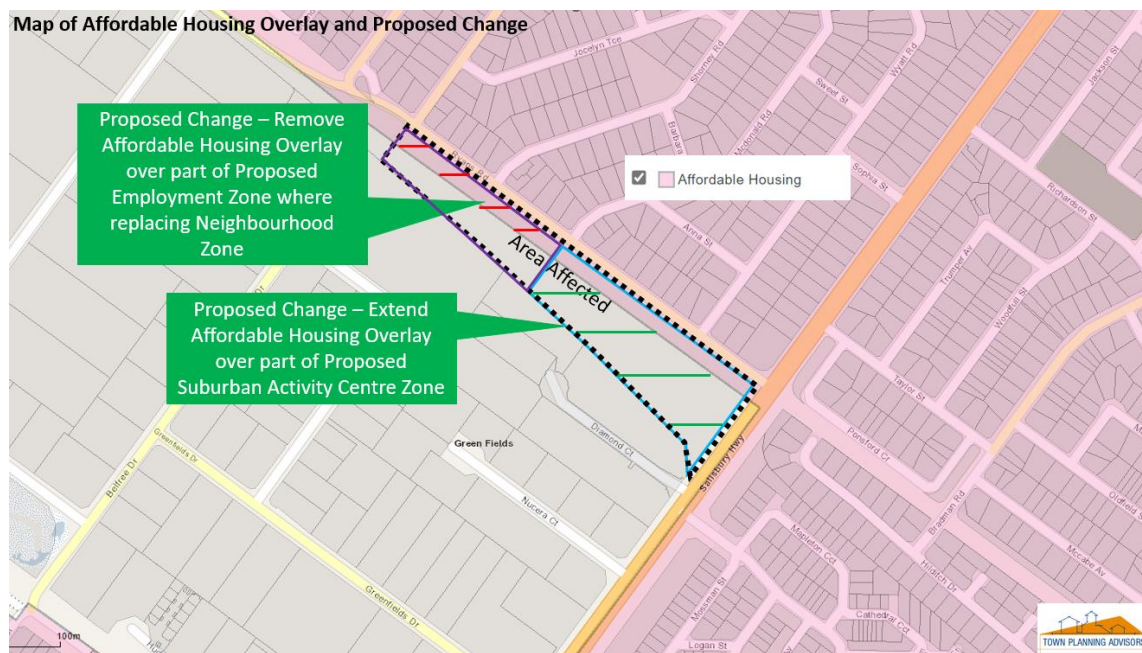


Figure 8 Proposed Alterations to Affordable Housing Overlay

### 2.3.6 Add Concept Plan to the Area Affected

Investigations identify:

- the southern part of 2 – 50 Ryans Road for retail purposes and the northern part for bulky goods purposes.
- establishing a primary vehicle access point immediately south of Ryans Road, certain works to the Ryans Road intersection, and a circulation road on the site of 2 – 50 Ryans Road extending from Salisbury Highway to the northern end of the site. Several secondary vehicle access points are intended from the area affected to Ryans Road.
- intended locations - subject to assessment regarding regulated and significant tree policy in the Planning and Design Code – to retain select regulated and significant trees
- fostering biodiversity through new selection of new trees and landscaping.

These findings are shown on the draft Concept Plan proposed to be added by way of a Technical and Numeric Variation to the Code.

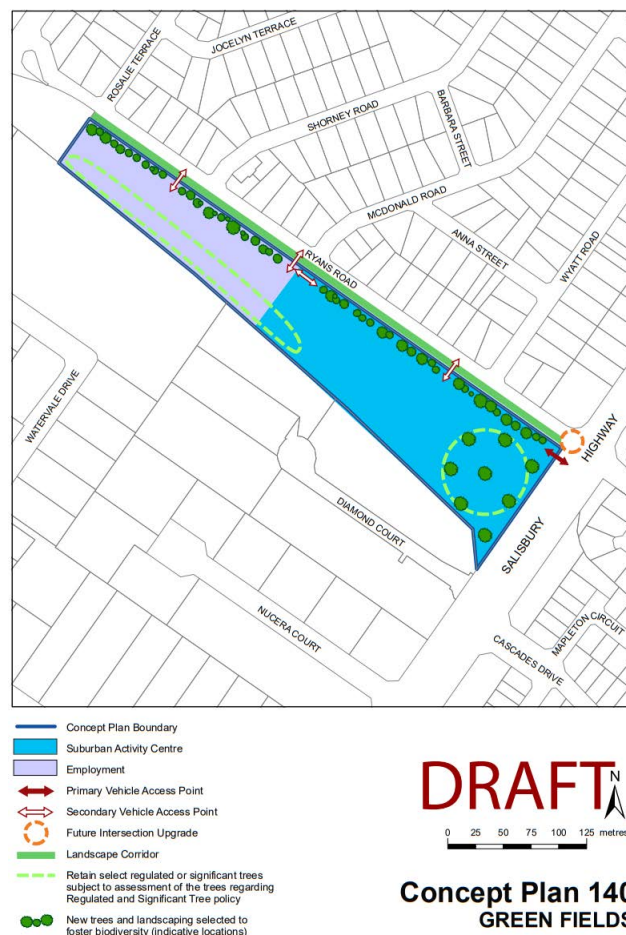


Figure 9 Draft Proposed Concept Plan



### 2.3.7 Building Height in Proposed Suburban Activity Centre Zone

The proposed Suburban Activity Centre Zone for the southern part of the Area Affected envisages buildings up to 3 levels high or 12 metres in building height. Consequently, it is proposed to make a Technical and Numeric Variation to Maximum Building Height in both Levels and Metres.

### 2.3.8 Extend Stormwater Management Overlay over entire Area Affected

The Stormwater Management Overlay applies over the portion of the area affected within the General Neighbourhood Zone, but not within the Employment or Strategic Employment Zones.

Where spatially applicable, the Stormwater Management Overlay seeks a Desired Outcome of 'Development incorporates water sensitive urban design techniques to capture and reuse stormwater'.

The Performance Outcome seeks

'Residential development is designed to capture and re-use stormwater to:

- maximise conservation of water resources
- manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded
- manage stormwater runoff quality.'

As housing is an envisaged land use within the proposed Suburban Activity Centre Zone, it is appropriate to extend the Stormwater Management Overlay over the full extent of the area affected.

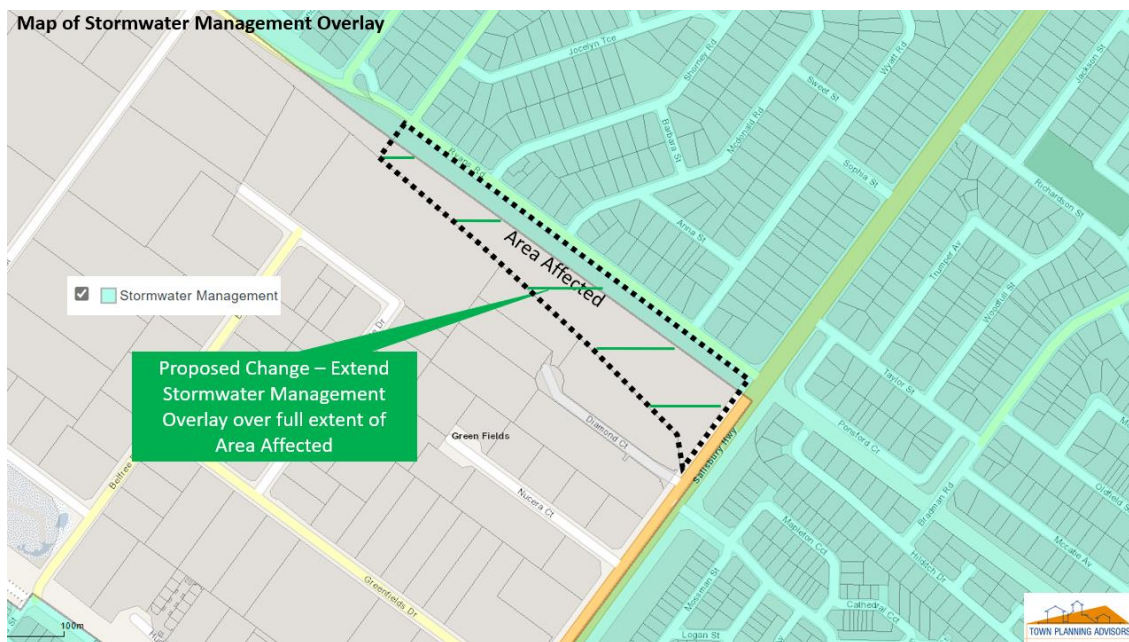


Figure 10 Proposed Extension of Stormwater Management Overlay

2.3.9 **Extend Urban Tree Canopy over Proposed Suburban Activity Centre Zone**

The Urban Tree Canopy Overlay applies over the portion of the area affected within the General Neighbourhood Zone, but not within the Employment or Strategic Employment Zones.

Where spatially applicable, the Overlay applies to residential development.

As housing is an envisaged land use within the proposed Suburban Activity Centre Zone, it is appropriate to extend the Overlay over the proposed Suburban Activity Centre Zone.

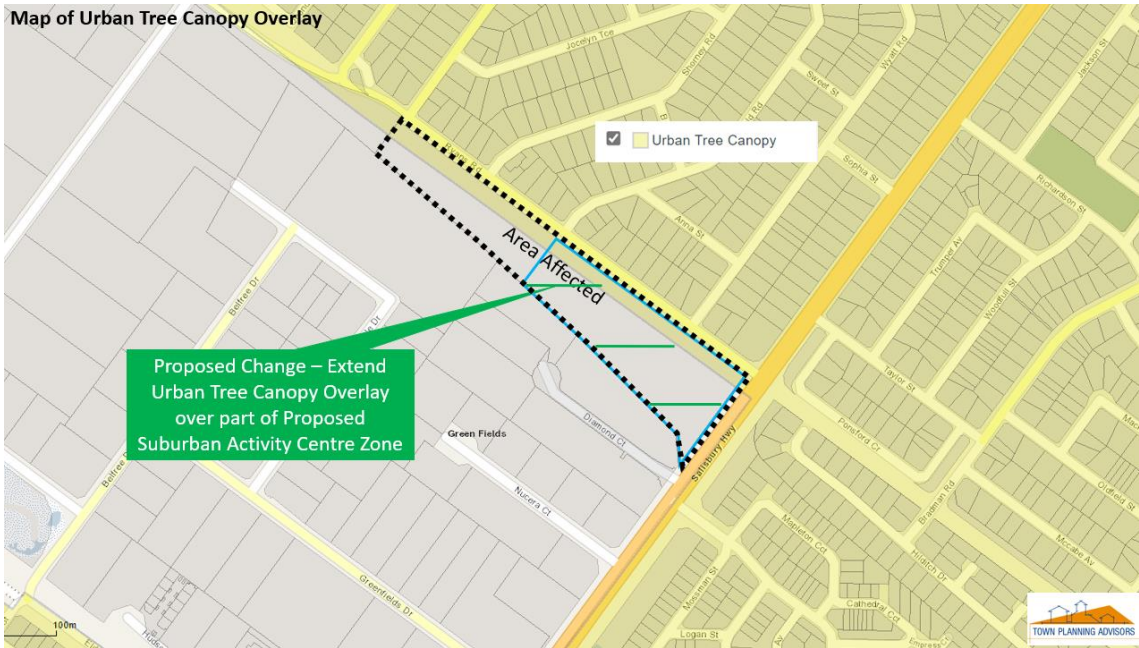


Figure 11 Proposed Extension to Urban Tree Canopy

2.3.10 **Overlays with No Changes Proposed**

Analysis of Other Overlays identifies there is no need for change.

Overlay	Desired Outcome	Comment
Aircraft Noise Exposure	Development sensitive to aircraft noise is designed and located to manage noise intrusion to reduce land use conflict and protect human health.	No basis to change with proposed Suburban Activity Centre Zone.
Airport Building Heights (Regulated)	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.	
Building Near Airfields	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.	“
Defence Aviation	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.	“
Hazards (Flooding)	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.	“
Hazards (Flooding General)	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.	“
Prescribed Wells	Sustainable water use in prescribed wells areas.	Overlay applies to all of area affected  No basis to change with proposed Suburban Activity Centre Zone.
Regulated and Significant Tree	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.	Retail type development like housing or employment type development should be developed to meet this Overlay.
Traffic Generating Development	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.  Provision of safe and efficient access to and from urban transport routes and major urban transport routes.	Overlay applies to portion of the area affected closer to Salisbury Highway. No clear need to extend to full extent of site.



Urban Transport Routes	Safe and efficient operation of Urban Transport Routes for all road users.  Provision of safe and efficient access to and from Urban Transport Routes.	Overlay applies to all of area affected  No basis to change with proposed Suburban Activity Centre Zone.
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### 3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

#### 3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at ([plan.sa.gov.au/en/charter](https://plan.sa.gov.au/en/charter)).

This Code Amendment is on consultation from Wednesday 15 November 2023 to **5pm Tuesday 16 January 2024.**

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

You can view the Code Amendment and supporting technical documents on the Plan SA website: [plan.sa.gov.au/have\\_your\\_say/code\\_amendments](https://plan.sa.gov.au/have_your_say/code_amendments)

Supporting documents include investigations about retail, traffic, trees, stormwater, environmental, services and Aboriginal sites.

A hard copy is available to view at the Salisbury Hub, 34 Church Street Salisbury, during business hours.

You can talk to members of the project team at informal drop-in sessions to be held at The Mawson Centre (2 – 8 Main Street Mawson Lakes) on:

- Wednesday 6 December 2023 (5:30pm – 7:00pm)
- Saturday 9 December 2023 (10:00 am – 11:30am).

If you intend to attend, please RSVP to [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au) or to 0482 063 514. You do not need to RSVP to be able to attend.

If you would like an opportunity to discuss the proposal online, please contact [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au)

Should you have any questions, please contact [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au) or 0482 063 514

### 3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide a submission on the Code Amendment. This includes:

- Make an online submission ([www.plan.sa.gov.au](http://www.plan.sa.gov.au))
- Email [info@townplanningadvisors.com.au](mailto:info@townplanningadvisors.com.au)
- Post Town Planning Advisors PO Box 9061 Henley Beach South SA 5022

Submissions are requested to be labelled 'Submission – Green Fields Centre Code Amendment'.

If these methods are not suitable for you or people you know, please contact us.

### 3.3 What changes to the Code Amendment can my feedback influence?

Feedback can influence the changes to the Planning and Design Code proposed in this Code Amendment.

The Planning and Design Code provides a menu of policy that a proposed Code Amendment can choose from. Feedback is unable to modify the menu of policy able to be chosen from.

For example, it is not possible to vary the standard policy contained in the Suburban Activity Centre Zone, as that is a Zone that applies across SA. However, it is possible to influence the proposed Concept Plan and Building Height, as these are proposed as Technical and Numeric Variations.

### 3.4 What will happen with my feedback?

Thirteen Commercial Pty Ltd (the Proponent), and its advisors, are committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by Thirteen Commercial Pty Ltd and its advisors when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however company details will be.

Thirteen Commercial Pty Ltd will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

### 3.5 **Decision on the Code Amendment**

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

## 4. ANALYSIS

### 4.1 Strategic Planning Outcomes

#### 4.1.1 Summary of Strategic Planning Outcomes

At a strategic level, rezoning the area affected for retail purposes – based on the retail investigations – provides greater convenience for nearby residents and workers, supports greater use of transport options such as walking, cycling and public transport, and fosters walkability and healthy neighbourhoods. Drawing on the retail investigations, the rezoning meets changing business and community needs, supports competition within the retail sector, and has potential to generate a significant positive outcome.

#### 4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment C**.

#### 4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment C**.

#### 4.1.4 Consistency with other key strategic policy documents

This Code Amendment is considered to be consistent with key strategic policy documents of the City of Salisbury Council as shown in **Attachment C**.

#### 4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	The City of Salisbury completed a Drainage Review in 2021 (refer investigations)
Transport	<p>Transport investigations have been undertaken, including discussions with Council officers and the Department of Infrastructure and Transport (refer investigations).</p> <p>These conclude that overall, a retail/bulky goods development will only have a very minor impact on traffic volumes on the adjacent road network.</p> <p>In more detail, the investigations conclude:</p> <ul style="list-style-type: none"> <li>• A new access point on Salisbury Highway would provide access for the Affected Area, along with access to and from Ryans Road. The Salisbury Highway access point would be controlled by traffic signals</li> <li>• The Salisbury Highway access point will provide access for light and heavy vehicles associated with the anticipated uses, whilst the Ryans Road access points would provide for light vehicles only</li> <li>• The impact on the local road network will include closure of Ryans Road (at Salisbury Highway) and removal of the median opening on Salisbury Highway at Taylor Street. These are required to accommodate the new traffic signals at the Salisbury Highway access point.</li> <li>• Salisbury Highway will require additional northbound traffic lane to accommodate the new traffic signals, with a concept plan indicating this can be achieved within the existing road reserve.</li> <li>• Analysis of the new traffic signals has found it would meet the operating requirements and guidelines of Department for Infrastructure and Transport for a new traffic signal controlled intersection.</li> <li>• A review of the Planning and Design Code policies relevant to the likely zoning has not found any specific policies which would be problematic for the anticipated uses in the Affected Area. Given the size and configuration of the Affected Area, it is likely that these policies can generally be satisfied with development in the Affected Area.</li> <li>• Pedestrian crossing of Salisbury Highway via the new traffic signals.</li> <li>• Cycle lanes on Salisbury Highway are extended through the new traffic signals.</li> <li>• The bus stop is retained with a new indented bay.</li> </ul>

Government Agency Infrastructure Planning	Response/Comment
Transport	(refer Council Infrastructure Planning above)
Services e.g. electricity, water	Investigations confirm no major issues

### 4.3 Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment.

#### 4.3.1 Aboriginal Culture

There are no entries for Aboriginal sites on the Central Archive of the Register of Aboriginal Sites and Objects. Further details are in **Attachment D**.

#### 4.3.2 Retail

A retail demand and impact assessment investigation was undertaken. The investigation considered a possible retail development (with a portion of bulky goods/warehousing), catchment area, competition, need, impacts, and benefits.

The investigation concluded a retail development has the potential to generate a significant positive economic outcome.

The primary findings are:

- 'The site is a prominent location with good access for residents from the local area, passing traffic on Salisbury Highway and the workforce of the Green Fields industrial area.
- The development has a broad and integrated land use mix with shopping, restaurants, warehouse and bulky goods / showroom uses.
- The development is well laid out with good parking and safe access and egress.
- Based on current benchmarks, there is a significant undersupply of supermarket floorspace in the area.
- The proposed development will introduce the only full line supermarket into the catchment area, offsetting some of the current undersupply.
- The catchment extends through the central and lower areas of Salisbury where it inevitably overlaps with other centres, some of which are ageing in appearance and function.
- The catchment, passing trade and local employment base will support the proposed development with low-moderate one-off impacts on surrounding centres. These impacts can be sustained and managed and recovered in the short term with no likely long term effects on the centres hierarchy.

- The proposed neighbourhood centre will generate 210 direct FTE jobs during the construction phase and 125 FTE jobs in its ongoing operation.'

Further details are in **Attachment D**.

#### 4.3.3 Transport

Council and the Minister for Planning seek suitable transport arrangements (underline below added)

'The Salisbury Council CEO letter (23 March 2023) to Thirteen Commercial expressed in-principle support to commence investigations, subject to 'Recognition that the City of Salisbury City Plan has a direction for being 'Vehicle access and egress will require consideration of the impacts along Ryans Road and Salisbury Highway...'

The Minister for Planning's approval of the Proposal to Initiate (letter 27 August 2023) included the State Planning Commission's recommendation that 'Undertake investigation into potential interface impacts with adjacent land uses including employment and residential, particularly with regard to traffic.'

Empirical Traffic Advisory completed a Transport Impact Assessment in 2023 for Thirteen Commercial (**Attachment D**).

The primary finding is that overall, the proposed rezoning and concept will only have a very minor impact on traffic volumes on the adjacent local road network and Salisbury Highway.

The assessment found:

1. The Code Amendment is seeking to change the existing Strategic Employment, General Neighbourhood, Employment Zones to a Suburban Activity Centre Zone to part Suburban Activity Centre and part Employment Zone.
2. Anticipated uses will include retail shops, bulky goods and warehouse.
3. A new access point on Salisbury Highway would provide access for the Affected Area, along with access to and from Ryans Road. The Salisbury Highway access point would be controlled by traffic signals.
4. The Salisbury Highway access point will provide access for light and heavy vehicles associated with the anticipated uses, whilst the Ryans Road access points would provide for light vehicles only.
5. The impact on the local road network will include closure of Ryans Road (at Salisbury Highway) and removal of the median opening on Salisbury Highway at Taylor Street. These are required to accommodate the new traffic signals at the Salisbury Highway access point.
6. Salisbury Highway will require additional northbound traffic lane to accommodate the new traffic signals, with a concept plan indicating this can be achieved within the existing road reserve.
7. Analysis of the new traffic signals has found it would meet the operating requirements and guidelines of Department for Infrastructure and Transport for a new traffic signal controlled intersection.
8. A review of the Planning and Design Code policies relevant to the likely zoning has not found any specific policies which would be problematic for the anticipated uses in the Affected Area. Given the size and configuration of the



Affected Area, it is likely that these policies can generally be satisfied with development in the Affected Area.

9. Pedestrian crossing of Salisbury Highway via the new traffic signals.
10. Cycle lanes on Salisbury Highway are extended through the new traffic signals.
11. The bus stop is retained with a new indented bay.

The assessment considered the impact of the new traffic signals on existing traffic volumes nearby. The key impacts will be:

- Partial closure of Ryans Road at Salisbury Highway due to the proximity of the existing intersection to the new traffic signalised access point, with only left turn exit movements from Ryans Road to be maintained.
- Closure of the existing median opening at Taylor Street which will prevent right turns to and from Salisbury Highway, with only left turns to and from Salisbury Highway to remain.

The predicted redistribution of traffic is shown below

Figure 4.2: Predicted Redistribution of Existing Daily Traffic Volumes

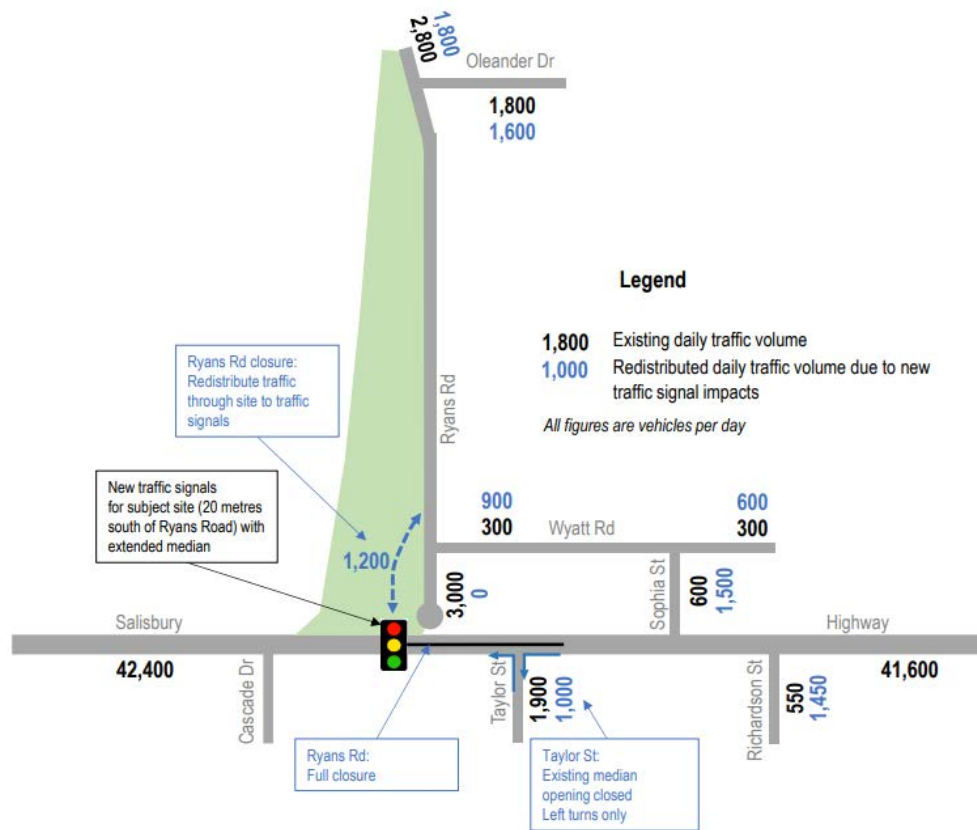


Figure 12 Predicted Redistribution of Existing Traffic Volumes

The assessment of the redistribution found:

- Taylor Street will reduce in traffic volume from 1,900 to 1,000 vehicles per day.
- The existing right turn movements from Taylor Street will likely redistribute to Richardson Street and increase this street from 550 to 1,450 vehicles per day.
- Half of existing movements from Ryans Road West to East will divert to the proposed traffic signals.
- It is anticipated that most of Ryans Road traffic will divert to the new traffic signals with approximately 1,000 vehicles per day redirected from Ryans Road.
- Some existing Ryans Road traffic is anticipated to use Sophia Street which could increase daily traffic on Sophia Street from 600 vehicles per day to 1,500 vehicles per day and distributed north and south on Wyatt Street (600 vehicles per day in the southern segment and 300 vehicle per day in the northern section).

Overall, the impact on the adjacent local road network will be minor with all streets remaining within the general residential amenity traffic volume of less than 2,000 vehicles per day. This is the maximum traffic volume that is considered acceptable on residential streets before impact residential amenity of a street.

Further, the assessment found there is adequate capacity at the local street intersections (Sophia Street and Richardson St) with Salisbury Highway to cater for the increase in traffic associated with the redistribution. Hence the overall impact of the affected area traffic demands will be minor on the adjacent road network with regards to daily traffic volumes.

The impact of the new access point traffic signals on Salisbury Highway has been assessed in accordance with DIT guidelines. The assessment indicates that the new access traffic signals, based on the concept layout plan and calibrated SIDRA models, will meet the Department for Infrastructure and Transport requirements for traffic signal operation.

Further details are in **Attachment D**.

#### 4.3.4 Trees Greening Biodiversity

Council and the Minister for Planning seek a suitable level of investigations around what can be described as trees, greening and biodiversity (underline below added)

‘The Salisbury Council CEO letter (23 March 2023) to Thirteen Commercial expressed in-principle support to commence investigations, subject to ‘Recognition that the City of Salisbury City Plan has a direction for being ‘A Sustainable City’ which includes protecting and conserving our diverse natural environment to support biodiversity and to be resilient to a changing climate. The subject land parcels are located within close proximity to the Dry Creek River Corridor and wetland system which has highly valued vegetation and is of high biodiversity value to the City. Therefore, I recommend that a vegetation assessment is done including identifying vegetation of significance and Significant and Regulated Trees on the site to assist in consideration of the Code Amendment and development of any Concept Plans to guide future development.’

The Minister for Planning’s approval of the Proposal to Initiate (letter 27 August 2023) included the State Planning Commission’s recommendation that ‘In preparing the Concept Plan give consideration to the retention of existing trees and identify these on the Concept Plan.’

*Tree Investigations*

Arborman Tree Solutions completed a preliminary tree assessment in 2021 for the City of Salisbury (**Attachment D**).

In terms of 'Regulated' and 'Significant' trees in the statutory planning system, this preliminary assessment identified 17 Significant, 52 Regulated Trees and 15 groups of unregulated trees on the former Lot 1001.

Lot 1001 was subdivided in 2023, from which the northern part and an 8m landscape corridor along Ryans Road are vested with Council, including the trees on those land parcels (see **Attachment A**)

*Regulated and Significant Tree Policy in the Planning and Design Code*

The Arborman 2021 preliminary assessment formed an opinion providing a retention rating. The retention rating of trees is based on the regulated and significant tree policy in the Planning and Design Code. This Code Amendment does not propose to alter those policies.

The below Table documents Regulated and Significant Tree Overlay Policy.

The Code seeks the conservation of regulated and significant trees and provides, in summary, the following circumstances where trees can be removed:

- Short life expectancy of the tree
- Unacceptable risk to public or private safety from the tree
- it accommodates the reasonable development of land in accordance with the relevant zone where such development might not otherwise be possible.

With the current employment and neighbourhood zoning, if a development application was lodged for commercial and residential development of 2 – 50 Ryans Road, that application would be assessed regarding these policies.

Likewise, with the proposed Suburban Activity Centre and Employment Zones, if a development application was lodged for retail and a form of bulky goods development of 2 – 50 Ryans Road, that application would be assessed regarding these policies.

The current Policy in the Code has been in place for some years and is used to guide development applications involving regulated and significant trees across Greater Adelaide.

Table: Regulated and Significant Tree Overlay Policy

Desired Outcome
DO 1 Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
Performance Outcome
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> <li>a) make an important visual contribution to local character and amenity</li> <li>b) are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species and / or</li> </ul>

c) provide an important habitat for native fauna.
<p>PO 1.2 Significant trees are retained where they:</p> <ul style="list-style-type: none"> <li>a) make an important contribution to the character or amenity of the local area</li> <li>b) are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species</li> <li>c) represent an important habitat for native fauna</li> <li>d) are part of a wildlife corridor of a remnant area of native vegetation</li> <li>e) are important to the maintenance of biodiversity in the local environment and / or</li> <li>f) form a notable visual element to the landscape of the local area.</li> </ul>
<p>PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> <li>a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> <li>i. remove a diseased tree where its life expectancy is short</li> <li>ii. mitigate an unacceptable risk to public or private safety due to limb drop or the like</li> <li>iii. rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> <li>A. a Local Heritage Place</li> <li>B. a State Heritage Place</li> <li>C. a substantial building of value</li> </ul> <p style="margin-left: 40px;">and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> </li> <li>iv. reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</li> <li>v. treat disease or otherwise in the general interests of the health of the tree and / or</li> <li>vi. maintain the aesthetic appearance and structural integrity of the tree</li> </ul> </li> <li>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.</li> </ul>
<p>PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> <li>a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</li> <li>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.</li> </ul>
<p>PO 2.1 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>

PO 3.1 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.

DTS/DPF 3.1

Land division where:

- a) there are no regulated or significant trees located within or adjacent to the plan of division  
or
- 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.

*Greening and Biodiversity Policy in the Planning and Design Code*

Along with Regulated and Significant Tree policy, the main greening related policy in the Planning and Design Code is the Design in Urban Areas Soft Landscaping Policy which applies in different zones in different ways.

The Soft Landscaping Performance Outcome is PO 22.1 'Soft landscaping'<sup>6</sup> is incorporated into development to:

- a) minimise heat absorption and reflection
- b) contribute shade and shelter
- c) provide for stormwater infiltration and biodiversity
- d) enhance the appearance of land and streetscapes.'

The 'Table: Approach to Site Development/Landscaping' summarises zone specific policies that influence the extent of on-site landscaping, and thus, opportunity to retain regulated and significant trees.

Table: Approach to Site Development and Soft Landscaping	
Zone	Approach to Soft Landscaping
Employment/Strategic Employment	10% of site envisaged
General Neighbourhood	10% on sites <150, 20% >200 – 450 and 25% on sites >450.
Proposed Suburban Activity Centre	Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.

<sup>6</sup> The Code defines soft landscaping as 'Means landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include artificial turf or any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.'

*Proposed Concept Plan*

Noting under the existing zoning, the site can be developed with buildings for employment and housing purposes, a preliminary review of different master plan options has been undertaken to inform a proposed Concept Plan (see Figure 16).

This responds to the State Planning Commissions request that 'In preparing the Concept Plan give consideration to the retention of existing trees and identify these on the Concept Plan.' as well as Salisbury Council's goal around '...protecting and conserving our natural environment'.

The preliminary review of master plan options identified the possibility of retaining select regulated/significant trees towards the southern end of the area affected as well as near the north western boundary. The review also identified the possibility of new trees and landscaping towards the southern end of the area affected as well as near to the Ryans Road landscape corridor.

The Ryans Road landscape corridor being within the area affected also can be shown on the Concept Plan.

Noting the request of the Commission along with existing Code policy on soft landscaping, regulated trees and landscaping in the proposed zones, the additional guidance offered by a Concept Plan underscores the importance of trees and landscaping generally in how the site is to be developed.

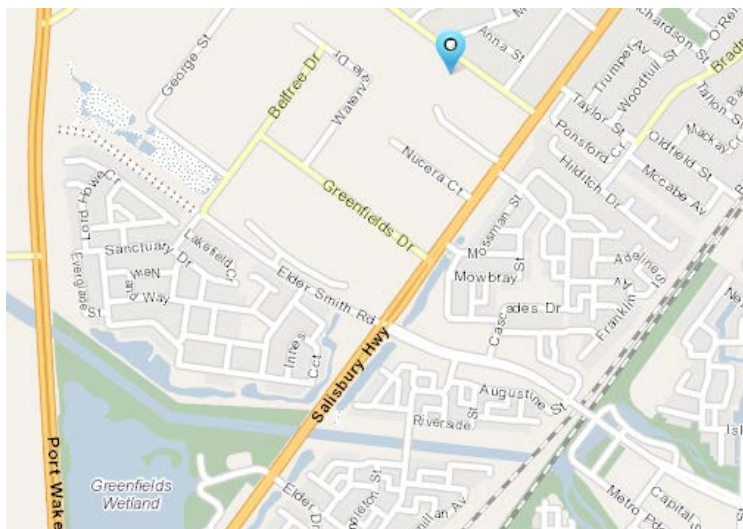


Figure 13 Proposed approach to trees and landscape on the Draft Concept Plan

Acknowledging the Code Policy and the Arborman investigations contemplate the possibility of some existing regulated and significant trees being removed as part of a development application, it is reasonable to consider how any replacement trees as well as soft landscaping, in the words of Salisbury Council, work towards ‘...protecting and conserving our diverse natural environment to support biodiversity and to be resilient to a changing climate.’

In particular, the biodiversity value of the Dry Creek system is sought by Salisbury Council to be supported through how this site is developed.

The Soft Landscaping Performance Outcome is not explicit about landscaping being selected to support biodiversity and being resilient to a changing climate. It is reasonable that the Concept Plan seek this outcome.



*Figure 14 Area Affected Proximity to Green Fields Wetland*

Careful site design of a proposed development with siting of buildings and arrangement of car parking and landscaping areas can work to retain the regulated and significant trees as much as possible, and to have adequate extent of onsite landscaping to meet the Soft Landscaping Performance Outcome.

This detailed site design work is to be done at the development application stage.

#### 4.3.5 **Stormwater**

The City of Salisbury completed a Drainage Review in 2021.

This Review confirmed that Lot 1001 contains drainage infrastructure for a catchment of 120HA. The Review outlined stormwater management and easement requirements should Lot 1001 be elevated or the open channel replaced with pipes.

Note that Lot 1001 is being subdivided (Attachment A), with the subdivision plan showing an easement for stormwater purposes.

Note the Development Deed between the City of Salisbury and Thirteen Commercial obligates Thirteen Commercial to comply with the Council's directions regarding dealing with drainage including infrastructure. Thirteen Commercial is also obligated under the Deed to fund these obligations.

Further details are in **Attachment D**.

#### 4.3.6 **Environmental**

Greencap completed Preliminary Environmental Investigations in 2021.



Greencap conclude 'The preliminary site investigation has identified that site contamination may exist as a result of activities on the site and adjacent land. Generally, the risk of significant contamination associated with onsite activities classed under the State Planning Commission's Practice Direction 14 is considered low. The presence of fill and other waste (including asbestos) on the site warrants further consideration in terms of any proposed site redevelopment.'

The Planning and Design Code General Development Policies about Soil Contamination will need to be satisfied at the time of development applications being considered.

Further details are in **Attachment D**.

#### 4.3.7 Services

TMK completed a high level services infrastructure investigation in 2023. Their investigation (summarised below) affirmed services for development of the site are available. Further details are in **Attachment D**.

Service	Summary of TMK Investigation
Water	While a network assessment needs to be completed SA Water to finalize connections, generally the existing 150 mm main is suitably sized to provide new 50 mm connections to development on the area affected.
Sewer	While a network assessment needs to be completed SA Water to finalize connections, generally the existing 300 mm main is suitably sized to provide new 150 mm connections to development on the area affected
Gas	There is medium pressure gas main available along Ryans Rd.
Storm-water	Relocation of the existing stormwater easement will be required to accommodate development on the area affected. Those changes will need to go through the council for approval. The proposed stormwater detention system will consist of aboveground/underground detention tanks or swales distributed throughout the site; volume and discharge flow rate into council infrastructure will require approval by the council.  Water quality will be achieved with bio-retention swale and/or filter devices prior discharge into the council infrastructure.  Note - The Development Deed between the City of Salisbury and Thirteen Commercial obligates Thirteen Commercial to comply with the Council's directions regarding dealing with drainage including infrastructure. Thirteen Commercial is also obligated under the Deed to fund these obligations.
Fire Services	Expect the mains supply to adequately service the site fire hydrant water supply requirements, without supplementing with fire storage tanks / pump sets.  Supplementary fire storage tanks / pump sets should be allowed for at planning stage to service fire sprinkler systems for the buildings

	required. A minimum 6m diameter tank x 5 m high, with 8x4m fire pumproom should be allowed for.
Electricity	<p>Two new transformers (2MVA and 1.5MVA) will be required on the site to provide the estimated maximum demand. These transformers will need to be connected to the High Voltage overhead cables on Ryans Road. An application is needed to SA Power Networks. The locations of these transformers should be spread out to assist in voltage drop calculations to reduce the size of the consumers mains cables.</p> <p>Standard lighting for a shopping centre and carparking consists of the pole lights through the site along the roadways and floodlights throughout the site on the top of the buildings facing carparking spaces and passageways</p>
Telecommunication	<p>The following telecommunications underground infrastructure is present along Ryans Road and Salisbury Highway in the vicinity of the proposed development:</p> <ul style="list-style-type: none"> <li>• Telstra</li> <li>• Optus</li> <li>• Aussie Broadband</li> <li>• NBN</li> </ul>


#### 4.3.8 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

1. Replace General Neighbourhood and Strategic Employment Zone with Suburban Activity Centre Zone and Employment Zone.
2. Add Advertising Near Intersections Overlay near Ryans Road.
3. Extend Affordable Housing Overlay over part of Proposed Suburban Activity Centre Zone.
4. Extend Concept Plan Overlay over full extent of Area Affected.
5. Extend Maximum Building Height (Levels) – propose buildings up to 3 levels over Proposed Suburban Activity Centre Zone.
6. Extend Maximum Building Height (Metres) – propose buildings up to 12 metres over Proposed Suburban Activity Centre Zone.
7. Extend Stormwater Management Overlay over full extent of Area Affected.
8. Extend Urban Tree Canopy Overlay over part of Proposed Suburban Activity Centre Zone.

ATTACHMENT A – AREA AFFECTED MAPPING

The area affected comprises Certificate of Title 6283/699 with easements for gas, electricity, water supply and drainage purposes. The 11 August 2022 surveyed plan shows easements for different purposes. For ease of reference, an annotated version of the surveyed plan is also included.




Product Register Search (CT 6283/699)

Date/Time 03/07/2023 11:42AM

Customer Reference TH1001


Order ID 20230703004244

REAL PROPERTY ACT, 1986



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 6283 Folio 699**

Parent Title(s) CT 6214/652

Creating Dealing(s) RTC 13986640

Title Issued 05/04/2023 Edition 2 Edition Issued 06/06/2023

**Estate Type**

FEE SIMPLE

**Registered Proprietor**

GREENFIELDS CENTRAL PTY. LTD. (ACN: 665 355 626)  
OF 234 STURT STREET ADELAIDE SA 5000

**Description of Land**

ALLOTMENT 1 DEPOSITED PLAN 131287  
IN THE AREAS NAMED GREEN FIELDS AND PARAFIELD GARDENS  
HUNDRED OF YATALA

**Easements**

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED G ON D131287 FOR GAS SUPPLY PURPOSES TO AUSTRALIAN GAS NETWORKS (SA) LTD. (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED P ON D131287 FOR THE TRANSMISSION OF ELECTRICITY BY OVERHEAD CABLE TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W ON D131287 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (RTD 12968154)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D ON D131287 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

**Schedule of Dealings**

Dealing Number	Description
14047536	ENCUMBRANCE TO CITY OF SALISBURY
14047537	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
14051569	CAVEAT BY JOE CALABRIA

**Notations**

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

Land Services SA

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Page 1 of 1

67




Page 109  
Council Agenda - 18 December 2023

City of Salisbury







 Significant tree to be retained  Existing tree to remain <p>See Certificate of Title 6214/652 for Easement Details.</p> <p>Contour interval 0.2m. Datum AHD.</p> <p><b>**Not to be used for detailed engineering design.**</b></p> <p>Dimensions and areas are subject to survey.</p>	
<p>© ALEXANDER &amp; SYMONDS PTY. LTD. Original Sheet Size B1</p> <p style="text-align: center;"><b>Michael Nietschke</b> LICENSED SURVEYOR</p>	
REF: 21A3416	RYANS ROAD
DWG NO.: 21A3416PROP(B)	GREENFIELDS / PARAFIELD GARDENS
REVISION: B	
COM 11/08/2022	
<p>Alexander &amp; Symonds Pty Ltd 11 King William Street Kent Town, South Australia 5067 PO Box 1000 Kent Town, SA 5071 ABN 93007 753 988</p> <p><b>T</b> (08) 8130 1666  <b>F</b> (08) 8362 0099  <b>W</b> www.alexander.com.au  <b>E</b> adelaide@alexander.com.au</p> <p>+ Property + Land Development +          + Construction + Mining +          + Spatial Information Management +</p>	
	

## **ATTACHMENT B – CURRENT AND PROPOSED CODE POLICY**

(refer separate document)

## **ATTACHMENT C – STRATEGIC PLANNING OUTCOMES**

(refer separate document)

## **ATTACHMENT D – INVESTIGATIONS**

Refer separate investigations labelled as follows)

Attachment D1 – Aboriginal Heritage Sites - 2 Ryans Road Green Fields - SA Government – June 2023

Attachment D2 – Green Fields Retail Demand & Impact Report – Deep End Services – February 2023

Attachment D3 – Green Fields Code Amendment Transport Impact Assessment – Empirical Traffic Advisory Oct 2023

Attachment D4 – Ryans Road Preliminary Tree Assessment – Arborman – October 2021

Attachment D5 – Ryans Road Drainage Review – CC Salisbury – November 2021

Attachment D6 – Ryans Road Preliminary Environmental Investigation – Greencap – Nov 2021

Attachment D7 – High Level Services Investigation – TMK – Oct 2023

**Attachment B - Existing Planning and Design Code maps and Proposed Changes**

This document shows existing Planning and Design Code Maps that are relevant to the area affected of 2 – 50 Ryans Road Green Fields.  
 Black is existing Code Policy - **red** proposed deletion – **green** proposed addition/change.  
 Base Maps from SAPPA 100% scale, legend 150% July 2023

## Existing Planning and Design Code Policy (mid 2023)

## Zones

- Employment
- General Neighbourhood
- Strategic Employment
- Suburban Activity Centre

## Overlays

- Advertising Near Signalised Intersections
- Aircraft Noise Exposure (ANEF 20)
- Airport Building Heights (Regulated) (All structures over 15 metres)
- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing (change)
- Building Near Airfields
- Concept Plan
- Defence Aviation Area (All structures over 90 metres)
- Hazards (Flooding)
- Hazards (Flooding – General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management (change)
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy (change)

## Technical and Numeric Variations

- Building Height 2 levels/9m (change)

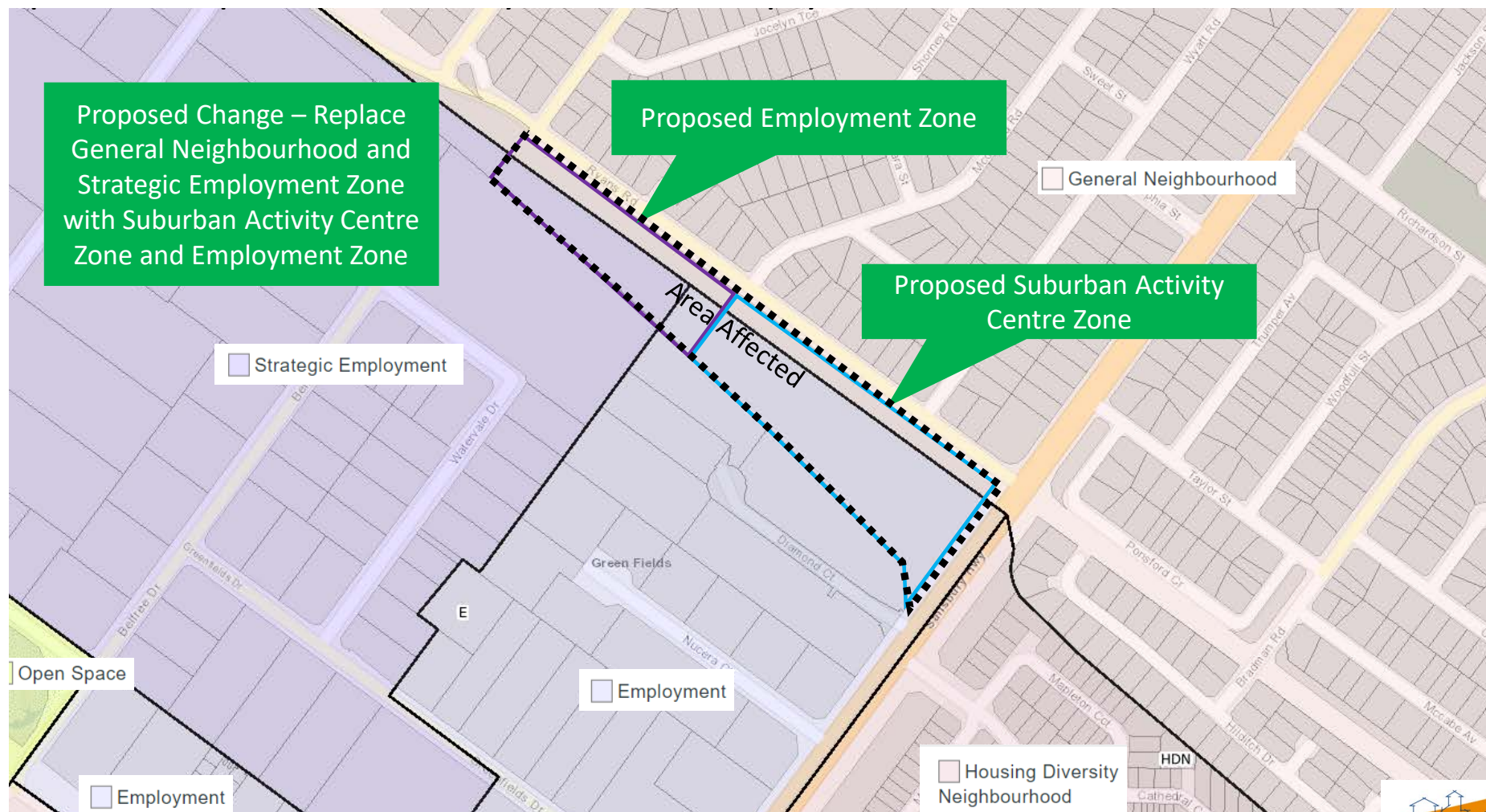
## Existing Planning and Design Code Policy (mid 2023)

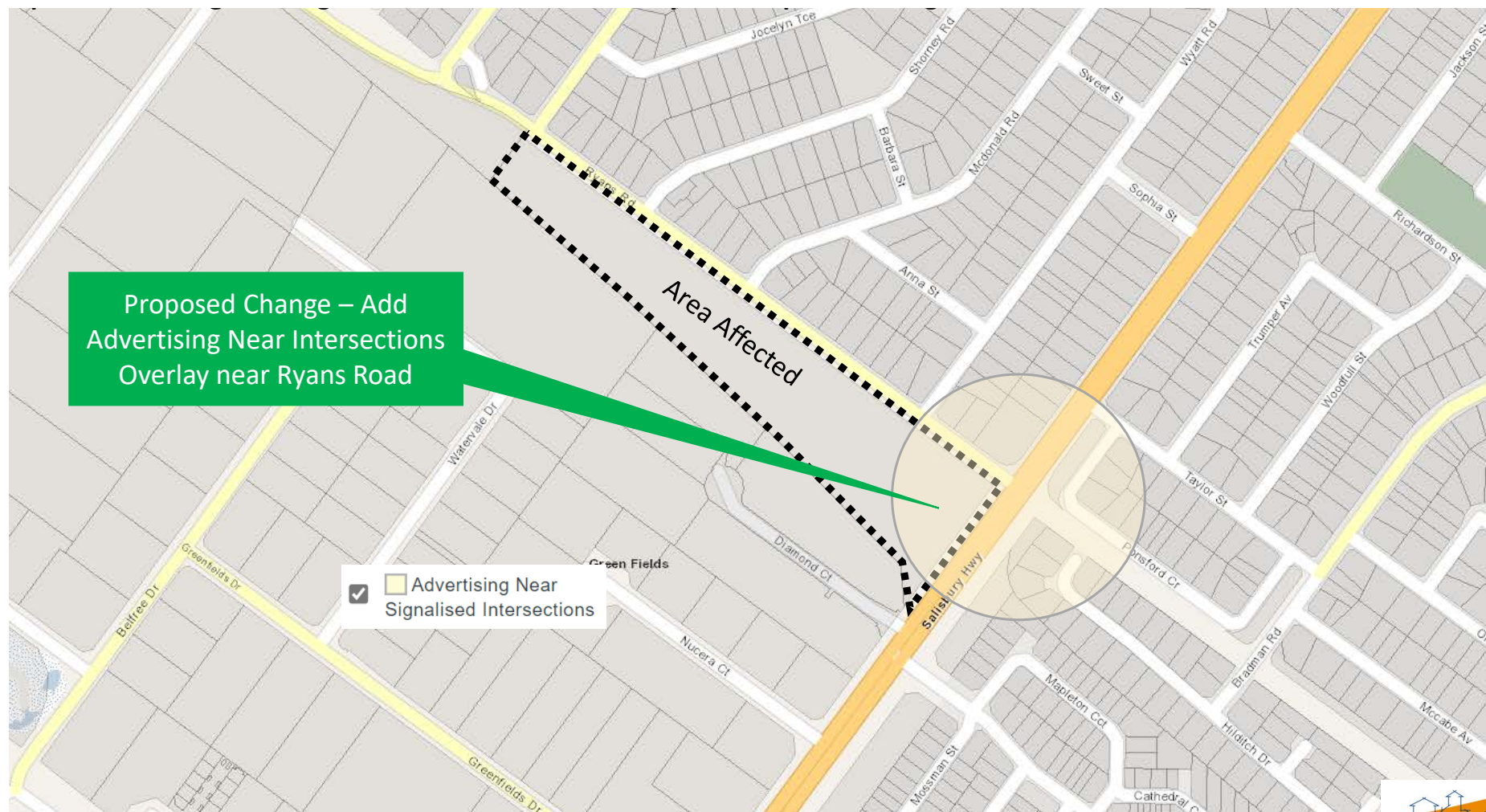
## General Development Policies

- Advertisements
- Animal Keeping and Horse Keeping
- Aquaculture
- Beverage Production in Rural Areas
- Bulk Handling and Storage Facilities
- Clearance from Overhead Power Lines
- Design
- Design in Urban Areas
- Forestry
- Housing Renewal
- Infrastructure and Renewable Energy Facilities
- Intensive Animal Husbandry and Dairies
- Interface between Land Uses
- Land Division
- Marinas and On-Water Structures
- Open Space and Recreation
- Out of Activity Centre Development
- Resource Extraction
- Site Contamination
- Tourism Development
- Transport, Access and Parking
- Waste Treatment and Management Facilities
- Workers' accommodation and Settlements

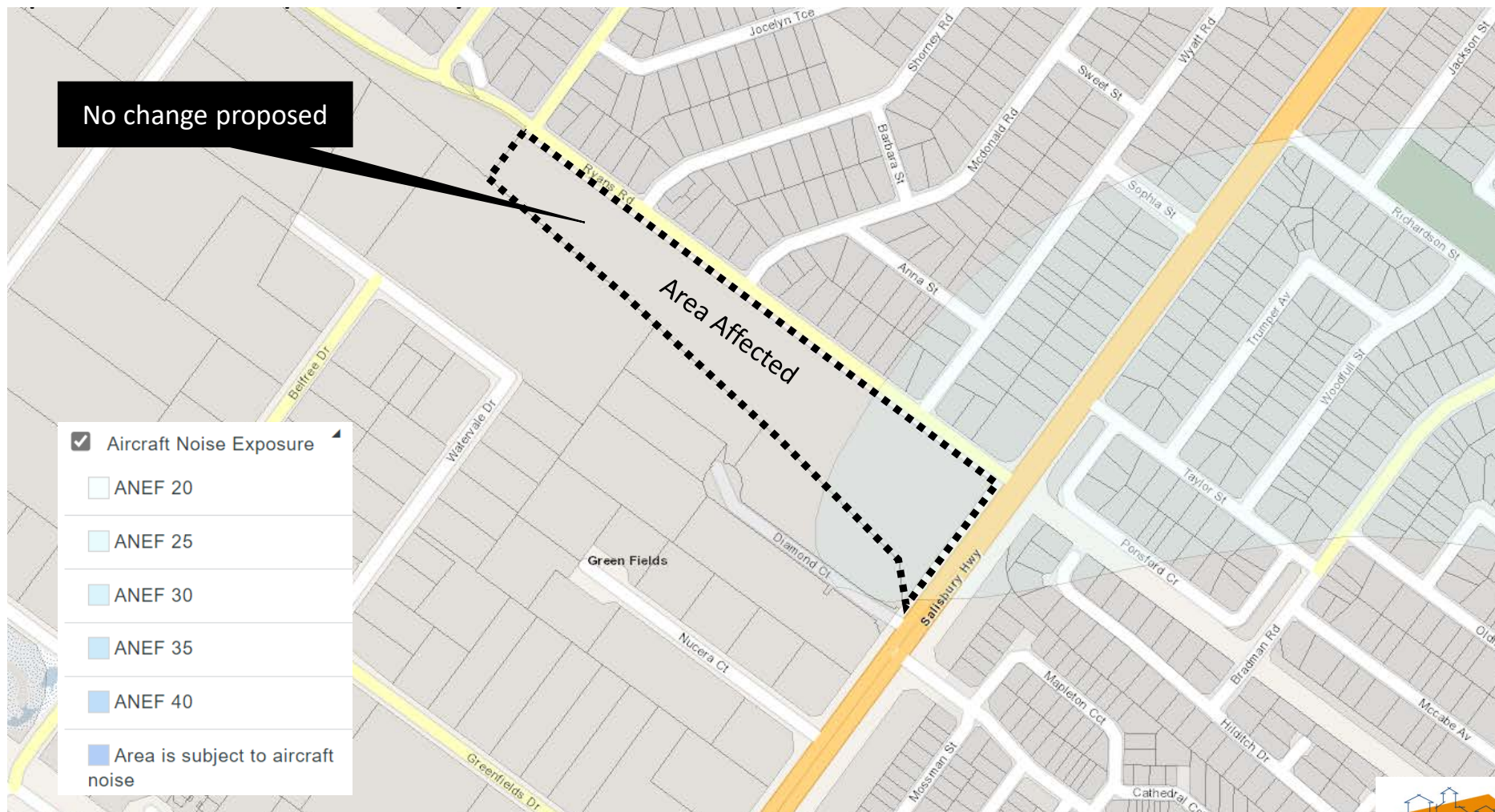




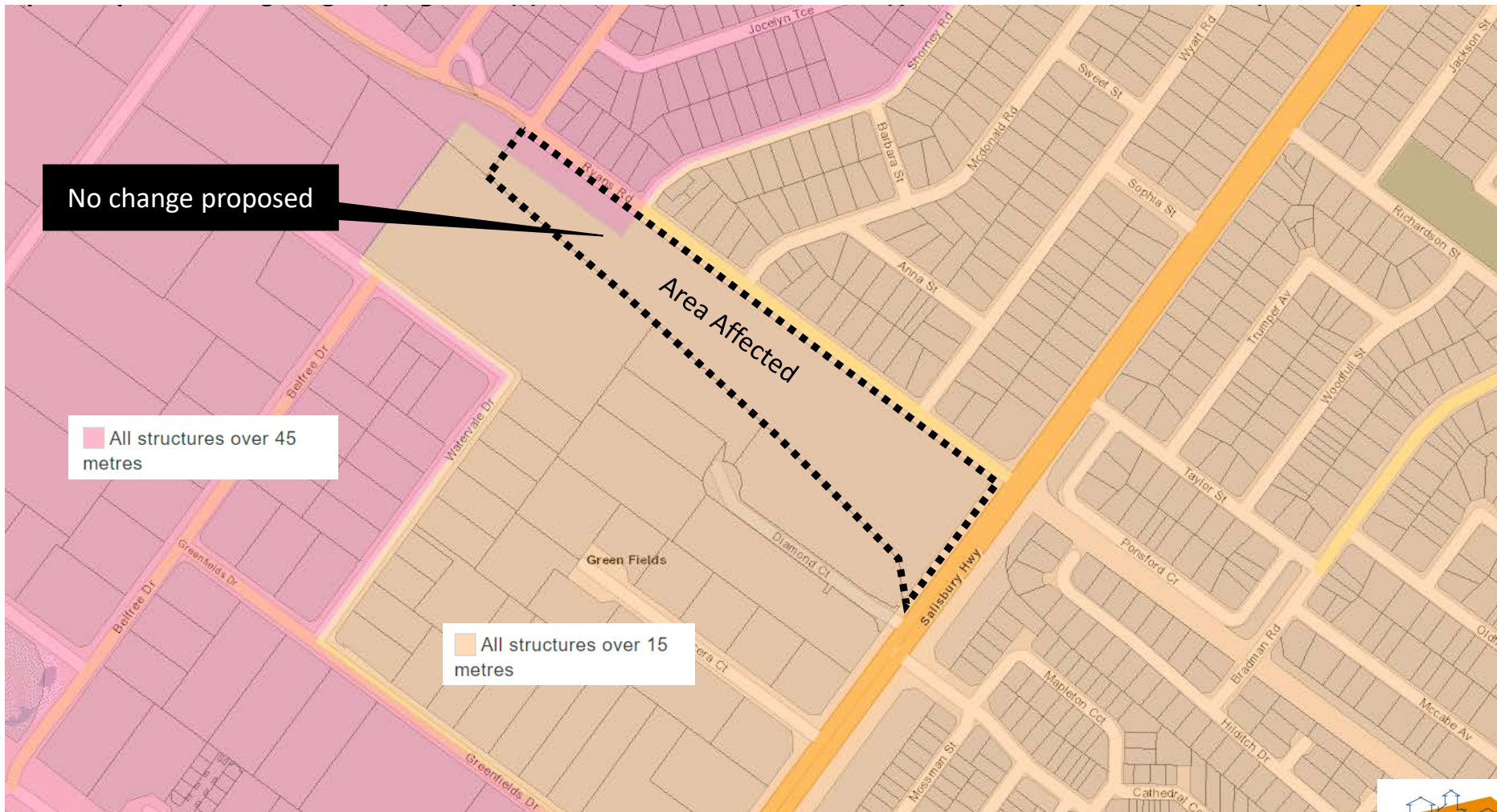






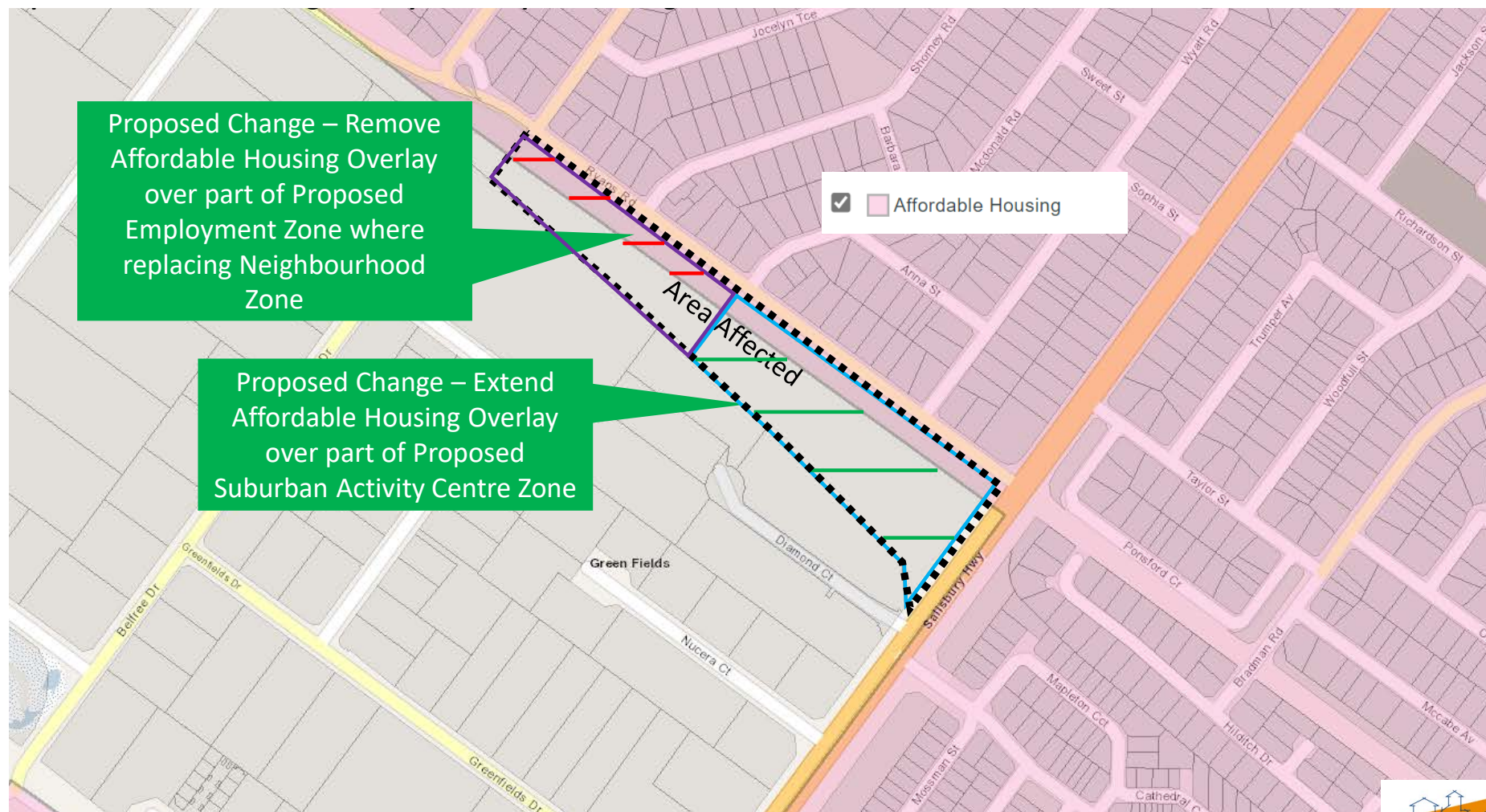


Item GB1 - Attachment 5 - Code Amendment attach B - proposed policy



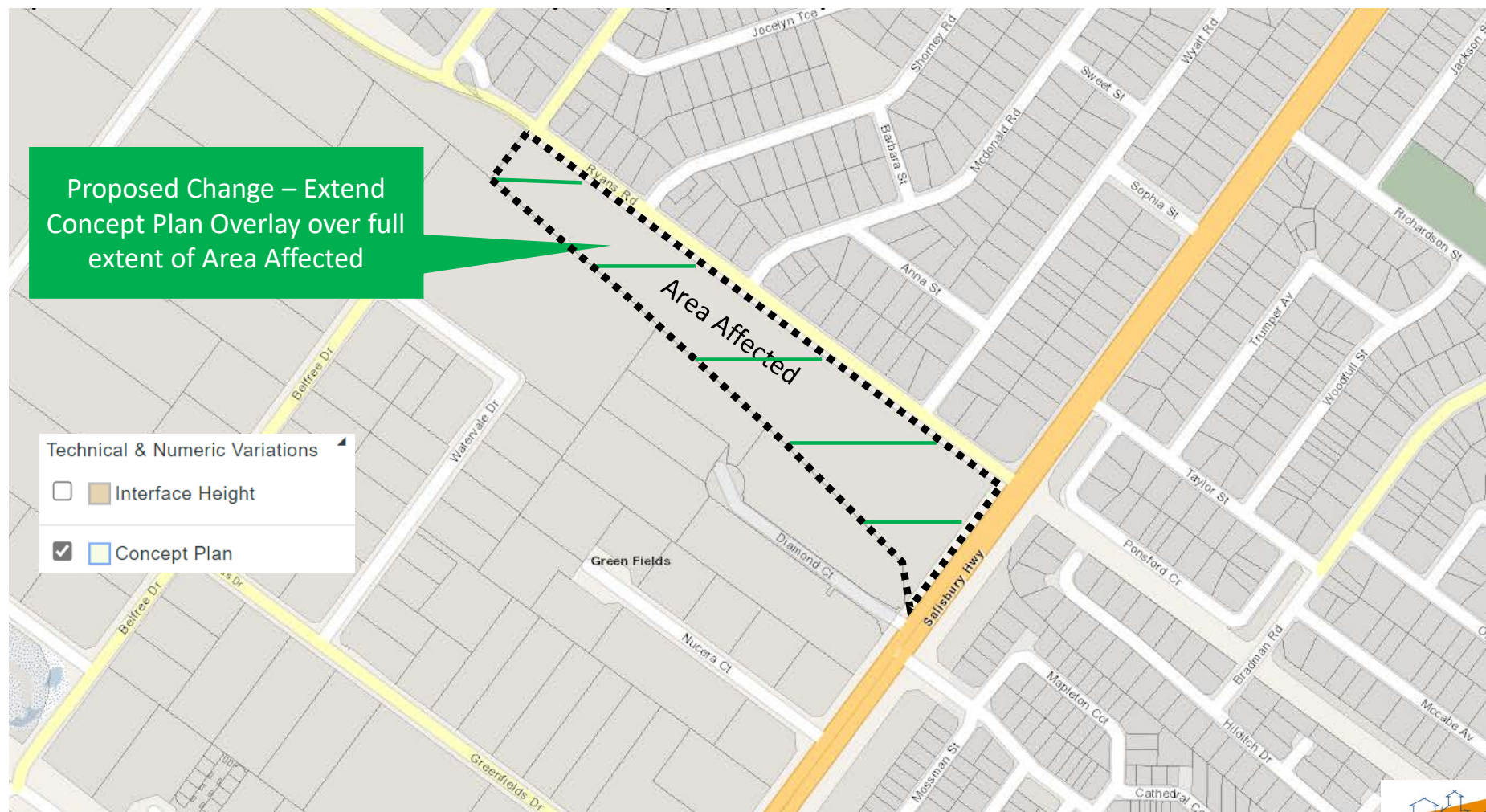
Item GB1 - Attachment 5 - Code Amendment attach B - proposed policy

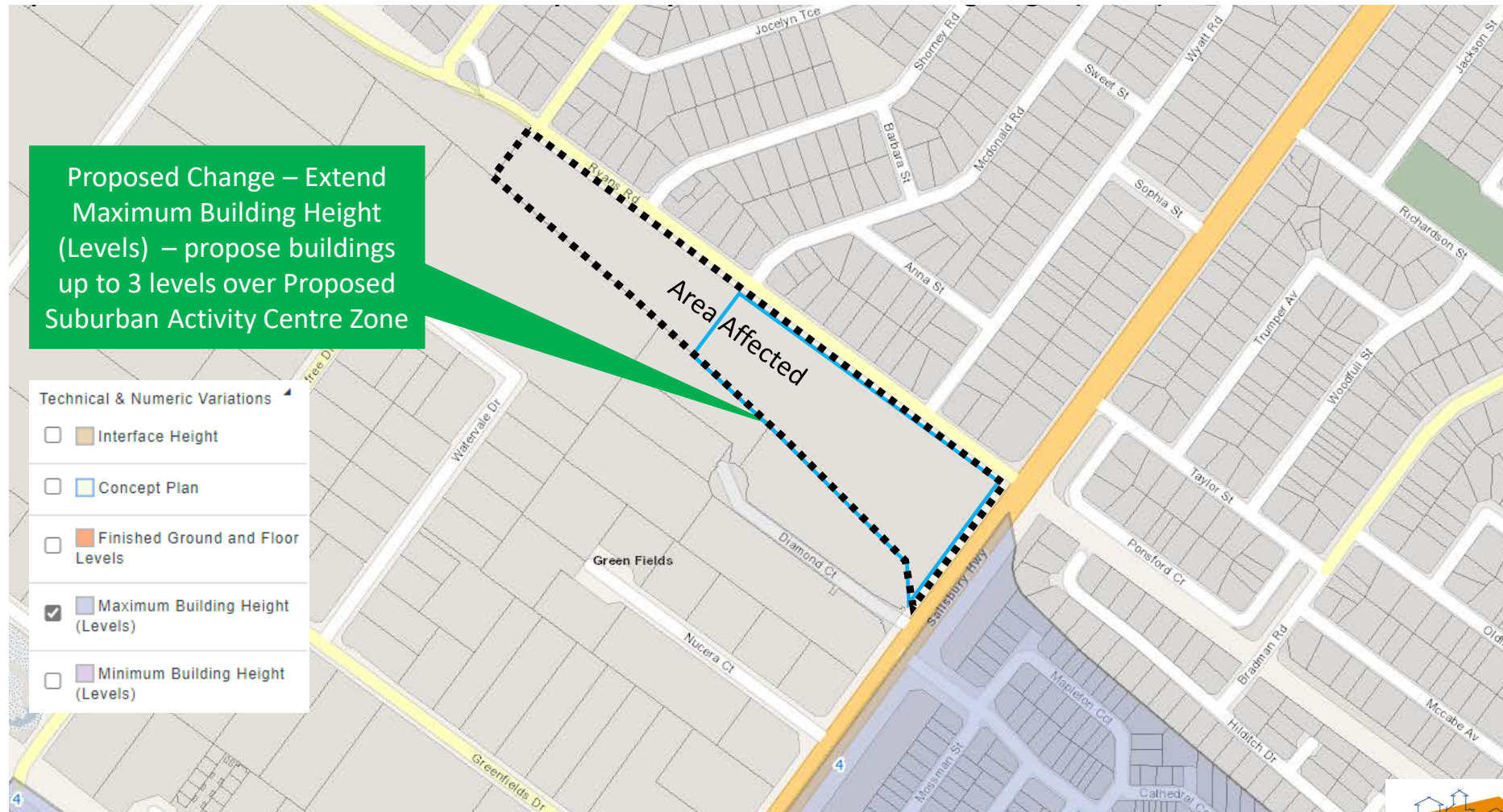




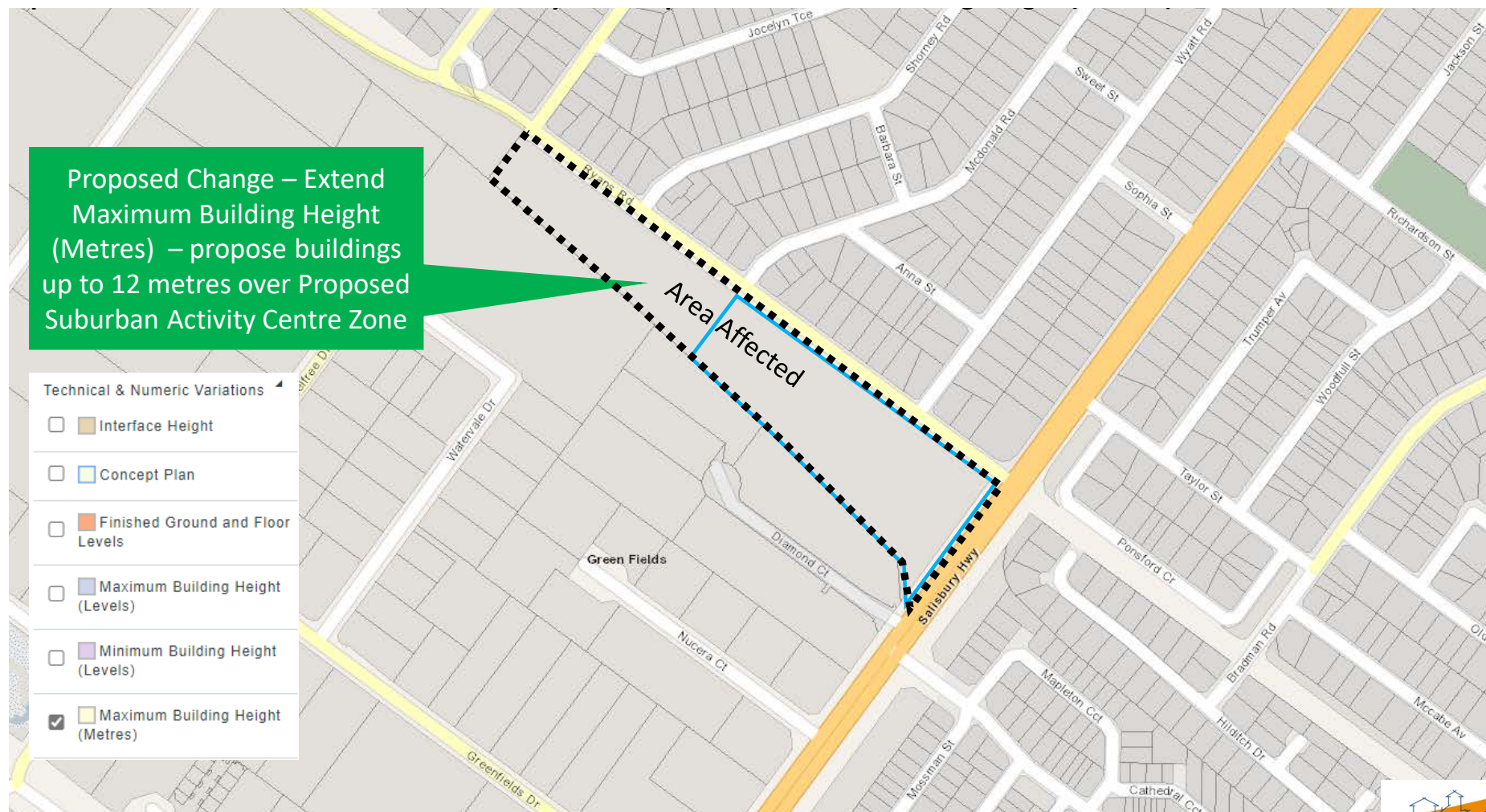












Proposed Concept Plan



- Concept Plan Boundary
- Suburban Activity Centre
- Employment
- ↔ Primary Vehicle Access Point
- ↔ Secondary Vehicle Access Point
- Future Intersection Upgrade
- Landscape Corridor
- - - Retain select regulated or significant trees subject to assessment of the trees regarding Regulated and Significant Tree policy

**DRAFT**

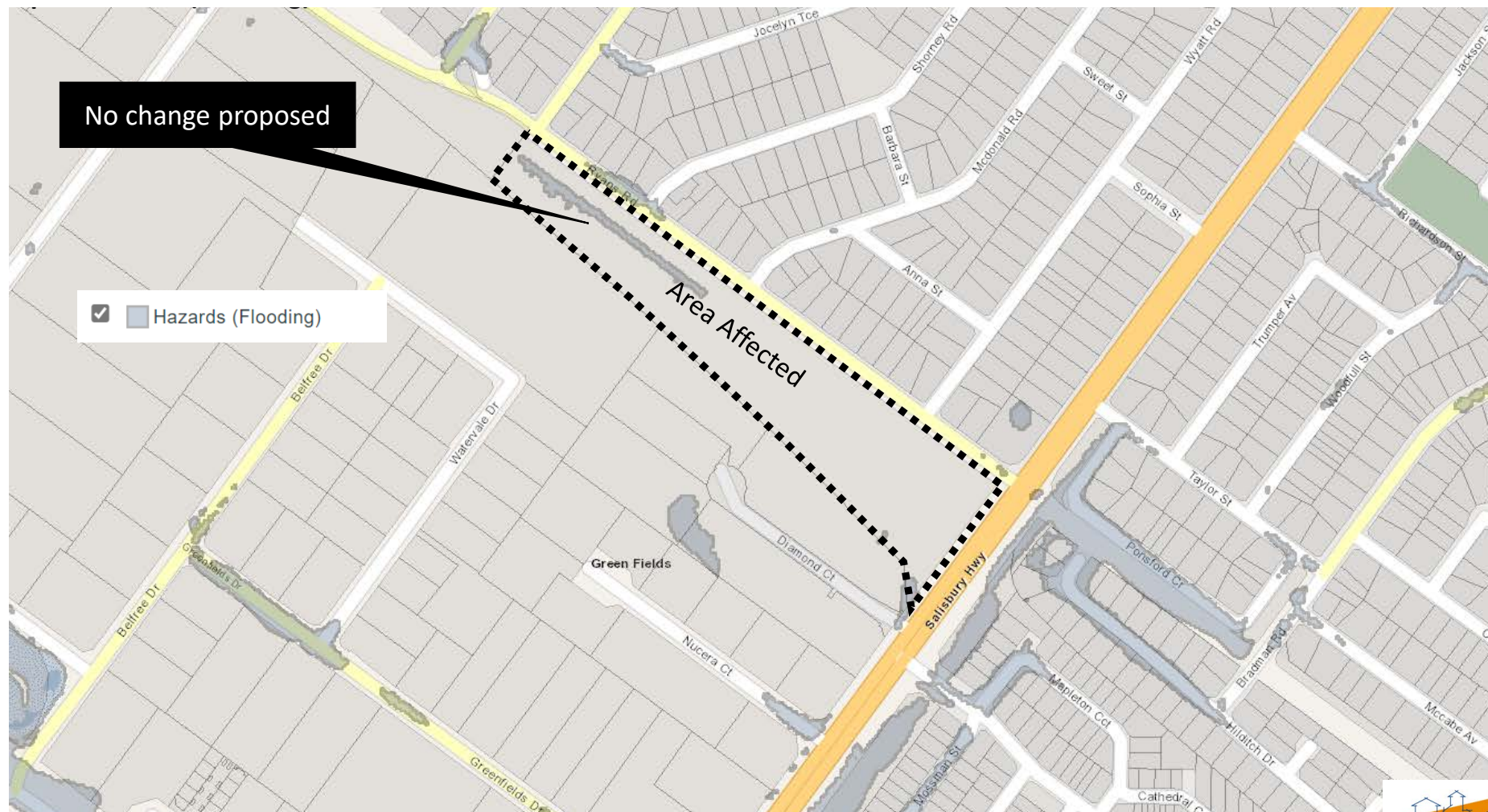
0 25 50 75 100 125 metres

**Concept Plan 140**

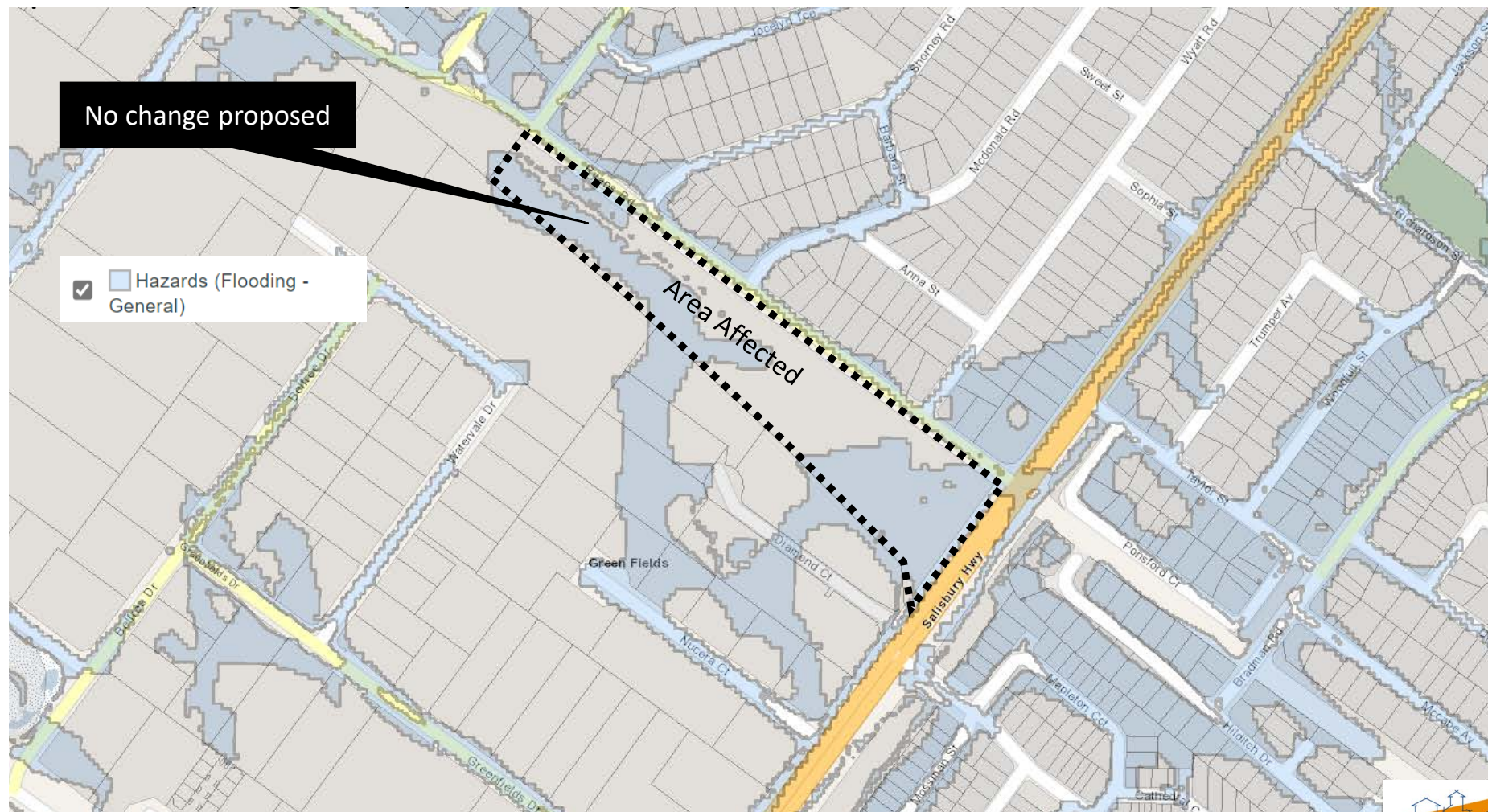










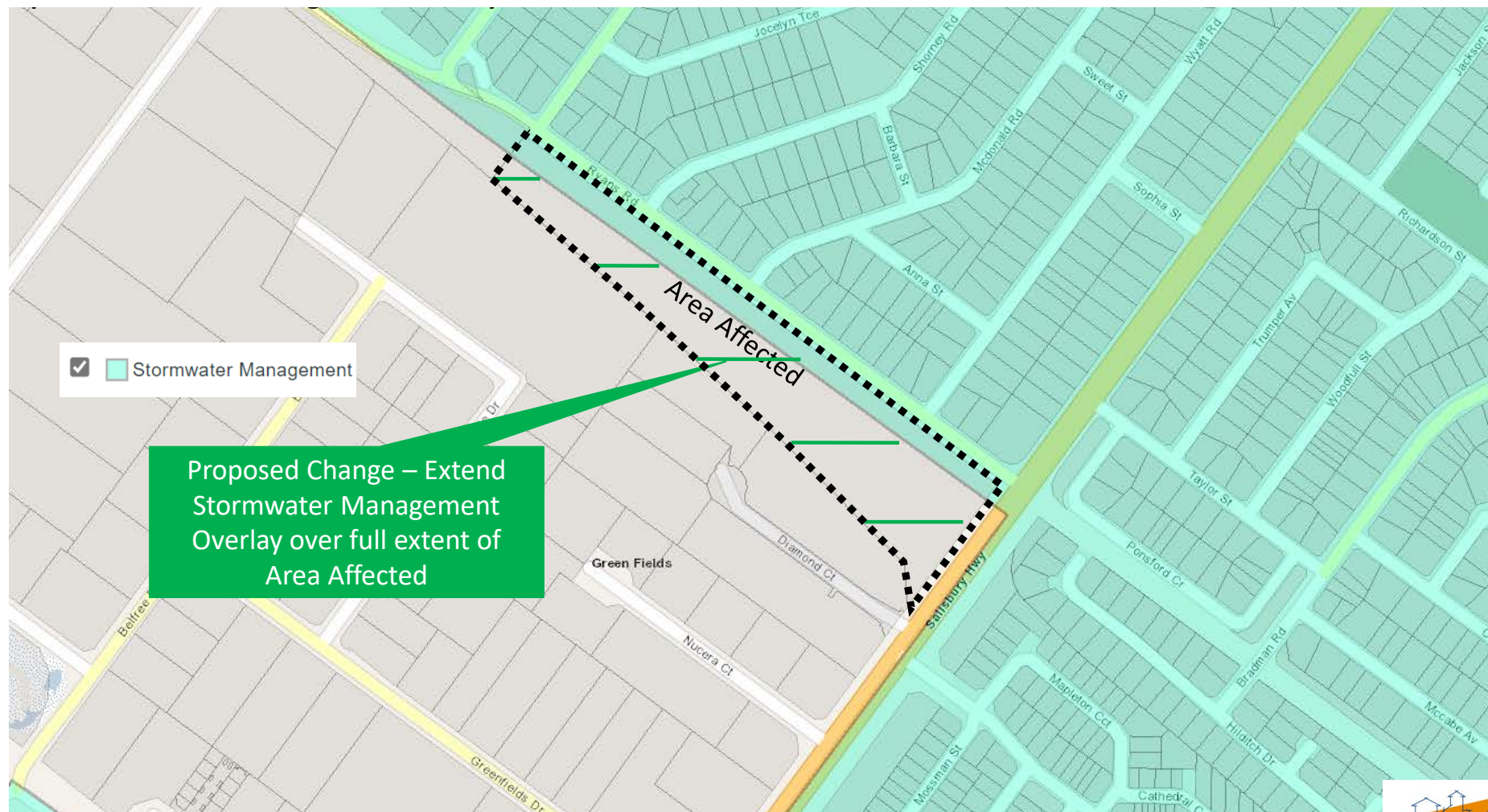






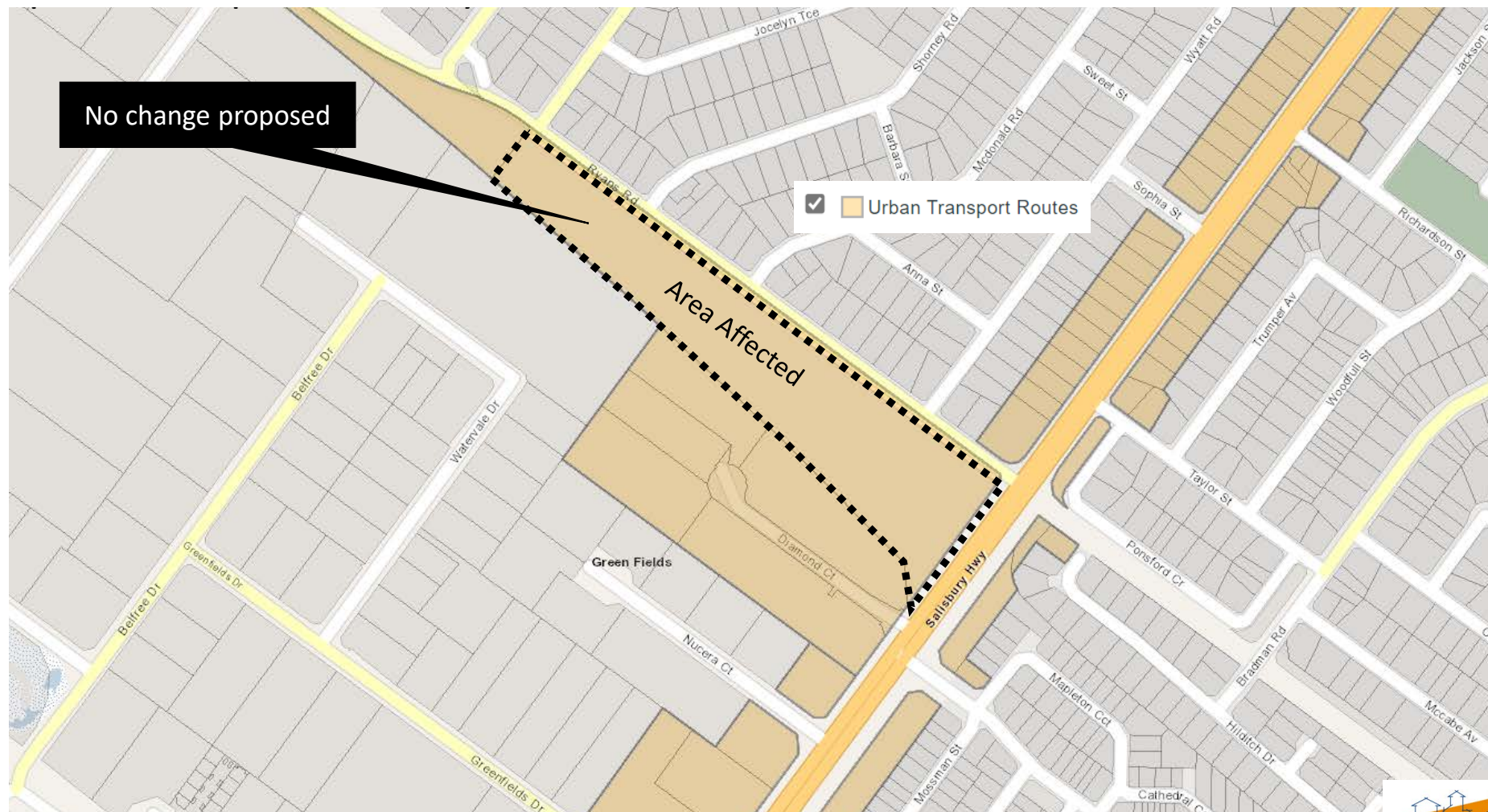




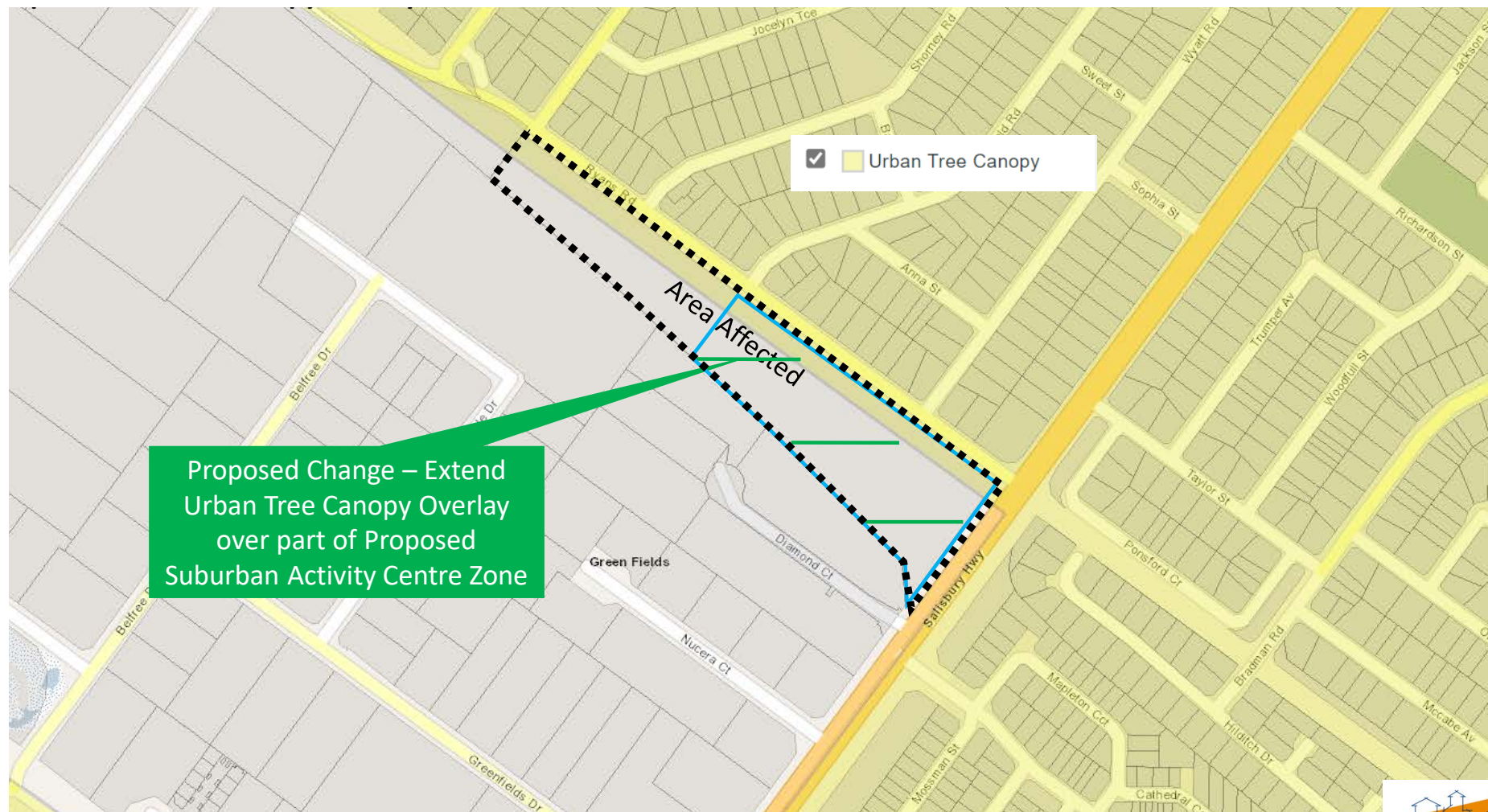












## Attachment C Strategic Planning Outcomes

**1. STRATEGIC PLANNING OUTCOMES**

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

**1.1. Summary of Strategic Planning Outcomes**

At a strategic level, rezoning the area affected for retail/bulky goods purposes – based on the retail investigations – provides greater convenience for nearby residents and workers, supports greater use of transport options such as walking, cycling and public transport, and fosters walkability and healthy neighbourhoods. Drawing on the retail investigations, the rezoning meets changing business and community needs, supports competition within the retail sector, and has potential to generate a significant positive outcome.

**1.2. Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
SPP 1 Integrated Planning	
1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.	Retail analysis supports the Area Affected being enabled for retail/bulky goods purposes.
1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.	The Area Affected 'is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.'

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.	Enabling the Area Affected for retail/bulky goods purposes supports 'Regenerate neighbourhoods to improve the quality and diversity of housing'.
1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.  1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.	Enabling the Area Affected for retail/bulky goods purposes provides greater convenience for nearby residents and workers. This supports 'greater use of active transport options such as walking, cycling and public transport'.
SPP 2 Design Quality	
2.1 Promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design.  2.2 Promote best practice in access and inclusion planning in the design of buildings and places by applying the principles of Universal Design, Crime Prevention Through Environmental Design and Access and Inclusion.  2.3 The development of environmentally sustainable buildings and places by applying Water Sensitive Urban Design and energy efficiency design solutions.	The following Policies related to Design Quality in the Planning and Design Code will not be changed.  These Policies will apply to any proposed development on the Area Affected. <ul style="list-style-type: none"> <li>• Advertisements</li> <li>• Clearance from Overhead Power Lines</li> <li>• Design</li> <li>• Design in Urban Areas</li> <li>• Infrastructure and Renewable Energy Facilities</li> <li>• Interface between Land Uses</li> <li>• Land Division</li> <li>• Tourism Development</li> <li>• Regulated and Significant Trees</li> <li>• Transport, Access and Parking</li> <li>• Waste Treatment and Management Facilities</li> </ul>
2.9 Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring	The Planning and Design Code contains existing policy on interface between land uses and about design quality.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>development considers existing and desired future context of a place.</p> <p>2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</p> <p>2.12 Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours.</p>	<p>Enabling the Area Affected for a retail/bulky goods based centre and its interface impacts on nearby housing has been investigated with a review of transport and Code policies about built form and greening in particular as well as interface which deals with impacts such as noise.</p> <p>Further guidance is expressed through the Concept Plan for the Area Affected.</p> <p>Existing Code policy about interface impacts – in particular noise – will be applied to a proposed development at the time of development application. Any proposed development and noise generated, be it traffic, parking or air conditioning, will need to meet relevant EPA standards.</p>
SPP 4 Biodiversity	
<p>4.4 Enhance the biodiversity of urban areas and townships through a connected and diverse network of green infrastructure systems along streetscapes, major watercourses, linear parks, open space, the coast and other strategic locations.</p> <p>4.5 Where impacts to biodiversity cannot be avoided, these impacts should be minimised and where possible, offset.</p>	<p>The following Overlays relate to Biodiversity.</p> <p>The Urban Tree Canopy is proposed to be extended over the part of the site to be within the Suburban Activity Centre Zone. Further guidance on greening is proposed on a Concept Plan, as described within the Code Amendment document.</p> <p>These Overlays will apply to any proposed development on the Area Affected.</p> <ul style="list-style-type: none"> <li>• Regulated and Significant Tree</li> <li>• Urban Tree Canopy.</li> </ul>
SPP 5 Climate Change	
<p>5.1 Create carbon-efficient living environments through a more compact urban form that supports active travel, walkability and the use of public transport.</p>	<p>Enabling the Area Affected for retail/bulky goods purposes – including adding traffic lights enabling crossing of Salisbury Highway - provides greater convenience for nearby residents and workers. This 'supports active travel, walkability and the use of public transport.</p>
<p>5.2 The good design of public places to increase climate change resilience and future livability.</p>	<p>The following Policies and Overlays related to Climate Change in the Planning and Design Code will not be changed by this Code Amendment.</p>

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>5.3 Facilitate climate-smart buildings to reduce our demand for water and energy.</p> <p>5.4 Mitigate the impacts of rising temperatures by encouraging water sensitive urban design, green infrastructure and other design responses.</p> <p>5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures.</p>	<p>A proposed Concept Plan provides some guidance about on site greening,</p> <p>These will apply to any proposed development on the Area Affected.</p> <ul style="list-style-type: none"> <li>• Design</li> <li>• Design in Urban Areas</li> <li>• Infrastructure and Renewable Energy Facilities</li> <li>• Waste Treatment and Management Facilities</li> <li>• Stormwater Management</li> <li>• Hazards (Flooding)</li> <li>• Hazards (Flooding - General)</li> <li>• Regulated and Significant Tree</li> </ul>
SPP6 Housing Supply and Diversity	
<p>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support livable and walkable neighbourhoods.</p> <p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p>	<p>Enabling the Area Affected for retail/bulky good purposes provides greater convenience for nearby residents and workers and promotes active travel and public transport use. This supports 'Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use'.</p> <p>The following Overlay related to Housing Supply and Diversity. This Overlay will apply to any proposed development on the Suburban Activity Centre Zone portion of the Area Affected.</p> <ul style="list-style-type: none"> <li>• Affordable Housing.</li> </ul>
SPP 7 Cultural Heritage	
<p>7.1 The sensitive and respectful use of our culturally and historically significant places.</p> <p>7.2 Recognise and protect Indigenous cultural heritage sites and areas of significance.</p>	<p>The Area Affected is acknowledged as 'Country' of the Kaurua people.</p> <p>Investigations of potential Aboriginal heritage through Taa wika<sup>1</sup> has not identified items of value.</p>

<sup>1</sup> [Taa wika - Cultural Heritage Database and Register](#) accessed 3 January 2023



State Planning Policy (SPP)	Code Amendment Alignment with SPPs
	The Area Affected contains no places designated as State or Local heritage places.
SPP 9 Employment Lands	
9.2 Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.	<p>The Area Affected is currently zoned for urban development by being within the Employment, Strategic Employment and General Neighbourhood Zones.</p> <p>This Code Amendment proposes the Area Affected enable a retail/bulky goods based centre.</p> <p>Enabling a centre supports 'Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services'.</p>
9.4 Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.	This Code Amendment proposes the Area Affected enable a centre 'in response to changing business and community needs.' as identified through the retail analysis'.
<p>9.7 Encourage appropriate retail development through the implementation of best practice retail planning guidelines (see Figure 5).</p> <p><b>Figure 5: Principles of Retail Planning</b></p> <p><b>Existing centres</b> – recognise existing activity centres, main streets and mixed-use areas as the primary place for commercial and retail activity.</p> <p><b>Expansion</b> – allow for expansion of designated centres at 'edge-of-centre' locations.</p> <p><b>New activity centres</b> – allow new activity centres to be established to support equitable and convenient access to services, while supporting productive settlement patterns.</p> <p><b>Hierarchy</b> – protect higher-order centres that support a productive settlement pattern, while allowing for smaller-scale activity centres to emerge and diversify.</p> <p><b>Urban design</b> – reinforce the role of land use policies to guide urban form and place-making in mixed-use activity centres.</p>	<p>This Code Amendment proposes to enable a retail/bulky goods based centre supported by retail analysis. This supports 'New activity centres – allow new activity centres to be established to support equitable and convenient access to services, while supporting productive settlement patterns'.</p> <p>The retail analysis considers existing centres and protects higher order centres.</p> <p>This Code Amendment enabling a retail based centre based on retail analysis aligns with 'allowing for small-scale activity centres to emerge and diversify'.</p>



State Planning Policy (SPP)	Code Amendment Alignment with SPPs
9.8 Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.	This Code Amendment supports 'competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities'
9.11 Encourage the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.	<p>This Code Amendment supports 'the development of integrated employment and residential mixed-use precincts where conflicts between uses can be managed.'</p> <p>Existing Code policy is sufficient to ensure responsible coexistence between different land uses adjacent the area affected.</p>
9.12 Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.	This Code Amendment supports 'employment ... precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity'.
SPP 11 Strategic Transport Infrastructure	
<p>11.1 Facilitate an efficient, reliable and safe transport network that connects business to markets and people to places (i.e. where they live, work, visit and recreate).</p> <p>11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.</p> <p>11.4 Minimise negative transport-related impacts on communities and the environment.</p> <p>11.5 Encourage development that supports the increased use of a wider variety of transport modes, including public transport, walking and cycling, to facilitate a reduced reliance on</p>	<p>This Code Amendment proposes the Area Affected enable a retail/bulky goods based centre 'that connects business to markets and people to places', 'maximises the use of current and planned investment in transport infrastructure', 'Minimise negative transport-related impacts on communities and the environment.' and 'supports the increased use of a wider variety of transport modes, including public transport, walking and cycling...'</p> <p>Investigations affirm the proposed rezoning and associated traffic lights meet DT standards and also enable nearby residential streets to have traffic movements within accepted standards.</p> <p>The following Overlays related to Strategic Transport Infrastructure will not be changed by this Code Amendment.</p>


State Planning Policy (SPP)	Code Amendment Alignment with SPPs
private vehicle travel and promote beneficial community health outcomes.	<p>These Overlays will apply to any proposed development on the Area Affected.</p> <ul style="list-style-type: none"> <li>• Traffic Generating Development</li> <li>• Urban Transport Routes.</li> </ul>
<b>SPP 14 Water Security and Quality</b>	
<p>14.5 Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and livability.</p> <p>14.6 Support development that does not adversely impact on water quality.</p> <p>14.7 Improve the alignment between urban water management and planning by adopting an integrated water management approach.</p>	<p>The following Overlays related to Water Security and Quality.</p> <p>These Overlays will apply to any proposed development on the Area Affected.</p> <ul style="list-style-type: none"> <li>• Prescribed Wells Area</li> <li>• Stormwater Management.</li> </ul>
<b>SPP 15 Natural Hazards</b>	
15.1 Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change.	<p>The following Overlays related to Natural Hazards will not be changed by this Code Amendment.</p> <p>These Overlays will apply to any proposed development on the Area Affected.</p> <ul style="list-style-type: none"> <li>• Hazards (Flooding)</li> <li>• Hazards (Flooding - General).</li> </ul>
<b>SPP 16 Emissions and Hazardous Activities</b>	
16.1 Protect communities and the environment from risks associated with industrial emissions and hazards (including radiation) while ensuring	<p>The following Overlays related to Emissions and Hazardous Activities will not be changed by this Code Amendment.</p>


State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>that industrial and infrastructure development remains strong through:</p> <p>a) supporting a compatible land use mix through appropriate zoning controls</p> <p>b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses</p> <p>c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.</p>	<p>These Overlays will apply to any proposed development on the area affected.</p> <ul style="list-style-type: none"> <li>• Aircraft Noise Exposure (ANEF 20)</li> <li>• Airport Building Heights (Regulated) (All structures over 15 metres)</li> <li>• Airport Building Heights (Regulated) (All structures over 45 metres)</li> <li>• Building Near Airfields</li> <li>• Defence Aviation Area (All structures over 90 metres).</li> </ul>
<p>16.2 Assess and manage risks posed by known or potential site contamination to enable the safe development and use of land.</p>	<p>The following Policies related to Site Contamination in the Planning and Design Code will not be changed by this Code Amendment.</p> <p>These Policies will apply to any proposed development on the Area Affected.</p> <ul style="list-style-type: none"> <li>• Site Contamination</li> </ul>


### 1.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

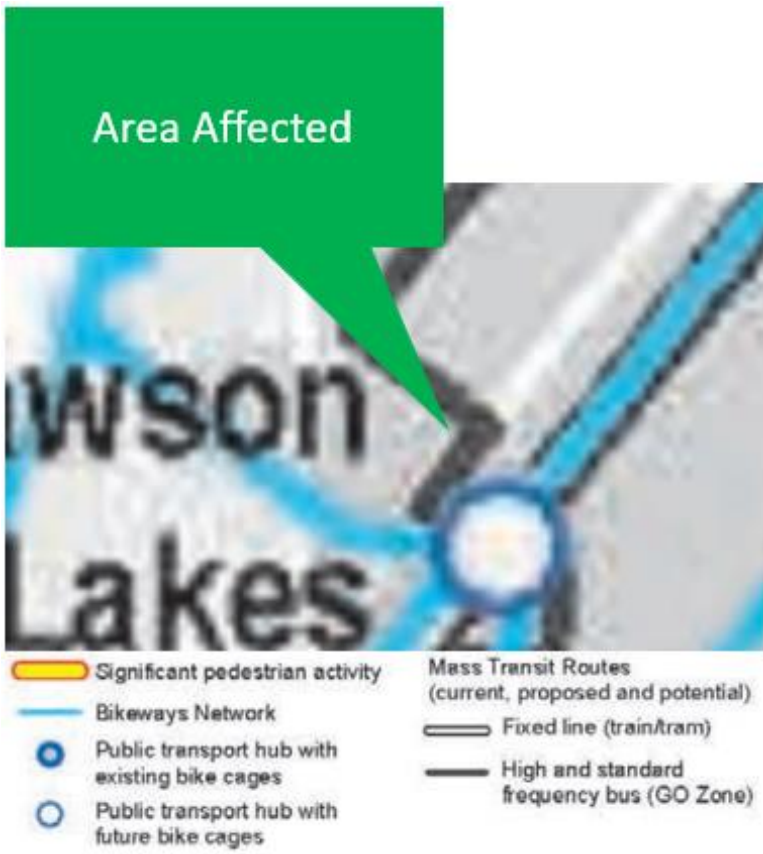
The Greater Adelaide volume of the Planning Strategy is relevant for this Code Amendment.

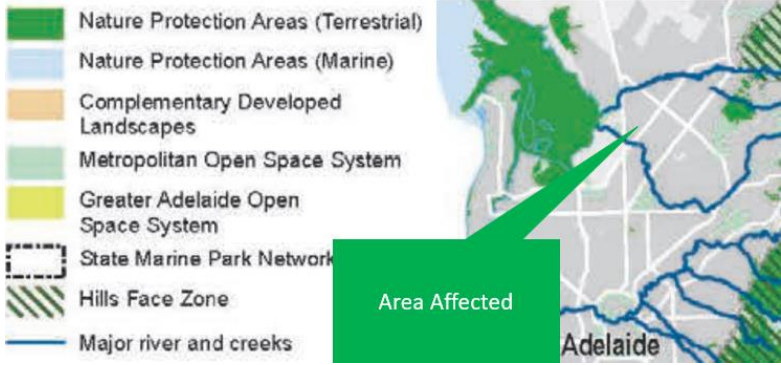
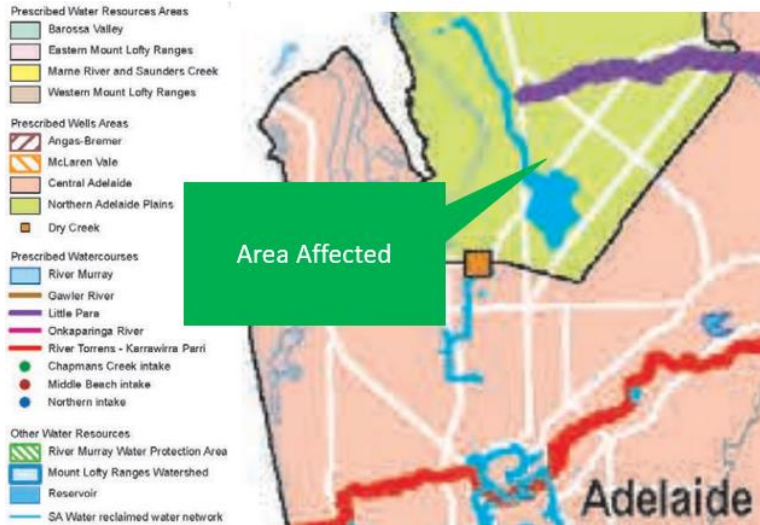
Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 3 – Designated urban areas and township boundaries' of the 30 Year Plan for Greater Adelaide shows the Area Affected as part of the planned urban lands to 2045, in context with District Centres, and located adjacent a high and standard frequency bus</p> 	<p>The Code Amendment supports the orderly development for the growing resident and worker population within this established area of the City of Salisbury.</p>


Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 4 – Business and Industry Clusters' of the 30 Year Plan for Greater Adelaide shows the Area Affected adjacent existing commercial and industrial areas, and housing.</p> 	<p>The Code Amendment supports the orderly development for the growing worker population within this established area of the City of Salisbury.</p>

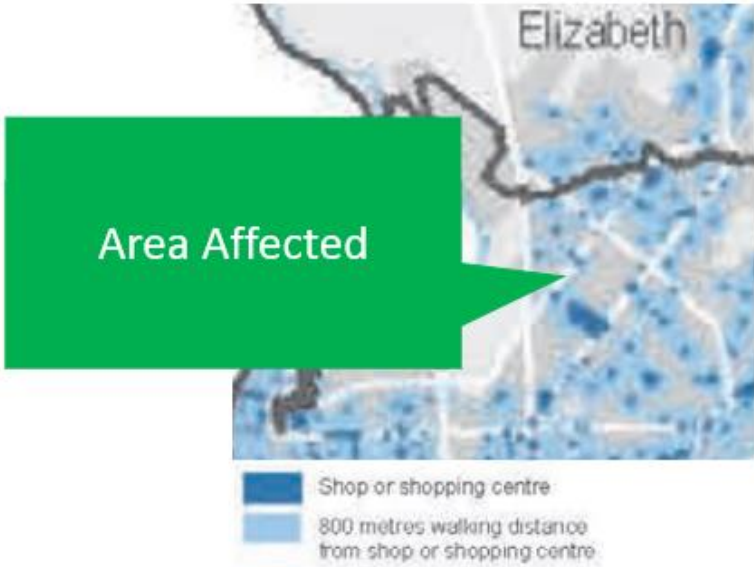
Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 7 — Major transport and public transport investments' of the 30 Year Plan for Greater Adelaide shows the Area Affected as part of the planned urban area and adjacent a 'Major Traffic and/or Freight Route'</p> 	<p>The Code Amendment supports the orderly development for the growing population within this established area of the City of Salisbury and is sited on a major transport route.</p>

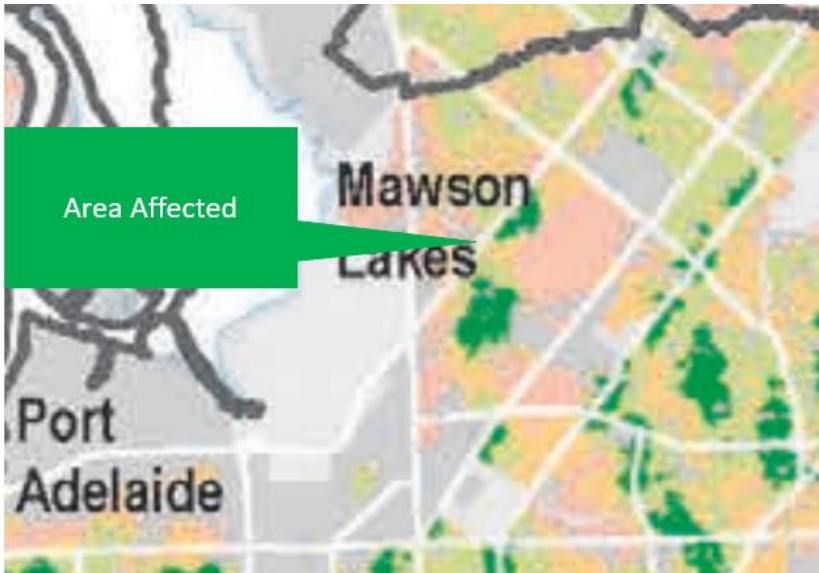


Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 8 — Bike network and pedestrian activity' of the 30 Year Plan for Greater Adelaide shows the Area Affected adjacent a bus route and some distance from the Bike Direct Network</p> 	<p>The Code Amendment is sited on a high and standard frequency bus route and in proximity to the bike direct network.</p>

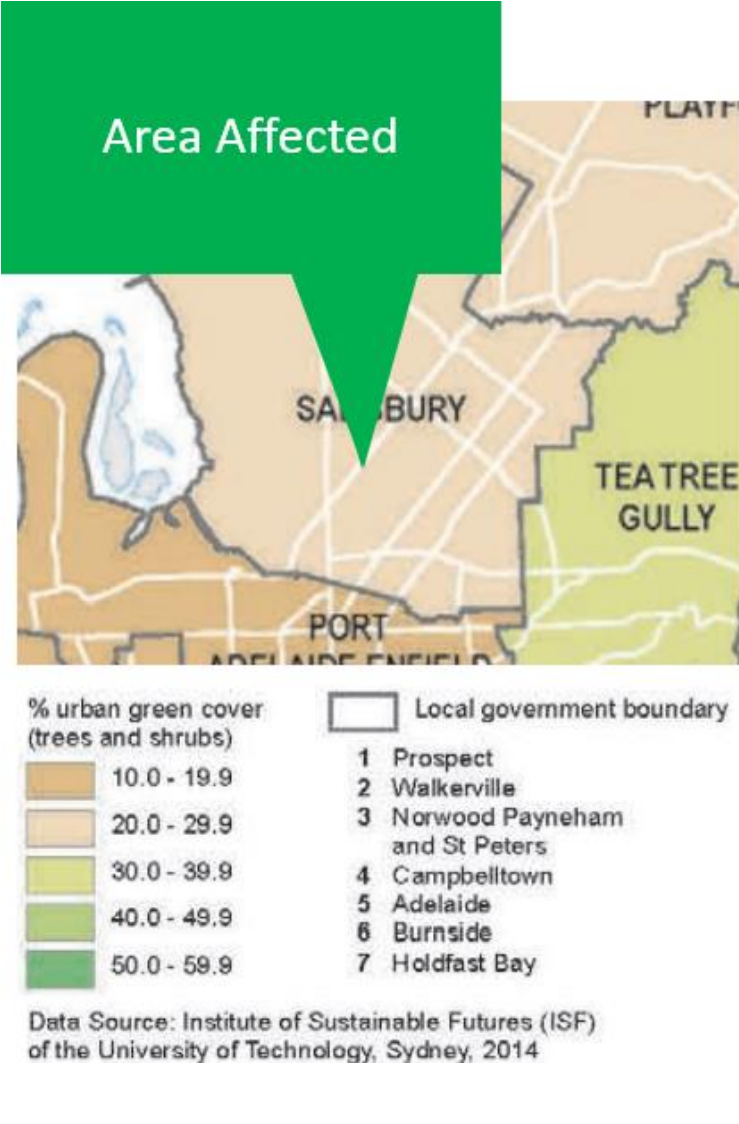
Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 10 — Biodiversity' of the 30 Year Plan for Greater Adelaide shows the Area Affected as part of the urban area and north of the waterway through Mawson Lakes.</p> 	<p>The Code Amendment maintains policy on regulated trees and proposes additional greening related policy on the Concept Plan.</p>
<p>'Map 12 — Water resources' of the 30 Year Plan for Greater Adelaide shows the Area Affected as part of the Northern Adelaide Plains and north of the Mawson Lakes water system described as a 'reservoir'.</p> 	<p>The Code Amendment maintains policy on stormwater and water sensitive urban design.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>“Map 15 — Current and proposed fixed line and high frequency bus routes’ of the 30 Year Plan for Greater Adelaide shows the Area Affected adjacent to a high and standard frequency bus and in proximity to mass transit on the Gawler Train Line.</p>  <p><b>Area Affected</b></p> <p><b>Mawson Lakes</b></p> <p><b>Current Mass Transit Catchments</b></p> <ul style="list-style-type: none"> <li>Walking catchments up to 5 minutes (400 metres walking distance) for fixed line public transport stops</li> <li>Walking catchments up to 10 minutes (800 metres walking distance) for fixed line public transport stops</li> <li>GO Zones (400 metres)</li> </ul> <p><b>Mass Transit Routes (current, proposed and potential)</b></p> <ul style="list-style-type: none"> <li>Fixed line (train/tram)</li> <li>High and standard frequency bus (GO Zone)</li> <li>Mass transit station - train and O-Bahn only</li> </ul>	<p>The Code Amendment is sited on a high and standard frequency bus route.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 17 — Inner, Middle and Outer Metro areas showing the four walkable neighbourhoods criteria' of the 30 Year Plan for Greater Adelaide shows the Area Affected as being not within '800m walking distance from shop or shopping centre'.</p> 	<p>The Code Amendment enables the retail/bulky goods development of land and with associated traffic lights enabling crossing of Salisbury Highway, improves neighbourhood walkability and active living.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan																												
<p>'Map 18 — Proportion of population within walking distance of services' of the 30 Year Plan for Greater Adelaide shows the Area Affected with a low proportion of the population within walking distance of services.</p>  <p>Area Affected</p> <p>Services/Amenities incorporate:</p> <ul style="list-style-type: none"><li>Public open space greater than 4,000m<sup>2</sup><ul style="list-style-type: none"><li>- 400 metres walking distance</li></ul></li><li>Primary schools<ul style="list-style-type: none"><li>- 1,000 metres walking distance</li></ul></li><li>Shop or shopping centres<ul style="list-style-type: none"><li>- 800 metres walking distance</li></ul></li><li>Frequent public transport<ul style="list-style-type: none"><li>- 800 metres from fixed line stations/stops</li><li>- 400 metres from bus stops (GO Zones)</li></ul></li></ul> <table><caption>% of population within walking distance of services</caption><tr><th>No. of Services/ Amenities</th><th>Inner Metro Infill</th><th>Middle Metro Infill</th><th>Outer Metro Fringe/Township</th></tr><tr><td>0</td><td>0%</td><td>1%</td><td>6%</td></tr><tr><td>1</td><td>5%</td><td>14%</td><td>30%</td></tr><tr><td>2</td><td>21%</td><td>32%</td><td>35%</td></tr><tr><td>3</td><td>39%</td><td>37%</td><td>28%</td></tr><tr><td>4</td><td>54%</td><td>66%</td><td>24%</td></tr><tr><td>(3+4)</td><td>73%</td><td>53%</td><td>30%</td></tr></table>	No. of Services/ Amenities	Inner Metro Infill	Middle Metro Infill	Outer Metro Fringe/Township	0	0%	1%	6%	1	5%	14%	30%	2	21%	32%	35%	3	39%	37%	28%	4	54%	66%	24%	(3+4)	73%	53%	30%	<p>The Code Amendment enables the retail/bulky goods development of land and improves the proportion of the population within walking distance of services.</p>
No. of Services/ Amenities	Inner Metro Infill	Middle Metro Infill	Outer Metro Fringe/Township																										
0	0%	1%	6%																										
1	5%	14%	30%																										
2	21%	32%	35%																										
3	39%	37%	28%																										
4	54%	66%	24%																										
(3+4)	73%	53%	30%																										



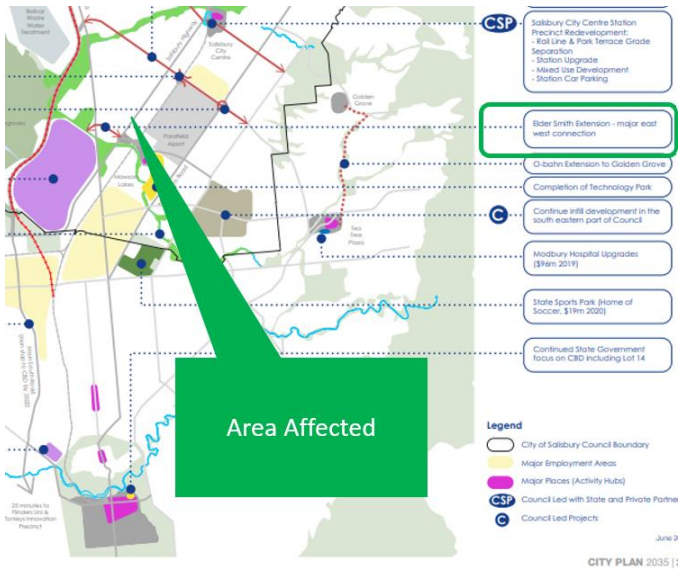
Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>'Map 19 — Existing urban green cover across metropolitan Adelaide (indicative)' of the 30 Year Plan for Greater Adelaide shows the Area Affected being part of the City of Salisbury with 20 – 29.9% green cover.</p>  <p>Area Affected</p> <p>% urban green cover (trees and shrubs)</p> <ul style="list-style-type: none"> <li>10.0 - 19.9</li> <li>20.0 - 29.9</li> <li>30.0 - 39.9</li> <li>40.0 - 49.9</li> <li>50.0 - 59.9</li> </ul> <p>Local government boundary</p> <ul style="list-style-type: none"> <li>1 Prospect</li> <li>2 Walkerville</li> <li>3 Norwood Payneham and St Peters</li> <li>4 Campbelltown</li> <li>5 Adelaide</li> <li>6 Burnside</li> <li>7 Holdfast Bay</li> </ul> <p>Data Source: Institute of Sustainable Futures (ISF) of the University of Technology, Sydney, 2014</p>	<p>The Code Amendment enables the retail/bulky goods development of land, noting it is able to be able under the current zoning to be developed for urban purposes.</p> <p>The following Policy related to green cover will not be changed by this Code Amendment.</p> <ul style="list-style-type: none"> <li>Regulated and Significant Tree</li> </ul> <p>The Urban Tree Canopy will be extended over the proposed Suburban Activity Centre Zone as well as additional guidance on greening offered on the proposed Concept Plan.</p>



### 1.4. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
City Plan 2035 by City of Salisbury	
<p>City Plan envisages a 'progressive, sustainable and connected community'. The Plan has actions and indicators for the City within the following directions:</p> <ul style="list-style-type: none"> <li>• A welcoming and liveable City</li> <li>• A sustainable City</li> <li>• A growing City that creates new opportunities.</li> </ul>	<p>The Code Amendment enables the retail/bulky goods development of land, This improves opportunities for welcome and liveability, sustainability and new opportunities.</p>
<p>The Plan envisages east west extension of Elder Smith Road, this to the south of the Area Affected.</p> 	<p>The Code Amendment does not conflict with east west extension of Elder Smith Road.</p>

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Landscape Plan by the City of Salisbury	
<p>For 'commercial developments', the Landscape Plan states 'Landscape Plans are a requirement of the development approval process. Plans must be submitted for approval for commercial development applications.'</p>	<p>The Code Amendment enables the retail/bulky goods development of land, noting it is able to be able under the current zoning to be developed for urban purposes.</p> <p>The following Policy related to green cover will not be changed by this Code Amendment.</p> <ul style="list-style-type: none"> <li>• Regulated and Significant Tree</li> </ul> <p>The Urban Tree Canopy will be extended over the proposed Suburban Activity Centre Zone as well as additional guidance on greening offered on the proposed Concept Plan.</p>
Building City Pride Strategy by the City of Salisbury	
<p>This Plan outlines strategies and actions to:</p> <p>'1. Improve the amenity and visual appearance of the City</p> <p>2. Strengthen social networks and community cohesion</p> <p>3. Promote the merits of the City as a great place to live, work and play.'</p>	<p>The Code Amendment enables the retail/bulky goods development of land and improves neighbourhood walkability, as well as the amenity of the City.</p> <p>This strengthens social networks and the appeal of the City as a 'great place to live, work and play'.</p>

## ABORIGINAL HERITAGE SITES



David Bailey  
Community Place Planning Pty Ltd  
C/- 219 Henley Beach Road  
Torrensville 5031 South Australia

Dear David

Thank you for the search request dated 20 Jun 2023. The search was based on the title details - Title Type: CT, Volume: 6283, Folio: 699. The address for this parcel is: 2 RYANS RD GREEN FIELDS SA 5107. Your reference is 4967.

I advise that the central archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by Aboriginal Affairs and Reconciliation (AAR), has no entries for Aboriginal sites at this location.

The applicant is advised that sites or objects may exist in the proposed development area, even though the Register does not identify them. All Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* (the Act), whether they are listed in the central archive or not. Land within 200 metres of a watercourse (for example the River Murray and its overflow areas) in particular, may contain Aboriginal sites and objects.

Pursuant to the Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains (registered or not) without the authority of the Premier. If the planned activity is likely to damage, disturb or interfere with a site, object or remains, authorisation of the activity must be first obtained from the Premier under Section 23 of the Act. Section 20 of the Act requires that any Aboriginal sites, objects or remains, discovered on the land, need to be reported to the Premier. Penalties apply for failure to comply with the Act. It should be noted that this Aboriginal heritage advice has not addressed any relevant obligations pursuant to the *Native Title Act 1993*.

Please be aware in this area there are Aboriginal groups/organisations/traditional owners that may have an interest. These may include:

**Kurna Yerta Aboriginal Corporation**

**Chairperson:** Tim Agius

**Address:** C/- South Australian Native Title Services Level 4 345 King William Street ADELAIDE SA 5000

**Telephone:**

**Email:**

**Contact Officer:** Tom Jenkin

**Telephone:** 08 81102800

**Email:** tomj@nativetitlesa.org info@nativetitlesa.org

If you require further information, please contact the Aboriginal Heritage Team on telephone (08) 8303 0738 or send to our generic email address AAR.HeritageSites@sa.gov.au

Yours sincerely,

**HERITAGE INFORMATION TEAM  
ABORIGINAL AFFAIRS & RECONCILIATION**

22 June 2023

Aboriginal Affairs and Reconciliation | Date: Thu Jun 22 2023 11:22:49 GMT+0930 (ACST)  
Level 16, 30 Wakefield Street | GPO Box 464 Adelaide SA 5001





# Lot 1001 Salisbury Highway Green Fields SA

## Retail demand & impact assessment

Prepared for Thirteen Commercial  
3 February 2023



**Deep End Services**

Deep End Services is an economic research and property consulting firm based in Melbourne. It provides a range of services to local and international retailers, property owners and developers including due diligence and market scoping studies, store benchmarking and network planning, site analysis and sales forecasting, market assessments for a variety of land uses, and highest and best use studies.

**Contact**

Deep End Services Pty Ltd  
Suite 304  
9-11 Claremont Street  
South Yarra VIC 3141

T +61 3 8825 5888

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deependservices.com.au

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Director

chris.abery@deependservices.com.au

**Toby Wooldridge**

Senior Analyst

toby.wooldridge@deependservices.com.au

**Document Name**

Green Fields retail demand & impact report - 3 Feb 2023  
03.02.23

**We acknowledge Aboriginal people as the First Peoples and Nations of the lands and waters we live and work upon and we pay our respects to their Elders past, present, and emerging. We acknowledge and respect the deep spiritual connection and the relationship that Aboriginal and Torres Strait Islander people have to Country.**

**Disclaimer**

This report has been prepared by Deep End Services Pty Ltd solely for use by the party to whom it is addressed. Accordingly, any changes to this report will only be notified to that party. Deep End Services Pty Ltd, its employees and agents accept no responsibility or liability for any loss or damage which may arise from the use or reliance on this report or any information contained therein by any other party and gives no guarantees or warranties as to the accuracy or completeness of the information contained in this report.

This report contains forecasts of future events that are based on numerous sources of information as referenced in the text and supporting material. It is not always possible to verify that this information is accurate or complete. It should be noted that information inputs and the factors influencing the findings in this report may change hence Deep End Services Pty Ltd cannot accept responsibility for reliance upon such findings beyond six months from the date of this report. Beyond that date, a review of the findings contained in this report may be necessary.

This report should be read in its entirety, as reference to part only may be misleading.



## Contents

<b>Executive Summary</b>	<b>i</b>
<b>1 Introduction</b>	<b>1</b>
<b>2 Green Fields</b>	<b>2</b>
2.1 Regional context	2
2.2 Local context	4
2.3 Site description	6
2.4 Master Plan	7
<b>3 Catchment area analysis</b>	<b>9</b>
3.1 Catchment area definition	9
3.2 Population	11
3.3 Dwelling approvals	11
3.4 Demographic profile	12
3.5 Local employment	14
3.6 Retail spending	15
<b>4 Activity centres</b>	<b>17</b>
4.1 Overview	17
4.2 Centres within catchment area	19
4.3 Centres beyond catchment area	20
<b>5 Economic need</b>	<b>24</b>
5.1 Supermarkets provision	24
5.2 Specialty retail provision	26
5.3 Online, Home Delivery, Click & Collect	27
5.4 Large Format Retail provision	28
5.5 Pad sites	28
<b>6 Economic Impact Assessment</b>	<b>31</b>
6.1 Approach	31
6.2 Sales forecast	32
6.3 Centre effects	33
6.4 Positive aspects	34
<b>7 Conclusions</b>	<b>37</b>

## Tables + Figures

Table 1—Land use & tenancy area schedule	7
Table 2— Historical and projected population	11
Table 3— Demographic characteristics (2021 Census)	13
Table 4— Trade area spending estimates (at constant \$2022)	16
Table 5—Centre floorspace by tenant type	17
Table 6—Specialty retail provision	26
Table 7—Projected total centre sales (2025)	32
Table 8—Projected centre market shares	32
Table 9— Estimated trading impacts Green Fields development	34
Figure 1—Regional context	3
Figure 2— Average daily traffic (2 way)	4
Figure 3—Local context	5
Figure 4— Lot 1001 Salisbury Highway Master Plan	8
Figure 5— Lot 1001 Salisbury Highway Neighbourhood Commercial Centre Plan	8
Figure 6— Catchment area	10
Figure 7—Residential building approvals	11
Figure 8— Workforce by local area - 2021	14
Figure 9— Catchment per capita spending rates (2022)	15
Figure 10—Activity Centres & supermarkets	18
Figure 11—Average supermarket floorspace provision rates	25
Figure 12— Catchment area supermarket floorspace demand & supply, 2021-2032	25
Figure 13— Australian online retail turnover	27
Figure 14—Large format retailers	30
Figure 15— Unemployment by SA2 area	35

Executive Summary

Site

- <sup>01</sup> The 3.26 hectare site is on the south-west corner of Salisbury Highway and Ryans Road, Green Fields. The sprawling residential area of Parafield Gardens extends north of the site, Mawson Lakes lies to the south and the Green Fields industrial area abuts the site to the south-west. It is a high profile site well connected to the southern residential areas of Salisbury, an industrial workforce of 1,600 people and over 40,000 vehicles per day on Salisbury Highway.
- <sup>02</sup> The site is within three different zones within the Planning and Design Code. The Employment Zone enables small shops up to 100 sqm, the Strategic Employment Zone small shops up to 250 sqm, and the General Neighbourhood Zone, shops up to 200 sqm.

Zoning

- <sup>03</sup> A request for an Amendment to the Planning and Design Code will propose an enabling zone for a retail based centre. The proposed Code Amendment will involve investigations and stakeholder, council and community engagement as envisaged within SA's planning system. The decision maker for adoption of a proposed zoning is the Minister for Planning who will be informed by the investigations and stakeholder consultation and advice from the State Planning Commission, Planning and Land Use Services (SA Government), and the City of Salisbury,.
- <sup>04</sup> Should the land be rezoned, a development application seeking approval to develop the site for a retail based centre will need to be lodged. This development application will be assessed regarding the Planning and Design Code, as amended by the rezoning.
- <sup>05</sup> The investigations and engagement through the rezoning and the preparation of a development application may lead to variations from the Master Plan concept shown in this report.

Proposed development concept

- <sup>06</sup> The proposed development concept shown on the Master Plan comprises a supermarket-based neighbourhood shopping centre (6,220 sqm GLA), two pad sites for quick service restaurants on Salisbury Highway, a warehouse and click 'n collect facility associated with the proposed supermarket, commercial showrooms and bulky goods tenancies.
- <sup>07</sup> The size and composition of the development is best described as a Suburban Activity Centre under the existing centres hierarchy established within the Planning and Design Code.
- <sup>08</sup> The Master Plan shows integrated car parking and circulation aisles between the uses. The neighbourhood centre has parking for 325 cars and the warehouse zone / bulky goods zone has 75 customer spaces. Proposed access is a left in and out crossover to Salisbury Highway and two crossovers to Ryans Road. Access to the loading dock is shown over an adjoining industrial property to the west.

- <sup>09</sup> The supermarket tenant is yet to be confirmed however a national brand operating a full-line store is assumed. The investigations and engagement through the rezoning, and the preparation of a development application may lead to variations from the development concept shown in the Master Plan in this report.

#### **Catchment area**

- <sup>10</sup> The primary catchment covers the central and southern areas of Parafield Gardens and areas of Mawson Lakes west of the rail line. A secondary north trade area extends to Kings Road and Little Para River and over part of Salisbury Downs.
- <sup>11</sup> The primary catchment area had 16,362 people at the 2021 Census and the secondary sector 10,704. The total trade area is projected to grow from 27,066 people in 2021 to 28,800 in 2031 – a 10 year average growth rate of 0.6% per annum.
- <sup>12</sup> The primary trade area is characterised by ‘couples with children’ in detached homes, a young age structure and a high proportion of overseas born residents. Almost 40% of the population has Asian ancestry. Average household income levels are -4% below the Adelaide average and mortgaged dwellings are higher than average.
- <sup>13</sup> The young family profile with mortgage commitments lends itself to a wide range and choice of local shopping options close to home. In particular, increased choice and competition between supermarkets can lower average grocery bills for families with rising mortgage payments and the elderly on fixed low incomes.

#### **Competition**

- <sup>14</sup> The centres hierarchy across Salisbury is characterised by the larger street-based Urban Activity Centres at Salisbury and Mawson Lakes and the mall-based Hollywood Plaza. The next level in the hierarchy is supermarket-based Suburban Activity (or Neighbourhood) Centres distributed through the region.
- <sup>15</sup> The nearest centres are Parafield Gardens based on an Asian grocer (1km north east) and the Foodland-based Martins Plaza in central Parafield Gardens (2.6 km north). Mawson Lakes to the south-east has a range of supermarkets and services catering to a wider resident, student and business market while to the north, beyond the catchment area is Hollywood Plaza and smaller Coles and Woolworths-based centres in Paralowie.

#### **Need**

- <sup>16</sup> The supermarket floorspace provision rate (measured as supermarket GLA sqm per capita) is well below the Adelaide average in the total trade area.
- <sup>17</sup> The addition of the proposed supermarket (4,150 sqm) will significantly improve choice and availability for catchment area residents however floorspace provision rates after its development will still be less than the Adelaide average.

**Impacts**

- <sup>18</sup> The assessed trading impacts from the proposed development on centres in the area are in the low-mid range of -3.0% to -9.5% of sales in 2025. These impacts will be recovered with population and spending growth in their respective catchments within 1-3 years.
- <sup>19</sup> Impacts from the proposed centre are lessened or mitigated by the low provision of supermarket floorspace in the market, the relatively strong trading position of most supermarkets, low vacancy levels at competing centres and the wide distribution of sales across a wide area and multiple centres. Most of the sales effects will fall disproportionately on large national chain supermarkets who can withstand small – medium fluctuations in their sales.

**Benefits**

- <sup>20</sup> The benefits include improved access and choice of neighbourhood shopping for a mid-low income suburban area, improved supermarket home delivery and click 'n options, a better range of quick service restaurants and cafés/eateries in the centre and a small range of showroom uses.
- <sup>21</sup> The location and layout of the centre is convenient for residents, workers in the industrial estate and passing traffic. It will provide a new focal point for the lower Salisbury area with a contemporary design, in contrast to the dated centres which characterise other parts of the catchment.
- <sup>22</sup> The completed neighbourhood centre will generate about 125 FTE jobs on site plus other support roles and services in an area with above average unemployment. The warehouse and bulky goods / showroom uses are estimated to generate an additional 100 FTEs in storage, distribution, customer service and direct transport roles.
- <sup>23</sup> The proposal appears likely to deliver a strong net community benefit for the area.

# 1

## Introduction

This report has been prepared on the instructions of Evo Arc for Thirteen Commercial, who are contracted to purchase the land known as Lot 1001 Salisbury Highway, Green Fields. It accompanies a proposal seeking an Amendment to the Planning and Design Code to facilitate future development on part of the 5.1-hectare site for a retail, warehouse and bulky goods uses.

The land earmarked for development is 3.26 hectares in area or about two thirds of the total site area. The developable area (hereafter referred to as the site) extends from Salisbury Highway approximately 350 metres west with a narrow and long orientation between Ryans Road (north) and the Green Fields industrial area (south).

This report presents an independent assessment of the retail, warehouse, and bulky goods component of the proposed development as shown on the Master Plan, including an analysis of retail need and an examination of the potential effects on other centres if development occurs in accordance with the proposed Master Plan.

The report is presented in the following sections:

- Section 2 describes the local site context and proposed development.
- Section 3 identifies the catchment served by the development and presents an assessment of population, demographics, and local spending rates.
- Section 4 outlines the retail centres hierarchy within and beyond the catchment.
- Section 5 presents the economic need relating to the proposed supermarket, specialty retail, warehouse, bulky goods and pad site uses.
- Section 6 assesses the likely economic outcomes from the proposed development including trading impacts and employment generation.
- Section 7 summarises the report findings.



# 2

## Green Fields

### 2.1 Regional context

Green Fields is a small, industrial suburb in the southern part of the City of Salisbury bounded by Salisbury Highway (east), Ryans Road and residential areas of Parafield Gardens (north), Port Wakefield Road (west) and the western residential area of Mawson Lakes (south).

Salisbury Highway passes the site extending north into the large contiguous urban area comprising Parafield Gardens, Salisbury Downs, Salisbury, Paralowie, Salisbury North and Burton. In the last 10 years, this area and the suburb of Mawson Lakes has grown from 71,800 people in 2011 to 83,085 in 2021.

The two suburbs adjoining the site, Parafield Gardens (18,718 people in 2021) and Mawson Lakes (13,676 people) have 32,400 people within 3km of the site. These suburbs have grown by about 5,900 people in the last 10 years and 1,800 people in the last 5 years.

Major retail centres north of the site are Salisbury Town Centre (Parabanks Shopping Centre) and Hollywood Plaza. Elsewhere, the north and central suburbs of Salisbury are served by a range of smaller supermarket-based neighbourhood centres.

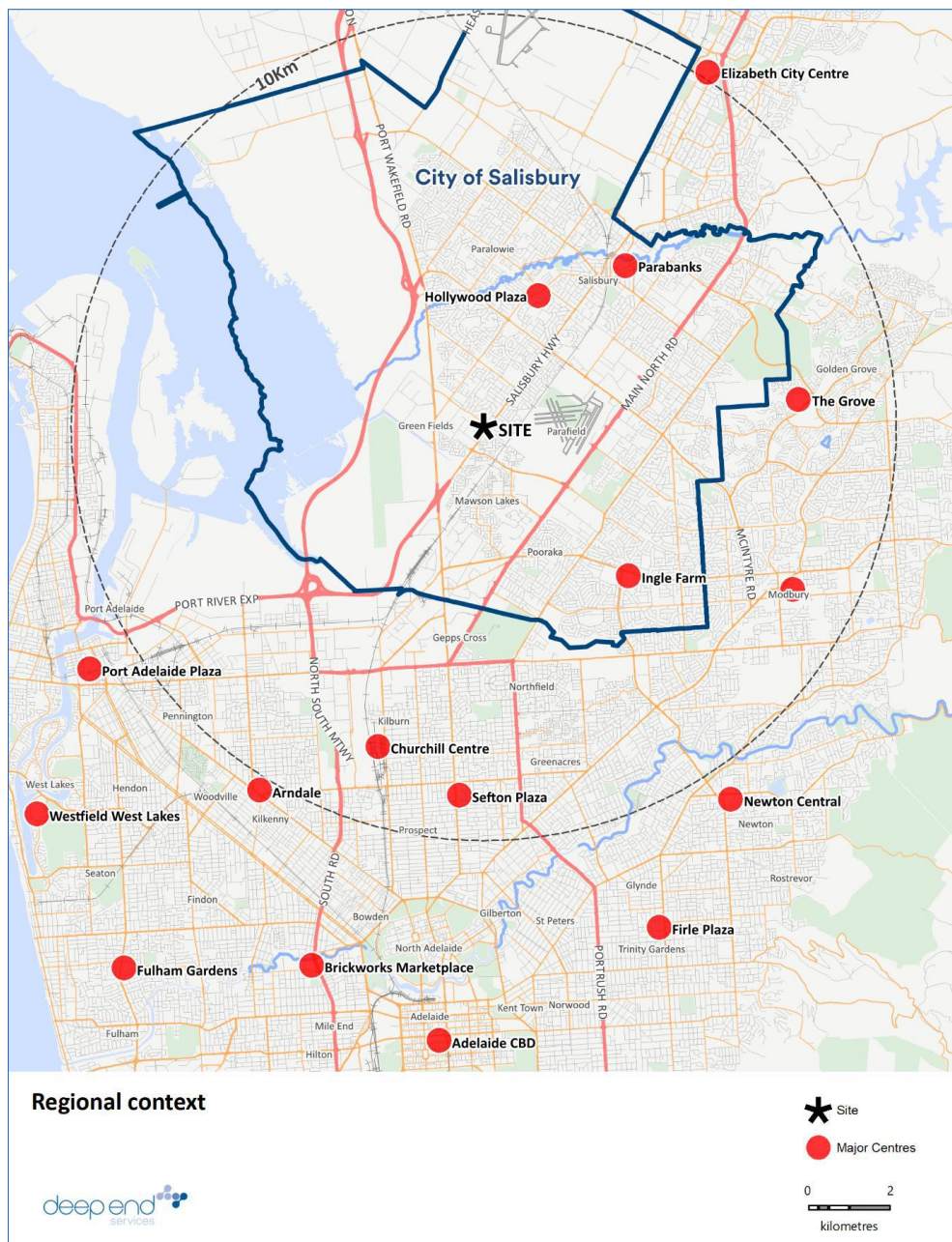
Large non-residential areas close to the site include:

- Parafield Airport.
- Industrial areas of Cavan and Gepps Cross to the south and Salisbury South to the north.
- The harness racing track and other equine industry-related uses at Globe Derby Park to the west.
- University of South Australia campus and business park uses at Mawson Lakes.

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

Figure 1—Regional context



Source: Deep End Services

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

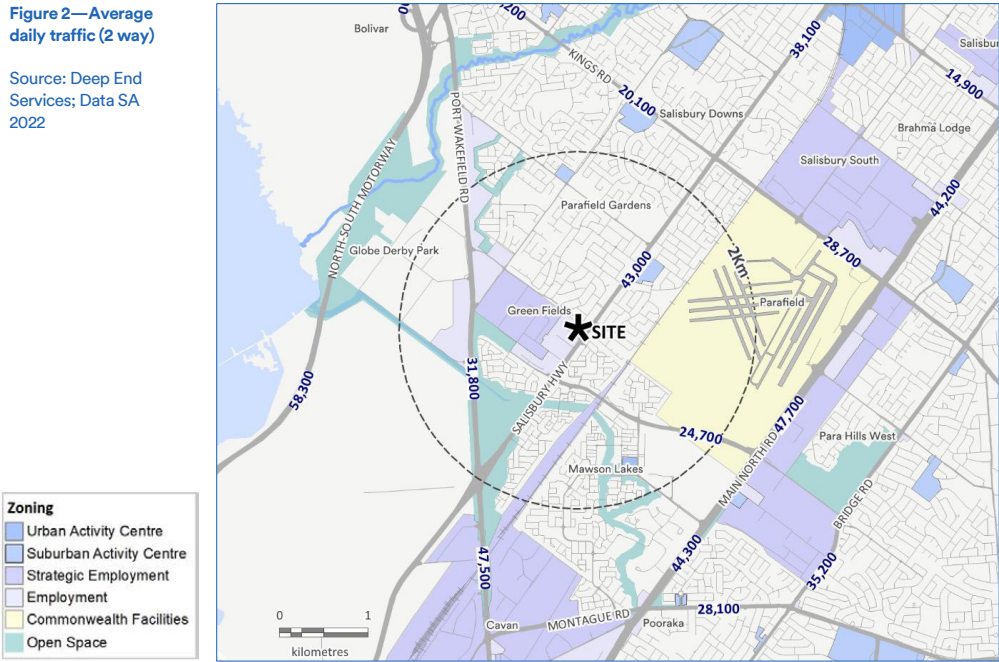
2.2 Local context

The site is on the south-west corner of Salisbury Highway and Ryans Road. Salisbury Highway is a 4-lane divided arterial with southern connections to Port River Expressway, South Road and Main North Road (Princes Highway). North of the site it dissects the City of Salisbury, bypassing Salisbury Town Centre through to Main North Road.

Where it passes the site, Salisbury Highway carries about 43,000 vehicles per day (refer Figure 2) highlighting its function as a busy commuter and local traffic route to wider areas of the city. Its volumes are comparable to sections of Main North Road and the southern section of Port Wakefield Road. These volumes present attractive opportunities for retail and commercial uses.

Ryans Road is a local east-west distributor between Salisbury Highway and Port Wakefield Road with local street connections into the Parafield Gardens residential area and Green Fields industrial area.

Figure 2—Average daily traffic (2 way)  
Source: Deep End Services; Data SA 2022

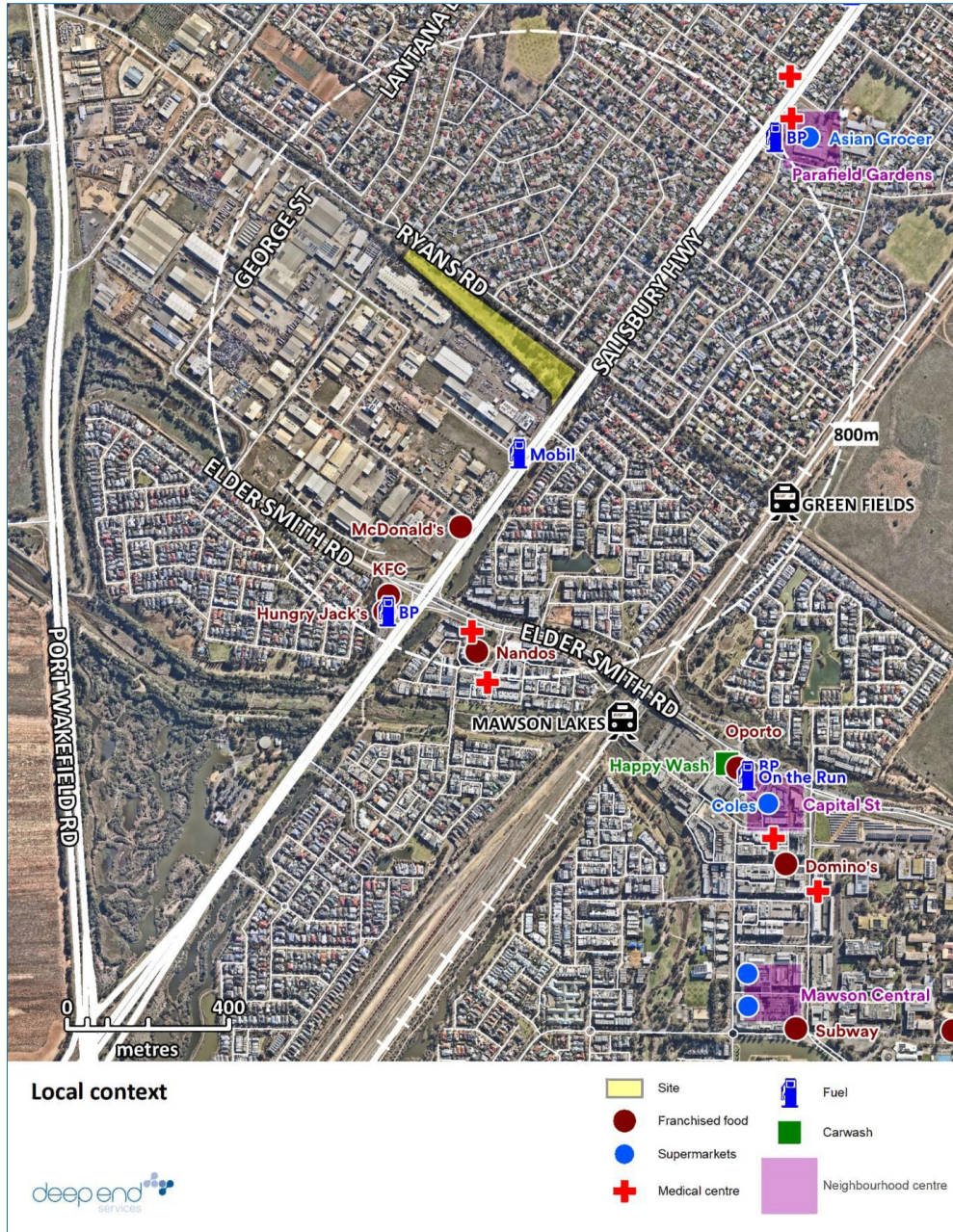


Parafield Gardens to the north has good local and arterial road connections to the site. This large residential area of over 18,000 people is served locally by a small, embedded centre (Martins Plaza) on the corner of Martins Road and Shepherdson Road, a larger and similarly dated local centre north of the site on Salisbury Highway and a standalone ALDI store on Kings Road.

Full-line supermarkets are located outside Parafield Gardens at Paralowie, Salisbury Downs and Mawson Lakes.



Figure 3—Local context



Source: Deep End Services; NearMap imagery (May 2022)

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

The suburb of Mawson Lakes is divided into several discrete areas where the main body of 8,000 people reside east of the northern rail line with one road connection (Elder Smith Road) through to Salisbury Highway. Smaller population cells with better access to the site are located between the rail line and Salisbury Highway (population 4,334) and west of Salisbury Highway (population 1,308).

Other relevant land use patterns and connections through the corridor and within a short drive of the site identified in Figure 3 include:

- The Green Fields general industrial area which is largely developed with a range of small to mid-sized warehouse, freight and logistic businesses and fabrication, processing, automotive and other light industrial uses.
- Franchised food and fuel south of the site on Salisbury Highway including, McDonalds, Mobil and co-located BP, KFC and Hungry Jacks.
- Parafield Gardens Shopping Centre, which includes an Asian supermarket (2,053 sqm), medical uses, a BP service station and 1,300 sqm of specialty shops.
- The railway corridor parallel to, and east of Salisbury Highway and Parafield Airport which are barriers to east-west traffic movements.
- Significant retail and community infrastructure in Mawson Lakes Town Centre including three supermarkets.

### 2.3 Site description

Lot 1001 Salisbury Highway has a long, narrow orientation between Ryans Road and the adjoining industrial area to the south. The north and south boundaries converge to a point at the western end, rendering an area unusable for development.

The land for the proposed retail development is 3.26 hectares covering about two thirds of the central and eastern part of Lot 1001. The western part is intended for bulky goods and showrooms.

The site is generally flat and clear with mature tree lines along the Ryans Road boundary and southern industrial boundary. The north side of Ryans Road is a residential interface of single storey detached dwellings.

The Salisbury Highway and Ryans Road intersection is unsignalised with full turning movements from protected turning lanes in the median break. Salisbury Highway is a straight, flat and wide easement with no central plantation which affords good visibility and sight lines to the site and turning lanes. A bus stop is located on the Salisbury Highway frontage of the site for various north-bound routes.

The site is 560 metres from the Green Fields railway station on the Gawler line and directly linked by a green space corridor and informal pedestrian path. This link could be strengthened with the proposed development.

Under the Planning & Design Code the site is within three different zones. The Employment Zone enables small shops up to 100 sqm, the Strategic Employment Zone small shops up to 250 sqm and the General Neighbourhood Zone, shops up to 200 sqm. Bulky goods outlets and standalone shops are permitted where they are located on sites with a frontage to a State Maintained Road.

2.4 Master Plan

A Master Plan (refer Figure 4) divides the site into two distinct parts

- a neighbourhood shopping centre of 6,220 sqm GLA on the eastern Salisbury Highway section; and
- warehouse and bulky goods / showroom uses on the western section.

The neighbourhood centre components are:

- A full-line supermarket (4,150 sqm GLA) opening to a small, enclosed mall.
- Mall-based and external facing specialty shops of 2,070 sqm GLA (including a 250 sqm liquor store).
- Connected open parking areas along both frontages.
- Mall openings to the main eastern car park and to the north-side parking.
- 2 pad sites on the Salisbury Highway corners of the site.
- A left-in and out crossover to Salisbury Highway and a crossover to Ryans Road.
- A landscaped buffer to Ryans Road preserving the existing tree line.

On the western section of the site:

- An online home delivery fulfillment warehouse (830 sqm GLA) and click & collect staging area connected to the supermarket with 8 dedicated drive thru parking spaces.
- Proposed access for supermarket deliveries and other heavy vehicles from a new crossover to an industrial property and access easement to the south.
- Commercial tenancies (1,280 sqm GLA) shielding the truck and loading bay areas of the supermarket and warehouse.
- A strip of bulky goods, showroom and warehouse units (5,215 sqm GLA) extending to the western end of the site.

The proposed uses and floor areas are summarised in Table 1. Investigations and engagement through the rezoning process and the preparation of a development application may lead to variations from the development concept shown in the Master Plan.

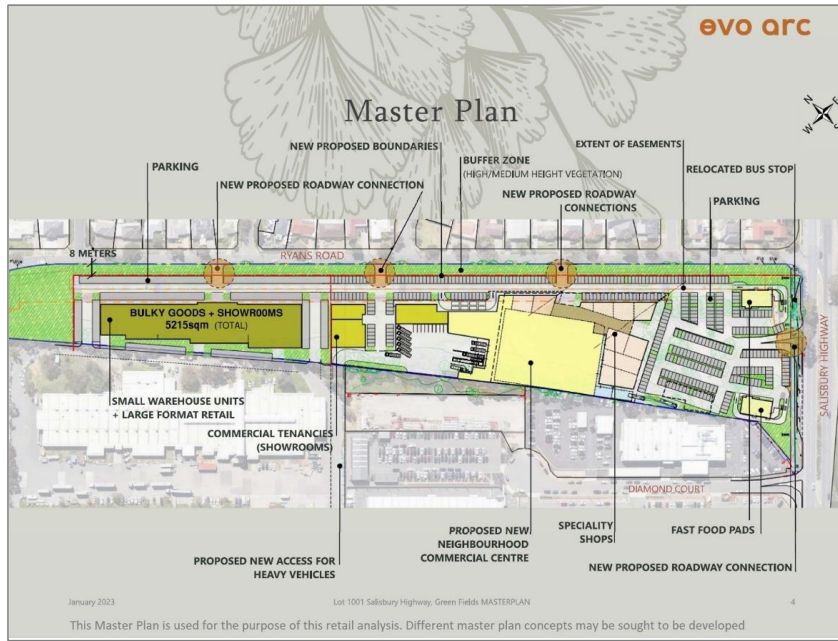
Table 1—Land use & tenancy area schedule

Source: evo arc

Use / tenancy	Floorspace (sqm GLA)
<b>Neighbourhood Centre</b>	
- Supermarket	4,150
- Liquor store	250
- Specialty shops	1,820
<b>Sub total centre</b>	<b>6,220</b>
Pad sites (#2)	520
Warehouse (click 'n collect)	830
Commercial tenancies	1,280
Bulky goods / showrooms	5,215
<b>Total all uses</b>	<b>14,065</b>

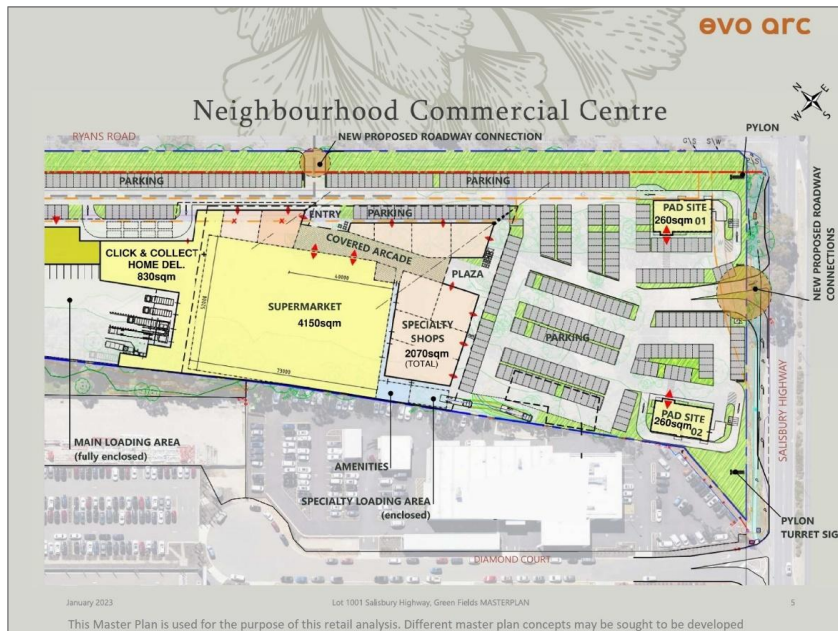


Figure 4— Lot 1001 Salisbury Highway Master Plan



Source: evo arc

Figure 5— Lot 1001 Salisbury Highway Neighbourhood Commercial Centre Plan



Source: evo arc

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

# 3

## Catchment area analysis

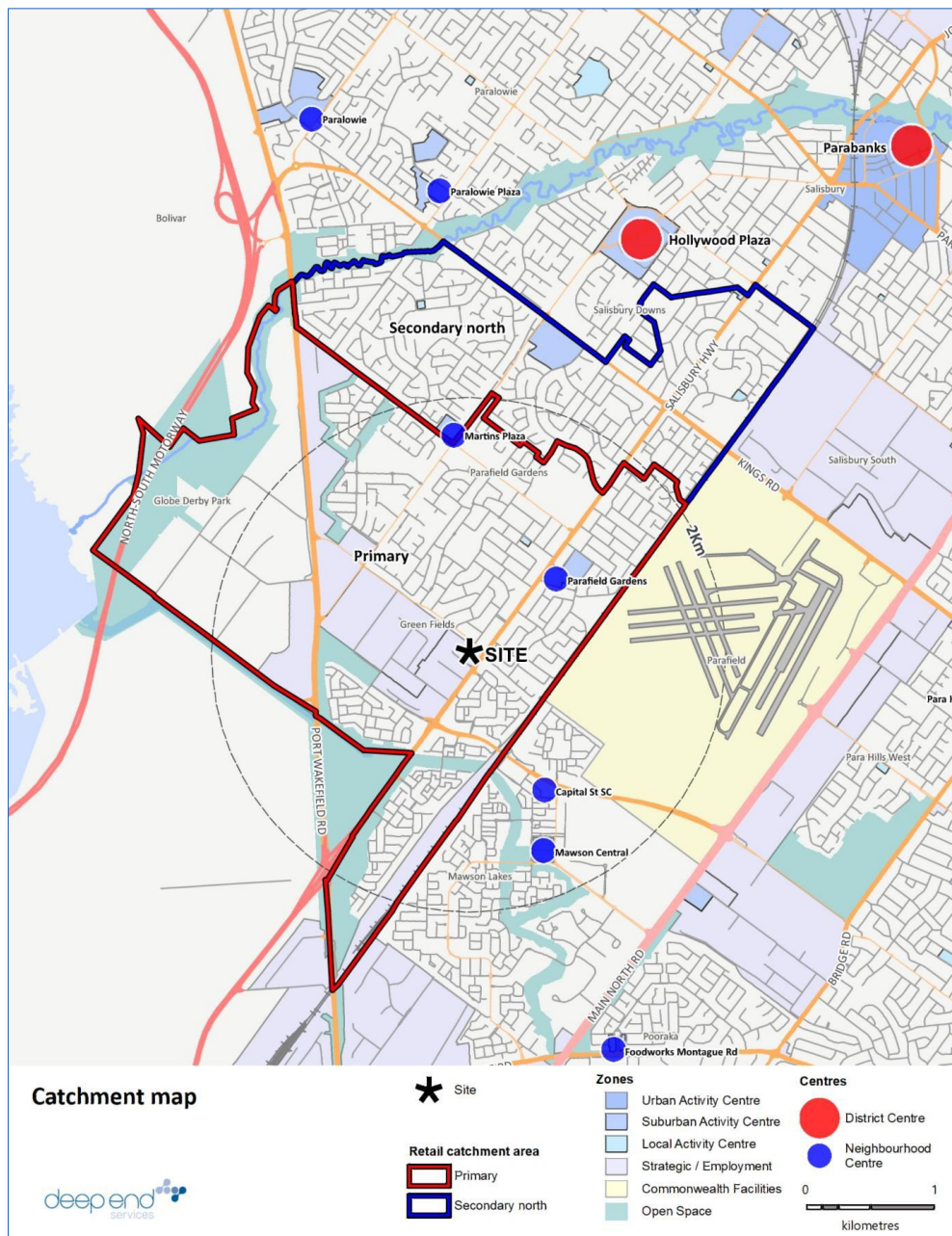
### 3.1 Catchment area definition

The defined catchment area for the proposed centre reflects several interrelated factors including the spatial pattern of urban development, the location, size and quality of competing centres in the area, road patterns and access and the likely preference by residents towards a supermarket on the site.

The defined catchment area (refer Figure 6) includes:

- A primary sector (red outline) covering the central and southern areas of Parafield Gardens and areas of Mawson Lakes west of the rail line, where a supermarket on the site would be amongst the first-choice preferences for residents.
- A secondary north sector (blue outline) extending to Kings Road and Little Para River in the north-west and into Salisbury Downs in the north-east. Other supermarkets are likely to be preferred in these areas however the site would still be used on a regular basis.

Figure 6—Catchment area



Source: Deep End Services

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

3.2 Population

The catchment area had an estimated population of 27,066 at the time of the 2021 Census. The catchment grew by 1,684 people over the five years from 2016 to 2021, averaging 1.3% per annum – marginally higher than the metropolitan Adelaide average of 1.2% per annum.

SA Government population forecasts are predicting lower growth in the area over the next ten years, averaging 0.6% per annum, mainly from small infill subdivisions.

Table 2— Historical and projected population

Source: Deep End Services; ABS; Govt of SA (2019)

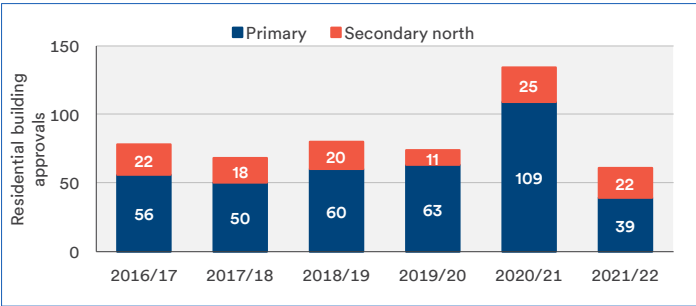
Catchment area sector	Census Data			Projections		
	2011	2016	2021	2025	2028	2031
Population						
Primary	12,302	14,994	16,362	17,112	17,442	17,682
Secondary north	10,011	10,388	10,704	10,924	11,034	11,124
Total catchment	22,313	25,382	27,066	28,036	28,476	28,806
Growth (No. per annum)						
Primary	-	538	274	188	110	80
Secondary north	-	75	63	55	37	30
Total catchment	-	614	337	243	147	110
Growth (% per annum)						
Primary	-	4.0%	1.8%	1.1%	0.6%	0.5%
Secondary north	-	0.7%	0.6%	0.5%	0.3%	0.3%
Total catchment	-	2.6%	1.3%	0.9%	0.5%	0.4%

3.3 Dwelling approvals

Residential building approvals have averaged about 80 per annum over the last 6 years but spiked to 134 in 2021 (refer Figure 7), highlighting the recent interest and activity in the area. These approvals reflect the residential developments along Martins Road in Parafield Gardens and a low to moderate level of infill development occurring within the more established parts of the catchment area. These approvals will underscore the forecast population growth within the catchment area.

Figure 7— Residential building approvals

Source: ABS; Deep End Services



### 3.4 Demographic profile

The demographic characteristics of the catchment area are presented in Table 3 and compared to metropolitan Adelaide averages. The key characteristics are:

- A young population, particularly in the primary sector with higher proportions aged 0-9 and 20-34 years and a low proportion aged 65+.
- A high proportion of family-based households with (37%) of households comprising 'couples with children' (30% for Adelaide) and 22% 'lone person' (Adelaide 28%).
- 85% of dwellings are separate or detached homes (Adelaide 75%)
- Higher proportions of mortgaged dwellings (42%) and rentals (32%).
- Higher unemployment rate of 7.6% compared to the Adelaide average of 5.5% as at the 2021 Census date.
- 37% white collar workforce (vs Adelaide 50%) and lower higher education attainment with 19% of the catchment possessing a bachelor's degree of higher compared to the Adelaide average of 26%.
- Household income levels are -4% below average in the primary sector and -21% below average in the secondary sector. The combined areas are -11% below the Adelaide average.
- A high 41% of the population born overseas (Adelaide average 29%). Significant countries of origin are India (8%), Vietnam (5%), England (4%) and Afghanistan (3%).
- High over-indexation of people who identify with southern or central Asian ancestry (20% vs Adelaide 7%) and south-east Asian ancestry (16% vs Adelaide 4%).
- A higher proportion of dwellings with 2 or more vehicles compared to the Adelaide average.

The young family profile with mortgage commitments lends itself to a wide range and choice of local shopping options close to home. In particular, increased choice and competition between supermarkets can lower average grocery bills for families with rising mortgage payments and the elderly on fixed low incomes.



**Table 3—  
Demographic  
characteristics  
(2021 Census)**

Source: Deep End  
Services; ABS

Demographic characteristic (2021 Census)	Primary	Secondary north	Total catchment	Adelaide	Index to Adelaide average	
<b>Persons and dwellings</b>						
Usual resident population	16,127	10,554	26,681	1,387,290	-	-
Total private dwellings	5,896	3,939	9,835	593,885	-	-
- % unoccupied	4%	4%	4%	7%	61	-
Average household size	2.84	2.78	2.81	2.44	115	-
<b>Economic indicators</b>						
Participation rate	63%	56%	61%	62%	98	-
Unemployment rate	6.9%	8.7%	7.6%	5.5%	137	-
White collar workers	40%	30%	37%	50%	74	-
Bachelor degree or higher	23%	13%	19%	26%	75	-
<b>Age group</b>						
0-9	14%	13%	14%	11%	124	
10-19	12%	13%	13%	12%	110	
20-34	24%	21%	23%	21%	112	
35-49	22%	19%	21%	20%	105	
50-64	15%	19%	16%	19%	89	
65+	13%	14%	13%	19%	71	
Average age	36.0	38.4	36.9	40.9	90	-
<b>Annual household income</b>						
<\$33,800	14%	22%	17%	18%	92	
\$33,800 - \$78,200	33%	38%	35%	31%	114	
\$78,200 - \$130,300	29%	24%	27%	24%	113	
\$130,300 - \$182,400	15%	11%	13%	14%	98	
>\$182,400	9%	5%	7%	13%	56	
Average household income	\$97,199	\$80,674	\$90,547	\$101,679	89	-
Variation from Adelaide average	-4%	-21%	-11%	-	-	-
<b>Country of birth</b>						
Australia	57%	61%	59%	71%	82	
India	10%	6%	8%	3%	264	
Vietnam	4%	6%	5%	1%	399	
England	3%	4%	4%	6%	62	
Afghanistan	3%	3%	3%	1%	558	
Philippines	2%	2%	2%	1%	249	
Other	20%	17%	19%	17%	112	
<b>Top 4 regions of ancestry</b>						
North-West European	33%	37%	35%	52%	66	
Oceanian	25%	30%	27%	33%	80	
Southern and Central Asian	22%	17%	20%	7%	276	
South-East Asian	16%	17%	16%	4%	363	
<b>Occupied private dwelling tenure</b>						
Fully owned	24%	28%	26%	32%	80	
Being purchased	44%	39%	42%	38%	109	
Rented	32%	33%	32%	29%	110	
<b>Dwelling type</b>						
Separate house	84%	87%	85%	75%	113	
Townhouse/semi-detached	12%	9%	10%	16%	64	
Apartment	5%	4%	4%	8%	54	
<b>Household composition</b>						
Couples with children	38%	36%	37%	30%	125	
Couples without children	23%	20%	22%	26%	84	
One parent family	14%	16%	15%	12%	124	
Lone person	21%	25%	22%	28%	80	
Group	4%	3%	4%	4%	95	
<b>Motor vehicles per dwelling</b>						
None	5%	8%	6%	8%	79	
One	35%	33%	34%	37%	92	
Two	40%	37%	39%	37%	105	
Three or more	20%	21%	21%	18%	114	

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services



### 3.5 Local employment

Figure 8 shows the distribution and size of the workforce in ABS Journey to Work (JTW) zones from the 2021 Census. The JTW Zone covering the Green Fields industrial area had a significant workforce of 1,659 people in 2021. By occupation, half of the workforce was employed in traditional 'blue collar' occupations such as technical and trades, machinery operators and drivers and labourers.

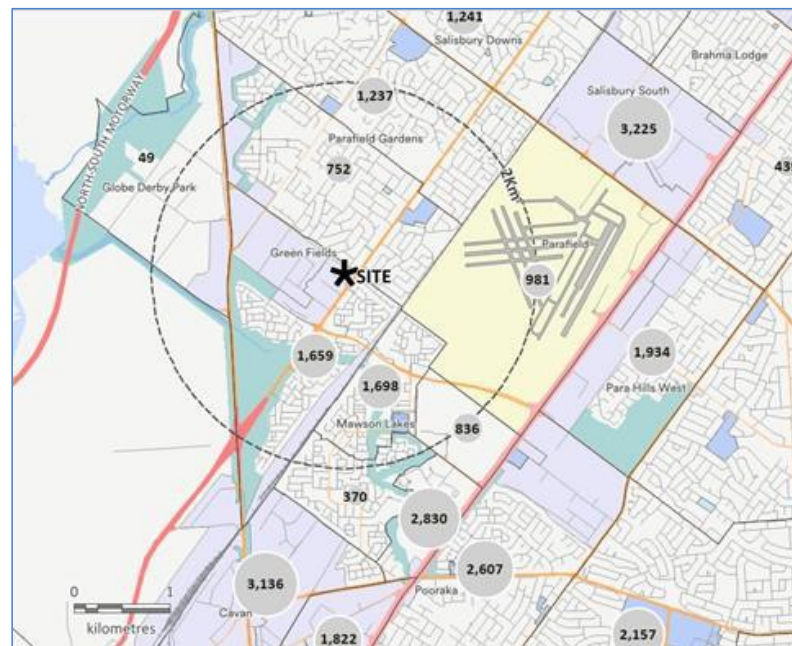
The three JTW zones within 2 km of the site had a combined workforce of 3,275 people in 2021. These zones also had strong workforce growth between 2016 and 2021 with the number of jobs increasing by 25% in the five-year period. These gains were from increasing population levels (including people working from home) and higher commercial and industrial employment in the Green Fields industrial area and the Mawson Lakes education and business areas.

In addition to the local workforce, significant employment clusters are just beyond the 2 km radius, including the industrial areas of Salisbury South, Cavan and Pooraka.

A range of commercial uses on the site can support demands from the local and wider workforce and leverage the commuter / commercial traffic through the area.

**Figure 8—  
Workforce by local  
area - 2021**

Source: ABS, Deep  
End Services



3.6 Retail spending

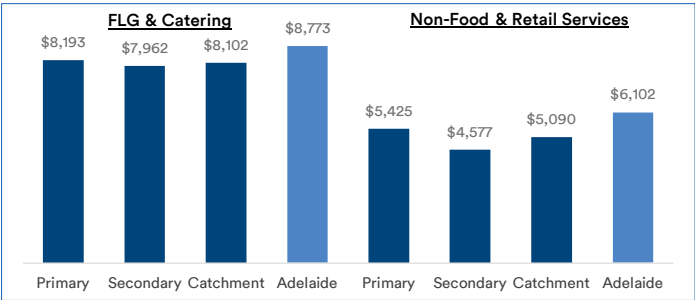
The available spending market by catchment area residents is presented for the following categories:

- Food, liquor, groceries & catering (FLG &Catering) – includes fresh and packaged food and non-food groceries including health and beauty, packaged liquor and catering being takeaway food and dining out spending.
- Non-food & retail services is a broad category including clothing, footwear, gifts, pharmaceuticals, newspapers and books, small and large household goods and appliances and retail services such as hairdressing, beauty, optical services, dry cleaning and clothing repairs.

A comparison of per capita spending levels for the Green Fields catchment area against the Adelaide average is shown in Figure 9.

The market of most relevance for the proposed supermarket is Food, Liquor, Groceries and Catering (FLG&C). Average spending on this category by catchment area residents is 7.6% below the Adelaide average. For the more discretionary non-food and services category, average spending is 16% below average.

Figure 9— Catchment per capita spending rates (2022)  
  
Source: Source: Deep End Services; ABS; Market Data Systems; Deloitte Access Economics



The available spending market (refer Table 4) is derived from existing and projected population levels and average per capita spending rates.

The total spending market was estimated at \$359.8 million in 2022, of which \$221.0 million (or 61%) was spent on FLG & Catering.

Excluding inflation, the spending market is projected to grow by 1.9% per annum over the next three years to 2025, influenced by the moderate rate of population growth during the period and small real increase in spending recovery post COVID.

In total, annual retail spending by catchment area residents is forecast to increase by \$59.8 million over the next 9 years, from \$359.8 million in 2022 to \$419.6 million in 2031 (at constant \$2022).

Table 4— Trade area spending estimates (at constant \$2022)

Source: Source: Deep End Services; ABS; Market Data Systems; Deloitte Access Economics

Spending category	Spending market (\$m)				Average change (%pa)		
	2022	2025	2028	2031	2022-25	2025-28	2028-31
<b>FLG &amp; Catering</b>							
Primary	135.3	145.6	155.8	161.7	2.5%	2.3%	1.3%
Secondary north	85.7	90.1	95.2	97.9	1.7%	1.8%	0.9%
<b>Total</b>	<b>221.0</b>	<b>235.7</b>	<b>251.0</b>	<b>259.6</b>	<b>2.2%</b>	<b>2.1%</b>	<b>1.1%</b>
<b>Non-Food &amp; Retail Services</b>							
Primary	89.6	94.2	100.3	104.5	1.7%	2.1%	1.4%
Secondary north	49.3	50.8	53.5	55.5	1.0%	1.8%	1.2%
<b>Total</b>	<b>138.8</b>	<b>145.0</b>	<b>153.8</b>	<b>160.0</b>	<b>1.5%</b>	<b>2.0%</b>	<b>1.3%</b>
<b>Total retail</b>							
Primary	224.9	239.8	256.1	266.2	2.2%	2.2%	1.3%
Secondary north	135.0	140.9	148.7	153.4	1.4%	1.8%	1.0%
<b>Total</b>	<b>359.8</b>	<b>380.7</b>	<b>404.8</b>	<b>419.6</b>	<b>1.9%</b>	<b>2.1%</b>	<b>1.2%</b>

# 4

## Activity centres

### 4.1 Overview

Residents of the catchment are served by several supermarket-based and higher order shopping centres, mostly situated beyond the catchment area. Figure 10 shows the zoning and classification of the centres in the catchment and surrounding areas and the distribution and branding of supermarkets.

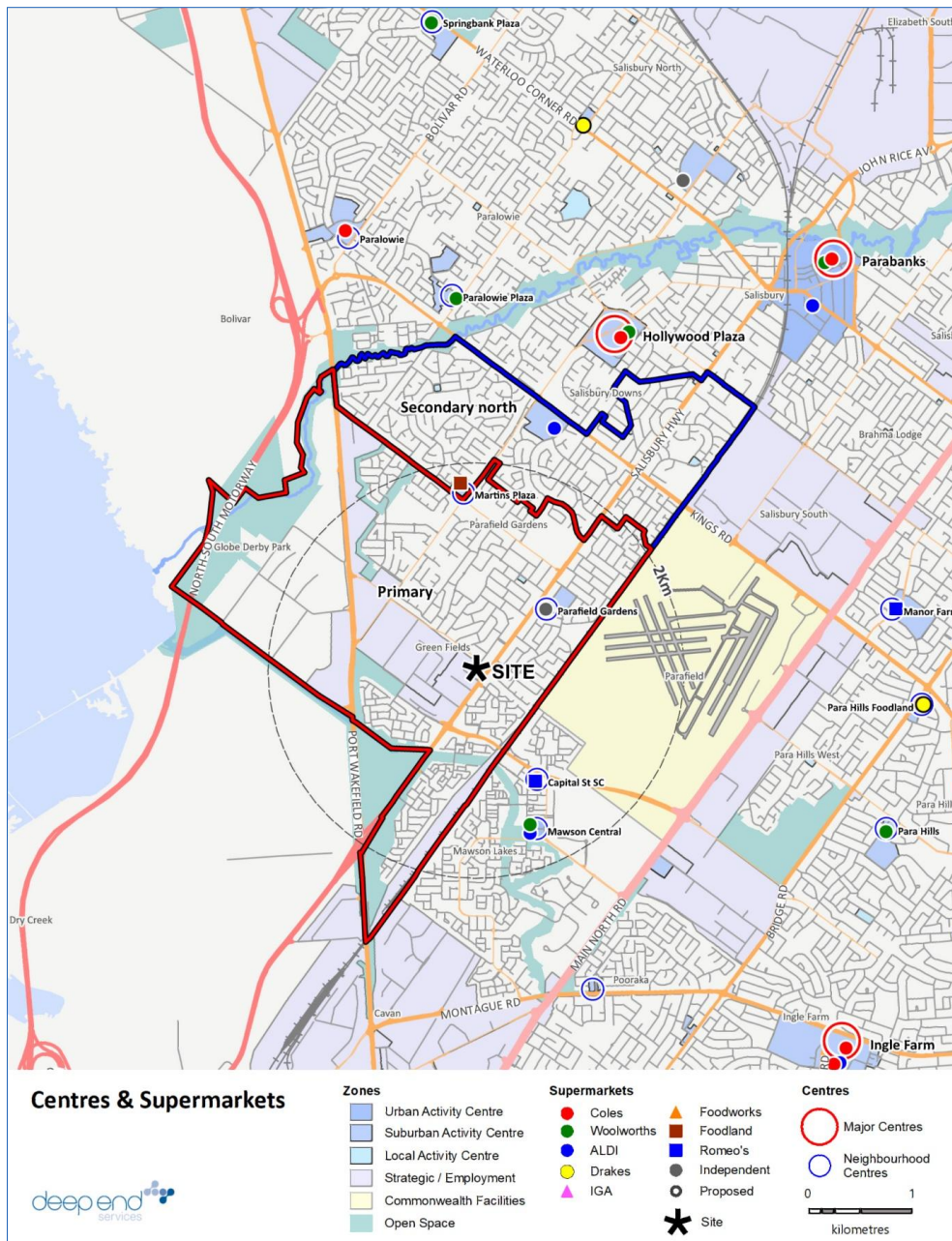
Floorspace estimates for individual retailers and centres are based on field work inspections, aerial imagery and internal databases (refer Table 5).

Table 5—Centre floorspace by tenant type

Activity centre	Non-food & Services					Total retail	Non-retail	Vacant	Total floorspace	Vacant % of total
	Smkts	Liquor	Other food	Total food & drink						
WITHIN CATCHMENT										
Parafield Gardens	2,053	150	659	2,862	188	3,050	300	330	3,680	9.0%
Martins Plaza	1,750	-	1,750	3,500	1,050	4,550	1,050	-	5,600	0.0%
Aldi Parafield Gardens	1,700	-	-	1,700	-	1,700	-	-	1,700	0.0%
Total catchment	5,503	150	2,409	8,062	1,238	9,300	1,350	330	10,980	3.0%
BEYOND CATCHMENT										
Mawson Lakes Town Centre										
- Mawson Central	4,012	190	508	4,710	653	5,363	493	120	5,976	2.0%
- The Promenade	1,738	-	1,443	3,181	321	3,502	677	160	4,339	3.7%
- Capital Street SC	2,500	-	502	3,002	251	3,253	219	-	3,472	0.0%
- Balance of MLTC	-	-	1,895	1,895	2,085	3,980	2,720	293	6,993	4.2%
Total Mawson Lakes Town Centre	8,250	190	4,348	12,788	3,310	16,098	4,109	573	20,780	2.8%
Salisbury Town Centre										
- Parabanks SC	7,479	250	2,591	10,320	14,910	25,230	671	939	26,840	3.5%
- Balance of Salisbury TC	1,727	200	2,691	4,618	2,019	6,637	3,043	543	10,223	5.3%
Total Salisbury Town Centre	9,206	450	5,282	14,938	16,929	31,867	3,714	1,482	37,063	4.0%
Hollywood Plaza	6,275	350	4,608	11,233	16,923	28,156	2,192	911	31,259	2.9%
Paralowie Village	2,162	200	650	3,012	455	3,467	150	-	3,617	0.0%
Paralowie Plaza	2,715	-	693	3,408	578	3,986	450	60	4,496	1.3%
Total	34,111	1,340	17,990	53,441	39,433	92,874	11,965	3,356	108,195	3.1%

Source: Deep End Services; Property Council Australia

Figure 10—Activity Centres &amp; supermarkets



Source: Deep End Services

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services



4.2 Centres within catchment area

4.2.1 Parafield Plaza

Parafield Plaza is a suburban activity (or neighbourhood) centre with a total gross lettable area (GLA) of 3,680 sqm. The centre is located approximately 1km to the north of the site on Salisbury Highway in the suburb of Parafield Gardens.

Parafield Plaza is anchored by a 2,053 sqm Asian supermarket (former Drakes supermarket) with 11 tenancies either internal to the mall or external facing a 181-space carpark. It is partly screened by a BP station and separate two-level shop and office development on the highway frontage.

The centre provides local convenience needs including a Liquorland bottle shop, a chemist, bakery, butcher and several take-away food shops and restaurants. The centre has three vacancies of about 331 sqm or 3% of the total GLA.

The supermarket and other businesses reflect the relatively large community of Asian ethnicity in the catchment.



4.2.2 Martins Plaza

Martins Plaza is a suburban activity (neighbourhood) centre located 2.6 km north of the site. It is embedded centrally in the Parafield Gardens suburb with a relatively large captive market and new residential areas developed in the last 10 years to the south and west, off Martins Road and Shepherdson Road.

The open plan L-shaped centre is anchored by a Foodland supermarket (1,750 sqm) and provides a medical centre, dental clinic and 13 speciality shops and services. The centre has a total GLA of 5,600 sqm with all tenancies having external shopfronts to a large on-grade car park.

An early learning centre and OTR fuel station are adjacent to the centre. There were no vacancies at the time of inspection.

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023 Deep End Services





#### 4.2.3 Aldi Parafield Gardens

Aldi Parafield Gardens is a standalone mid-sized supermarket (1,700 sqm) on the Corner of Kings Road and Lavender Drive, 3.2km north of the site. ALDI opened in 2016 and operated as the only store for central and northern Salisbury area until the Salisbury Town Centre store opened in 2021.

The store occupies a high profile corner location mid-way between the centres at Paralowie, Hollywood Plaza and Martin's Plaza.

#### 4.3 Centres beyond catchment area

Mawson Lakes is a mixed use town centre serving the suburb of Mawson Lakes (pop. 13,680) and Pooraka (7,650) east of Main North Road and the large employment and visitor base associated with the technology precinct and Mawson Lakes campus of the University of South Australia. It provides the strongest and most direct competition to the site with three major supermarkets and a range of street-based retailing and services.

The Mawson Lakes centre comprises about 10 commercial and mixed use blocks laid out with neighbourhood shopping and mixed-use developments with ground level retail and service uses. The retail core is approximately 2 km by road from the site.

**Mawson Central** is an enclosed mall that opened in 2013 anchored by a full-line Woolworths supermarket (4,012 sqm). The centre has a total GLA of 5,976 sqm, a two-level decked car park and 18 supporting shops and services.



**The Promenade** is a separate section of Mawson Central located south of University Drive but connected by a large awning and pedestrian crossing. The centre is anchored by an Aldi supermarket (1,738 sqm), which backfilled a former Target store

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

in 2020. The centre has a total GLA of 4,339 sqm, an on-grade car park, speciality tenancies and first floor office above the medical centre. The centre draws its name from the restaurant tenancies on Mawson Lakes Boulevard overlooking Mawson Lake.



Capital Street is a smaller 3,472 sqm neighbourhood centre located at the northern section of Mawson Lakes Town Centre about 4 blocks north of Woolworths. The centre opened in 2017 and occupies the lower level of a student accommodation building. It contains a Romeo's Foodland (2,500 sqm), a pharmacy, Pilates studios and restaurant / takeaway food outlets.



The balance of Mawson Lakes Town Centre is primarily ground-floor strata office space, service retailing such as hair salons and take away food and restaurants. These uses service the office and University workforce and the permanent resident and student population base.

#### 4.3.1 Paralowie Plaza

Paralowie Plaza is a suburban activity centre on Whites Road (just north of Kings Road), 5.1 km by road from the site. It likely serves the central area of Paralowie and northern parts of Parafield Gardens.

It was developed in about 1995 and is anchored by mid-sized Woolworths supermarket (2,715 sqm). The centre has a total GLA of 4,496 sqm with 15 speciality tenancies including an Indian grocer, discount store, chemist, bakery, take away food (x4), veterinary clinic, barber, nails, lotto, café and medical centre.



#### 4.3.2 Paralowie Village

Paralowie Village is a suburban activity centre approximately 1.3 km west of Paralowie Plaza where it shares a similar catchment over central and west Paralowie. The centre opened in 1997 with a Bi Lo supermarket (2,162 sqm) until it was rebadged to Coles in 2006.

The centre has a GLA of 3,617 sqm with 22 tenancies and an on-grade car park with 215 spaces. Three quick service restaurants (McDonalds, KFC and Hungry Jacks) and a church are located on pad sites. There is surplus Suburban Activity Centre zoned land around the centre however there has been no apparent need to expand the complex or develop other uses.



#### 4.3.3 Hollywood Plaza

Hollywood Plaza is a sub-regional (or District Centre) centre in Salisbury Downs, situated 5km north of the site. It was established in 1979 as the major mall-based centre for the growing southern suburbs of Salisbury. The centre has had at least one major extension but has remained unchanged for many years with 31,259 sqm GLA.

The centre comprises Coles (3,072 sqm), Woolworths (3,203), Target (4,380 sqm) and approximately 60 other shop and service tenants. Large outdoor parking areas have 1,440 bays. It had a last reported MAT in the COVID-affected 2021 year or \$122m.

A separate bulky goods precinct on the west side of Winzor Street is also identified by pylon signage as Hollywood Plaza. It is about 6,830 sqm GLA across two

buildings and is home to Cheap as Chips, Supercheap Auto, Salvos, Petstock and Anytime Fitness.



#### 4.3.4 Salisbury Town Centre

Salisbury Town Centre is the main retail, commercial and administrative centre for the City of Salisbury. It is classified as a District Centre in the 30 Year Plan.

The main element is Parabanks Shopping Centre, a sub-regional centre of approximately 26,840 sqm GLA located in the heart of the Town Centre. The major tenants are Big W (7,915 sqm), Woolworths (3,779 sqm) and Coles (3,700 sqm) along with 74 specialty stores. The centre was constructed in 1974 and last redeveloped in 2017 when Coles relocated from an external tenancy into an enlarged store within the centre.

The balance of Salisbury Town Centre includes street-based retailing along Church and John Streets with supermarkets, shops, eateries, entertainment venues, banking, community, and public transport services. This area is home to a freestanding Aldi supermarket on Park Terrace that opened in 2020. Church and John Streets are currently undergoing a multi-million-dollar Council led renewal program, part of which seeks to “unlock medium density residential and mixed-use developments to increase activity and population within the City Centre.”

# 5

## Economic need

### 5.1 Supermarkets provision

A general measure of the rate of supermarket floorspace provision in a defined area is made by dividing the resident population into the total supply of floorspace (sqm) and expressing this as a rate (sqm) per person. When compared to city or state-wide benchmarks, the current or projected rate for a given region is a simple guide as to whether retail floorspace supply levels are relatively high or low before and after a proposed development. A low existing rate of provision can indicate a need for additional floorspace with obvious benefits relating to competition, choice and a higher standard of facilities.

The defined catchment area has no full-line supermarkets, which are generally defined as supermarkets of more than 3,000 sqm GLA. There are three small-medium sized stores including:

- Foodland (1,750 sqm) at Martins Plaza
- ALDI (1,500 sqm) on Kings Road at Parafield Gardens
- Asian grocer (2,053 sqm) at Parafield Plaza Shopping Centre.

Foodland serves a localised catchment while the Asian Grocer is specialised and occupies a larger tenancy than other typical stores of this kind as it backfilled a former Drakes supermarket. Other larger supermarkets are outside the catchment area at Mawson Lakes (Woolworths, ALDI, Romeo's), Paralowie (Coles and Woolworths) and Hollywood Plaza (Coles and Woolworths).

The catchment has 5,344 sqm of supermarket floorspace for 27,066 people or a provision rate of **0.20 sqm** per capita. While other supermarkets outside the catchment clearly serve some of the catchment area's needs, the simple provision

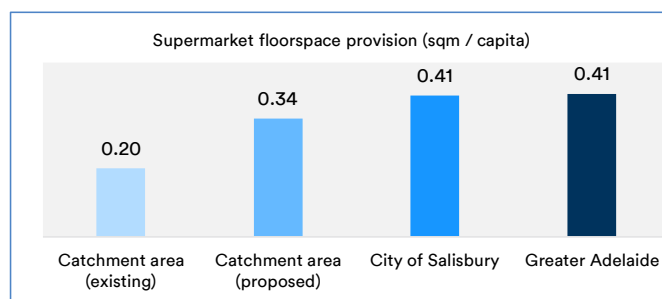
rate is less than half the Adelaide average of **0.41 sqm** per capita. The City of Salisbury has a similar rate (0.41 sqm) to the Adelaide average for its 148,000 people.

The pattern and size of supermarkets suggests a much higher rate of provision outside the catchment, to the north of Kings Road and in Mawson Lakes.

The addition of a 4,150 sqm supermarket on the site by 2025 when the catchment population is 28,036 would increase the rate of supermarket floorspace provision in the catchment to **0.34 sqm** per capita – a rate still 17% below the current Adelaide and City of Salisbury averages (refer Figure 11). Allowing for the continued flow of spending to other supermarkets outside the catchment the analysis suggests there is a need or demand for a full line supermarket.

**Figure 11—Average supermarket floorspace provision rates**

Source: Deep End Services; ABS.

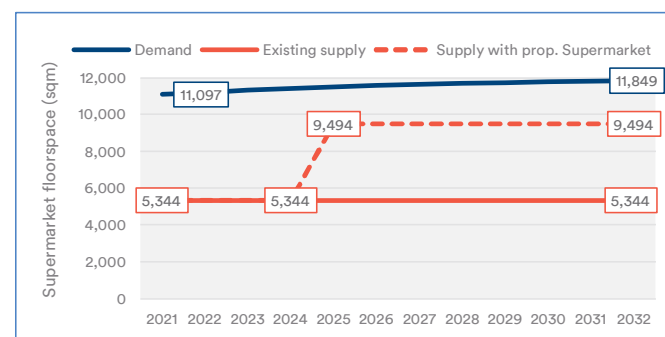


The supermarket supply and demand lines (with and without the proposed supermarket) over the extended time series to 2031 are illustrated in Figure 12. The analysis shows:

- There is a significant deficiency in supermarket floorspace in the catchment that increases over time with population growth.
- The addition of the proposed supermarket at the site in 2025 alleviates much of the undersupply of supermarket floorspace within the catchment area.
- The new supply line however stays below the demand line out to 2031 which indicates the area is not over supplied with floorspace and spending will continue to flow to and support supermarkets outside the catchment.

**Figure 12—Catchment area supermarket floorspace demand & supply, 2021-2032**

Source: Deep End Services



Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services



5.2 Specialty retail provision

The inclusion of specialty retail stores enables a local shopping centre to better cater for the diverse needs of its local catchment area. The specialty stores in a neighbourhood centre such as the proposed development will aim to cater for the local convenience-based needs of its patrons. This manifests itself in food and grocery, food catering, health and beauty, household goods and personal and financial services that cater to non-discretionary shopping needs.

More so than the supermarket, the range and style of specialty stores can often reflective the unique demographic profile of the local catchment, adding to the role of the centre as a community hub.

An assessment of the Property Council of Australia’s *Shopping Centre Directory 2021* reveals that supermarket-based neighbourhood centres in Adelaide contain on average 15 specialty stores across 1,870 sqm of floor area. This specialty floorspace typically represents 35% of the total centre retail area (refer Table 6).

For the seven supermarket-based centres within or beyond the catchment area, the average number of specialty shops is also 15 with a slightly higher average specialty shop floorspace (2,230 sqm) representing 48% of the average centre GLA. For this sample, the average size of the specialty shops is inflated by Martins Plaza and the proportion is higher because of the relatively small area of some supermarkets.

The proposed neighbourhood centre has a total specialty shop floor area of 2,070 sqm which is midway between the local centres and Adelaide average. Once a leasing campaign and tenancy divisions are established, the GLA would represent about 14-16 individual shops. The specialty floor area represents 33% of the total centre GLA which is below average, mainly due to the proposed supermarket at 4,150 sqm.

Table 6—Specialty retail provision

Source: Deep End Services; Property Council of Australia (2021)

Centre	Specialty tenancies (#)	Specialty area (sqm)	Proportion of total centre (%)
Parafield Gardens	14	1,628	44%
Martins Plaza	16	3,950	69%
Mawson Central	16	1,964	33%
The Promenade	16	2,601	60%
Paralowie Village	17	1,455	40%
Paralowie Plaza	13	1,781	40%
Local centre avg.	15	2,230	48%
Adelaide avg.	15	1,949	35%
Green Fields	14-16	2,070	33%

The comparison indicates that the allocation of specialty retail floor space in the proposed centre is not excessive but generally in line with the broader Adelaide and local centre averages for comparable centres.

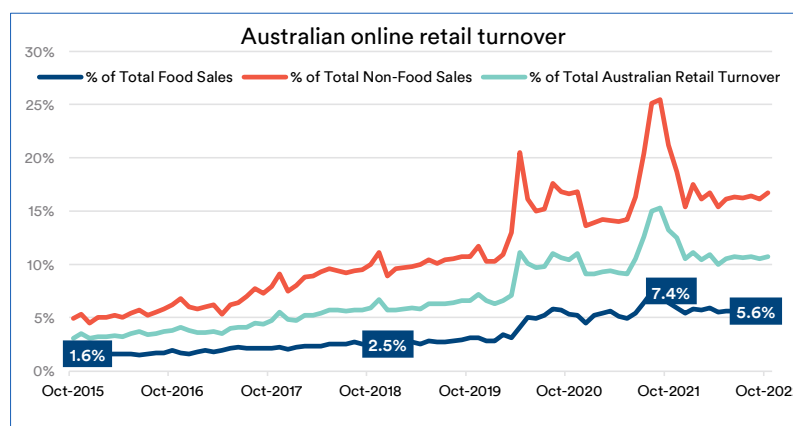
### 5.3 Online, Home Delivery, Click & Collect

Online retailing in Australia has experienced significant investment over the past five years as retailers seek to accommodate the growing volume of customers who prefer this form of shopping. Online retailing offers benefits to consumers in the form of convenience, access to a wider product variety, more informed decision making as well as time and monetary savings.

In recent years supermarket retailers have been at the front of online retailing innovation in Australia with the development of new online channels including service desk, click & collect and home delivery food, grocery and liquor options. In Australia online Food retailing sales were \$1,003.6m for the 12 months ending October 2022 or 5.6% of the total Food retailing market. This proportion has steadily grown since October 2015, reaching a peak of 7.4% at the height of COVID-19 lockdowns in Melbourne and Sydney in August 2021. Since its peak, the online proportion of total food sales has moderated but remains well above pre-pandemic levels with more than a 100% increase since October 2018.

Figure 13—  
Australian online  
retail turnover

Source: ABS



The inclusion of 830 sqm of warehouse space to provide a home-delivery hub from the Green Fields centre will support the growing demand for online retail and enable this service to be provided to a wide range of customers within the northern Adelaide region. Furthermore, a click & collect service is earmarked for the proposed site and will be supported by 8 dedicated car spaces in the staging and pick-up area.

The inclusion of click & collect services on the site will further enhance the centre's offering by providing a convenient alternative to in-person shopping, which is now both expected and common-place in the modern retail landscape.

5.4 Large Format  
Retail provision

Large format retailers (LFR) located in the region grouped by major product category are mapped in Figure 14.

Long-established LFR centres and clusters are as follows:

- Gepps X Home HQ is the largest homemaker centre in Adelaide with 61,767 sqm of floorspace. The centre is 4.5 km (by direct line) south of the site, along Main North Road and has a strong representation of major LFRs.
- On Main North Road beside Parafield Airport within the Parafield Airport Commercial Estate and HomeCo Parafield. HomeCo Parafield is the smaller of the two where 50% of the 15,671 sqm is taken up by a trade supplies. LFR tenants include BCF, Carpet Court, Officeworks and Supercheap Auto. Parafield Airport Commercial Estate has 24,850 sqm of LFR uses across 16 tenancies and a further 16,000 sqm of other uses including fuel and large liquor store. The main tenant is Bunnings (16,400 sqm).
- The smaller, secondary Hollywood Plaza LFR complex 3.5 km north of the site with 8,080 sqm. Major tenants are Super Cheap, Pet stock and Cheap as Chips.
- Further north, other LFR clusters at Elizabeth and Smithfield.

Given the concentration of national LFR tenants at Gepps X and Parafield which have significant scale and major tenants such as Bunnings and the Good Guys, the site is expected to attract more interest from secondary (State based or independent) retailers unable to enter the main precincts or, more likely, trade supplies.

Trade supplies / services include businesses that primarily serve a business-to-business market through the provision of wholesale products (e.g., paints, tiles, tools) and services (e.g. plumbing services, equipment, and tool hire) to trades or the industrial sector are a more likely market.

These typically seek sites in or close to industrial estates where they can effectively serve local construction and other industrial businesses or on main roads to service passing trade vehicles, both of which the site is well positioned to leverage.

The proposed bulky goods, showroom or trades supply uses offer flexible tenancy options, are a relatively small component of the site and provide a good adjacent use to the centre and the adjoining industrial area. The building layout and floor area could deliver 10-15 tenancies which could be staged according to market demand.

5.5 Pad sites

The Master Plan shows two pad sites on Salisbury Highway laid out for quick service restaurants (QSR) with access via the main driveway off Salisbury Highway.

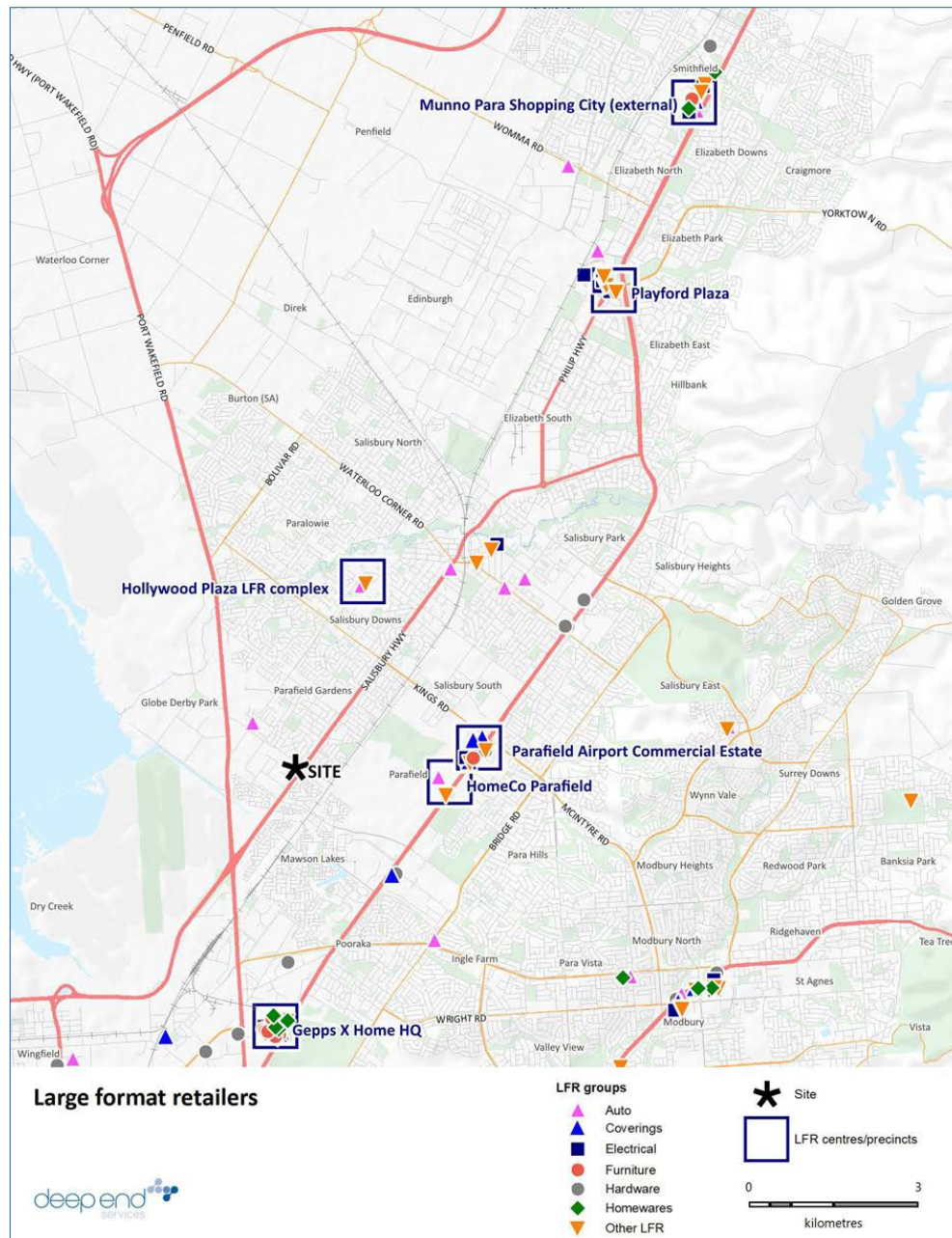
The two locations offer:

- High visibility and access to high volumes of passing traffic
- Ease of ingress and egress to the site
- Onsite parking
- Synergies from the adjoining shopping complex

With the high volume of passing traffic, this section of Salisbury Highway has been a popular destination for QSRs with several national brands positioned in the corridor south of the site.

The QSR industry is diversifying and growing with new market entrants such as Gusman y Gomez, Carl's Jr, Taco Bell and others seeking main road sites. The proposed uses diversify the land use and employment base of the site and increase the overall attractiveness of the centre. The site layouts contain the use, access, parking and circulation within the site and use the main access and egress points.

Figure 14—Large format retailers



Source: Deep End Services

Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

# 6

## Economic Impact Assessment

### 6.1 Approach

This section considers the likely economic benefits and any potential impacts of the proposed development.

The potential economic impacts could include:

- Trading impacts leading to a loss of viability for competing centres
- Adverse effects on the centres hierarchy.

Potential economic benefits are:

- Capital investment
- Employment during construction and ongoing operation
- Consumer benefits
- Positive externalities

The retail impact assessment is undertaken on the shopping centre retail floorspace and specifically assumptions about those tenants who would report turnover to the owner / manager. An allowance for tenants who do not report turnover including service-based tenancies is made and excluded from the analysis.

The impact assessment proceeds through the following steps:

- Projected retail turnover for the supermarket and specialty shops reporting turnover in the assumed first full financial year of operation (2024/25);
- Projected sales redirected from competing centres are modelled and expressed in percentage and dollar terms; and
- New employment and other positive benefits from the proposed development.



6.2 Sales forecast

Projected sales for the reporting retail tenants of the proposed centre in the assumed first full financial year of operation (2024/25) are set out in Table 7.

Table 7—Projected total centre sales (2025)

Source: Deep End Services

Tenancy	Floorspace	Sales	Trading level	Sales by category (\$m)				
	(sqm GLA)	(\$m)	(\$/sqm)	F&G	Liquor	FLG & Catering	NF & Services	Total retail
Supermarket	4,150	37.3	8,991	35.1		35.1	2.2	37.3
Reporting shops	1,760	13.7	7,775	5.8	2.6	8.4	5.3	13.7
Non-reporting	311	-	-					
Total	6,220	51.0	8,198	40.9	2.6	43.5	7.5	51.0

The supermarket forecast considers the location and quality of competing supermarkets within and outside the catchment area including:

- Supermarket competition (and quality) is generally low to the north of the site.
- Competition is much higher (and more distant) north of Kings Road.
- Competition is high (in number and quality) in Mawson Lakes with a relatively new (and large) Woolworths, ALDI and Romeo’s stores all developed since 2013.
- The surrounding employment areas and main road exposure will generate a high proportion of sales from beyond the catchment.

The projected supermarket sales are \$37.3 million in 2025 or \$8,991 per sqm. This is considered an average supermarket volume based on current benchmarks, the demographic profile and competition. The sales per sqm rate is lower than industry averages which in part, is due to the large footprint at 4,150 sqm. A slightly smaller supermarket is likely to generate similar sales.

Forecast sales for the specialty tenants are \$13.7 million in 2025, based on distribution of shops to typical retail categories and an allocation to non-reporting tenants. The average trading level is almost \$7,800 sqm.

Total sales are \$51.0 million. Of this, \$43.5 million is forecast to be generated in FLG & Catering and the remaining \$7.5 million in Non-Food and Retail Services.

The sales by broad product category are expressed as estimated market shares of the available spending levels in the two catchment areas (refer Table 8.)

Table 8—Projected centre market shares

Source: Deep End Services

Catchment area sector	Spending (\$m 2024/25)			Market share (%)			Turnover (\$m)		
	FLG & Catering	NF & Services	Total Retail	FLG & Catering	NF & Services	Total Retail	FLG & Catering	NF & Services	Total Retail
Primary	145.6	94.2	239.8	20.5%	5.5%	14.6%	29.8	5.1	35.0
Secondary north	90.1	50.8	140.9	4.5%	1.4%	3.4%	4.1	0.7	4.8
Total catchment area	235.7	145.0	380.7	14.4%	4.0%	10.4%	33.9	5.8	39.7
Beyond catchment area							9.6	1.7	11.3
Total							43.5	7.5	51.0

A strong market share will be drawn from the primary sector where the site will rank highly with a close and convenient full-line supermarket for these residents. The

6.3 Centre effects

prospective tenant is assumed to be a major supermarket. A lower share will be derived from the secondary north, reflecting proximity to other major supermarkets. The proposed centre is expected to attract a 10.5% share of the total retail spending by catchment residents. For the two catchment sectors, the average shares are:

- 14.6% of spending by residents of the primary sector.
- 3.4% of retail spending by secondary north catchment area residents.

Sales generated from residents living beyond the catchment area are estimated at 22%, reflecting the store’s location on a major arterial and its convenience for home-bound traffic and the large employment base in Green Fields and other areas.

In assessing and apportioning impacts to the surrounding network of supermarket-based centres the following considerations are relevant:

- **Size of new supermarket.** The proposed new supermarket will have the largest floor area of all supermarkets within and beyond the defined catchment area. Moreover, this will be the first new full-line supermarket to open in several years with the most recent openings being mid-sized supermarkets by Aldi Mawson Lakes (2020) and Romeo’s Mawson Lakes (2017). The proposed supermarket generates 71% of the proposed sales indicating that the trading effects will fall disproportionately on other supermarkets in the region.
- **Supermarket provision.** The existing provision of supermarket floorspace in the catchment is well below the Adelaide average. The addition of 4,150 sqm by 2025 raises the provision rate but to a level still below the metropolitan average.
- **Spread across multiple supermarkets.** With relative short travel times across the catchment area, there will be overlapping catchments and varied shopping patterns. New supermarket floorspace adds to the choice and diversity of food shopping and brings competition to a range of operators. The effects of new competition will therefore be spread across a range of centres.
- **Condition of nearby centres.** The two existing centres within the primary sector are dated in their physical appearance and lacking maintenance in some areas, such as parking. These factors typically increase the impacts that stem from a new market entrant.
- **Well-resourced supermarket groups.** Most supermarkets in the catchment area and beyond are operated by well-resourced major supermarket operators such as Woolworths, Coles and Aldi. These operators are large enough to withstand small, competitive impacts from new competition which they would experience in the normal course of operating their regional or state-wide store networks.

The estimated direct trading impacts are summarised in Table 9 for the year 2024/25. In overall terms, the projected sales and accompanying range of impacts are moderate and proportional to the proposed change in retail floorspace and the existing supermarket undersupply in the catchment. There are no impacts which exceed -10% on any centre nor approaching -15% which could give rise to concerns over the loss of some tenants.

Sales re-allocations are well within the tolerance levels of a normal competitive environment where retail turnover naturally fluctuates with changes in economic and market conditions.

Indeed, trading impacts from time to time from the refurbishment of existing centres or opening of new centres is part of the continuing process of activity centre improvements and better access and services to consumers.

The one-off annual impacts will be offset by population and spending growth in the market which should recover the lost sales in 1-3 years across all centres, and potentially at a faster rate for some with higher local growth or for those that can respond to the increased competition with physical, marketing or tenancy improvements.

The centre will not undermine or significantly impact any individual centre or the broader hierarchy. To the contrary, it will enhance the centres hierarchy with a modern facility providing new retailers and better access to goods and services.

Table 9— Estimated trading impacts Green Fields development

Source: Deep End Services

Centre	Retail floorspace (sqm)		Retail sales (\$m)			Green Fields centre	
	2022	2025	2022	2025 - no dev.	2025 - post dev.	(\$m)	(%)
Green Fields centre	-	5,910	-	-	51.0	-	-
WITHIN CATCHMENT							
Suburban Activity Centre							
Parafield Gardens	3,050	3,050	18.3	19.6	17.8	-1.9	-9.5%
Martins Plaza	4,550	4,550	39.7	42.6	38.7	-3.9	-9.2%
Aldi Parafield Gardens	1,700	1,700	17.0	18.3	17.1	-1.2	-6.5%
Total catchment	9,300	9,300	75.0	80.5	73.5	-7.0	-8.7%
BEYOND CATCHMENT							
Urban Activity Centre							
Mawson Lakes Town Centre	16,098	16,098	147.0	157.6	145.0	-12.6	-8.0%
Salisbury Town Centre	31,867	31,867	242.7	259.0	251.8	-7.3	-2.8%
Suburban Activity Centre							
Hollywood Plaza	28,156	28,156	148.0	157.8	148.3	-9.5	-6.0%
Paralowie Village	3,467	3,467	34.2	36.7	35.2	-1.5	-4.0%
Paralowie Plaza	3,986	3,986	43.5	46.7	44.6	-2.1	-4.5%
Other centres/locations						-11.1	
Total	-	-	-	-	-	-51.0	-

6.4 Positive aspects

The benefits assessment is based on the Master Plan of development showing a neighbourhood centre of 6,520 sqm, two pad-sites, a retail warehouse and bulky goods uses.

6.4.1 Construction employment

Estimates of on-site construction employment are made based on:

- The estimated value of construction.
- The typical labour component of the construction cost.
- Average labour costs for commercial projects of this type, sourced from ABS Weekly Earnings, Australia series

The estimated construction cost for the total project is \$48 million over an 18-month period. On these estimates, approximately 210 construction-related FTE jobs will be created on-site during the building contract.

Another 370 or so FTE jobs would be generated elsewhere in the local and wider economy during the construction phase through the supply of materials, finished products, equipment and services.

#### 6.4.2 Operating employment

The proposed supermarket is anticipated to generate up to 70 FTE positions, with the retail specialty tenants and QSRs generating up to 55 FTE jobs.

The warehouse and bulky goods / showroom uses are estimated to generate an additional 100 FTEs in storage, distribution, customer service and direct transport roles. In total, the development would generate an estimated 225 FTE on-site jobs.

Other direct and indirect employment would be generated in centre and building management, leasing, marketing, cleaning and maintenance, security, IT and other support services to retailers and building owners.

The employment positions offered by a well-known supermarket operator are dependable, stable and provided in a safe and professional workplace where extensive training is provided, and new skills are developed which can lead to further career opportunities in the retail industry.

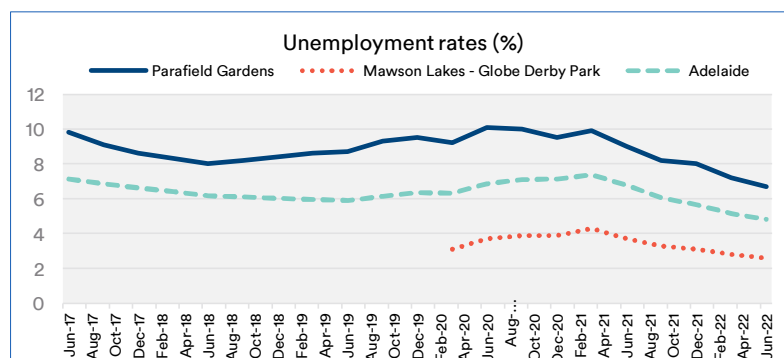
New local employment will increase wages and salaries in the area which should be spent in part, with local retailers.

Job creation is important in an area with high average unemployment rates. Figure 15 shows the trend in unemployment rates for the Parafield Gardens and Mawson Lakes SA2 areas in the last five years against the Adelaide average. The larger populated SA2 of Parafield Gardens extending north of the site has a long term unemployment rate 2-3 percentage points above the Adelaide average.

This area, in particular, would benefit from the 225 FTE jobs generated by the development.

Figure 15—  
Unemployment by  
SA2 area

Source: Australian  
Government



Lot 1001 Salisbury Highway Green Fields SA—3 February 2023

Deep End Services

#### 6.4.3 Other benefits

The proposed development will generate other economic and consumer benefits. It will:

- Enhance the range, choice and convenience of supermarket and specialty shopping available to residents.
- Provide a convenient centre for businesses and employees of the adjacent industrial area where meals, snacks and other essential needs can be met during working hours.
- Provide a convenient drop-in option for commuters travelling to home or work along Salisbury Highway.
- Provide a new focal point for the lower Salisbury area with a contemporary design, in contrast to the dated centres which characterise other parts of the catchment.
- Increase supermarket competition, potentially exerting downward pressure on food and grocery prices to the benefit of local consumers.
- Provide a more intensive use of an under-utilised site, leveraging existing infrastructure and investment in the region.
- Generate valuable rate revenue to the City of Salisbury.

# 7

## Conclusions

The proposed development has the potential to generate a significant positive economic outcome. Acknowledging the investigations and engagement through the rezoning, and the preparation of a development application may lead to variations from the Master Plan, the primary findings of the report are:

- The site is a prominent location with good access for residents from the local area, passing traffic on Salisbury Highway and the workforce of the Green Fields industrial area.
- The development has a broad and integrated land use mix with shopping, restaurants, warehouse and bulky goods / showroom uses.
- The development is well laid out with good parking and safe access and egress.
- Based on current benchmarks, there is a significant undersupply of supermarket floorspace in the area.
- The proposed development will introduce the only full line supermarket into the catchment area, offsetting some of the current undersupply.
- The catchment extends through the central and lower areas of Salisbury where it inevitably overlaps with other centres, some of which are ageing in appearance and function.
- The catchment, passing trade and local employment base will support the proposed development with low-moderate one-off impacts on surrounding centres. These impacts can be sustained and managed and recovered in the short term with no likely long term effects on the centres hierarchy.
- The proposed neighbourhood centre will generate 210 direct FTE jobs during the construction phase and 125 FTE jobs in its ongoing operation.



- Additional economic and consumer benefits will accrue from the activation of a vacant site, the development of a new community hub and increased choice and convenience in neighbourhood shopping and on-line delivery for residents.





# Green Fields Code Amendment

## Lot 1001 Salisbury Highway

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Transport Impact Assessment  
#eta1000001


DATE  
23 October 2023



## Document Information

Project Name	Green Fields Code Amendment
Project Location	Lot 1001 Salisbury Highway
Type	Transport Impact Assessment
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## Table of Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
1.1	Background	3
<b>2</b>	<b>Existing Conditions</b>	<b>4</b>
2.1	Affected Areas	4
2.2	Road Network	5
2.3	Ryans Road	5
2.4	Pedestrian Access	6
2.5	Cycling Access	6
2.6	Public Transport	6
<b>3</b>	<b>Intended Policy</b>	<b>7</b>
3.1	Anticipated Uses	7
<b>4</b>	<b>Traffic Assessment</b>	<b>9</b>
4.1	Traffic Demands	9
4.2	Proposed Access	9
4.3	Impact on Road Network	10
4.4	New Access Point Traffic Signals	14
<b>5</b>	<b>Parking</b>	<b>15</b>
<b>6</b>	<b>Conclusions</b>	<b>16</b>
<b>Appendix A</b>	<b>SIDRA Summary</b>	<b>A-1</b>
<b>Appendix B</b>	<b>Concept Plans</b>	<b>B-1</b>

## Figures

Figure 2.1:	Site and Surrounding Environs	4
Figure 2.2:	View north-east of Salisbury Highway (Affected Area on left)	5
Figure 2.3:	View east of Ryans Road (Affected Area on right)	6
Figure 3.1:	Concept Plan	8
Figure 4.1:	Concept Plan of New Access Point Traffic Signals	10
Figure 4.2:	Predicted Redistribution of Existing Daily Traffic Volumes	12
Figure 4.3:	Predicted Daily Traffic Volumes	13

## Tables

Table 3.1:	Anticipated Uses	7
Table 4.1:	Traffic Generation of Anticipated Uses	9
Table 4.2:	Summary of Proposed Access Point SIDRA Analysis Results	14



## 1 INTRODUCTION

### 1.1 Background

An amendment to the Planning and Design Code is being sought relating to land located at Lot 1001 Salisbury Highway in Green Fields to change the land use from the existing Strategic Employment, General Neighbourhood, Employment zones to new policy which accommodates commercial uses on the land.

Empirical Traffic Advisory was commissioned to undertake a transport impact assessment of the Code Amendment.

This report sets out the findings and conclusions of an assessment of the anticipated transport implications of the anticipated uses for the Code Amendment. In particular this report assesses the impact of the anticipated uses on the existing adjacent road infrastructure.



## 2 EXISTING CONDITIONS

### 2.1 Affected Areas

The Affected Area is located at Lot 1001 Salisbury Highway in Green Fields with frontages to Ryans Road and Salisbury Highway. The frontage on Ryans Road extends approximately 800 metres between Salisbury Highway and George Street (to the west). The Salisbury Highway frontage is approximately 134 metres from Ryans Road to the south-west. The location of the Affected Area is shown in Figure 2.1. The Affected Area is approximately 3.89 hectares in size.

The Affected Area is located within Strategic Employment, General Neighbourhood, Employment zones and is currently vacant.

The surrounding properties include a mix of residential land uses to the north and east, and commercial and industrial uses to the south and west.

Figure 2.1: Site and Surrounding Environs



(Photomap courtesy of Metromap)

## 2.2 Road Network

### 2.2.1 Salisbury Highway

Salisbury Highway is an arterial road under the care and control of the Department for Infrastructure and Transport. It is a four lane road with a central raised median and dual carriageways, and carries approximately 41,200 vehicles per day (DIT, 2023). Bicycle lanes operate on both sides of the road adjacent the site. Adjacent the subject site, the speed limit is 70 km/h transitioning to 60 km/h for northbound traffic. For southbound traffic, the speed limit is 60 km/h.

Figure 2.2: View north-east of Salisbury Highway (Affected Area on left)



### 2.3 Ryans Road

Ryans Road is a local collector road under the care and control of the City of Salisbury. It comprises a single carriageway approximately 7.5 metres wide with parking permitted on each side of the road. Ryans Road links between Salisbury Highway and Port Wakefield Road to the west. Traffic management has been installed on Ryans Road at Oleander Drive to prioritise local residential traffic and minimise industrial traffic from the west. There is also an 8 Tonne load limit on Ryans Road adjacent the site between Oleander Drive and Salisbury Highway. The street carries up to 3,000 vehicles per day (DIT, 2022) and has a speed limit of 50km/h.

Figure 2.3: View east of Ryans Road (Affected Area on right)



## 2.4 Pedestrian Access

Footpaths are provided on both sides of Salisbury Highway adjacent the site, and on the northern side of Ryans Road.

## 2.5 Cycling Access

Bicycle lanes are provided on each carriageway of Salisbury Highway.

## 2.6 Public Transport

Bus Stop 34U west is located immediately adjacent the Affected Area, while Bus Stop 34U east is located approximately 130 metres south. These stops are serviced by bus 224 (Elizabeth Interchange to City), school bus services and night services (N224). The regular services are generally 30 minute frequency on weekdays, and 1 hour on weekday evenings and weekends.



3 INTENDED POLICY

The Code Amendment intends to replace the existing Strategic Employment, General Neighbourhood, Employment zones with a Suburban Activity Centre Zone in the southern part and Employment Zone in the northern part.

With regards to Traffic and Transport, the relevant parts of the P&D Code include:

- Part 3 – Overlays
  - Traffic Generating Development Overlay
  - Urban Transport Routes Overlay
- Part 4 – General Development Policies
  - Design
  - Transport, Access and Parking

3.1 Anticipated Uses

The anticipated uses within the Affected Area based on the Intended Policy is likely to provide shop and warehouse uses across the Affected Area. These anticipated uses are shown in Table 3.1.

Table 3.1: Anticipated Uses

Land Use	Area/Size (sq.m)
Shop (Shopping Centre)	6,000
Shop (Bulky Goods)	2,500
Warehouse	3,000

A concept plan of the anticipated uses in the Affected Area is shown in Figure 3.1



Figure 3.1: Concept Plan



The concept plan includes a primary access point on Salisbury Highway, and secondary access points on Ryans Road. It should be noted that the traffic assessment assumes that Ryans Road will be closed with no access to Salisbury Highway.

## 4 TRAFFIC ASSESSMENT

### 4.1 Traffic Demands

Traffic generation estimates for the proposed development have been sourced from the Transport for New South Wales 'Guide to Traffic Generating Developments' (formerly RTA NSW, 2002) and associated document 'Updated traffic surveys (TDT 2013/04)'. These documents form a national benchmark for traffic generation data for various land uses, including those anticipated for the Affected Area. For the purpose of this assessment, the AM peak period is expected to generate 30% of the PM peak period for the shopping centre rates which are shown below

Table 4.1: Traffic Generation of Anticipated Uses

Land Use	Area (sq.m GLFA)	Traffic Generation Rate (trips per 100sq.m weekday)				Traffic Trips Total			
		Sat Peak	Weekday AM Peak	Weekday PM Peak	Weekday Daily	Sat Peak	Weekday AM Peak	Weekday PM Peak	Weekday Daily
Shopping Centre	6,000	16.3	3.7	12.3	121	978	222	738	7260
Bulky Goods	2,500	6.6	2.5	2.5	25	165	165	165	625
Warehouse	3,000	0.5	0.5	0.5	4	15	15	15	120
<b>Total</b>		<b>1,158</b>	<b>402</b>	<b>918</b>	<b>8,005</b>				

Based on these traffic generate rates, the anticipated uses are predicted to generate approximately 8,000 vehicles per day, 920 vehicles per hour in the PM peak period, 400 vehicles per hour in the AM peak period on a weekday and 1,160 vehicles per hour during a Saturday peak hour.

### 4.2 Proposed Access

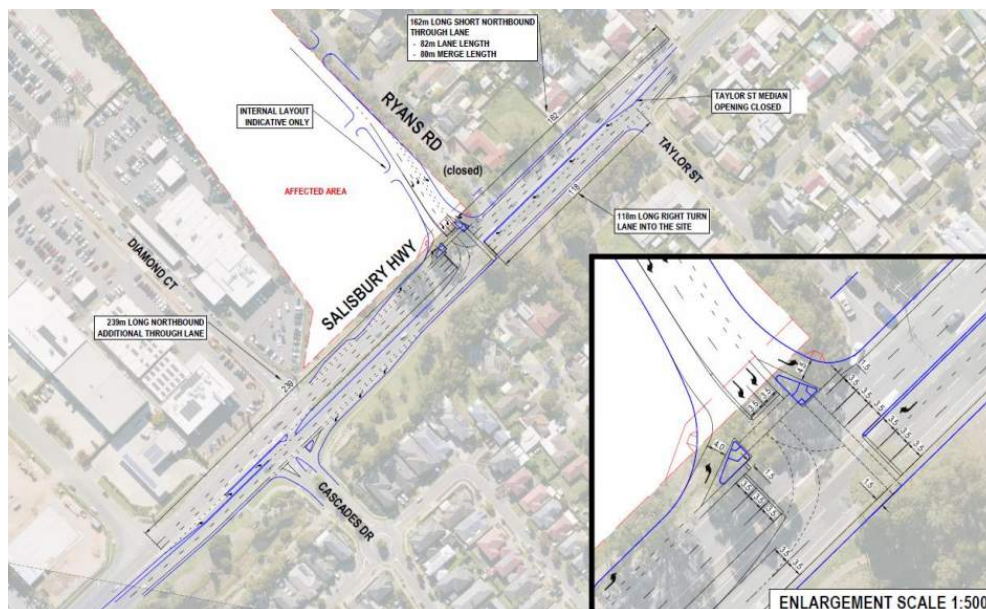
Access for the anticipated uses is based on a new access point on Salisbury Highway which will provide access for most of the traffic demands of the Affected Area. It is proposed that this access point be controlled by traffic signals to facilitate safe and efficient access to and from Salisbury Highway. This access point will link to a circulation road which will extend internally from Salisbury Highway frontage to the western portion of the site. The new access point would provide for all turning movements to and from Salisbury Highway, accommodating both light and heavy vehicle movements.

Options for access to the site were developed including locations at the southern end of the site, central to the site and at the northern end of the site (adjacent Ryans Road). Liaison with Department for Infrastructure and Transport found their preference for traffic signals at or near to Ryans Road, at the northern end of the site. DIT was concerned with the proximity of Cascades Drive with traffic signs located at the southern end of the site. Hence, the northern traffic signal option was selected as the preferred option for analysis in this report.

An extract of the concept plan of the new traffic signalised access point has been prepared as shown in Figure 4.1. A concept plan is provided in Appendix B.



Figure 4.1: Concept Plan of New Access Point Traffic Signals



The new access point will require additional lanes on Salisbury Highway including:

- Right turn lane into the site on the north-eastern approach.
- An additional through lane on the south-western approach.
- A left turn lane on south-western approach.
- Dual right turn lanes and left turn lane on the western approach (from the within the site).
- Pedestrian crossing facilities across Salisbury Highway and the new access point.
- Extend bicycle lanes on Salisbury Highway through the new traffic signals.
- Retention of the existing bus stop adjacent the site with a new indented bus bay

The new traffic signals and associated traffic lanes can be provided within the existing road reserve on Salisbury Highway, and in some instances not impacting the existing kerbs.

Additional benefits of the new access point traffic signals include improved access for pedestrians and cyclists across Salisbury Highway which provides linkages to communities to the east and west of this road.

#### 4.3 Impact on Road Network

The installation of traffic signals at a new access point will require changes to the Ryans Road and Taylor Street intersections with the median to be extended to provide a new extended right turn lane at the new traffic signals. Preliminary discussions around access arrangements have been undertaken with both DIT and Council.



Due to the proximity of the new traffic signalised access point to Ryans Road and following preliminary DIT discussions, the intersection of Ryans Road and Salisbury Highway would be closed.

Right turns into and out of Taylor Street (on the eastern side of Salisbury Highway) would be removed by the extended median for the new right turn lane.

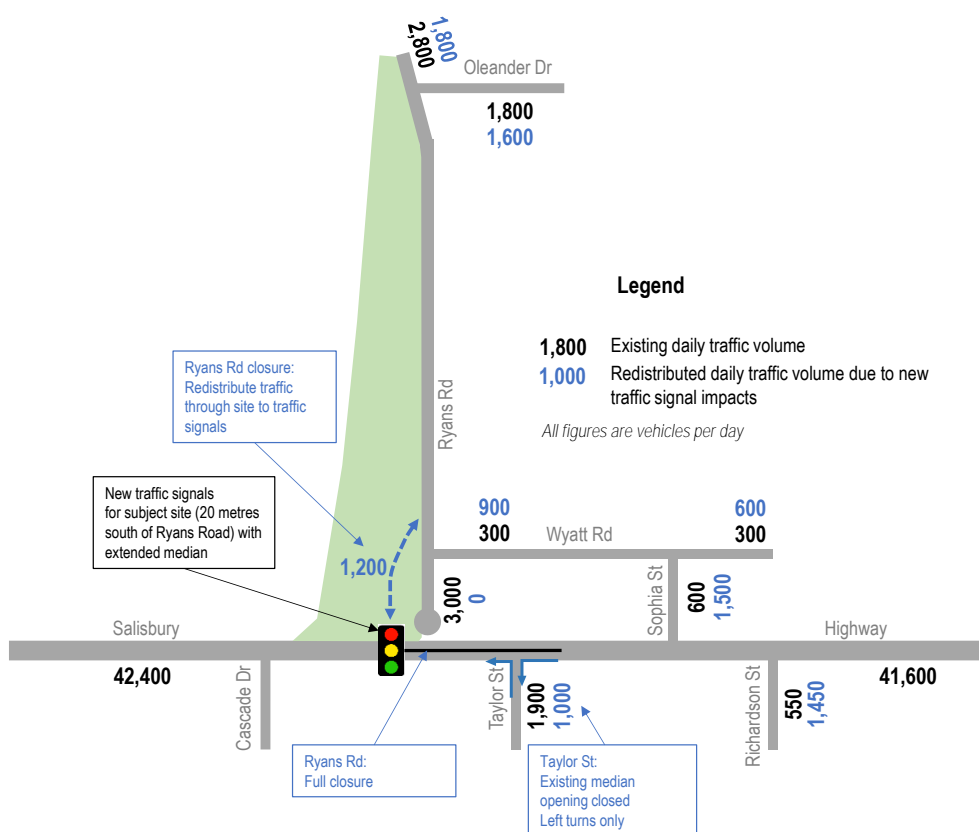
#### 4.3.1 Redistribution of Existing Traffic

The existing traffic volumes on streets near the Affected Area will be impacted the new traffic signals at the new access point on Salisbury Highway. The key impacts will be:

- Closure of Ryans Road at Salisbury Highway due to the proximity of the existing intersection to the new traffic signalised access point, with turning movements from the residential dwellings redistributed through the road network.
- Closure of Ryans Road at Salisbury Highway, will result in some existing cut through movements from Ryans Road (west) will be redistributed through the site and the remainder via the external road network
- Closure of the existing median opening at Taylor Street which will prevent right turns to and from Salisbury Highway, with only left turns to and from Salisbury Highway to remain.

The predicted redistribution of traffic at these intersections is shown in Figure 4.2.

Figure 4.2: Predicted Redistribution of Existing Daily Traffic Volumes



The assessment of the redistribution has found the following:

- Taylor Street will reduce in traffic volume from 1,900 to 1,000 vehicles per day.
- The existing right turn movements from Taylor Street will likely redistribute to Richardson Street and increase this street from 550 to 1,450 vehicles per day.
- Half of existing movements from Ryans Road West to East will divert to the proposed traffic signals.
- It is anticipated that most of Ryans Road traffic will divert to the new traffic signals with approximately 1,000 vehicles per day redirected from Ryans Road.
- Some existing Ryans Road traffic is anticipated to use Sophia Street which could increase daily traffic on Sophia Street from 600 vehicles per day to 1,500 vehicles per day, and distributed north and south on Wyatt Street (600 vehicles per day in the southern segment and 300 vehicle per day in the northern section).

Overall, the impact on the adjacent local road network will be minor with all streets remaining within the general residential amenity traffic volume of less than 2,000 vehicles per day. This is the maximum

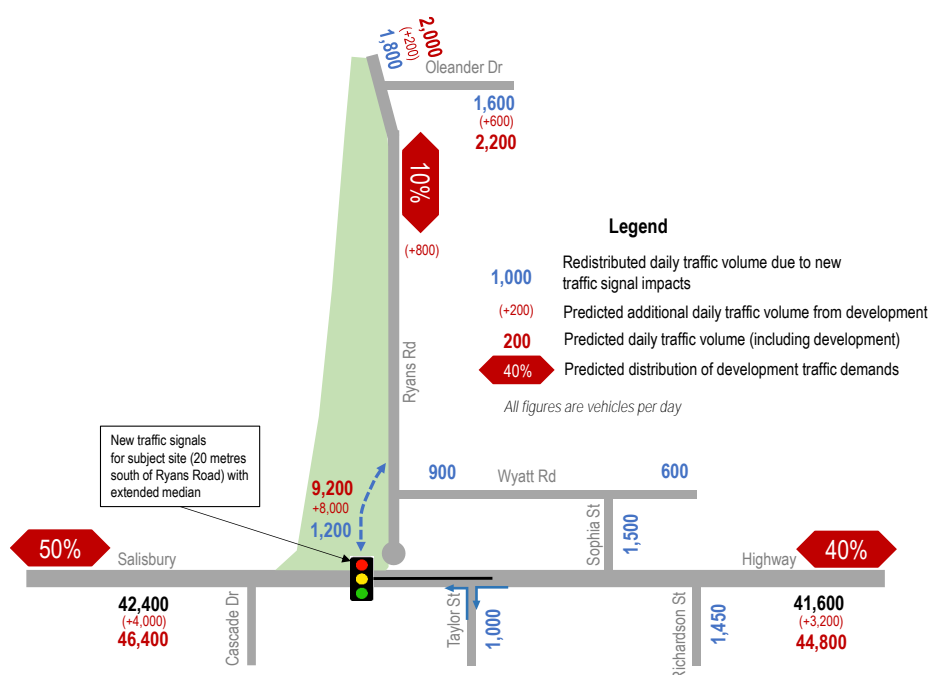
traffic volume that is considered acceptable on residential streets before impact residential amenity of a street.

There is adequate capacity at the local street intersections (Sophia Street and Richardson St) with Salisbury Highway to cater for the increase in traffic associated with the redistribution. Observations during peak periods at each of these intersections found very little queueing and delays for right turn movements into each street.

#### 4.3.2 Affected Area Traffic Impact

The traffic demands predicted for the Affected Area based on the anticipated uses has been considered with regards to the likely distribution on the adjacent road network. It is predicted that most of the traffic generated by the Affected Area will be on Salisbury Highway with a high level of passing trade, that is traffic already using Salisbury Highway for other trips.

Figure 4.3: Predicted Daily Traffic Volumes



The predicted traffic volumes from the anticipated uses in the Affected Area will cause an increase in traffic on each of the frontage roads including Ryans Road and Salisbury Highway.

It is noted that the increase in traffic on Salisbury Highway is likely to be less given some traffic will be passing trade (which can be up to 30% of traffic demands at a retail/commercial site). This has not specifically been calculated in the predicted traffic volumes so these can be considered worst case. The predicted increases in traffic volumes on Salisbury Highway are within 10% of the existing traffic



volumes, and would not be obvious in daily operation on the mid-block segments given the daily traffic volumes on roads can vary by up to 10% each day.

Traffic on Ryans Road is anticipated to increase by 800 vehicles per day, and will split between Ryans Road (west) and Oleander Drive. Both of these roads will remain within the general residential amenity traffic level of less than 2,000 vehicles per day.

Hence the overall impact of the Affected Area traffic demands will be minor on the adjacent road network with regards to daily traffic volumes.

#### 4.4 New Access Point Traffic Signals

The impact of the new access point traffic signals on Salisbury Highway has been assessed in accordance with Department for Infrastructure and Transport guidelines including relevant calibration where required. The analysis using SIDRA Intersection software has been undertaken to consider the key peak periods as follows:

- Weekday AM peak
- Weekday PM peak
- Saturday peak

The summary results of the intersection operation are shown in Table 4.2.

Table 4.2: Summary of Proposed Access Point SIDRA Analysis Results

Intersection	Level of Service	Degree of Saturation	Average Delay (seconds)	95 <sup>th</sup> Percentile Queue Length (Metres)
Weekday AM Peak	B	0.632	12.3	224.3
Weekday PM Peak	C	0.859	25.2	415.6
Saturday Peak	C	0.791	34.8	263.2

The summary results indicate that the new access traffic signals, based on the concept layout plan and calibrated SIDRA models, will meet the Department for Infrastructure and Transport requirements for traffic signal operation which notably requires the Degree of Saturation to be less than 0.9 and Level of Service to be D or better.

Details of the SIDRA analysis for each of the peak periods is included in Appendix A.



## 5 PARKING

The Planning and Design Code provides parking requirements for land uses in Part 4 General Development Policies:

- Transport, Access and Parking

A review of these policies has not found any specific policies which would be problematic for the anticipated uses in the Affected Area. Given the size and layout of the Affected Area, it is likely that these policies can generally be satisfied with development in the Affected Area.

Parking for commercial uses in the Affected Area would be assessed with any development application based on actual land use and built form layouts. The parking rates provided in the Planning & Design Code will be suitable for consideration of the anticipated uses in the Affected Area.





## 6 CONCLUSIONS

Based on the analysis and discussions presented within this report, the following conclusions are made:

1. The Affected Area is located on the western side of Salisbury Highway and southern side of Ryans Road, in Lot 1001 Salisbury Highway in Green Fields.
2. The Code Amendment is seeking to change the existing Strategic Employment, General Neighbourhood, Employment Zones to a Suburban Activity Centre Zone in the southern part and Employment Zone in the northern part.
3. Anticipated uses will include retail shops, bulky goods and warehouse.
4. A new access point on Salisbury Highway would provide access for the Affected Area, along with access to and from Ryans Road. The Salisbury Highway access point would be controlled by traffic signals.
5. The Salisbury Highway access point will provide access for light and heavy vehicles associated with the anticipated uses, whilst the Ryans Road access points would provide for light vehicles only.
6. The impact on the local road network will include closure of Ryans Road (at Salisbury Highway) and removal of the median opening on Salisbury Highway at Taylor Street. These are required to accommodate the new traffic signals at the Salisbury Highway access point.
7. Salisbury Highway will require additional northbound traffic lane to accommodate the new traffic signals, with a concept plan indicating this can be achieved within the existing road reserve.
8. Analysis of the new traffic signals has found it would meet the operating requirements and guidelines of Department for Infrastructure and Transport for a new traffic signal controlled intersection.
9. A review of the Planning and Design Code policies relevant to the likely zoning has not found any specific policies which would be problematic for the anticipated uses in the Affected Area. Given the size and configuration of the Affected Area, it is likely that these policies can generally be satisfied with development in the Affected Area.

Overall the proposed development will only have a very minor impact on traffic volumes on the adjacent road network.



## Appendix A SIDRA Summary

**SITE LAYOUT**

**Site: 101v [SH-NewSig- Post Dev AM (Site Folder: General)]**

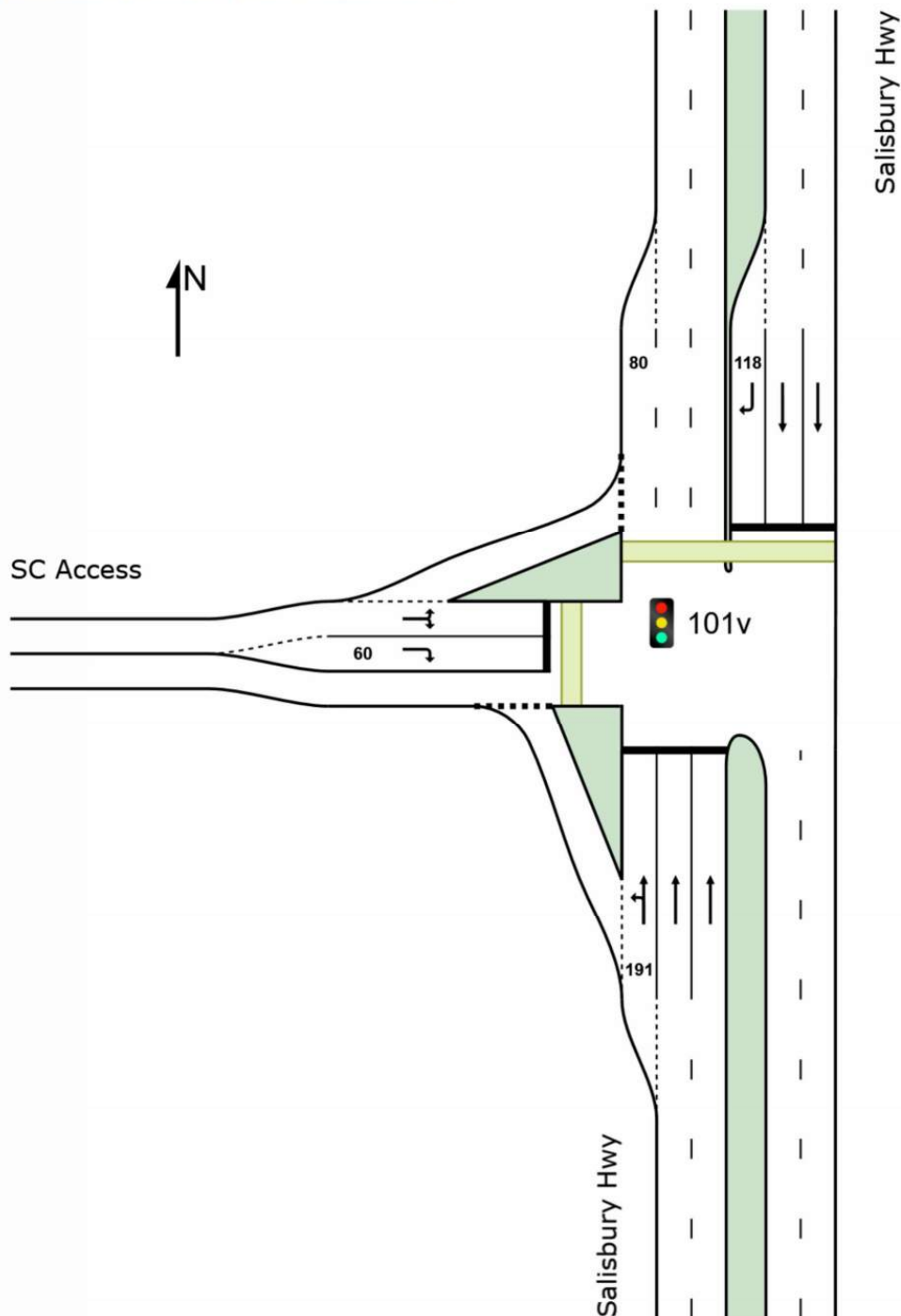
New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road

AM Post Development Peak

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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A-2



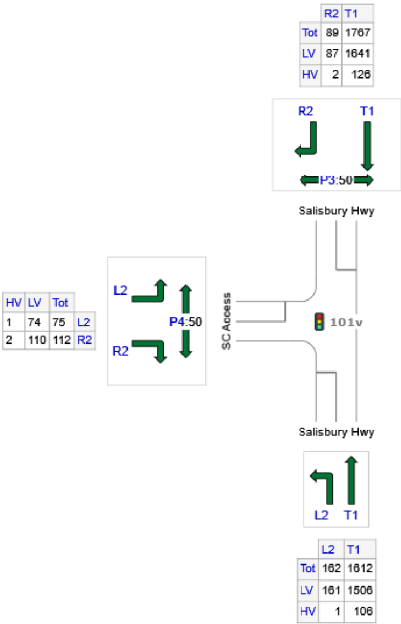
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 101v [SH-NewSig- Post Dev AM (Site Folder: General)]

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road  
AM Post Development Peak  
Site Category: (None)  
Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Volume Display Method: Separate



	All MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Salisbury Hwy	1774	1667	107
N: Salisbury Hwy	1856	1728	128
W: SC Access	187	184	3
Total	3817	3579	238

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## MOVEMENT SUMMARY

**Site: 101v [SH-NewSig- Post Dev AM (Site Folder: General)]**

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road

AM Post Development Peak

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 150 seconds (Site User-Given Cycle Time)

Variable Sequence Analysis applied. The results are given for the selected output sequence.

Vehicle Movement Performance														
Mov ID	Turn	Mov Class	Demand [ Total	Flows HV ]	Arrival [ Total	Flows HV ]	Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [ Veh. Dist ]	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			veh/h	%	veh/h	%	v/c	sec		veh	m			km/h
South: Salisbury Hwy														
1	L2	All MCs	171	0.6	171	0.6	0.282	6.6	LOS A	7.2	53.0	0.33	0.48	36.9
2	T1	All MCs	1697	6.6	1697	6.6	* 0.631	13.4	LOS B	29.6	224.3	0.57	0.54	45.2
Approach			1867	6.0	1867	6.0	0.631	12.8	LOS B	29.6	224.3	0.55	0.54	43.9
North: Salisbury Hwy														
8	T1	All MCs	1860	7.1	1860	7.1	0.627	5.2	LOS A	24.8	189.9	0.40	0.37	53.0
9	R2	All MCs	94	2.2	94	2.2	* 0.632	79.6	LOS E	6.9	50.1	1.00	0.81	16.1
Approach			1954	6.9	1954	6.9	0.632	8.8	LOS A	24.8	189.9	0.43	0.39	47.7
West: SC Access														
10	L2	All MCs	79	1.3	79	1.3	0.451	8.9	LOS A	6.5	46.5	0.91	0.81	24.5
12	R2	All MCs	118	1.8	118	1.8	* 0.451	63.1	LOS E	6.5	46.5	0.95	0.79	25.2
Approach			197	1.6	197	1.6	0.451	41.3	LOS D	6.5	46.5	0.93	0.80	25.0
All Vehicles			4018	6.2	4018	6.2	0.632	12.3	LOS B	29.6	224.3	0.51	0.48	43.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

\* Critical Movement (Signal Timing)

Pedestrian Movement Performance												
Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [ Ped Dist ] ped m		Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
North: Salisbury Hwy												
P3	Full	50	53	64.5	LOS F	0.2	0.2	0.93	0.93	218.4	200.0	0.92
West: SC Access												
P4	Full	50	53	64.5	LOS F	0.2	0.2	0.93	0.93	218.4	200.0	0.92
All Pedestrians		0	105	64.5	LOS F	0.2	0.2	0.93	0.93	218.4	200.0	0.92

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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PHASING SUMMARY

Site: 101v [SH-NewSig- Post Dev AM (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road  
AM Post Development Peak  
Site Category: (None)  
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 150 seconds (Site User-Given Cycle Time)  
Variable Sequence Analysis applied. The results are given for the selected output sequence.

Timings based on settings in the Site Phasing & Timing dialog  
Phase Times determined by the program

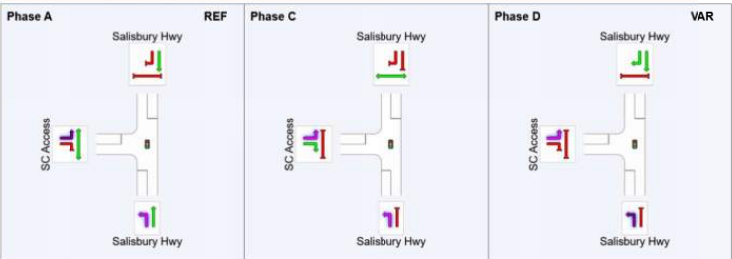
Phase Sequence: Phasing  
Input Phase Sequence: A, B\*, C, D\*  
Output Phase Sequence: A, C, D\*  
Reference Phase: Phase A  
(\* Variable Phase)

Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0	109	130
Green Time (sec)	103	15	14
Phase Time (sec)	109	21	20
Phase Split	73%	14%	13%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Output Phase Sequence



REF: Reference Phase  
VAR: Variable Phase



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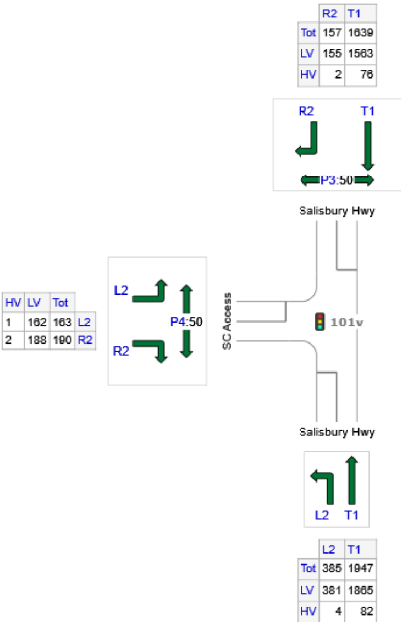
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 101v [SH-NewSig- Post Dev PM (Site Folder: General)]

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road  
PM Post Development Peak  
Site Category: (None)  
Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Volume Display Method: Separate



	MCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Salisbury Hwy	2332	2246	86
N: Salisbury Hwy	1796	1718	78
W: SC Access	353	350	3
Total	4481	4314	167

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## MOVEMENT SUMMARY

**Site: 101v [SH-NewSig- Post Dev PM (Site Folder: General)]**

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Shopping Centre Access Signals, Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road

PM Post Development Peak

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 150 seconds (Site User-Given Cycle Time)

Variable Sequence Analysis applied. The results are given for the selected output sequence.

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [ Total HV ]		Arrival Flows [ Total HV ]		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [ Veh. Dist ]		Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
South: Salisbury Hwy															
1	L2	All MCs	405	1.0	405	1.0	0.384	8.7	LOS A	8.8	63.3	0.30	0.59	0.30	36.8
2	T1	All MCs	2049	4.2	2049	4.2	* 0.859	21.5	LOS C	56.5	415.6	0.82	0.77	0.82	39.5
Approach			2455	3.7	2455	3.7	0.859	19.4	LOS B	56.5	415.6	0.73	0.74	0.73	38.8
North: Salisbury Hwy															
8	T1	All MCs	1725	4.6	1725	4.6	0.567	5.1	LOS A	21.5	159.4	0.38	0.35	0.38	53.2
9	R2	All MCs	165	1.3	165	1.3	* 0.856	85.5	LOS F	13.2	94.0	1.00	0.95	1.23	15.5
Approach			1891	4.3	1891	4.3	0.856	12.1	LOS B	21.5	159.4	0.43	0.40	0.45	43.8
West: SC Access															
10	L2	All MCs	172	0.6	172	0.6	0.785	105.9	LOS F	17.4	122.4	1.00	1.25	1.09	17.2
12	R2	All MCs	200	1.1	200	1.1	* 0.785	150.3	LOS F	17.4	122.4	1.00	1.08	1.14	21.8
Approach			372	0.8	372	0.8	0.785	129.8	LOS F	17.4	122.4	1.00	1.16	1.12	19.9
All Vehicles			4717	3.7	4717	3.7	0.859	25.2	LOS C	56.5	415.6	0.63	0.64	0.65	37.0

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

\* Critical Movement (Signal Timing)

Pedestrian Movement Performance													
Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [ Ped ped ]		Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec	
North: Salisbury Hwy													
P3	Full	50	53	64.5	LOS F	0.2	0.2	0.93	0.93	218.4	200.0	0.92	
West: SC Access													
P4	Full	50	53	64.5	LOS F	0.2	0.2	0.93	0.93	218.4	200.0	0.92	
All Pedestrians		0	105	64.5	LOS F	0.2	0.2	0.93	0.93	218.4	200.0	0.92	

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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PHASING SUMMARY

Site: 101v [SH-NewSig- Post Dev PM (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road  
PM Post Development Peak  
Site Category: (None)  
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 150 seconds (Site User-Given Cycle Time)  
Variable Sequence Analysis applied. The results are given for the selected output sequence.

Timings based on settings in the Site Phasing & Timing dialog  
Phase Times determined by the program

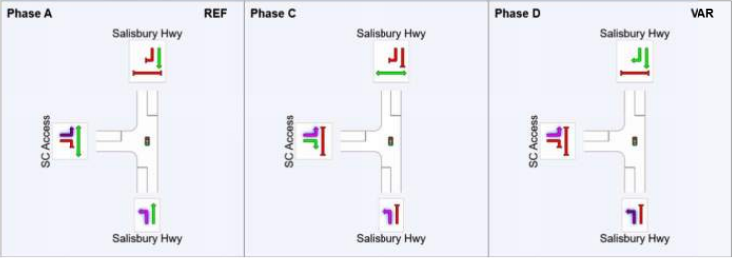
Phase Sequence: Phasing  
Input Phase Sequence: A, B\*, C, D\*  
Output Phase Sequence: A, C, D\*  
Reference Phase: Phase A  
(\* Variable Phase)

Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0	104	126
Green Time (sec)	98	16	18
Phase Time (sec)	104	22	24
Phase Split	69%	15%	16%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Output Phase Sequence



REF: Reference Phase  
VAR: Variable Phase

Normal Movement

Slip/Bypass-Lane Movement

Stopped Movement

Other Movement Class (MC) Running

Mixed Running & Stopped MCs

Other Movement Class (MC) Stopped

Permitted/Opposed

Opposed Slip/Bypass-Lane

Turn On Red

Undetected Movement

Continuous Movement

Phase Transition Applied



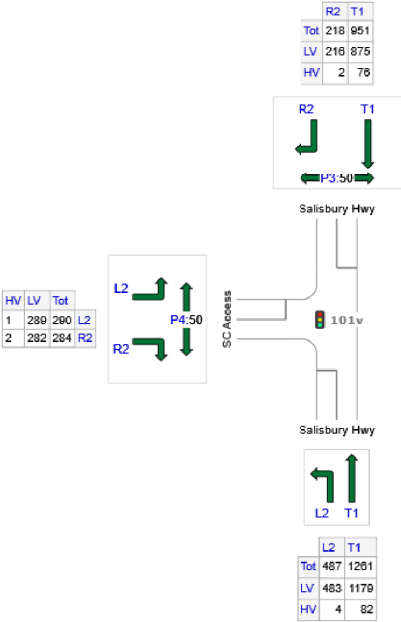
INPUT VOLUMES

Vehicles and pedestrians per 60 minutes

Site: 101v [SH-NewSig- Post Dev Sat (Site Folder: General)]

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road.  
SAT Post Development Peak  
Site Category: (None)  
Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Volume Display Method: Separate



	IMCs	Light Vehicles (LV)	Heavy Vehicles (HV)
S: Salisbury Hwy	1748	1662	86
N: Salisbury Hwy	1169	1091	78
W: SC Access	574	571	3
Total	3491	3324	167



## MOVEMENT SUMMARY

**Site: 101v [SH-NewSig- Post Dev Sat (Site Folder: General)]**

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Shopping Centre Access Signals, Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road.

SAT Post Development Peak

Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 130 seconds (Site User-Given Cycle Time)

Variable Sequence Analysis applied. The results are given for the selected output sequence.

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [ Total HV ]		Arrival Flows [ Total HV ]		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue Dist [ Veh. m ]		Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed
			veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
South: Salisbury Hwy															
1	L2	All MCs	513	0.8	513	0.8	0.373	9.4	LOS A	8.3	58.2	0.33	0.67	0.33	36.5
2	T1	All MCs	1327	6.5	1327	6.5	* 0.791	29.8	LOS C	34.8	263.2	0.90	0.82	0.90	34.3
Approach			1840	4.9	1840	4.9	0.791	24.2	LOS C	34.8	263.2	0.74	0.78	0.74	35.1
North: Salisbury Hwy															
8	T1	All MCs	1001	8.0	1001	8.0	0.389	7.7	LOS A	12.4	95.2	0.43	0.38	0.43	50.3
9	R2	All MCs	229	0.9	229	0.9	* 0.769	63.9	LOS E	14.7	104.3	1.00	0.89	1.10	17.9
Approach			1231	6.7	1231	6.7	0.769	18.2	LOS B	14.7	104.3	0.53	0.48	0.55	37.6
West: SC Access															
10	L2	All MCs	305	0.3	305	0.3	0.732	46.5	LOS D	17.5	122.9	0.89	1.07	0.89	22.5
12	R2	All MCs	299	0.7	299	0.7	* 0.732	92.5	LOS F	17.5	122.9	0.96	0.95	1.01	25.3
Approach			604	0.5	604	0.5	0.732	69.3	LOS E	17.5	122.9	0.93	1.01	0.95	24.1
All Vehicles			3675	4.8	3675	4.8	0.791	29.6	LOS C	34.8	263.2	0.70	0.72	0.71	32.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).

Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Green.

Gap-Acceptance Capacity Formula: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

\* Critical Movement (Signal Timing)

Pedestrian Movement Performance												
Mov ID	Crossing	Input Vol. ped/h	Dem. Flow ped/h	Aver. Delay sec	Level of Service	AVERAGE BACK OF QUEUE [ Ped Dist ] m		Prop. Que	Eff. Stop Rate	Travel Time sec	Travel Dist. m	Aver. Speed m/sec
North: Salisbury Hwy												
P3	Full	50	53	54.6	LOS E	0.2	0.2	0.92	0.92	208.4	200.0	0.96
West: SC Access												
P4	Full	50	53	54.6	LOS E	0.2	0.2	0.92	0.92	208.4	200.0	0.96
All Pedestrians		0	105	54.6	LOS E	0.2	0.2	0.92	0.92	208.4	200.0	0.96

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay)

Pedestrian movement LOS values are based on average delay per pedestrian movement.

Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

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PHASING SUMMARY

Site: 101v [SH-NewSig- Post Dev Sat (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.3.210

New Shopping Centre Access Signals. Ryans Road Entry and Right Exit Traffic Utilising Signals. Lane Saturation Flows based On Horrie Miller Drive/Kings Road.  
SAT Post Development Peak  
Site Category: (None)  
Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 130 seconds (Site User-Given Cycle Time)  
Variable Sequence Analysis applied. The results are given for the selected output sequence.

Timings based on settings in the Site Phasing & Timing dialog  
Phase Times determined by the program

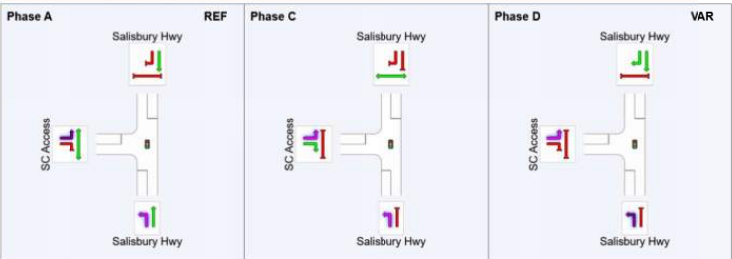
Phase Sequence: Phasing  
Input Phase Sequence: A, B\*, C, D\*  
Output Phase Sequence: A, C, D\*  
Reference Phase: Phase A  
(\* Variable Phase)

Phase Timing Summary

Phase	A	C	D
Phase Change Time (sec)	0	69	100
Green Time (sec)	63	25	24
Phase Time (sec)	69	31	30
Phase Split	53%	24%	23%
Phase Frequency (%)	100.0	100.0	100.0

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Output Phase Sequence



REF: Reference Phase  
VAR: Variable Phase



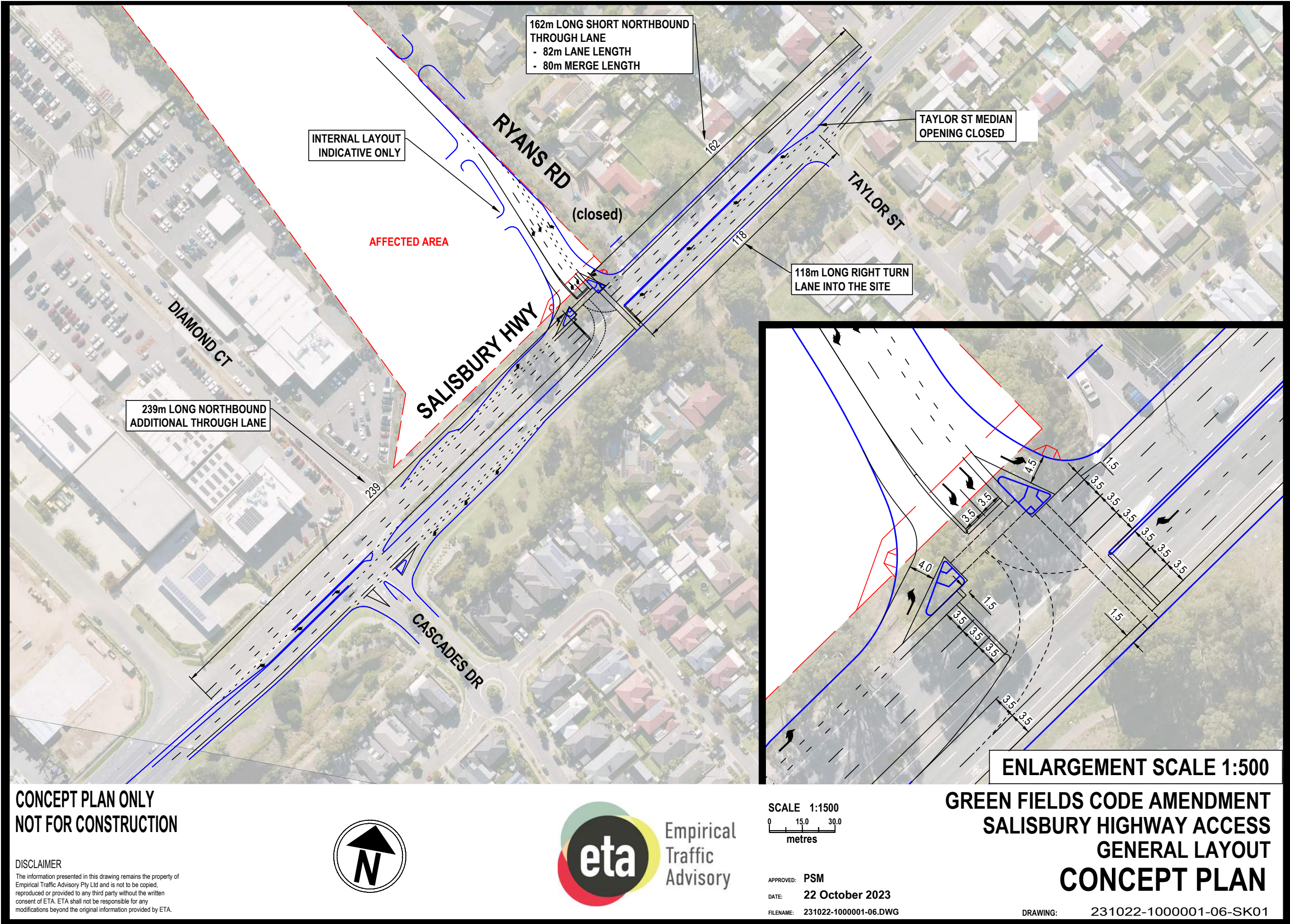
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## Appendix B Concept Plans









PO Box 268  
Glenside SA 5063  
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## Preliminary Tree Assessment

Site: Ryans Road and Salisbury Highway,  
Greenfields

Date: Friday, 1 October 2021

### ATS5530-RyaRdSalHyPTA



## Contents

Executive Summary .....	1
Brief .....	2
Documents and Information Provided .....	2
Method .....	2
Site Location.....	3
Assessment.....	4
Tree Assessment .....	4
Legislative Assessment.....	5
Retention Assessment .....	4
Tree Protection.....	5
Conclusion.....	6
Definitions.....	7
References .....	7

Appendix A - Tree Assessment Methodology

Appendix B - Tree Assessment Findings

Appendix C - Mapping

Appendix D - Tree Assessment Summary

Report Reference Number: ATS5530-RyaRdSalHyPTA

Report prepared for  
Stewart Tremain, Project Manager Strategic Development Projects for the City of Salisbury

Author  
Marcus Lodge, Consulting Arborist, Arborman Tree Solutions Pty Ltd





## Executive Summary

Arborman Tree Solutions was engaged by Stewart Tremain, Project Manager Strategic Development Projects for the City of Salisbury to undertake Preliminary Tree Assessment of the trees within the identified survey area at Ryans Road and Salisbury Highway, Greenfields. The purpose of this assessment is to evaluate tree suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained. This assessment provides information in accordance with Australian Standard *AS4970-2009 Protection of trees on development sites* (AS4970-2009) and relevant legislation.

The assessment considered 84 trees, including 15 tree groups, which are identified as a mix of locally indigenous and/or Australian native species as shown in Table 1 below. The tree population is dominated by the locally indigenous *Eucalyptus camaldulensis* (River Red Gum) with 61 specimens equating to 73% of the population, noting that a number of the tree groups are also dominated by this species. Whilst both River Red Gum and Mallee Box are indigenous to the area these trees have all been planted and as such are not considered to remnant vegetation although they could be identified as contributing to a wildlife corridor. The majority of trees are considered to be in Good (48) to Fair (31) overall condition and have extended useful life expectancies; only five trees, Tree(s) 12, 57, 64, 65 and 82, are displaying poor overall condition as evidenced by substantial health decline.

The assessment has identified seventeen Significant Trees and fifty-two Regulated Trees as defined in the *PDI Act 2016*. The remaining trees are grouped into fifteen groups of unregulated trees. There are twenty-two Regulated (16) and Significant (6) Trees which are considered to provide 'important' aesthetic and/or environmental benefit which would warrant their protection; the remaining trees whilst providing benefit in this regard do not do so to a level that would be considered to be 'important'.

The assessment has identified twenty-six trees or tree groups as having a High Retention Rating. It is my opinion, as the Regulated/Significant Trees with a High Retention Rating, display one or more attributes described within the *PDI Act 2016*, that warrant their retention.

The remaining trees achieve a Moderate or Low Retention Rating. Trees that achieve a Moderate Retention Rating are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development. The trees that achieve a Low Retention Rating should not form a constraint to an otherwise reasonable and expected development.



## Brief

Arborman Tree Solutions was engaged by Stewart Tremain, Project Manager Strategic Development Projects for the City of Salisbury to undertake a Preliminary Tree Assessment of the trees within the identified survey area at the corner of Ryans Road and Salisbury Highway, Greenfields. The purpose of a Preliminary Tree Assessment is to evaluate trees' suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained.

In accordance with section 2.2 of the Australian Standard *AS4970-2009 Protection of trees on development sites* (2.2) the following information is provided:

- Identification of the species of each tree and assessment of their health and structure.
- Identification of the legislative status of trees as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 201)*.
- Tree Retention Rating for each tree, this has been applied to all trees regardless of legislative status.
- Identify the Tree Protection Zone for each tree.

*Note: This report is intended to provide preliminary advice to assist with determining scope for development and guide design. The City Council may require further information to approve the removal of any Significant Trees/Regulated Trees.*

## Documents and Information Provided

The following information was provided for the preparation of this assessment

- Email instruction on scope of works
- Site Plan identifying the area to be assessed

## Method

A site inspection was undertaken on Thursday, 9 September 2021. Trees in this report were mapped using TreePlotter software and assigned a unique tree number. Individual tree findings were recorded using the Tree Assessment Form (TAF©). Tree Health Indicator (THI©), Tree Structure Assessment (TSA©) and Useful Life Expectancy (ULE), were assessed using the methodology described in Appendix A. Legislative Status was identified for all trees controlled under the relevant legislation.

Each tree's suitability for retention was determined by reviewing principles under the *PDI Act 2016* or relevant authority and applying these findings in the Tree Retention Rating (TRR©) method, as described within Appendix A. Tree Protection Zones were calculated using the Australian Standard *AS4970-2009* (Section 3.2). Mapping was performed using GIS and CAD software.

*Limitations: Tree management options such as pruning, soil amelioration, pathogen treatment are not part of this report; these should be considered in relation to any proposed development.*

## Site Location

Figure 1: Survey Area - Ryans Road and Salisbury Highway, Greenfields



Arborman Tree Solutions Pty Ltd – Professionals in Arboriculture  
 23 Aberdeen Street  
 Port Adelaide SA 5015

ATS5530-RyaRdSalHyPTA – Friday, 1 October 2021

Mobile: 0418 812 967  
 Email: [arborman@arborman.com.au](mailto:arborman@arborman.com.au)  
 Website: [www.arborman.com.au](http://www.arborman.com.au)

## Assessment

Arborman Tree Solutions was engaged by Stewart Tremain, Project Manager Strategic Development Projects for the City of Salisbury to undertake Preliminary Tree Assessment of the trees within the identified survey area at Ryans Road and Salisbury Highway, Greenfields. The purpose of this assessment is to evaluate tree suitability for retention through a Tree Retention Rating system and provide Preliminary Tree Protection advice for trees to be retained. This assessment provides information in accordance with Australian Standard *AS4970-2009 Protection of trees on development sites* (AS4970-2009) and relevant legislation.

### Tree Assessment

The assessment considered 84 trees, including 15 tree groups, which are identified as a mix of locally indigenous and/or Australian native species as shown in Table 1 below. The tree population is dominated by the locally indigenous *Eucalyptus camaldulensis* (River Red Gum) with 61 specimens equating to 73% of the population, noting that a number of the tree groups are also dominated by this species. Whilst both River Red Gum and Mallee Box are indigenous to the area these trees have all been planted and as such are not considered to remnant vegetation although they could be identified as contributing to a wildlife corridor. The majority of trees are considered to be in Good (48) to Fair (31) overall condition and have extended useful life expectancies; only five trees, Tree(s) 12, 57, 64, 65 and 82, are displaying poor overall condition as evidenced by substantial health decline.

Table 1 – Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Number
<i>Acacia salicina</i>	Native Willow	3	Native	15, 19 and 31
<i>Acacia</i> sp.	Wattle	2	Native	11 (g) and 16 (g)
<i>Eucalyptus camaldulensis</i>	River Red Gum	61	Indigenous	2, 4, 6, 8, 10, 12-14, 21, 23, 25, 26 (g), 27, 28 (g), 29 (g), 30 (g), 36, 38, 40-48, 50-62 and 64-84
<i>Eucalyptus cladocalyx</i>	Sugar Gum	1	Native	63
<i>Eucalyptus porosa</i>	Mallee Box	2	Indigenous	37 and 49
<i>Eucalyptus</i> sp.	Gum Tree	15	Native	1 (g), 3 (g), 5 (g), 7 (g), 9 (g), 17, 18 (g), 20 (g), 22 (g), 24 (g), 32-35 and 39

Findings on individual tree health and condition is presented in Appendix B - Tree Assessment Findings.

### Retention Assessment

Trees that provide an environmental and/or aesthetic contribution to the area, are in good condition will achieve a High or Moderate Retention Rating and conservation of these trees is encouraged. Trees that do not provide this contribution and/or are in poor condition will achieve a Low Retention Rating; these trees will display one or more of the following or similar attributes:

- are in poor condition due to health and/or structural decline,
- have poor form that impacts their aesthetic value,
- provide limited environmental and/or aesthetic benefit,
- are a short lived species and/or have a short Useful Life Expectancy,
- represent a material risk to persons or property,
- are identified as causing or threatening to cause substantial damage to a structure of value,

The assessment has identified twenty six trees, including four tree groups, as having a High Retention Rating. It is my opinion, the Regulated/Significant Trees with a High Retention Rating, display one or more attributes described within the *PDI Act 2016*, that warrant their retention as important trees.



A further 55 trees including eleven tree groups have been identified as having a Moderate Retention Rating. Whilst the Regulated/Significant Trees with a Moderate Retention Rating, do not display attributes described within the *PDI Act 2016*, that would warrant their retention as important trees, they are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
High	26	4, 6, 8, 10, 26 (g), 28 (g), 29 (g), 30 (g), 36, 40-42, 50, 59-63, 67, 68, 76-79, 83 and 84
Moderate	55	1 (g), 2, 3 (g), 5 (g), 7 (g), 9 (g), 11 (g), 12-15, 16 (g), 17, 18 (g), 19, 20 (g), 21, 22 (g), 23, 24 (g), 25, 27, 31-35, 37-39, 43-49, 51-56, 58, 64, 66, 69-75, 80 and 81
Low	3	57, 65 and 82

The remaining three trees, Trees 57, 65 and 82, achieved a Low Retention Rating indicating that development constraint, alternative designs or tree-friendly construction methodologies are not warranted. As such, tree removal could be considered to achieve development (this includes Regulated/Significant Trees).

### Legislative Assessment

The assessment has identified seventeen Significant Trees and fifty-two Regulated Trees as defined in the *PDI Act 2016*. The remaining trees are grouped into fifteen groups of unregulated trees. Significant and Regulated Trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *PDI (General) Regulations 2017*. There are twenty-two Regulated (16) and Significant (6) Trees which are considered to provide 'important' aesthetic and/or environmental benefit which would warrant their protection; the remaining trees whilst providing benefit in this regard do not do so to a level that would be considered to be 'important'.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	17	8, 15, 19, 54-57, 59, 60, 66, 69, 73, 74, 77-79 and 82
Regulated	52	2, 4, 6, 10, 12-14, 17, 21, 23, 25, 27, 31-53, 58, 61-65, 67, 68, 70-72, 75, 76, 80, 81, 83 and 84
Unregulated	15 groups	1, 3, 5, 7, 9, 11, 16, 18, 20, 22, 24, 26, 28, 29 and 30

### Tree Protection Assessment

Australian Standard AS4970-2009 *Protection of trees on development sites* prescribes the use of a Tree Protection Zone (TPZ) as the principle means of protecting trees throughout the development process. If encroachment is required within any TPZ, the Project Arborist should be consulted to identify impacts and recommend mitigation measures. The Tree Protection Zones should be used to inform any future development of the site, maintaining these areas as open space. The Tree Protection Zone radii are included in Table 4 and Appendix D - Tree Assessment Summary.

The Tree Protection Zone radii for these trees, as measured from the centre of the trunk, have been calculated and are included in Appendix B - Tree Assessment Findings and Appendix D - Tree Assessment Summary; alterations to the area around these trees should be restricted in accordance with the guidelines of AS4970-2009.



## Conclusion

The assessment has identified all of the twenty-six trees or tree groups as having a High Retention Rating. It is my opinion, as the Regulated/Significant Trees with a High Retention Rating, display one or more attributes described within the *PDI Act 2016*, that warrant their retention. Their removal is highly unlikely to be approved unless it can be demonstrated that:

- a. they are substantially restricting an otherwise reasonable and expected development, and
- b. alternative design solutions that retain these trees and achieve any form of reasonable and expected development are not available.

The remaining trees achieve a Moderate or Low Retention Rating. Trees that achieve a Moderate Retention Rating are worthy of consideration for retention if they can be adequately protected in an otherwise reasonable and expected development. The trees that achieve a Low Retention Rating should not form a constraint to an otherwise reasonable and expected development.

The Regulated or Significant Trees require Development Approval prior to any tree damaging activity occurring. This includes development activities within the TPZ, tree removal and potentially pruning.

A Project Arborist should be appointed to assist in the design around trees to be retained; the development impacts and tree protection requirements are to be included in a Development Impact Report and a Tree Protection Plan as identified in Australian Standard *AS4970 2009 Protection of trees on development sites*.

Thank you for the opportunity to provide this report. Should you require further information, please contact me and I will be happy to be of assistance.

Yours sincerely

**MARCUS LODGE**  
**Senior Consulting Arboriculturist**  
**Australian Arborist License AL11**  
**Diploma in Arboriculture**  
**International Society of Arboriculture – Tree Risk Assessment**  
**Quantified Tree Risk Assessment (QTRA) License – 5780**  
**VALID Tree Risk Assessment (VALID) – 2018**  
**Native Vegetation Council Trained Arborist 2019**







## Definitions

<b>Circumference:</b>	trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the <i>Planning, Development and Infrastructure Act 2016</i> .
<b>Diameter at Breast Height (DBH):</b>	trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 <i>Protection of trees on development sites</i> .
<b>Diameter at Root Buttress (DRB):</b>	trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 <i>Protection of trees on development sites</i> and is used to determine the Structural Root Zone.
<b>Tree Damaging Activity</b>	Tree damaging activity includes those activities described within the <i>Planning, Development and Infrastructure Act 2016</i> such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.
<b>Tree Protection Zone (TPZ):</b>	area of root zone that should be protected to prevent substantial damage to the tree's health.
<b>Structural Root Zone (SRZ):</b>	calculated area within the tree's root zone that is considered essential to maintain tree stability.
<b>Project Arborist</b>	A person with the responsibility for carrying out a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.
<b>Important:</b>	<p>The following definition of important was described by Commissioner Nolan of the Environment, Resource and Development Court in the case of <i>Savoy Developments Pty Ltd v Town of Gawler</i> [2013] SAERDC 32.</p> <p><i>"In my view, for habitat to be raised to the level of 'important' (as sought by Objective 2(d)), it must be beyond that likely to be expected in any mature tree of indigenous origins – that is, it is beyond the normal level that might be expected or that it is so unique or special that it may be considered important. From the evidence before me I do not consider the trees to provide "important habitat for native fauna".</i></p> <p>This definition of important, whilst in this case relating to Habitat Value, has been related when looking at all Objectives that use the term <i>"Important"</i>.</p>
<b>Notable:</b>	The <i>Planning, Development and Infrastructure Act 2016</i> and local Development Plan also use the term "notable" when assessing the visual contribution of a tree. The Environment, Resource and Development Court does not appear to have defined the term "notable" as applied in the <i>Planning, Development and Infrastructure Act 2016</i> however, when researching definitions it is clear that this term bears equal or similar weight as the term "important" and as such for a tree to be "notable" it has to have a similar level of attributes to an important tree. When compared to a typical example of the species for a tree to be described as "notable" it would also be considered to be a noteworthy, remarkable, outstanding, momentous, memorable, impressive, extraordinary or an exceptional example of the species or of greater importance in regard to its value as a visual element than other similar sized example of the species.
<b>PDI Act 2016:</b>	the <i>Planning, Development and Infrastructure Act 2016</i> and associated <i>Planning, Development and Infrastructure (General) Regulations 2017</i> includes provisions for the control of Regulated and Significant Trees within the 18 metropolitan Adelaide councils, townships in the Adelaide Hills Council and parts of the Mount Barker Council; these provisions do not apply in areas outside of these councils.
<b>Regulated Tree:</b>	is recognised as any tree in the prescribed council areas with a trunk circumference of two metres or more. In the case of trees with multiple trunks, those with trunks with a total circumference of two metres or more and an average circumference 625 mm or more. The circumference is measured at a point one metre above natural ground level.
<b>Significant Tree:</b>	The <i>Planning, Development and Infrastructure Act 2016</i> identifies a Significant Tree as any tree in Metropolitan Adelaide or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of three metres or more. In the case of trees with multiple trunks, those with trunks with a total circumference of three metres or more and an average circumference 625 mm or more. The circumference is measured at a point one metre above natural ground level.
<b>Unregulated or Exempt Tree:</b>	unregulated and/or exempt trees have a trunk circumference of less than two metres and/or are excluded from control due to species, proximity to a structure or other reason as defined in the <i>Planning, Development and Infrastructure (General) Regulations 2017</i> .
<b>Native Vegetation Act 1991:</b>	Native vegetation refers to any naturally occurring local plant species that is indigenous to South Australia, from small ground covers and native grasses to large trees and water plants. It also includes naturally occurring regrowth and in certain circumstances, dead trees. In some circumstances, the management of native vegetation is protected by legislation.

## References

- Australian Standard AS4970–2009 *Protection of trees on development sites*: Standards Australia.
- Matheny N. Clark J. 1998: *Trees and Development a Technical Guide to Preservation of Trees During Land Development*: International Society of Arboriculture, Champaign, Illinois, USA.
- Dunster J.A., Smiley E.T., Matheny N. and Lilly S. 2013. *Tree Risk Assessment Manual*. International Society of Arboriculture, Champaign, Illinois USA.

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ATS5530-RyaRdSalHyPTA – Friday, 1 October 2021

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## Appendix A - Tree Assessment Methodology



## Tree Assessment Form (TAF©)

Record	Description
<b>Tree</b>	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species that live for hundreds or thousands of seasons.
<b>Genus and Species</b>	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. <i>Eucalyptus</i> , <i>Fraxinus</i> and <i>Melaleuca</i> . Species identifies the specific tree within the genus e.g. <i>Eucalyptus camaldulensis</i> , <i>Fraxinus griffithi</i> or <i>Melaleuca styphelioides</i> . Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. <i>Melia azedarach</i> is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the <i>Casuarina</i> , <i>Eucalyptus</i> and <i>Quercus</i> genus's respectively.
<b>Height</b>	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
<b>Spread</b>	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
<b>Health</b>	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
<b>Structure</b>	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
<b>Tree Risk Assessment</b>	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
<b>Legislative Status</b>	Legislation status is identified through the interpretation of the <i>Development Act 1993</i> , the <i>Natural Resource Management Act 2004</i> , the <i>Native Vegetation Act 1991</i> and/or any other legislation that may apply.
<b>Mitigation</b>	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 <i>Pruning amenity trees</i> where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

## Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as <i>Acacia</i> sp. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

## Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

## Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.



### Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

### Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantial failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

### Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

## Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

### Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	Health			
	Good	Fair	Poor	Dead
Good	C1	C2	C3	C4
Fair	C2	C2	C3	C4
Poor	C3	C3	C4	C4
Failed	C4	C4	C4	C4

Size Matrix					
Spread	Height				
	>20	15-20	10-15	5-10	<5
>20	S1	S1	S1	S2	S3
15-20	S1	S1	S2	S3	S3
10-15	S1	S2	S2	S3	S4
5-10	S2	S3	S3	S4	S5
<5	S3	S3	S4	S5	S5

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	Condition			
	C1	C2	C3	C4
S1	High	Moderate	Low	Low
S2	Moderate	Moderate	Low	Low
S3	Moderate	Moderate	Low	Low
S4	Moderate	Moderate	Low	Low
S5	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.



### Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	Habitat			
	Active	Inactive	Potential	No Habitat
Indigenous	E1	E1	E2	E3
Native	E1	E2	E3	E3
Exotic	E2	E3	E3	E4
Weed	E3	E3	E4	E4

Amenity Matrix				
Character	Aesthetics			
	High	Moderate	Low	None
Important	P1	P1	P2	P3
Moderate	P1	P2	P3	P3
Low	P2	P3	P3	P4
None	P3	P3	P4	P4

Tree Retention Rating Modifier				
Amenity	Environment			
	E1	E2	E3	E4
P1	High	High	Moderate	Moderate
P2	High	Moderate	Moderate	Moderate
P3	Moderate	Moderate	Moderate	Moderate
P4	Moderate	Moderate	Moderate	Low

### Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	Preliminary Tree Retention Rating		
	High	Moderate	Low
High	Important	High	Moderate
Moderate	High	Moderate	Low
Low	Moderate	Low	Low



### **Special Value Trees**

There are potentially trees that have Special Value for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

#### *Cultural Values*

Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

#### *Environmental Values*

Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.


Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

### **Tree Retention Rating Definitions**

- |                  |   |
|------------------|---|
| <b>Important</b> | These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will be either remnant, or naturally occurring species with environmental value, will have active hollows and be in good overall condition.  |
| <b>High</b>      | These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will be either remnant, or naturally occurring species with environmental value but are starting to decline or will be a planted native and have active hollows and be in good condition. Or may provide a high aesthetic contribution to an area and be in good overall condition   |
| <b>Moderate</b>  | Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.  |
| <b>Low</b>       | These trees may not be considered suitable for retention in a future development/redevelopment. These trees will either be young trees that are easily replaced. or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 <i>Protection of trees on development sites</i> . |



## Appendix B - Tree Assessment Findings

<i>Eucalyptus sp.</i>		Tree No: 1
Gum Tree		
Inspected:	10 September 2021	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	4.80 metres	
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts dominated by <i>Eucalyptus camaldulensis</i>.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>		



Published 1/10/2021

Preliminary Tree Assessment

Page 1 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 2

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	5-10 metres
Health:	Good
Structure:	Fair
Form:	Poor
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	6.77 metres

### Observations

This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



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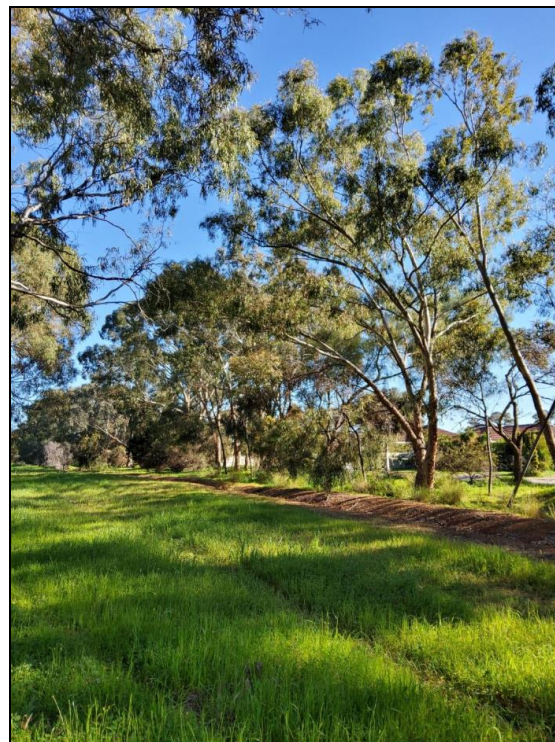
Preliminary Tree Assessment

Page 2 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus sp.</i>		Tree No:	3
<b>Gum Tree</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	4.80 metres		
<p><b>Observations</b></p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts dominated by <i>Eucalyptus intertexta</i>.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 3 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 4

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	9.48 metres

### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Published 1/10/2021

Preliminary Tree Assessment

Page 4 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	5
Gum Tree			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	3.60 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 5 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

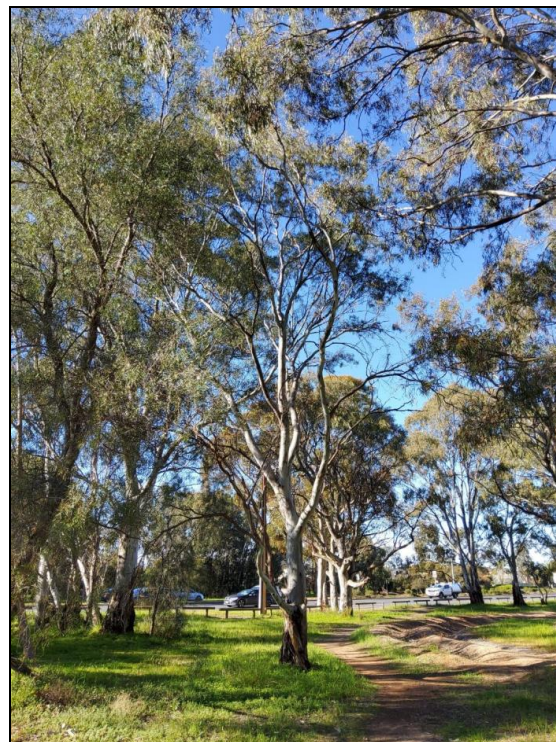
Tree No: 6

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	5-10 metres
Health:	Fair
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	8.04 metres

### Observations

This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 6 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus sp.</i>		Tree No:	7
<b>Gum Tree</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	3.60 metres		
<p><b>Observations</b></p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 7 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 8

## River Red Gum

Inspected:	10 September 2021
Height:	>20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	8.45 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



### Legislative Status

Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.




Published 1/10/2021

Preliminary Tree Assessment

Page 8 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No: 9
Gum Tree		
inspected:	10 September 2021	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	3.60 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>		



Published 1/10/2021

Preliminary Tree Assessment

Page 9 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

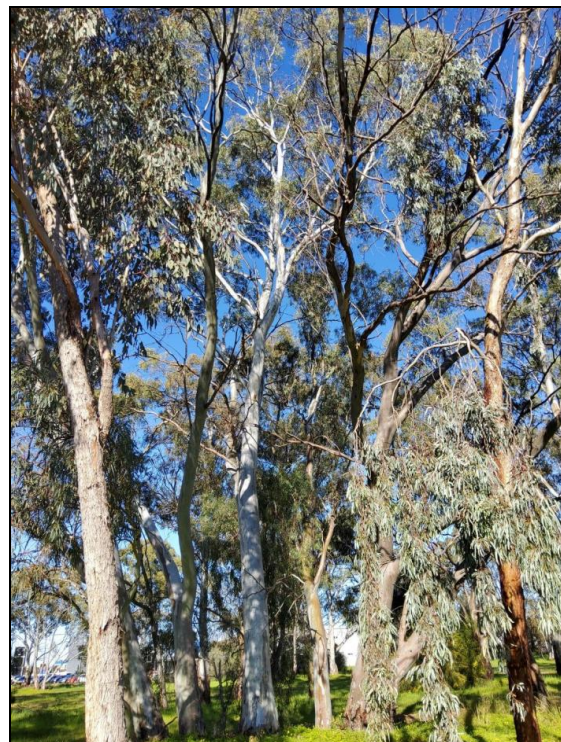
Tree No: 10

## River Red Gum

Inspected:	10 September 2021
Height:	>20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.96 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Published 1/10/2021

Preliminary Tree Assessment

Page 10 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Acacia sp.</i>		Tree No: 11
Wattle		
inspected:	10 September 2021	
Height:	10-15 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	<2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	3.60 metres	
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed trees dominated by <i>Acacia salisina</i>. Group 6.</p>		
Legislative Status		Unregulated
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>		



Published 1/10/2021

Preliminary Tree Assessment

Page 11 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 12

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Poor
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	<10 years
Tree Protection Zone:	10.44 metres

### Observations

This tree is considered to be in poor overall condition as evidenced by the elevated level of deadwood and dieback, and the reduced foliage density throughout the crown. Deadwood, leaning trunk.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.	




Published 1/10/2021

Preliminary Tree Assessment

Page 12 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	13
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	5-10 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	7.44 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 13 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	14
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	6.30 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. Co-dominant tree.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



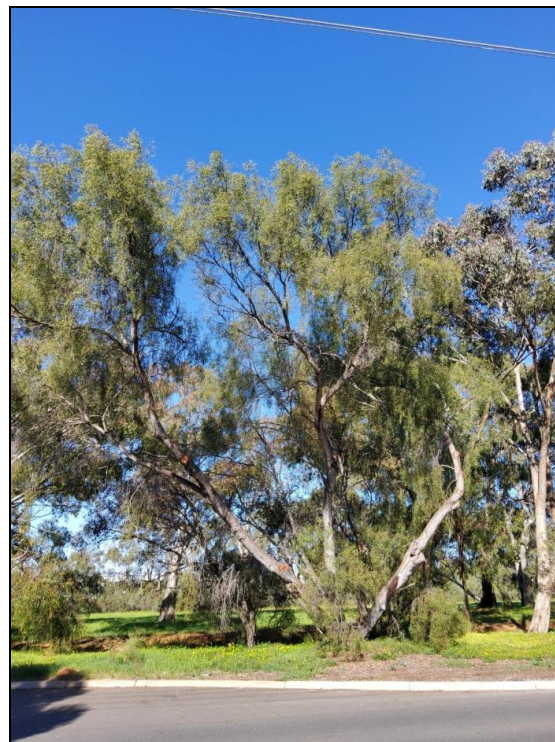
Published 1/10/2021

Preliminary Tree Assessment

Page 14 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Acacia salicina</i>		Tree No:	15
Native Willow			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	7.00 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree has a co-dominant form impacting on its overall amenity value.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 15 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Acacia sp.</i>		Tree No:	16
<b>Wattle</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	3.60 metres		
<b>Observations</b> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts. Group 7.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			




Published 1/10/2021

Preliminary Tree Assessment

Page 16 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No: 17
Gum Tree		
Inspected:	10 September 2021	
Height:	10-15 metres	
Spread:	5-10 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	8.64 metres	
Observations		
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>		



Published 1/10/2021

Preliminary Tree Assessment

Page 17 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	18
Gum Tree			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	3.60 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

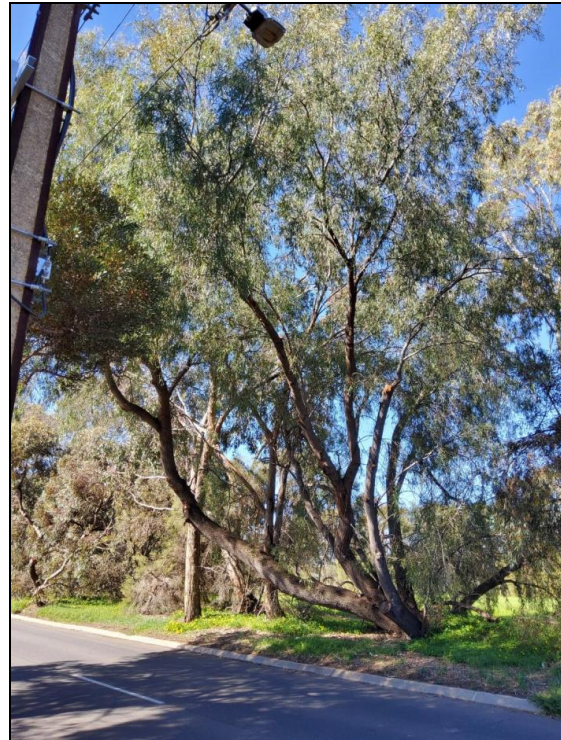
Preliminary Tree Assessment

Page 18 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Acacia salicina</i>		Tree No:	19
Native Willow			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Poor		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	8.74 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division. Co-dominant tree.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			




Published 1/10/2021

Preliminary Tree Assessment

Page 19 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	20
Gum Tree			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	3.60 metres		
Observations			
<p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			




Published 1/10/2021

Preliminary Tree Assessment

Page 20 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No: 21
River Red Gum		
Inspected:	10 September 2021	
Height:	15-20 metres	
Spread:	10-15 metres	
Health:	Good	
Structure:	Fair	
Form:	Poor	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>10 years	
Tree Protection Zone:	7.47 metres	
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>		



Published 1/10/2021

Preliminary Tree Assessment

Page 21 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus sp.</i>		Tree No:	22
Gum Tree			
inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	3.60 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 22 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 23

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	8.40 metres

### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 23 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	24
<b>Gum Tree</b>			
inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	5-10 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	<2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	8.64 metres		
<p><b>Observations</b></p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.</p>			
Legislative Status		Unregulated	
<p>This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



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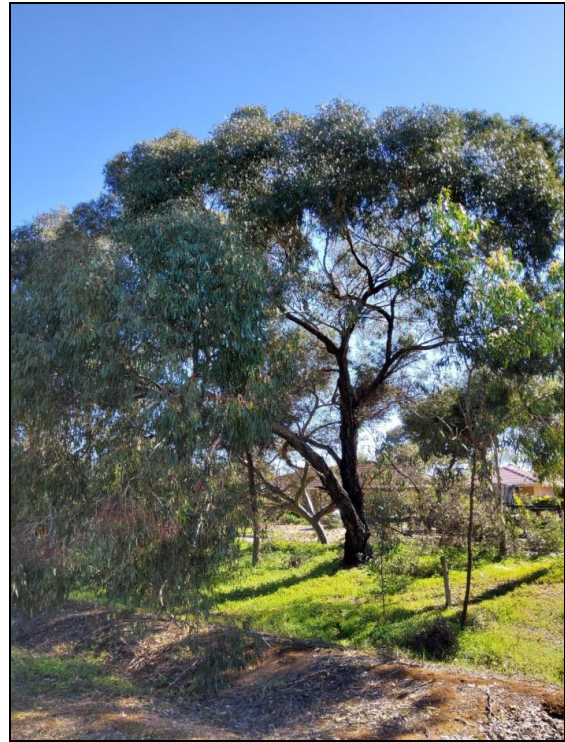
Preliminary Tree Assessment

Page 24 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	25
River Red Gum			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	7.10 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 25 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 26

## River Red Gum

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	8.64 metres

### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.




Published 1/10/2021

Preliminary Tree Assessment

Page 26 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No: 27
River Red Gum		
Inspected:	10 September 2021	
Height:	<5 metres	
Spread:	<5 metres	
Health:	Good	
Structure:	Good	
Form:	Fair	
Trunk Circumference:	>2 metres	
Useful Life Expectancy:	>20 years	
Tree Protection Zone:	6.12 metres	
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. Co-dominant tree.</p>		
Legislative Status		Regulated
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>		
Retention Rating		Moderate
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>		



Published 1/10/2021

Preliminary Tree Assessment

Page 27 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 28

## River Red Gum

Inspected: 10 September 2021  
 Height: 10-15 metres  
 Spread: 5-10 metres  
 Health: Good  
 Structure: Good  
 Form: Good  
 Trunk Circumference: <2 metres  
 Useful Life Expectancy: >20 years  
 Tree Protection Zone: 4.80 metres

### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums.



### Legislative Status

Unregulated

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 28 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 29

## River Red Gum

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	4.80 metres

### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums.



Legislative Status	Unregulated
--------------------	-------------

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Retention Rating	High
------------------	------

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 29 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

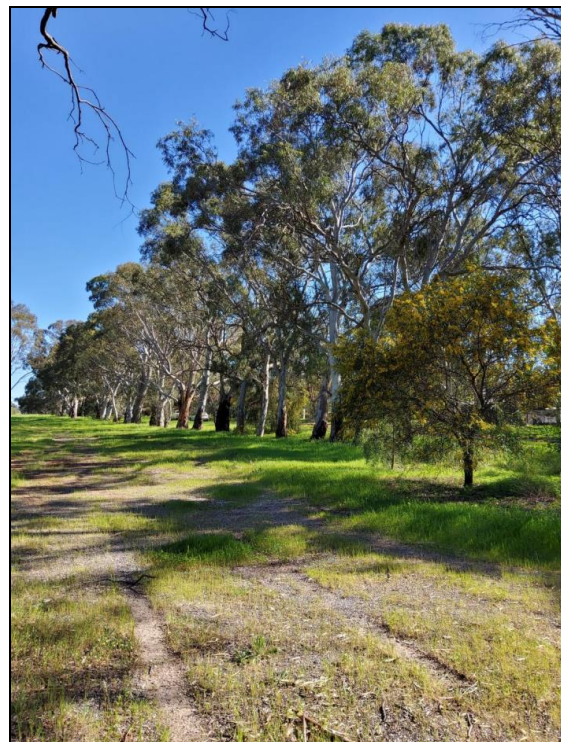
Tree No: 30

## River Red Gum

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	<2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	4.80 metres

### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums, a number of the trees are regulated however not all of them.



Legislative Status	Unregulated
--------------------	-------------

This tree does not achieve a regulated trunk circumference and therefore is not regulated by the Planning, Development and Infrastructure Act 2016.

Retention Rating	High
------------------	------

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 30 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



<i>Acacia salicina</i>		Tree No:	31
Native Willow			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	15-20 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	11.80 metres		
<p>Observations</p> <p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 31 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	32
<b>Gum Tree</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	5-10 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	5.45 metres		
<p><b>Observations</b></p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 32 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	33
<b>Gum Tree</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	5.35 metres		
<b>Observations</b> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 33 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus sp.</i>		Tree No:	34
<b>Gum Tree</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	8.09 metres		
<b>Observations</b> This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.			
Legislative Status		Regulated	
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.			
Retention Rating		Moderate	
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.			



Published 1/10/2021

Preliminary Tree Assessment

Page 34 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	35
Gum Tree			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	5.78 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 35 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 36

## River Red Gum

inspected: 10 September 2021

Height: 10-15 metres

Spread: 10-15 metres

Health: Good

Structure: Good

Form: Good

Trunk Circumference: >2 metres

Useful Life Expectancy: >20 years

Tree Protection Zone: 7.56 metres



### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 36 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



<i>Eucalyptus porosa</i>		Tree No:	37
Mallee Box			
Inspected:	10 September 2021		
Height:	<5 metres		
Spread:	<5 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	8.16 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division. Co-dominant tree.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 37 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 38

## River Red Gum

Inspected: 10 September 2021  
 Height: 10-15 metres  
 Spread: 5-10 metres  
 Health: Good  
 Structure: Fair  
 Form: Fair  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >10 years  
 Tree Protection Zone: 5.04 metres

### Observations

This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division. Co-dominant tree.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 38 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

<i>Eucalyptus sp.</i>		Tree No:	39
<b>Gum Tree</b>			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	5-10 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	5.83 metres		
<b>Observations</b> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 39 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 40

## River Red Gum

Inspected: 10 September 2021  
 Height: 15-20 metres  
 Spread: 10-15 metres  
 Health: Good  
 Structure: Good  
 Form: Good  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >20 years  
 Tree Protection Zone: 9.60 metres



### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 40 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

## Tree No: 41

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.70 metres



The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Page 41 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 42

## River Red Gum

inspected: 10 September 2021

Height: 15-20 metres

Spread: 10-15 metres

Health: Good

Structure: Fair

Form: Fair

Trunk Circumference: >2 metres

Useful Life Expectancy: >10 years

Tree Protection Zone: 8.88 metres



### Observations

This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.

### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 42 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



## Tree No: 43

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.48 metres



The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

Legislative Status	Regulated
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This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate
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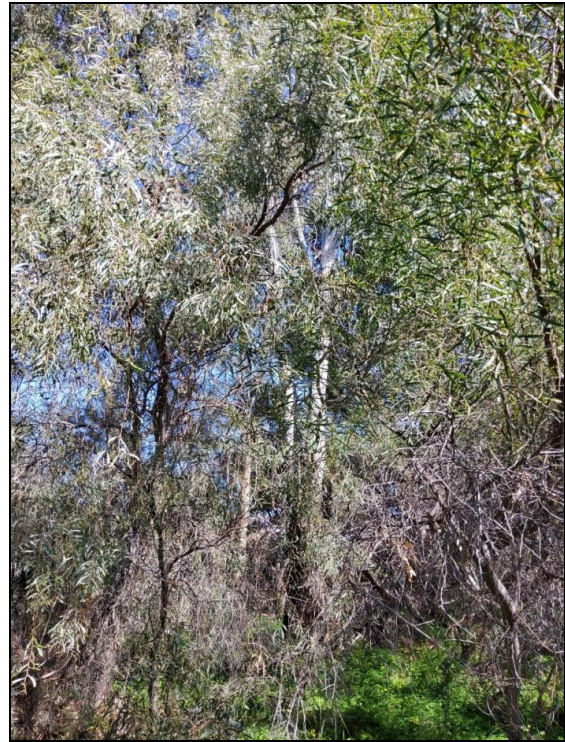
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Page 43 of 84

ATS5530-RyRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	44
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	7.08 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



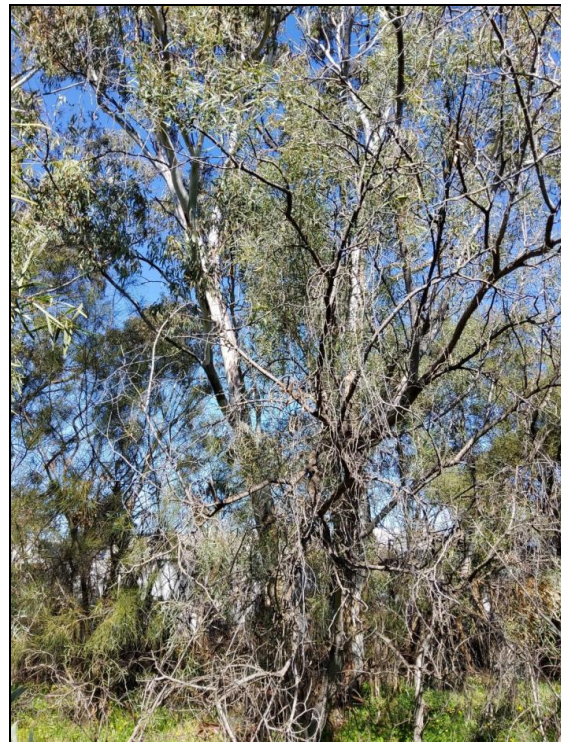
Published 1/10/2021

Preliminary Tree Assessment

Page 44 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	45
River Red Gum			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	5-10 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	5.01 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 45 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	46
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	6.72 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



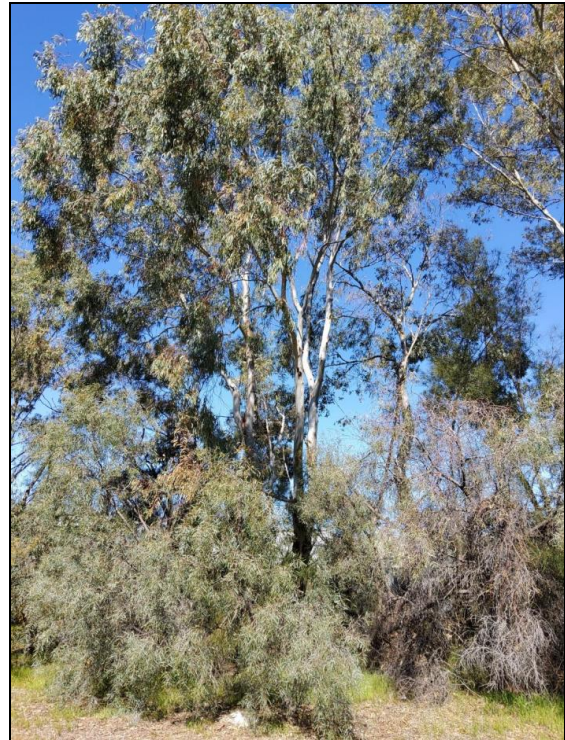
Published 1/10/2021

Preliminary Tree Assessment

Page 46 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	47
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	7.72 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 47 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 48

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Fair
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	6.96 metres

### Observations

This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

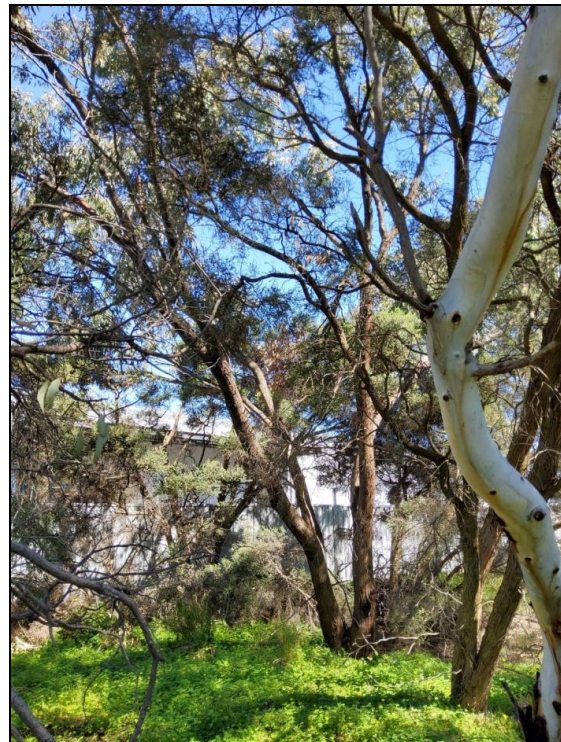
Preliminary Tree Assessment

Page 48 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



<i>Eucalyptus porosa</i>		Tree No:	49
Mallee Box			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	5.06 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 49 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 50

## River Red Gum

inspected: 10 September 2021

Height: 15-20 metres

Spread: 5-10 metres

Health: Fair

Structure: Good

Form: Good

Trunk Circumference: >2 metres

Useful Life Expectancy: >10 years

Tree Protection Zone: 7.80 metres

### Observations

This tree is considered to be in fair overall condition due to the volume of deadwood throughout the crown.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 50 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

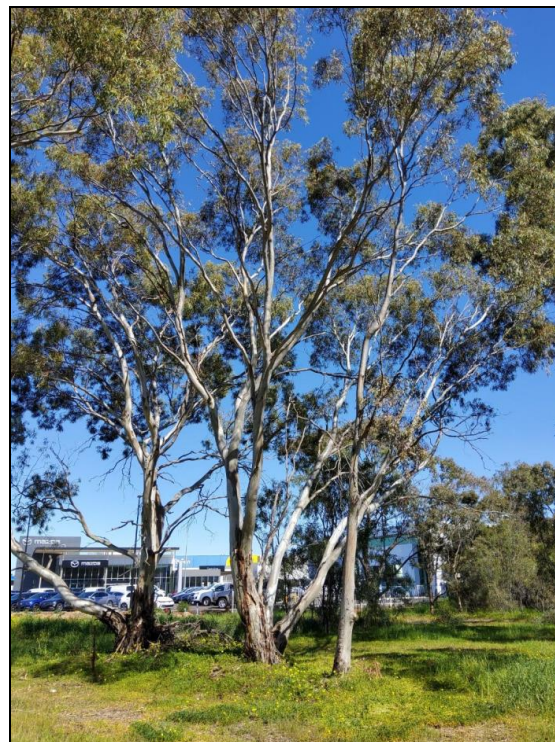
Tree No: 51

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Fair
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	7.60 metres

### Observations

This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.	



Published 1/10/2021

Preliminary Tree Assessment

Page 51 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 52

## River Red Gum

Inspected: 10 September 2021  
 Height: 10-15 metres  
 Spread: 5-10 metres  
 Health: Good  
 Structure: Fair  
 Form: Fair  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >10 years  
 Tree Protection Zone: 9.37 metres

### Observations

This tree exhibits fair structure due to a history of branch failure, a moderate level of decay and a currently stable included union in the primary structure.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 52 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 53

## River Red Gum

Inspected: 10 September 2021  
 Height: 15-20 metres  
 Spread: 5-10 metres  
 Health: Fair  
 Structure: Good  
 Form: Fair  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >10 years  
 Tree Protection Zone: 8.62 metres



### Observations

#### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

#### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 53 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	54
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	9.79 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 54 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	55
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	14.28 metres		
<p>Observations</p> <p>The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

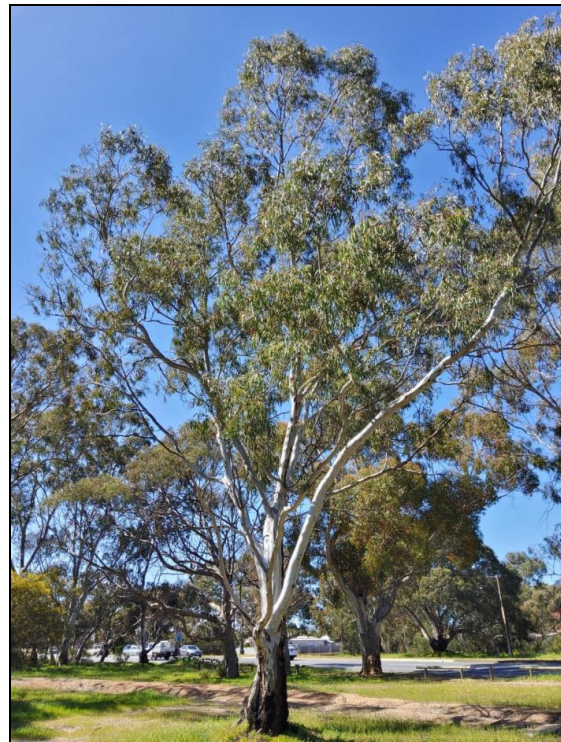
Preliminary Tree Assessment

Page 55 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	56
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Fair		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	10.22 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the volume of deadwood throughout the crown.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 56 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	57
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	5-10 metres		
Health:	Poor		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	<10 years		
Tree Protection Zone:	10.62 metres		
<p>Observations</p> <p>This tree is considered to be in poor overall condition as evidenced by the elevated level of deadwood and dieback, and the reduced foliage density throughout the crown.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Low	
<p>This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 57 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	58
River Red Gum			
Inspected:	10 September 2021		
Height:	10-15 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	8.52 metres		
<p>Observations</p> <p>The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 58 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 59

## River Red Gum

inspected: 10 September 2021

Height: 15-20 metres

Spread: 10-15 metres

Health: Fair

Structure: Good

Form: Good

Trunk Circumference: >3 metres

Useful Life Expectancy: >10 years

Tree Protection Zone: 9.76 metres

### Observations

This tree is considered to be in fair overall condition due to the volume of deadwood throughout the crown.



### Legislative Status

Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 59 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 60

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	15.00 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



Legislative Status	Significant
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Published 1/10/2021

Preliminary Tree Assessment

Page 60 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 61

## River Red Gum

inspected: 10 September 2021

Height: 15-20 metres

Spread: 10-15 metres

Health: Good

Structure: Good

Form: Good

Trunk Circumference: >2 metres

Useful Life Expectancy: >20 years

Tree Protection Zone: 6.36 metres



### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.

### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 61 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 62

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	10.32 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Published 1/10/2021

Preliminary Tree Assessment

Page 62 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus cladocalyx*

Tree No: 63

## Sugar Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	10.92 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 63 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

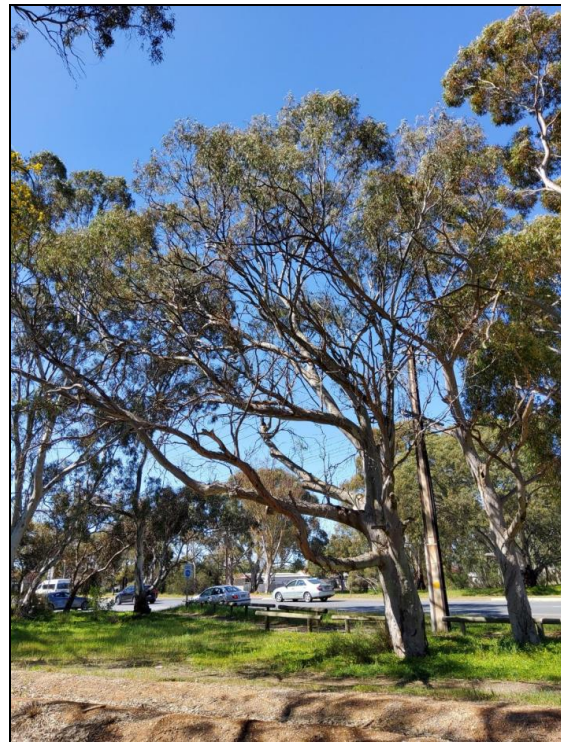
Tree No: 64

## River Red Gum

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Poor
Structure:	Fair
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	<10 years
Tree Protection Zone:	9.24 metres

### Observations

This tree is considered to be in poor overall condition due to the substantially reduced foliage density and significant volume of deadwood and dieback throughout the crown. Additionally, this tree has a moderate level of decay and hollowing in the primary structure.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 64 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 65

## River Red Gum

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Poor
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	<10 years
Tree Protection Zone:	8.40 metres

### Observations

This tree is considered to be in poor overall condition due to the substantial level of deadwood and significantly reduced foliage density throughout the crown.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	Low
This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.	



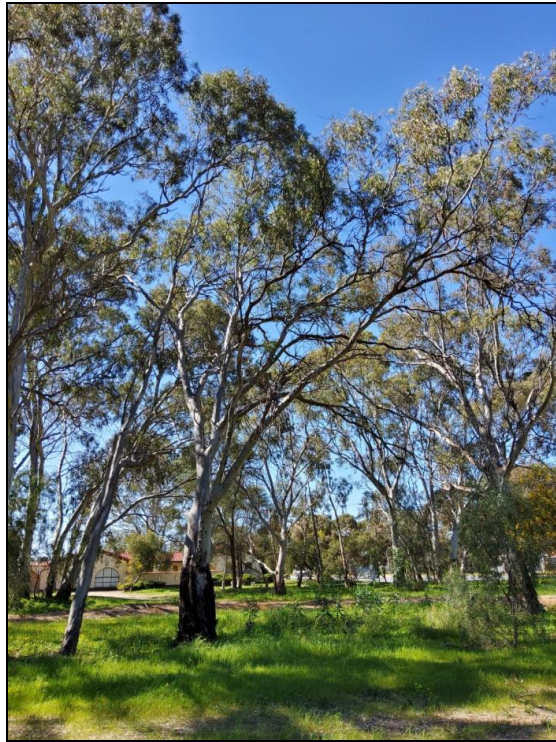
Published 1/10/2021

Preliminary Tree Assessment

Page 65 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	66
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Fair		
Structure:	Fair		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	<10 years		
Tree Protection Zone:	10.68 metres		
<div> <div>Observations</div> <div>  </div> </div>			
Legislative Status		Significant	
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.			
Retention Rating		Moderate	
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.			



Published 1/10/2021

Preliminary Tree Assessment

Page 66 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 67

## River Red Gum

Inspected: 10 September 2021

Height: 15-20 metres

Spread: 5-10 metres

Health: Fair

Structure: Fair

Form: Good

Trunk Circumference: >2 metres

Useful Life Expectancy: <10 years

Tree Protection Zone: 7.32 metres



Observations

Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 67 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 68

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	6.96 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 68 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 69

## River Red Gum

Inspected: 10 September 2021  
 Height: 15-20 metres  
 Spread: 5-10 metres  
 Health: Fair  
 Structure: Good  
 Form: Fair  
 Trunk Circumference: >3 metres  
 Useful Life Expectancy: >10 years  
 Tree Protection Zone: 11.16 metres

### Observations

This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.



### Legislative Status

Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 69 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	70
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Fair		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	7.68 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 70 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	71
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Fair		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>10 years		
Tree Protection Zone:	9.84 metres		
<p>Observations</p> <p>This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 71 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 72

## River Red Gum

Inspected: 10 September 2021  
 Height: 15-20 metres  
 Spread: 5-10 metres  
 Health: Fair  
 Structure: Good  
 Form: Fair  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >10 years  
 Tree Protection Zone: 8.40 metres

### Observations

This tree is considered to be in fair overall condition as evidenced by the moderate levels of deadwood and necrosis. The trunk has a noticeable lean impacting on the form and aesthetic value of the tree.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



Published 1/10/2021

Preliminary Tree Assessment

Page 72 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	73
River Red Gum			
Inspected:	10 September 2021		
Height:	>20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	11.04 metres		
<p>Observations</p> <p>This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 73 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



<i>Eucalyptus camaldulensis</i>		Tree No:	74
River Red Gum			
Inspected:	10 September 2021		
Height:	15-20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>3 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	9.72 metres		
<p>Observations</p> <p>This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.</p>			
Legislative Status		Significant	
<p>This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



Published 1/10/2021

Preliminary Tree Assessment

Page 74 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 75

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	8.16 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health. The trunk has a noticeable lean impacting on the form and aesthetic value of the tree.



Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	Moderate
This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.	



Published 1/10/2021

Preliminary Tree Assessment

Page 75 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

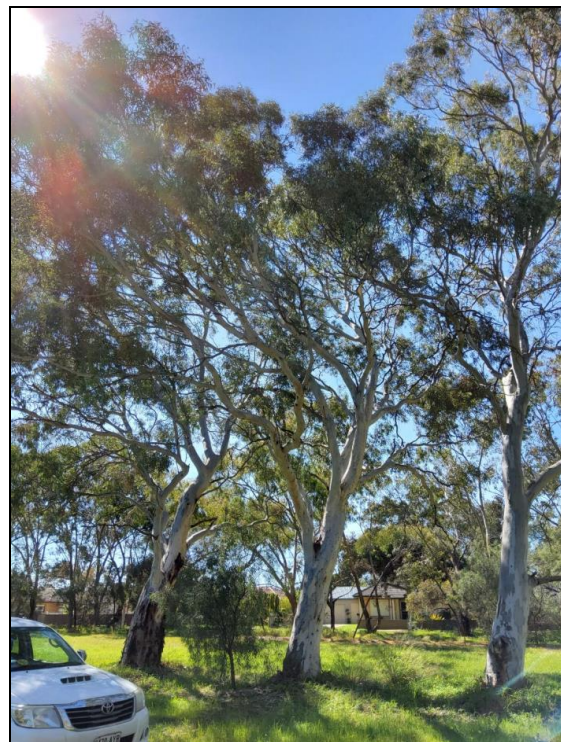
Tree No: 76

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	8.76 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 76 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 77

## River Red Gum

Inspected: 10 September 2021  
 Height: 15-20 metres  
 Spread: 10-15 metres  
 Health: Good  
 Structure: Good  
 Form: Good  
 Trunk Circumference: >3 metres  
 Useful Life Expectancy: >20 years  
 Tree Protection Zone: 11.16 metres



### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

### Legislative Status

Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



Published 1/10/2021

Preliminary Tree Assessment

Page 77 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 78

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	11.88 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



Legislative Status	Significant
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Published 1/10/2021

Preliminary Tree Assessment

Page 78 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 79

## River Red Gum

Inspected:	10 September 2021
Height:	15-20 metres
Spread:	10-15 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>3 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	13.80 metres

### Observations

This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



Legislative Status	Significant
This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Published 1/10/2021

Preliminary Tree Assessment

Page 79 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields

<i>Eucalyptus camaldulensis</i>		Tree No:	80
River Red Gum			
Inspected:	10 September 2021		
Height:	>20 metres		
Spread:	10-15 metres		
Health:	Good		
Structure:	Good		
Form:	Fair		
Trunk Circumference:	>2 metres		
Useful Life Expectancy:	>20 years		
Tree Protection Zone:	10.44 metres		
<p>Observations</p> <p>This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.</p>			
Legislative Status		Regulated	
<p>This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.</p>			
Retention Rating		Moderate	
<p>This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.</p>			



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Preliminary Tree Assessment

Page 80 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road &amp; Salisbury Highway, Greenfields



# *Eucalyptus camaldulensis*

Tree No: 81

## River Red Gum

Inspected: 10 September 2021  
 Height: 15-20 metres  
 Spread: 5-10 metres  
 Health: Fair  
 Structure: Good  
 Form: Fair  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >10 years  
 Tree Protection Zone: 7.68 metres



### Observations

This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.

### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. It is likely that tree damaging activity, including removal, will only be approved if it is shown that alternative design solutions are not available.



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Preliminary Tree Assessment

Page 81 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 82

## River Red Gum

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	10-15 metres
Health:	Poor
Structure:	Fair
Form:	Fair
Trunk Circumference:	>3 metres
Useful Life Expectancy:	<10 years
Tree Protection Zone:	12.36 metres

### Observations

This tree is considered to be in poor overall condition due to the significant volume of deadwood and the substantially reduced foliage density. Additionally, this tree has a moderate level of decay and history of branch failure.



### Legislative Status

Significant

This tree has a trunk circumference greater than three metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

Low

This tree has a Low Retention Rating and should not form a material constraint to the redevelopment of this site. Tree damaging activity, including removal, is likely to be approved as part of an otherwise reasonable development.



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Preliminary Tree Assessment

Page 82 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields

# *Eucalyptus camaldulensis*

Tree No: 83

## River Red Gum

Inspected: 10 September 2021  
 Height: 10-15 metres  
 Spread: 5-10 metres  
 Health: Good  
 Structure: Good  
 Form: Good  
 Trunk Circumference: >2 metres  
 Useful Life Expectancy: >20 years  
 Tree Protection Zone: 8.16 metres



### Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.

### Legislative Status

Regulated

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

### Retention Rating

High

This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.



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Preliminary Tree Assessment

Page 83 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



Tree No: 84

Inspected:	10 September 2021
Height:	10-15 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	7.92 metres



The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The trunk has a noticeable lean impacting on the form and aesthetic value of the tree.

Legislative Status	Regulated
This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.	
Retention Rating	High
This tree has a High Retention Rating and all reasonable design considerations should be employed to retain it wherever possible. It is unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.	



Page 84 of 84

ATS5530-RyaRdSalHyPTA - Ryans Road & Salisbury Highway, Greenfields



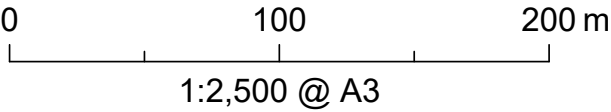
## Appendix C - Mapping



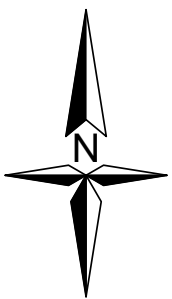


Date: 1/10/2021  
Ref: ATS5530-RyaRdSalHyPTA  
Arborman Tree Solutions  
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[www.arborman.com.au](http://www.arborman.com.au)

Preliminary Tree Assessment - Sheet Atlas  
Ryans Road & Salisbury Highway, Greenfields







Legislative  
Status

- S Significant
- R Regulated
- E Exempt
- U Unregulated

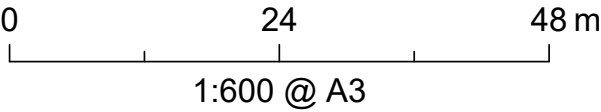
Retention  
Rating

- Important
- High
- Moderate
- Low

Item GB1 - Attachment 10 - Code Amendment attach D4 - landscape

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Ryans Road & Salisbury Highway, Greenfields

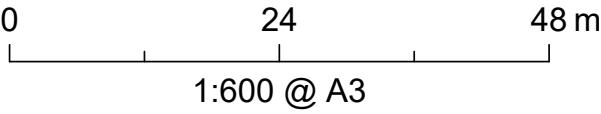






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Preliminary Tree Assessment - Sheet 2  
Ryans Road & Salisbury Highway, Greenfields

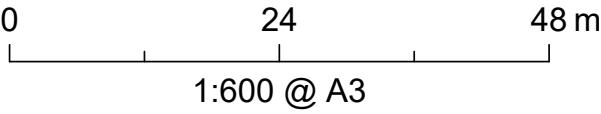






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Preliminary Tree Assessment - Sheet 3  
Ryans Road & Salisbury Highway, Greenfields

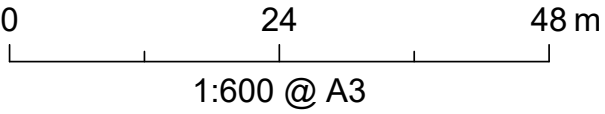




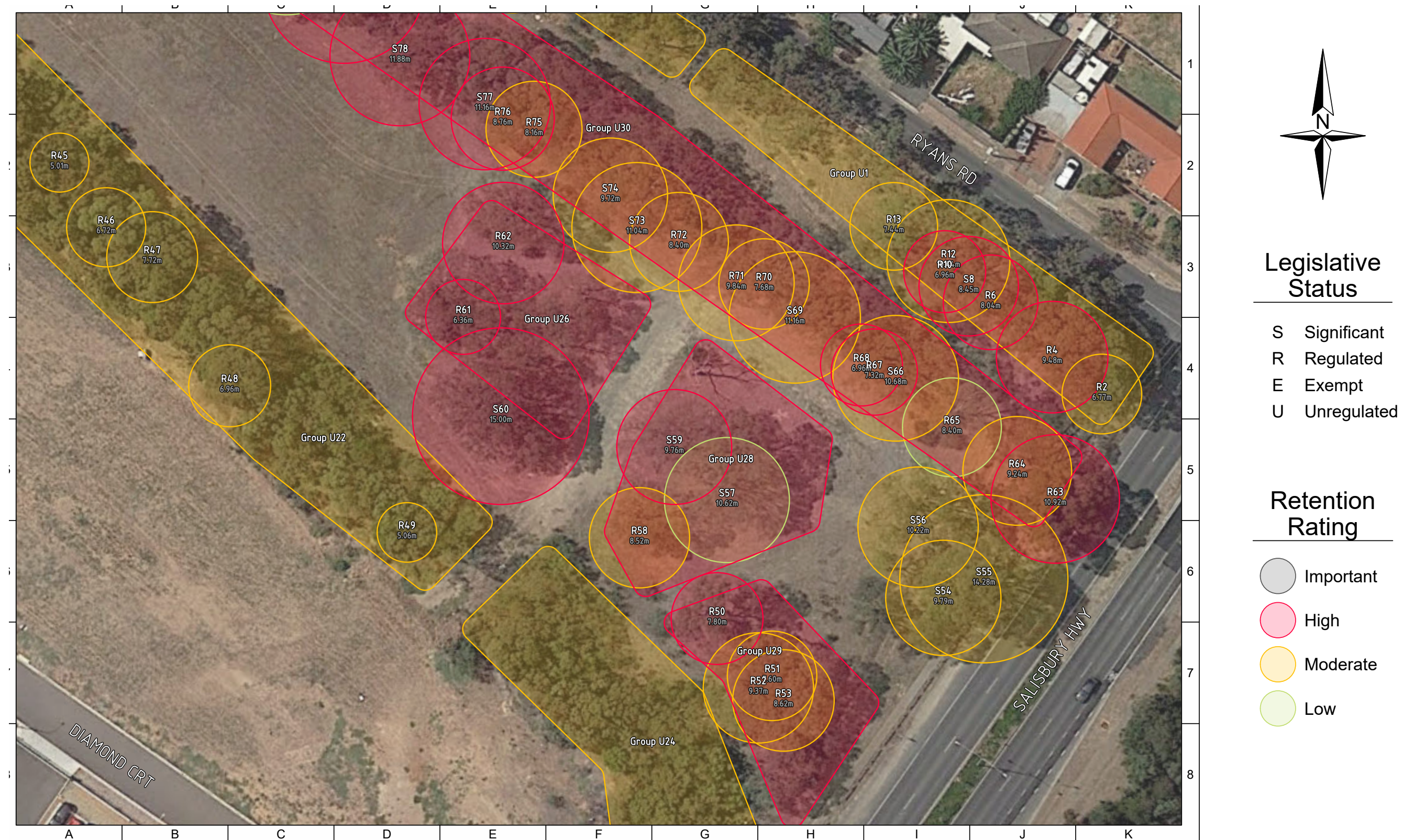


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Preliminary Tree Assessment - Sheet 4  
Ryans Road & Salisbury Highway, Greenfields



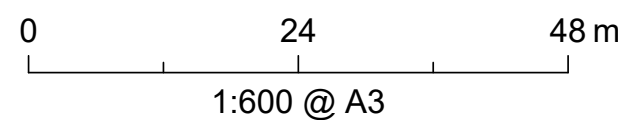




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# Preliminary Tree Assessment - Sheet 5

## Ryans Road & Salisbury Highway, Greenfields







## Appendix D – Tree Assessment Summary



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
1	<i>Eucalyptus sp.</i>	Unregulated	Moderate	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts dominated by <i>Eucalyptus camaldulensis</i> .
2	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	6.77 metres	This tree is considered to be in fair overall condition due to it having a moderate history of branch failure impacting its structural rating and therefore its overall condition.
3	<i>Eucalyptus sp.</i>	Unregulated	Moderate	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts dominated by <i>Eucalyptus intertexta</i> .
4	<i>Eucalyptus camaldulensis</i>	Regulated	High	9.48 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
5	<i>Eucalyptus sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts.
6	<i>Eucalyptus camaldulensis</i>	Regulated	High	8.04 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.
7	<i>Eucalyptus sp.</i>	Significant	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts.
8	<i>Eucalyptus camaldulensis</i>	Significant	High	8.45 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
9	<i>Eucalyptus sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts.
10	<i>Eucalyptus camaldulensis</i>	Regulated	High	6.96 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
11	<i>Acacia sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed trees dominated by <i>Acacia salicina</i> . Group 6.
12	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	10.44 metres	This tree is considered to be in poor overall condition as evidenced by the elevated level of deadwood and dieback, and the reduced foliage density throughout the crown. Deadwood, Leaning trunk.
13	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.44 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
14	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	6.30 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. Co-dominant tree.
15	<i>Acacia salicina</i>	Significant	Moderate	7.00 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This tree has a co-dominant form impacting on its overall amenity value.
16	<i>Acacia sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts. Group 7.



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
17	<i>Eucalyptus sp.</i>	Regulated	Moderate	8.64 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
18	<i>Eucalyptus sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.
19	<i>Acacia salicina</i>	Significant	Moderate	8.74 metres	This tree is considered to be in fair overall condition due to the presence of a moderate level of decay and a currently stable included bark union in the primary trunk division. Co-dominant tree.
20	<i>Eucalyptus sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.
21	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.47 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
22	<i>Eucalyptus sp.</i>	Unregulated	Moderate	3.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.
23	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	8.40 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
24	<i>Eucalyptus sp.</i>	Unregulated	Moderate	8.64 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of mixed eucalypts and acacias.





## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
25	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.10 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
26	<i>Eucalyptus camaldulensis</i>	Regulated	High	8.64 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums.
27	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	6.12 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. Co-dominant tree.
28	<i>Eucalyptus camaldulensis</i>	Unregulated	High	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums.
29	<i>Eucalyptus camaldulensis</i>	Unregulated	High	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums.
30	<i>Eucalyptus camaldulensis</i>	Unregulated	High	4.80 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. This is a group of semi-mature River Red Gums, a number of the trees are regulated however not all of them.
31	<i>Acacia salicina</i>	Regulated	Moderate	11.80 metres	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure.
32	<i>Eucalyptus sp.</i>	Regulated	Moderate	5.45 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
33	<i>Eucalyptus sp.</i>	Regulated	Moderate	5.35 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
34	<i>Eucalyptus sp.</i>	Regulated	Moderate	8.09 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
35	<i>Eucalyptus sp.</i>	Regulated	Moderate	5.78 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
36	<i>Eucalyptus camaldulensis</i>	Regulated	High	7.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
37	<i>Eucalyptus porosa</i>	Regulated	Moderate	8.16 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division. Co-dominant tree.
38	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	5.04 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division. Co-dominant tree.
39	<i>Eucalyptus sp.</i>	Regulated	Moderate	5.83 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
40	<i>Eucalyptus camaldulensis</i>	Regulated	High	9.60 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
41	<i>Eucalyptus camaldulensis</i>	Regulated	High	6.70 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
42	<i>Eucalyptus camaldulensis</i>	Regulated	High	8.88 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.

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Preliminary Tree Assessment

Page 5 of 10

ATS5530-RvaRdSalHvPTA - Rvans Road &amp; Salisbury Highway. Greenfields



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
43	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	6.48 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
44	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.08 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
45	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	5.01 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
46	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	6.72 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
47	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.72 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
48	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	6.96 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
49	<i>Eucalyptus porosa</i>	Regulated	Moderate	5.06 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
50	<i>Eucalyptus camaldulensis</i>	Regulated	High	7.80 metres	This tree is considered to be in fair overall condition due to the volume of deadwood throughout the crown.
51	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.60 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
52	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	9.37 metres	This tree exhibits fair structure due to a history of branch failure, a moderate level of decay and a currently stable included union in the primary structure.
53	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	8.62 metres	
54	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	9.79 metres	This tree is considered to be in fair overall condition due to the presence of stable included bark in the primary trunk division.
55	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	14.28 metres	The tree is in good health, although it does retain an increased percentage of deadwood, and has a slightly reduced structure rating due to an included bark union in the primary structure.
56	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	10.22 metres	This tree is considered to be in fair overall condition due to the volume of deadwood throughout the crown.
57	<i>Eucalyptus camaldulensis</i>	Significant	Low	10.62 metres	This tree is considered to be in poor overall condition as evidenced by the elevated level of deadwood and dieback, and the reduced foliage density throughout the crown.
58	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	8.52 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
59	<i>Eucalyptus camaldulensis</i>	Significant	High	9.76 metres	This tree is considered to be in fair overall condition due to the volume of deadwood throughout the crown.
60	<i>Eucalyptus camaldulensis</i>	Significant	High	15.00 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.

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Preliminary Tree Assessment

Page 7 of 10

ATS5530-RvaRdSalHvPTA - Rvans Road &amp; Salisbury Highway. Greenfields



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
61	<i>Eucalyptus camaldulensis</i>	Regulated	High	6.36 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
62	<i>Eucalyptus camaldulensis</i>	Regulated	High	10.32 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
63	<i>Eucalyptus cladocalyx</i>	Regulated	High	10.92 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
64	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	9.24 metres	This tree is considered to be in poor overall condition due to the substantially reduced foliage density and significant volume of deadwood and dieback throughout the crown. Additionally, this tree has a moderate level of decay and hollowing in the primary structure.
65	<i>Eucalyptus camaldulensis</i>	Regulated	Low	8.40 metres	This tree is considered to be in poor overall condition due to the substantial level of deadwood and significantly reduced foliage density throughout the crown.
66	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	10.68 metres	
67	<i>Eucalyptus camaldulensis</i>	Regulated	High	7.32 metres	
68	<i>Eucalyptus camaldulensis</i>	Regulated	High	6.96 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.

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Page 8 of 10

ATS5530-RvaRdSalHvPTA - Rvans Road &amp; Salisbury Highway. Greenfields





## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
69	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	11.16 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.
70	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.68 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.
71	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	9.84 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.
72	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	8.40 metres	This tree is considered to be in fair overall condition as evidenced by the moderate levels of deadwood and necrosis. The trunk has a noticeable lean impacting on the form and aesthetic value of the tree.
73	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	11.04 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
74	<i>Eucalyptus camaldulensis</i>	Significant	Moderate	9.72 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
75	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	8.16 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health. The trunk has a noticeable lean impacting on the form and aesthetic value of the tree.
76	<i>Eucalyptus camaldulensis</i>	Regulated	High	8.76 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.



## Tree Assessment Summary

Tree Number	Botanic Name	Legislative Status	Retention Rating	TPZ Radius	Observations
77	<i>Eucalyptus camaldulensis</i>	Significant	High	11.16 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
78	<i>Eucalyptus camaldulensis</i>	Significant	High	11.88 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
79	<i>Eucalyptus camaldulensis</i>	Significant	High	13.80 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
80	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	10.44 metres	This tree is considered to be in good overall condition, whilst there is a moderate volume of deadwood in the crown this is species typical and does not indicate a reduction in health.
81	<i>Eucalyptus camaldulensis</i>	Regulated	Moderate	7.68 metres	This tree is considered to be in fair overall condition due to the moderate level of deadwood and reduced foliage density within crown.
82	<i>Eucalyptus camaldulensis</i>	Significant	Low	12.36 metres	This tree is considered to be in poor overall condition due to the significant volume of deadwood and the substantially reduced foliage density. Additionally, this tree has a moderate level of decay and history of branch failure.
83	<i>Eucalyptus camaldulensis</i>	Regulated	High	8.16 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment.
84	<i>Eucalyptus camaldulensis</i>	Regulated	High	7.92 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. The trunk has a noticeable lean impacting on the form and aesthetic value of the tree.





## City of Salisbury – Drainage Review

### Ryans Road Land Parcel - Drainage Review (Version 2)

David Pezzaniti, Senior Stormwater Engineer.

Date: 1<sup>st</sup> November, 2021.

#### Drainage system

The Ryans Road land parcel consists of drainage infrastructure that manages a significant catchment area of approximately 120 Ha. Drainage infrastructure on the site consists of reinforced concrete pipes, junction boxes and an open earth channel (see Figure 1). The open earth channel is 2.5m deep, existing between and opposite to McDonald road and Rosalie Terrace. A past drainage drawing (see Figure 2) for the site indicates a 750mm RCP previously existed where the open earth channel is located, suggesting that the purpose of the channel was to provide a hydraulic relief during extreme storm events. The recently produced Q100 flood maps (see Figure 3) show that the open earth channel does surcharge stormwater to the surrounding land. The map also shows several residential properties on the other side of Ryans Road are inundated by stormwater. The total volume of stormwater above the surface at these locations is estimated to be 850 m<sup>3</sup>.

#### Stormwater management requirements

Should the land parcel be elevated and/or the open channel be replaced with a pipe, storage of 850m<sup>3</sup> will be required below a level of RL 5.9. The storage can be located anywhere on the parcel of land, provided a suitable connection between the pipe and storage exists during a surcharge event. Should the open channel be replaced with a pipe it is recommended the pipe should be 900mm RCP or greater. Development of the land will still need to satisfy conditions set by Council's Development Services.

#### Easement width

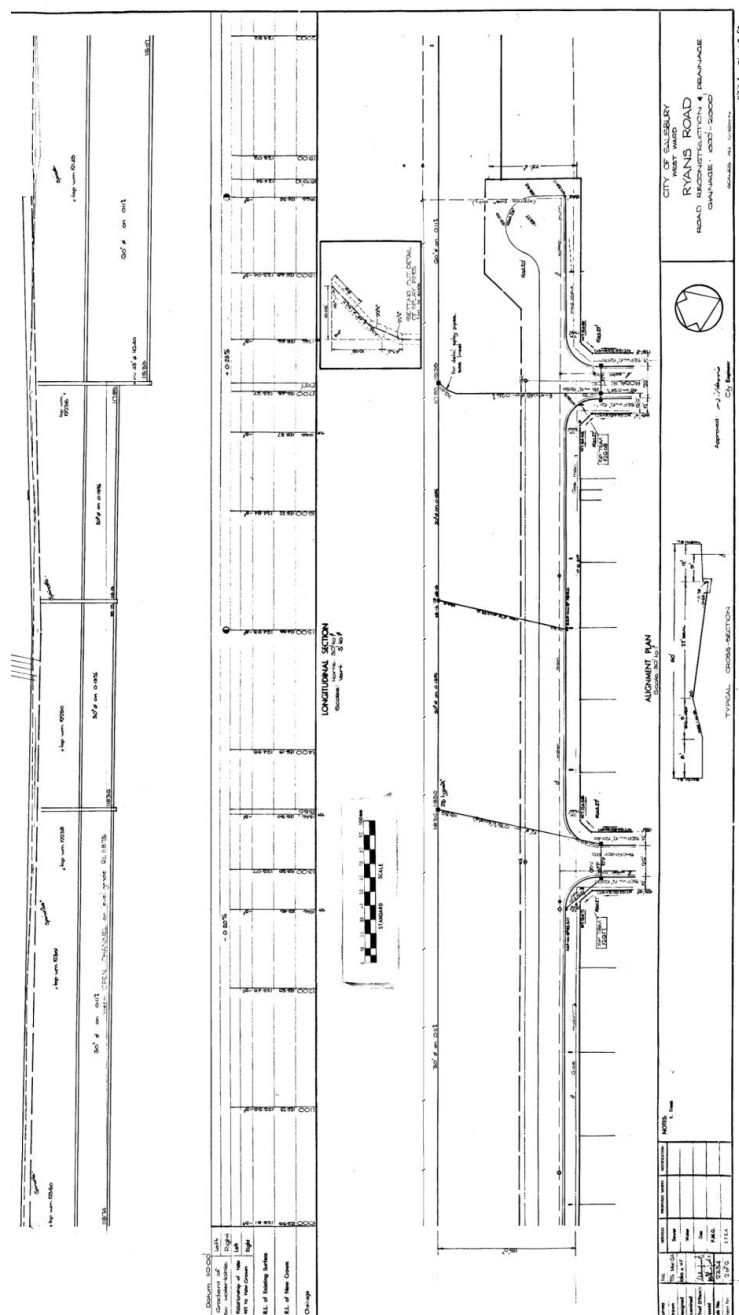
The minimum width of an easement is typically 3m for 'shallow' pipe systems. For deeper systems (i.e. greater than 1.5m) such as those at Ryan Road, the width should be at least twice the distance of depth to the pipe invert (from the surface) plus the width of the pipe. For the open channel, a minimum width of 3 meters along one side will be required for Council maintenance vehicle access and one metre on the other side for maintenance staff access. Based on the pipe size, pipe invert, and surface level, the minimum width for the easements are:

- 300mm RCP: 4.3m
- 450mm RCP: 4.5m
- 525mm RCP: 4.6m
- 1200mm RCP: 5.2m
- Open earth channel: 6+1+3 = 10m



Figure 1: Drainage system at Ryans Rd land parcel





**Figure 2: Design drainage system for Ryans Rd land parcel (1964)**



Figure 3: Flood map for Ryans Road land region



12 Greenhill Road  
Wayville SA 5034  
Australia

# PRELIMINARY SITE INVESTIGATION

November 2021  
J175012

City of Salisbury

Corner Ryans Road & Salisbury  
Highway, Greenfields

[greencap.com.au](http://greencap.com.au)

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## EXECUTIVE SUMMARY

*Greencap Pty Ltd was commissioned by the City of Salisbury to undertake a Preliminary Site Investigation for the site located at corner of Ryans Road and Salisbury Highway, South Australia. The objective was to assess the potential for site contamination issues in terms of the possible sale of the site re development for a range of potential land uses.*

*The available historical information indicates that up until at least the late 1960s most of the site was likely used for broad acre farming purposes except for the northern strip of land which appears to have been a road. While there are some questions around the ownership of some portions of the land, in the 1960s at least some of the site appears to have been owned by the City of Salisbury and by the mid-1980s all the land was under the same ownership. The road in the northern portion of the site appears to have been realigned by the late 1970s. Since this time, the site has remained largely vacant, but there is evidence of some activities onsite including the construction of a stormwater swale and other underground services and dumping of fill and other waste materials (construction and demolition waste), possibly illegally.*

*The identified activities of interest associated with past and present site uses include the use of pesticides, herbicides and fertilisers for broadacre farming purposes or general maintenance, illegal dumping (including soil and construction waste, with some fragments of asbestos identified) and historical use of fill from unknown sources.*

*Several activities of interest were also identified on adjacent properties during the historical review, including a plastic moulding and manufacturing facility and chemical/oil storage on adjacent the site to the south / south west and a service station approximately 80m south of the site.*

*The preliminary site investigation has identified that site contamination may exist as a result of activities on the site and adjacent land. Generally, the risk of significant contamination associated with onsite activities classed under the State Planning Commission's Practice Direction 14 is considered low. The presence of fill and other waste (including asbestos) on the site warrants further consideration in terms of any proposed site redevelopment.*

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ii

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## Preliminary Site Investigation

### City of Salisbury

#### Corner Ryans Road and Salisbury Highway, Greenfields SA

### Table of Contents

EXECUTIVE SUMMARY.....	ii
1 INTRODUCTION.....	1
2 SITE DETAILS.....	2
2.1 Site Identification.....	2
2.2 Site Description and Current Land Use of the Site.....	2
2.3 Proposed Site Use and Users.....	4
3 SITE HISTORY.....	5
3.1 Historical Maps, Plans and Aerial Photographs.....	5
3.2 Previous Owners and occupiers of the site.....	7
3.3 Previous activities/uses.....	8
3.4 Services to the property.....	8
3.5 Previous and present building and structures.....	8
3.6 Industrial processes carried out on site and the products manufactured.....	8
3.7 Chemical storage and transfer areas.....	8
3.8 Raw Materials Used.....	8
3.9 Products spills, losses, incidents, and accidents (including fire).....	8
3.10 Government Searches.....	8
3.11 Discharges to land and water.....	9
3.12 Wastes Produced.....	9
3.13 Power generation.....	9
3.14 Waste disposal and imported fill.....	10
3.15 Earthmoving activities carried out on the site.....	10
3.16 Sources of information.....	10
4 ENVIRONMENTAL SETTING.....	11
4.1 Geology.....	11
4.2 Hydrogeology.....	11
5 SITE INSPECTION.....	12
6 SUMMARY OF POTENTIALLY CONTAMINATING ACTIVITIES.....	18
7 CONCEPTUAL SITE MODEL.....	20
7.1 Potentially Contaminating Activities.....	20
7.2 Potential Receptors.....	20
7.3 Potential Exposure Pathways.....	20
7.4 Source-Pathway-Receptor Linkages.....	21
8 CONCLUSIONS.....	22



<b>Appendix A</b>	Certificate of Title.....	I
<b>Appendix B</b>	Lotsearch Report (Maps, Aerial, Historic Business Records, Etc) .....	II
<b>Appendix C</b>	Historic Certificates of Title .....	III
<b>Appendix D</b>	EPA Section 7 Response .....	IV

#### Report Figures

Figure 1: Site Location .....	1
Figure 2: Aerial image showing site and surrounds .....	3

#### Report Tables

Table 1: Site Details .....	2
Table 2: Site Description.....	2
Table 3: Summary of Aerial Photograph Observations .....	5
Table 4: Site Inspection Observations .....	12
Table 5: Details of Potentially Contaminating Activities .....	18

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## 1 INTRODUCTION

GreenCap Pty Ltd (GreenCap) was commissioned by the City of Salisbury to undertake a Preliminary Site Investigation (PSI) for the site located at the corner of Ryans Road and Salisbury Highway, Greenfields. The approximate location of the site is presented in Figure 1.



**Figure 1: Site Location**

GreenCap understands the site is to be placed on the market for sale and an environmental investigation was requested such that information could be included as part of the sale documentation. The future use of the site is not known but based on the zoning, a range of potential development options may be considered by a potential purchaser.

The objective of the investigation was to provide an assessment of whether site contamination exists, may exist or is unlikely to exist in the context of various potential development options, including residential.

The scope of the PSI has comprised:

- A desktop study to identify site characteristics - site location, site layout, building construction, geological and the hydrogeological setting.
- A site history - identifying historical owners/operators/occupiers, land uses and activities.
- A site inspection - to validate anecdotal evidence or historical information and to identify additional evidence of potential site contamination.

This PSI has been prepared with reference to industry standards and guidelines including the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM), SA EPA publication 'Guidelines for the assessment and remediation of site contamination', as revised November 2019 and Australian Standard 'Guide to the investigation and sampling of potentially contaminated soil'; AS4482.1-2005.



2 SITE DETAILS

2.1 Site Identification

The site details are summarised in Table 1. A copy of the Certificate of Title and South Australian Property and Planning Atlas report is presented in Appendix A.

Table 1: Site Details

Item	Details
Certificate of Title and allotment details	CT 6214/652 – Allotment 1001, Deposited Plan 119186 in the Areas named Green Fields and Parafield Gardens, Hundred of Yatala
Address	Corner of Ryans Road & Salisbury Highway, Greenfields
Owner	City of Salisbury
Municipality	City of Salisbury
Zoning	Employment, General Neighbourhood and Strategic Employment

2.2 Site Description and Current Land Use of the Site

A site inspection was conducted by an experienced Greencap consultant on 30 September 2021. Site details including the land use and that of neighbouring properties are presented in Table 2. A recent aerial image of the site (September 2021) is presented in Figure 2 and a series of photographs taken during the site inspection follow. Additional photographs are presented in Section 5.

Table 2: Site Description

Item	Detail
Current use of the site	Undeveloped publicly accessible vacant land
Proposed use of the site	Unknown
Site Occupier	Vacant
Site area (approximate)	5.066 hectares
Site Description	The site is an irregular shaped parcel of land, bordering Ryans Road to the north and Salisbury Highway to the east. Most of the site has grass and weed cover with sections of exposed gravelly fill material evident on the ground surface in some areas, particularly in the eastern portion. An unsealed access road also enters the site from Ryans Road in the north western portion of the site. A stormwater swale is present in the northern portion of the site parallel to Ryans Road. The remainder of the site is essentially vacant with some vegetated areas.
Neighbouring land uses	North – Ryans Road, beyond which are residential properties. East – Salisbury Highway, beyond which are residential properties, with the Gawler-Adelaide rail line and Parafield Gardens airstrip further to the east. South and west – Various commercial / industrial business including car dealerships, mechanics / wreckers, a service station, transport companies, plastic manufacturers, and others.





**Figure 2: Aerial image showing site and surrounds**



**Photo 1: View looking north across the site from south eastern boundary**





**Photo 2: View looking north west from the eastern site boundary (inferred former road)**



**Photo 3: View of the grassed central portion of the site**

### 2.3 Proposed Site Use and Users

The proposed future site use is not known. As discussed in Section 1, It is understood that the client is looking to put the site on sale and the site may be developed for a range of potential uses including commercial and industrial and residential.



3 SITE HISTORY

The history of the site has been researched to identify characteristics including the environmental setting, historic activities, and current uses of the site. A property report for the site and surrounding area from a historic land use database was provided by LotSearch Pty Ltd. This report, which is included in Appendix B, provides the supporting information for much of the discussion in this section and should be referred to where relevant.

3.1 Historical Maps, Plans and Aerial Photographs

The approximate location of the site is indicated on a series of plans dating back to 1896, provided Appendix B. These plans appear to indicate that the alignment of the present day Ryans Road originally ran along the northern boundary of the site.

In the earliest plan, the site is shown on portions of three former allotments (2248, 2247, 2261). There are no other significant features evident within a 1km radius of the site on earlier plans. The 1937 plan shows the land to the south of the site as marshland, or similar based on the features shown. The 1982 plan indicates the presence of glasshouses to the north of the site.

Aerial Photographs

Aerial photographs of the site dating from 1935 in approximate 5 to 10-year intervals have been reviewed by Greencap. Copies of the aerial photographs viewed are presented in Appendix B. A summary of the observations made from these photographs is provided in Table 3.

Table 3: Summary of Aerial Photograph Observations

Year	Observations
1935	<p>The image shows a road along the northern portion of the site, consistent with the historical plan referenced above. This suggests the present-day Ryans Road was previously located south of its current location. A line of trees is visible along the southern boundary of this road in the eastern and western portions of the site. The balance of the site appears to be part of two larger parcels of land, used for broadacre farming purposes.</p> <p>The surrounding areas appear to also be used for broad acre farming purposes, with no significant features evident. To the south of the site, there is some evidence of low-lying ground with possible water evident on the ground surface and the potential indication of marshy ground.</p>
1949	<p>There are no significant changes evident to the site since the 1935 aerial photograph, except for additional vegetation along the road in the northern portion of the site. The road also appears less defined than in the 1935 image.</p> <p>There are also no significant changes evident on surrounding properties.</p>
1959	<p>There are no significant changes evident on the site or surrounding properties since the 1949 image.</p>
1968	<p>There is evidence that that road in the northern portion of the site has been re-graded, or a surface cover has been imported as it is more defined than in 1959. The trees in the eastern portion of the site remain, but they have been cleared from the western portion of the site. There is a secondary linear feature evident adjacent the southern side of the road, but it is not possible to determine what this is.</p> <p>Residential development has commenced to the north / north east of the site. There are also some structures no evident to the south west of the site.</p>
1979	<p>The road that ran through the northern portion of the site has been moved north to its current position and sealed. There is some evidence of earthworks along the northern site boundary that</p>



Year	Observations
	<p>may be a result of the removal of the former road. The remainder of the site remains essentially vacant and still part of larger parcels of land.</p> <p>Development to the north of the site has continued with most of this area now appearing as residential properties. To the west of the site, commercial / industrial development appears to have commenced with several structures visible on land in this area.</p>
1989	<p>Several new roads/tracks are visible on the site connecting Salisbury Highway and the realigned Ryans Road with a property offsite to the south being developed. Soil disturbance is evident in the western portion of the site and across the central portion of the site that may be related to this development. A cleared area inferred to be a carpark is visible on the site near Salisbury Highway. The drainage swale observed during a site inspection (refer Section 2.2) appears to have been constructed or is under construction. Other earthworks visible may also be related to drainage or similar.</p> <p>Commercial / industrial development has or is occurring on several of the properties to the south.</p>
1999	<p>There are no significant changes to the use of the site and it remains essentially vacant. There are some areas of possible disturbance or illegal dumping evident in the central portion of the site and in the western portion of the site. The eastern portion of the site still has an area apparently used for access / parking. There is one vehicle visible on the site in this portion of the site. Trees have been planted along the southern boundary.</p> <p>The surrounding areas continue to be developed with additional residential development to the south east and some additional commercial / industrial development to the south west. The construction of two significant buildings has been completed on the land immediately to the south.</p>
2006	<p>While there is no significant changes evident to the site, there are areas of disturbance evident, including a new stockpile to the west of the stormwater swale. There are also several vehicles or other items visible in the eastern portion of the site</p> <p>Additional development has occurred on the industrial allotments to the south-south west of the site. Various stockpiles are also visible on the empty parcel of land to the south of site. Development appears to have commenced on the land to the south east across Salisbury highway.</p>
2011	<p>No significant changes are evident to the site. The stockpile visible in the 2006 photograph appears to have been removed but there are additional stockpiles of soil visible closer to Ryans Road.</p> <p>Extensive residential development has occurred to the south east along with further commercial / industrial development to the south / south west. The stockpiles on the adjacent lot visible in the 2006 image are no longer visible, but additional stockpiles are now visible adjacent the eastern half of the southern site boundary. The present-day service station building to the south of the site has now been constructed.</p>
2016	<p>The are no significant changes evident on the site or surrounding properties.</p>
2021	<p>The site appears in its present-day layout with no features of interest other than the stormwater swale running through the middle of the site. Based on a review of nearmap imagery, in late 2020 some trees in the south eastern portion of site were removed and fill material may have been deposited on the area during development of the site immediately to the south.</p> <p>There are no significant changes evident on adjacent properties other than the completion of the car dealerships immediately adjacent to the south eastern boundary.</p>



### 3.2 Previous Owners and occupiers of the site

#### Certificate of Titles Searches

A historical ownership search was conducted on the current Certificate of Title.

As discussed in Section 3.1, the site appears to have originally been part of three Allotments of Land: 2247, 2248 and 2261. The historical ownership search was not entirely clear as the parent titles do not align to the inferred parcels of land. As such, Greencap undertook additional searches based on the allotments to the south of the site (which also historically formed part of Allotments 2247 and 2261. A summary of the ownership of each allotment based on Greencap's interpretation follows:

- Lot 2247 was originally owned by William H. Neal (farmer) from 1905. The allotment appears to have changed hands in 1907 to another farmer before being owned by Rob E. Rippon (carpenter) from 1955 until 1971. The land was then purchased by Theodore Xenophou (builder) in 1971. Other owners after this time included the Sims family and the Australian Land Company Pty Ltd up until 1984, when the land appears to have been vested as a public road in the City of Salisbury.
- Lot 2248 was originally owned by Edward W. Pitts (Gentleman) from 1872. The site appears to have been transferred to the South Australian Adult Deaf and Dumb Mission, Yarafield Home for Aged and Infirm Deaf Mutes Incorporated in 1900 before being transferred to the Dayspring Development Company Limited in 1959. It appears to be around this same time that the road alignment changed, and the site was vested in the District Council of Salisbury.
- Lot 2261 was originally owned by Frederick W. Mant (sheep farmer) from the early 1900s before being transferred to George H. Ryan (chaff merchant) in 1916. The land was later passed to by Fredrick G. Ryan in 1948 up until 1969 when the land appears to have been purchased by the Corporation of the City of Salisbury for road purposes.

Copies of the historical Certificates of Title are presented as Appendix C

#### Historical Business Directory Searches

A search of the Universal Business Directory (UBD) and Sands and McDougall South Australian Street, Trade, Professional and Municipal Directory was conducted between 1910 and 1991. This information is presented in Appendix B. There were no listings identified for the site.

Within a search radius of 150m from the site boundary, business activities of interest identified included plastic goods manufacturing and/or distributors and moulders (adjacent site to the south/south west in 1991), aquarium supplies (11m east, 1973), solid plasterers (51m east, 1973), furniture and cabinet makers and supplies (76m north west, 1991), scrap metal merchants (132m west, 1984), building contractors (141m west, 1991), flour millers/merchants (141m west, 1991) and transport and freight services (145m west, 1991).

In a broader search radius (500m) for dry cleaners, motor garages or service stations, there were no listings from the historical business directories.

There were also several road matchings for Salisbury Highway, with no listed address for a variety of businesses (including service stations and garages), but it is difficult to determine many of their locations due to the length of the Salisbury Highway. Based on aerial imagery, there does not appear to be any sites obviously used for service stations or similar in the 1960s and 1970s. Further detail on current and EPA licensed service stations is provided in Section 3.10.

Along Ryans Road there was a garage and pre-fab building manufacturer/distributor (1991), while on George Street there were roofing and fencing manufacturer/distribution (1991), tank makers (1984), insulation, roofing and cold storage contractors (1984).





### 3.3 Previous activities/uses

Prior to between 1979 - 1989, aerial imagery shows the site as part of larger parcels of essentially vacant land which appears to have been used primarily for broad acre farming or grazing purposes. The 1989 aerial imagery suggests areas adjacent to the site (particularly in the south and west) had been redeveloped for commercial/industrial purposes.

### 3.4 Services to the property

During the site walkover, underground services noted to be located on or adjacent the site included telecom, gas, electricity (above and below ground) and stormwater. A search of Location SA (<https://location.sa.gov.au/viewer/>) indicates that services and utilities running through the site (particularly in the far north, west and east) include water mains, SAPN high voltage overhead lines, SAPN transmission and high voltage underground cables.

### 3.5 Previous and present building and structures

There are no existing buildings located on the site. The only infrastructure on-site is the abovementioned services and their installations, a large stormwater swale and associated pipework and some other more minor earthworks, particularly in the eastern portion of the site.

### 3.6 Industrial processes carried out on site and the products manufactured

No evidence was found of industrial processes or manufacturing of products being undertaken at the site.

### 3.7 Chemical storage and transfer areas

No chemical storage areas were noted during the site inspection.

There was no evidence of any incidents/spillages identified through this investigation.

### 3.8 Raw Materials Used

The use, storage and/or production of raw materials on the site are unlikely based on previous site activities.

### 3.9 Products spills, losses, incidents, and accidents (including fire)

None identified.

### 3.10 Government Searches

#### EPA Section 7

The South Australia Environment Protection Authority (EPA) has a statutory obligation under the *Land and Business (Sale and Conveyancing) Act, 1994* to provide information relating to environment protection. As such, a search was conducted of the EPA database for information relating to the subject land in accordance with Section 7 of the *Land and Business (Sale and Conveyancing) Act, 1994*. The EPA holds records of issues associated with:

- particulars of mortgages, charges, prescribed encumbrances affecting the land; or
- particulars relating to environmental protection including:
  - environmental assessments.
  - waste depots.
  - production of certain waste; and
  - waste on land.



The search found that the EPA holds no records of the above particulars / activities being undertaken at the site. A copy of the EPA's written response is presented in Appendix D.

#### **EPA Site Contamination Index**

The EPA's on-line Site Contamination Index provides information relating to notifications and reports received by the EPA since 1 July 2009 under *the Act*. The Index provides information relating to Contamination and Audit notifications and reports that relate to specific suburbs or towns.

The notifications/reports within an approximate one-kilometre radius of the site are summarised in Appendix B. There were no notifications or reports relating directly to the site.

The nearest listing is related to a Section 83A notification, 80m to the south of the site, where the activities were listed as storage of listed substances (service station). Section 83A notifications are for notification of site contamination that affects or threatens underground water.

There is also a listing for Section 83A and 109 notifications associated with the Parafield Airport approximately 475m east. All other listings were greater than 500m from the property and not considered further.

#### **EPA Environment Protection and Clean Up Orders**

There were two listings for Environment Protection Orders within 500m of the site. One was issued for concrete production carried on without a licence (383m west), and the other issued for crushing of rock material without the correct licence (458m west).

#### **Other Information**

There are several EPA licences for properties in the vicinity of the site. Details are provided in Appendix B and these can be summarised as follows:

- A surrendered licence for the reception or storage of listed waste 68m west of the site, 8-12 George Street.
- A licence for a petrol station (and 'National Liquid Fuel Facility') is listed for 569 Salisbury Highway, approximately 80m south of site.
- A licence for chemical storage and warehousing facilities 132m west of the site, 14-18 George Street.
- A licence application for a waste recovery/waste for transport/recycling business 140m southwest of the site, 15 Watervale Drive.
- A licence issued for a waste recycling depot 195m northwest of site, 372 Martins Rd.

The other licenced listed are for properties more than 500m from the site and have not been considered further.

#### **3.11 Discharges to land and water**

None identified.

#### **3.12 Wastes Produced**

None identified.

#### **3.13 Power generation**

None identified.



### 3.14 Waste disposal and imported fill

There was evidence of illegal dumping activities on the site, particularly in the south eastern portion and along the northern site boundary. This type of illegal dumping is not uncommon in publicly accessible areas. Most of the rubbish and stockpiles observed appeared to be inert and there was no evidence of large chemical containers or odorous / stained soils. However, potential asbestos containing material (ACM) was also observed. This appeared in several different forms (discussed further in Section 5).

During the site inspection, the presence of fill material was observed on the site, but the landform did not suggest significant filling across the entire site.

### 3.15 Earthmoving activities carried out on the site

Earthmoving activities have been carried out on site, most notably the stormwater swale present in the central portion of the site and the trenching and fill works for the underground services in the east, north and west of site.

### 3.16 Sources of information

- South Australian Property Planning Atlas – Information on zoning, titles, and others.
- Historical Land Use Database (Lotsearch –20 September 2021) –Various data sources refer page 2 of Appendix B for full list and currency – summary as follows:
  - Department of Agriculture, Fisheries and Forestry and CSIRO –Provision of acid sulphate soil information
  - Department for Environment, Water & Natural Resources, South Australia –Provision of aerial photographs, soils and groundwater information
  - Former Department of Mines and Energy –Provision of Groundwater and Geology information
  - Department for water, land, and biodiversity conservation – Provision of Groundwater Information
  - Nearmap.com and Google Maps – provision of recent site aerial photographs and maps
  - South Australian Environment Protection Authority –Information on any known environmental issues on the site
  - South Australian Resources Information Gateway –Provision of geology and hydrogeology at the site
  - State Library of South Australia –Information on past occupancy (Sands and McDougall Information)
  - Government of South Australia Location SA Portal –Surface water information
- South Australian Environment Protection Authority – Information on any known environmental issues on the site.



4 ENVIRONMENTAL SETTING

The site is located within an area zoned Employment, General Neighbourhood, and Strategic Employment as outlined in Section 2.

The nearest potential sensitive ecological receptors identified during this preliminary investigation are surface water bodies on the eastern side of Salisbury Highway, and the George Street Wetland, southwest approximately 600m from site. The closest groundwater dependent system is a wetland located 940m south (refer Appendix B). Stormwater from site and surrounds appears to discharge to these groundwater and surface receptors, particularly the George St. wetland (from location SA – stormwater drains and nodes).

Preliminary information relating to the geology and hydrogeology is provided in the following sections.

4.1 Geology

Item	Detail
Surface Geology (DEWNR SA)	Pooraka Formation – Clay, sand and carbonate earth, silty with gravel lenses. Late Pleistocene.
Soil Units and classifications (Atlas of Australian Soils)	Rudosol - Coastal dunes and plains with some swamps: dunes of calcareous and siliceous sands, plains of various saline soils and lesser areas of brown calcareous earths.
Acid Sulphate soil potential (Australian Soil Resource Information System)	Extremely low probability of occurrence.

4.2 Hydrogeology

Details of registered groundwater bores within a 2km search radius of the site from publicly available Department for Environment and Water information are provided in Appendix B.

The groundwater aquifer that the site is located on is of Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay

No onsite wells or drillholes are recorded. The closest offsite well with depth and standing water level information is 200m to the northwest and was drilled for unknown purposes to a depth of 9.14m with a standing water level of 2.44m. According to Location SA the standing water level for the area is 2-5m below ground level (bgl), with a total dissolved solids of 0-1500mg/L.



5 SITE INSPECTION

A site inspection was conducted on 30 September 2021 with the objective of validating anecdotal and historical information and to locate and identify additional evidence of potential contamination including:

- structures and storage areas such as underground tanks, waste pits, lagoons, hazardous materials storage, electrical transformers, hydraulic equipment, asbestos products, septic tanks, drain fields, etc; and
- obvious visual contamination indicators such as disturbed vegetation, discoloured, oily or disturbed soil and / or the presence of any odours.

A summary of the site inspection findings is presented in Table 4, and photos of selected site features noted during the inspection follow.

Table 4: Site Inspection Observations

Item	Details
Current uses of the site and surrounding land	The site is a vacant allotment, with public access. Commercial properties exist to the south and west of the site, with residential properties to the north and east.
Disturbed, coloured or stained soil	No obvious signs of stained or discoloured soils. Soils have been disturbed by trenchworks, filling, and vehicle traffic in various areas of the site.
Bare soil patches	Most of the site was covered with either grass or weeds. There are patches of bare gravelly fill, particularly in the west of the site for trenchworks and in the south western corner of site where areas may have been cleared for historical roads and tracks.
Disturbed or distressed vegetation	Weeds appear to have been sprayed over portions of the site, otherwise vegetation is in good condition.
Unusual odour	None identified.
Quality of surface water	Surface water was noted in the base of the stormwater swale. The water was observed to be dark and stagnant, with plastic and other rubbish in it and appears in generally poor quality.
Sheens on water surfaces	None identified.
Site Topography and surface water drainage	Generally flat, with a slight fall to the centre of the site. As discussed, a stormwater swale is present on the site, with other smaller drainage pathways evident on the eastern portion of the site and to the west of the main stormwater swale.
Presence and type of groundwater bores on the site and adjacent landholdings	None identified.
Conditions of building, roads, infrastructure etc.	No buildings were present onsite. Recently installed services and other infrastructure evident in the north western portion of site. the historical road (northern site boundary) and vehicle tracks overgrown and disused.





Item	Details
Presence of asbestos on the ground surface	Potential ACM was identified at several locations across the site. This generally appeared to be associated with illegal dumping activities or the presence of stockpiled material/soil.
Presence of stockpiles, fill containment areas, sumps, drains, waste disposal areas, etc.	Small stockpiles of soil and construction and demolition waste were present in several areas of the site with largest number and quantity located in the southern portion of the site. As discussed above, in several of these areas suspected ACM was identified.
Evidence of cut and fill activities	Fill material was observed across the ground surface, particularly in the southern portion of the site, where the site appears to have been raised by fill material. Fill also appears to be used around the former road along the northern site boundary. Trenching and excavations have occurred onsite and there is some evidence of fill material in these areas. A large portion of the site has no indication of cut and fill activities.
Presence and condition of chemical containers holding tanks, bunds, etc	None identified onsite. The neighbouring property to the south west had what appeared to be hydraulic oil stored in several IBC containers. These were stored on concrete and generally appeared to be in good condition.
Presence and condition of any underground storage tanks (USTs) and associated infrastructure	None identified.
Underground structures that may be associated with sub-surface contamination	None identified.
Condition of materials storage and handling facilities and any solid or liquid waste disposal areas	None identified onsite.
Any evidence of on-site spillage of dangerous goods and/or off-site migration.	None identified.



Photo 4: View looking west of the stormwater swale (30 September 2021)



Photo 5: Example of a waste stockpile near the southern boundary - soils and concrete





**Photo 6: Soils on top of suspected asbestos cement sheeting near the southern boundary of site**

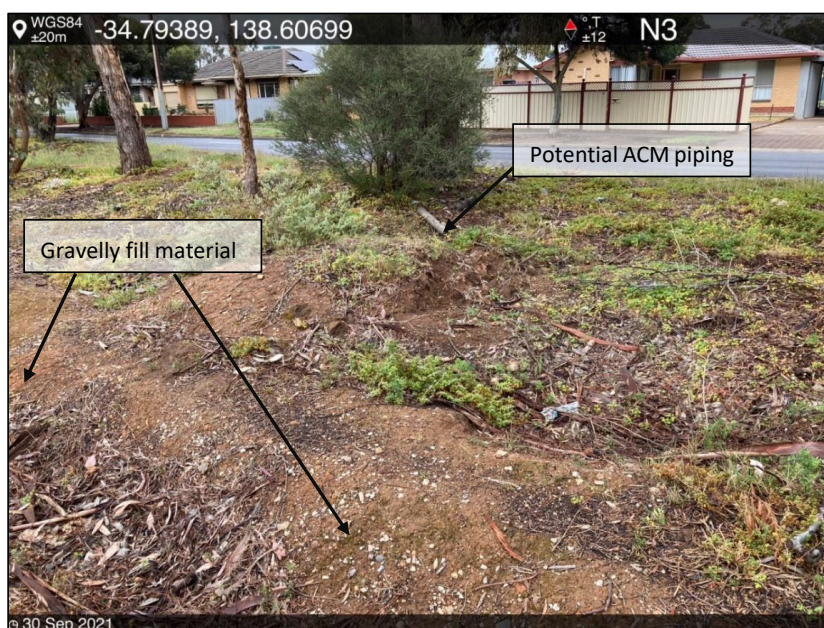


**Photo 7: Potential ACM piping, northern boundary of site**





**Photo 8: Example of potential ACM near the northern boundary**



**Photo 9: Example of rubbish, potential ACM and gravelly fill material (northern boundary of site)**



**Photo 10: Chemical storage (possible hydraulic oil) offsite (southern boundary of site)**





6 SUMMARY OF POTENTIALLY CONTAMINATING ACTIVITIES

The historical site review has revealed several potentially contaminating activities (PCAs) across the site. Table 5 details the activities of interest, associated chemicals and their persistence / mobility, potentially affected media and commentary regarding the identified PCA and ‘Class’ activity as defined in Practice Direction 14 - Site Contamination Assessment 2021 issued by the State Planning Commission.

Table 5: Details of Potentially Contaminating Activities

PCA and location	PCA Class	Chemicals of Interest	Potentially Affected Media	Comments regarding the PCAs
Use of pesticides, herbicides and fertilisers (including previous site use for broadacre farming or for general maintenance)	Class 3 - Agricultural activities (including horticulture)	Arsenic, OCP, OPP & herbicides (including triazines), TRH	Soil	The site appears to have been used for low intensity broadacre farming purposes. No areas of intensive application of chemicals were identified. Any impacts would likely be limited to near surface soils. Agricultural activities are specifically excluded in the Environment Protection Regulations 2009, for routine spraying, in accordance with manufacturers' instructions, of pesticides used in broadacre farming. This exclusion is considered to apply to the subject site.  Since the site was developed for open space, herbicides may have been used for general weed control. Any impacts would likely be limited to near surface soils.
Illegal dumping on the site	-	Asbestos (but possibly also various other)	Soil and air	Some illegal dumping was observed at the time of Greencap's inspection. Most appeared to be predominantly inert, but fragments of asbestos containing material were present, along with other construction and demolition wastes and soil.
Historical use of fill from various unknown sources brought onto the site.	-	Heavy metals, OCPs, PAHs, TRH & BTEX	Soil	Fill material was observed across the ground surface, particularly in the southern portion of the site, where the site appears to have been raised by fill material. Fill also appears to be used around the former road along the northern site boundary. Trenching and excavations have occurred onsite and there is some evidence of fill material in these areas.  Fill or soil importation is not a potentially contaminating activity for the purposes of the State Planning Commission Practice Direction 14 - Site Contamination Assessment but remains a potentially contaminating activity under the Environment Protection Regulations 2009.

BTEX = benzene, toluene, ethylbenzene, xylenes      OCP = organochlorine pesticides      PAH = polycyclic aromatic hydrocarbons      TRH = total recoverable hydrocarbons  
OPP = organophosphorus pesticides      PFAS = per- and polyfluoroalkyl substances



Several activities of interest were identified on adjacent or nearby properties during the historical review:

- A property immediately south of the site is occupied by Precimax Plastics (plastic moulding and manufacturing). Operation of works for manufacture (including blending, mixing and formulation) of plastics or plastic components (excluding processing and moulding of plastics manufactured elsewhere) is considered a Class 1 activity under the Practice Direction 14. However, the nature of activities undertaken at this site are not clear based on the available information. There was also evidence of the potential storage of greater than 500 litres of chemicals/oil on one of the sites to the south / south west during the site inspection.
- A Section 83A notification exists for a service station located approximately 80 metres south of the site. Service stations are considered a Class 1 activity, noting this property is greater than 60 metres from the site (the threshold distance for Class 1 activities based on EPA advice). The nature and extent of any site contamination which triggered this notification is not known.
- A Section 83A and 109 notifications exist for the Parafield Gardens Airport located approximately 475m east of the site. 109 notifications pertain to information submitted to the EPA in relation to serious or material environmental harm. Airports are considered a class 2 activity under the Practice Direction 14 and a primary chemical of interest associated with airports are PFAS, which can migrate long distances.



## 7 CONCEPTUAL SITE MODEL

### 7.1 Potentially Contaminating Activities

A summary of the potentially contaminating activities, both onsite and offsite is presented in Section 6, and the reader is directed to this section for relevant information.

### 7.2 Potential Receptors

The site may be redeveloped for a range of potential uses, including commercial/industrial and residential. The potential human receptors identified include:

- The future occupiers of the site, site workers and visitors to the site.
- Construction / maintenance workers.
- Offsite users of extracted groundwater.

The nearest environmental receptor is the George St. wetland located 700m south of the site.

### 7.3 Potential Exposure Pathways

Exposure in relation to site contamination means an exposure pathway that a chemical substance takes from its source to reach a human population, such as incidental ingestion of surface soil or indoor dust, indoor and outdoor inhalation of dust, or consumption of home grown produce. Potential exposure pathways considered relevant for the site are:

#### Human

- Indoor inhalation of dust.
- Outdoor inhalation of dust.
- Dermal contact with shallow soil and dust.
- Incidental ingestion of shallow soil and dust.
- Ingestion of home-grown vegetables and fruit.
- Ingestion of home-grown poultry and/or eggs.
- Indoor Inhalation of vapours from soil.
- Outdoor inhalation of vapour from soil.
- Contact or ingestion of groundwater.

#### Ecological

- Direct contact/uptake of contaminated airborne particles, soil, sediment, surface water, surface water run-off or groundwater
- Ingestion of contaminated flora or fauna



#### 7.4 Source-Pathway-Receptor Linkages

The only potentially contaminating activity identified (as defined in Practice Direction 14) is use of the site for agricultural activities. This is a low risk (Class 3) activity. Furthermore, agricultural activities are specifically excluded in the Environment Protection Regulations 2009, for routine spraying, in accordance with manufacturers' instructions, of pesticides used in broadacre farming which is considered the case for the subject site.

Several other on-site activities of interest were identified in the site history review, most notably the dumping and stockpiling of soil and rubbish, but these are not considered potentially contaminating activities as defined in Practice Direction 14.

Potential ACM has been identified amongst stockpiles and on the ground surface across the site but based on the extent Greencap would not consider this to be asbestos disposal undertaken in the course of a business. While further consideration may be warranted in terms of site redevelopment, this does not constitute a 'classed' potentially contaminating activity.

Some potential offsite sources of contamination were identified, including Class 1 activities were identified to have occurred on adjacent land (i.e. within 60 metres of the site).

Based on the identified activities of interest the potential for complete source-pathway-receptor linkages in terms of the proposed use of the site for residential and / or commercial purposes cannot be ruled out.



## 8 CONCLUSIONS

The available historical information indicates that up until at least the late 1960s most of the site was likely used for broad acre farming purposes except for the northern strip of land which appears to have been a road. While there are some questions around the ownership of some portions of the land, in the 1960s at least some of the site appears to have been owned by the City of Salisbury and by the mid-1980s all the land was under the same ownership. The road in the northern portion of the site appears to have been realigned by the late 1970s. Since this time, the site has remained largely vacant, but there is evidence of some activities onsite including the construction of a stormwater swale and other underground services and dumping of fill and other waste materials (construction and demolition waste), possibly illegally.

The identified activities of interest associated with past and present site uses include:

- Use of pesticides, herbicides and fertilisers (including previous site use for broadacre farming or for general maintenance). No specific areas of intensive application of chemicals were identified. Agricultural activities are defined as a Class 3 (low risk) potentially contaminating activity in Practice Direction 14.
- Illegal dumping has occurred on site. While most of the rubbish observed by Greencap appeared to be inert, fragments of asbestos) were identified in several portions of the site.
- Historical use of fill from various unknown sources brought onto the site for levelling purposes, service installation and road construction along with illegal dumping. Fill or soil importation is not a potentially contaminating activity for the purposes of Practice Direction 14 but remains a potentially contaminating activity under the Environment Protection Regulations 2009.

Several activities of interest were identified on adjacent properties during the historical review, including a plastic moulding and manufacturing facility adjacent the site to the south (possible Class 1 activity, but details of the activities at this site are not known), chemical/oil storage on an adjacent site to the south west and a service station approximately 80m south of the site.

The preliminary site investigation has identified that site contamination may exist as a result of activities on the site and adjacent land. Generally, the risk of significant contamination associated with onsite activities classed under the State Planning Commission's Practice Direction 14 is considered low. The presence of fill and other waste (including asbestos) on the site warrants further consideration in terms of any proposed site redevelopment.





**Preliminary Site Investigation**

**City of Salisbury**

**Corner Ryans Road and Salisbury Highway, Greenfields SA**

**APPENDIX A CERTIFICATE OF TITLE**

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Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Newcastle | Perth | Sydney | Wollongong



**Product** Register Search (CT 6214/002)  
**Date/Time** 06/09/2021 01:38PM  
**Customer Reference** Ryans Road Reserve  
**Order ID** 20210906007034



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 6214 Folio 652

**Parent Title(s)** CT 6212/334  
**Creating Dealing(s)** RTD 12968154  
**Title Issued** 17/10/2018      **Edition** 1      **Edition Issued** 17/10/2018

## Estate Type

FEE SIMPLE

## Registered Proprietor

CITY OF SALISBURY  
OF PO BOX 8 SALISBURY SA 5108

## Description of Land

ALLOTMENT 1001 DEPOSITED PLAN 119186  
IN THE AREAS NAMED GREEN FIELDS AND PARAFIELD GARDENS  
HUNDRED OF YATALA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED G ON D119186 FOR GAS SUPPLY PURPOSES TO AUSTRALIAN GAS NETWORKS (SA) LTD. (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED P ON D119186 FOR THE TRANSMISSION OF ELECTRICITY BY OVERHEAD CABLE TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED S ON D119186 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED U ON D119186 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W ON D119186 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (RTD 12968154)

## Schedule of Dealings

NIL

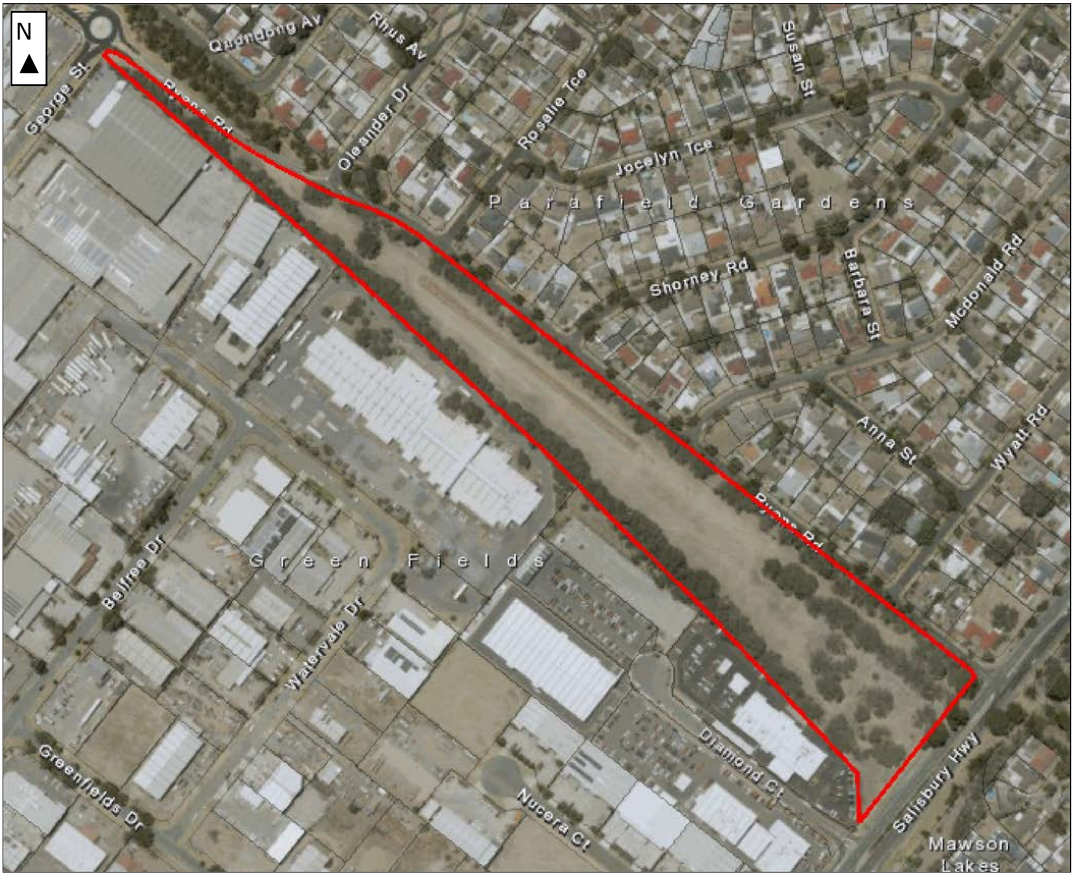
## Notations

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

SAPPA Parcel Report

Date Created: October 20, 2021

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:4514 (on A4 page)

Unit Number:

200 metres≈

Street Number:

Street Name: SALISBURY

Street Type: HWY

Suburb: GREEN FIELDS

Postcode: 5107

The information provided,  
is not represented to be accurate,  
current or complete at the time of  
printing this report.

Property Details:

Council: CITY OF SALISBURY

State Electorate: PORT ADELAIDE (2014), PLAYFORD (2018),  
PLAYFORD (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE  
(2016), MAKIN (2019)

Hundred: YATALA

Valuation Number: 4443217207

The Government of South Australia  
accepts no liability for the use of this  
data, or any reliance placed on it.

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(c) copyright Government of South Australia.

**Title Reference:** CT6214/652  
**Plan No. Parcel No.:** D119186A1001  
*Zoning details next page*



Government of South Australia  
 Attorney-General's Department

## Zone Details

### Zones

Employment (Z1501) - E  
 General Neighbourhood (Z2102) - GN  
 Strategic Employment (Z5720) - SE

### Overlays

#### Aircraft Noise Exposure (O0301) - ANEF 20

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

#### Airport Building Heights (Regulated) (O0303) - All structures over 15 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

#### Airport Building Heights (Regulated) (O0303) - All structures over 45 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

#### Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

#### Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

#### Defence Aviation Area (O1202) - All structures over 90 metres

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

#### Hazards (Flooding) (O2403)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

#### Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

#### Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

#### Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

#### Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

#### Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

#### Urban Transport Routes (O6301)

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

#### Urban Tree Canopy (O6302)

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.





**Preliminary Site Investigation**

**City of Salisbury**

**Corner Ryans Road and Salisbury Highway, Greenfields SA**

**APPENDIX B LOTSEARCH REPORT (MAPS, AERIAL, HISTORIC  
BUSINESS RECORDS, ETC)**

[greencap.com.au](https://greencap.com.au)

Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Newcastle | Perth | Sydney | Wollongong



**Address: Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107**

**Date: 17 Sep 2021 21:04:44**

**Reference: LS024313 EP**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

## Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	01/08/2021	01/08/2021	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	16/09/2021	16/09/2021	Monthly	1000	0	1	16
EPA Environmental Protection Orders	EPA South Australia	16/09/2021	16/09/2021	Monthly	1000	0	0	26
EPA Environmental Authorisations	EPA South Australia	16/09/2021	16/09/2021	Monthly	1000	0	6	32
EPA Assessment Areas	EPA South Australia	21/06/2021	21/06/2021	Quarterly	1000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	02/08/2021	02/08/2021	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	02/08/2021	02/08/2021	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	06/09/2021	06/09/2021	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/08/2021	19/08/2021	Quarterly	2000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000	0	0	1
EPA Collection Depots	EPA South Australia	06/09/2021	06/09/2021	Quarterly	1000	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	15/03/2012	Annually	1000	0	0	2
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150	0	11	20
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150	-	18	19
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500	-	3	3
Mines and Mineral Deposits	Department for Energy and Mining	29/07/2021	29/07/2021	Quarterly	1000	0	0	0
Groundwater Aquifers	Department for Environment and Water	29/03/2021	01/01/2008	Annually	1000	1	1	1
Drillholes	Department for Environment and Water	16/07/2021	02/07/2021	Quarterly	2000	0	2	328
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000	1	1	2
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	1	1	2
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Acid Sulfate Soil Potential	Department for Environment and Water	30/03/2021	03/06/2016	Annually	1000	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000	1	1	1
Planning and Design Code - Zones	Department of Planning, Transport and Infrastructure	02/08/2021	01/07/2021	Monthly	1000	3	4	20
Planning and Design Code - Subzones	Department of Planning, Transport and Infrastructure	02/08/2021	19/03/2021	Monthly	1000	0	0	1
Land Use Generalised 2019	Department of Planning, Transport and Infrastructure	20/08/2020	12/08/2020	Annually	1000	3	10	16
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000	0	0	0
State Heritage Areas	Department for Environment and Water	30/03/2021	10/11/2004	Annually	1000	0	0	0
SA Heritage Places	Department for Environment and Water	29/07/2021	13/01/2021	Quarterly	1000	0	0	0
Aboriginal Land	Department for Energy and Mining	30/03/2021	08/04/2018	Annually	1000	0	0	0
Bushfire Protection Areas	Department of Planning, Transport and Infrastructure	04/09/2018	20/02/2018	Annually	1000	1	1	1
Bushfires and Prescribed Burns History	Department for Environment and Water	29/03/2021	03/02/2021	Annually	1000	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000	0	0	1
Ramsar Wetland Areas	Department for Environment and Water	01/03/2021	18/02/2020	Annually	1000	0	0	0



## Site Diagram

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



### Legend

- Site Boundary
- Internal Parcel Boundaries

**Total Area:** 50676m<sup>2</sup>

**Total Perimeter:** 1770m

#### Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

#### Scale:

0 25 50 100 150 200 Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

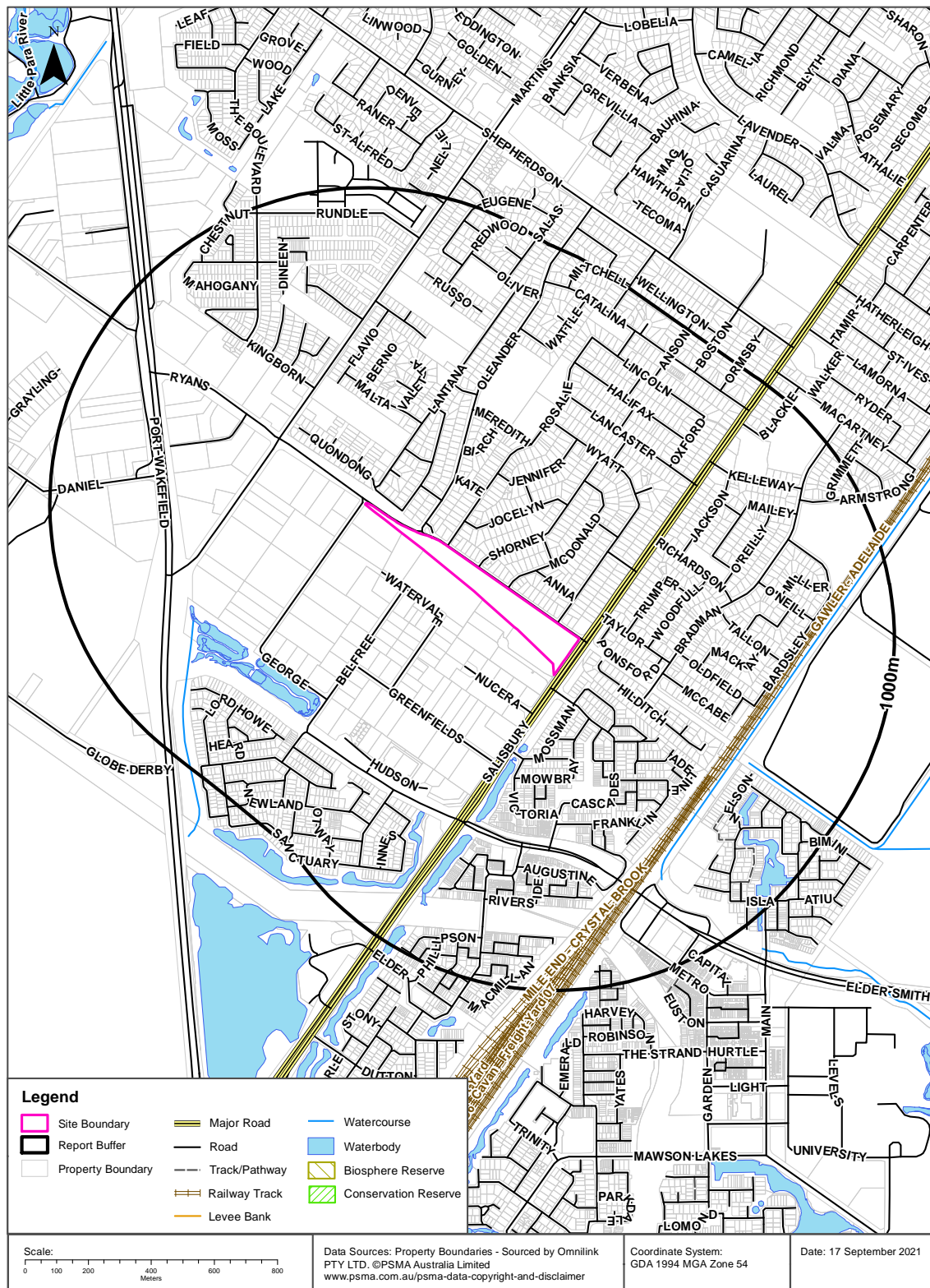
Coordinate System:  
GDA 1994 MGA Zone 54

Date: 17 September 2021



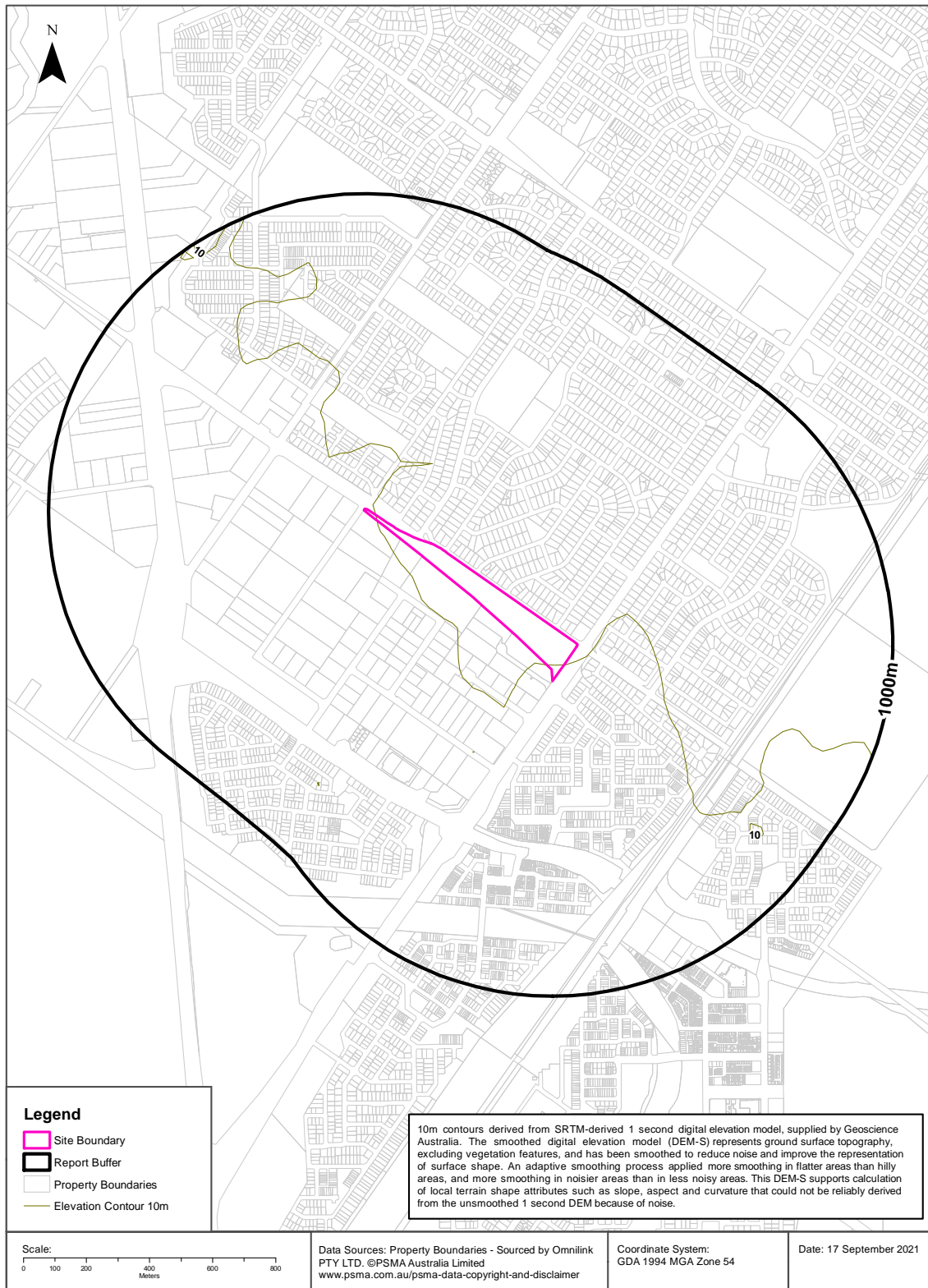
## Topographic Features

**Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107**



## Elevation Contours

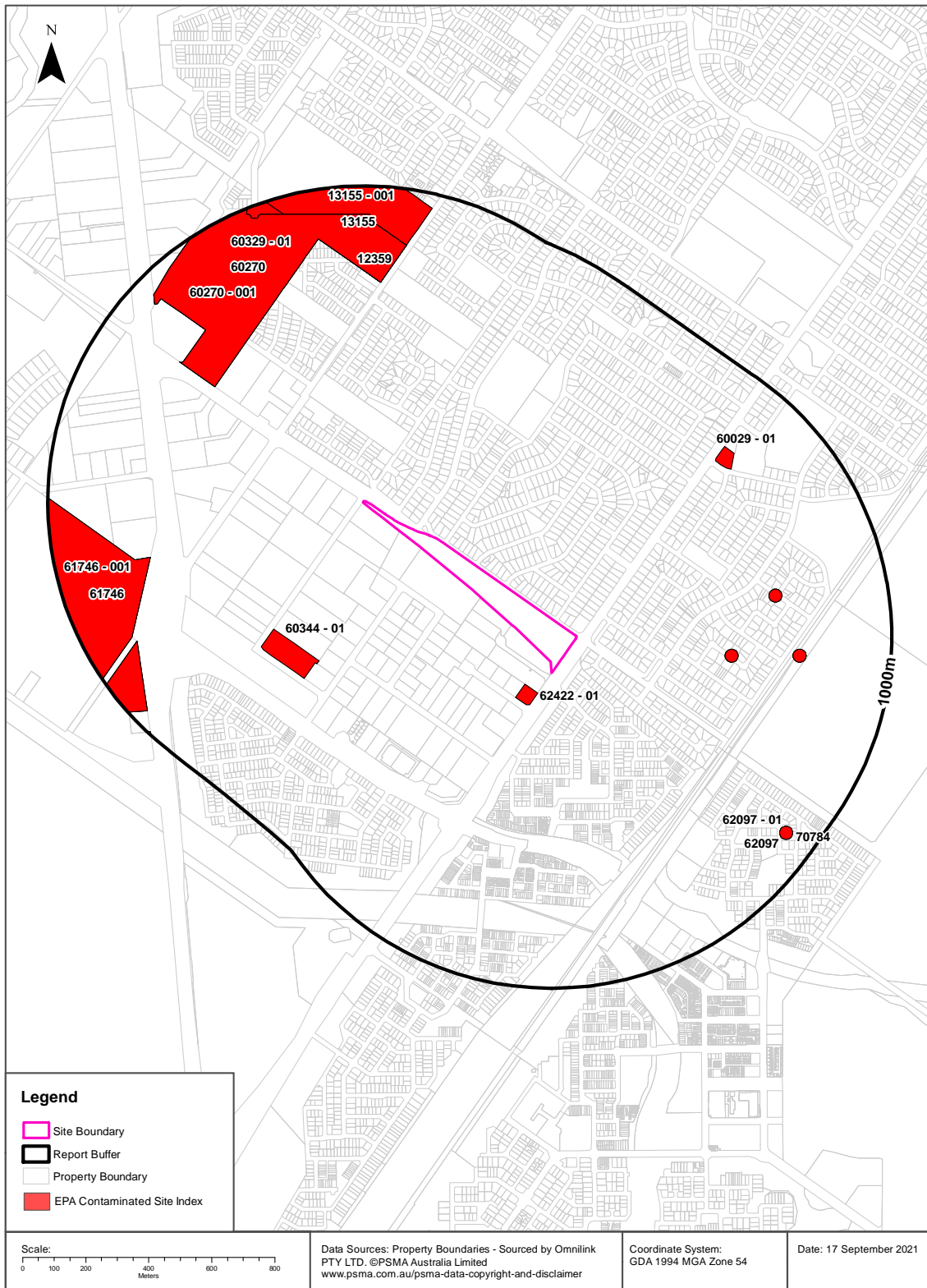
Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## EPA Site Contamination Index

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## EPA Contaminated Land

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## EPA Site Contamination Index

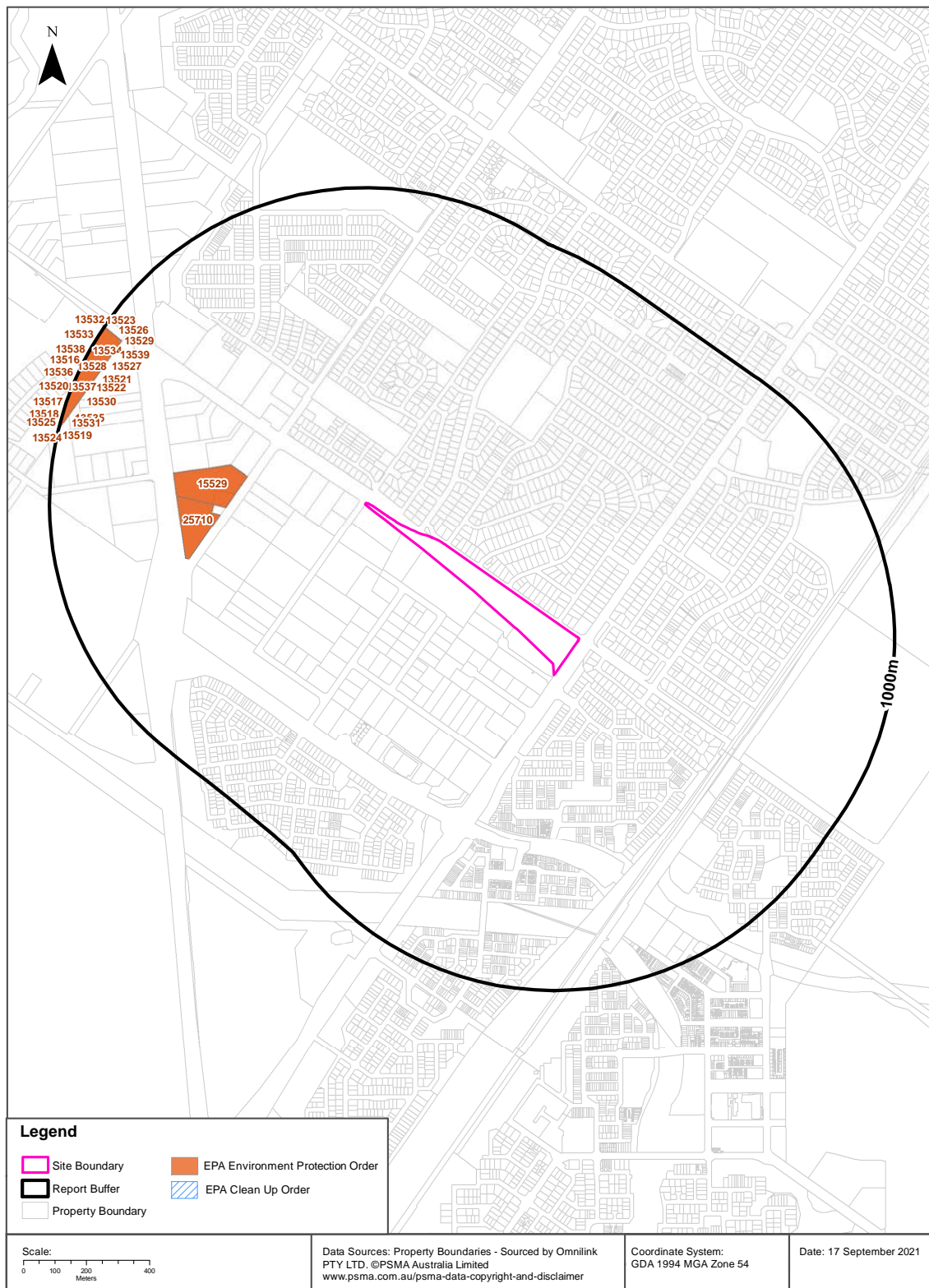
Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
62422 - 01	S83A Notification	569 Salisbury Highway GREEN FIELDS SA 5107	Listed Substances (storage); Service stations	Current EPA List	Premise Match	78m	South
70784	109 Notification	Various Off-site Monitoring Wells PARAFIELD SA 5106	Not recorded	Previous EPA List	Premise Match	475m	East
62097	109 Notification	Various Off-site Monitoring Wells PARAFIELD SA 5106	Airports, aerodromes or aerospace industry; Fire stations; Fire training areas	Current EPA List	Premise Match	475m	East
62097 - 01	S83A Notification	Various Off-site Monitoring Wells PARAFIELD SA 5106	Airports, aerodromes or aerospace industry; Fire stations; Fire training areas	Previous EPA List	Premise Match	475m	East
60344 - 01	S83A Notification	Lots 1, 2, 3 & 4 George Street GREEN FIELDS SA 5107	Abrasive blasting	Current EPA List	Premise Match	482m	West
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	Current EPA List	Premise Match	596m	North West
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	Current EPA List	Premise Match	596m	North West
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	Current EPA List	Premise Match	596m	North West
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	Current EPA List	Premise Match	596m	North West
12359	SAHC	289 - 299 Martins Road PARAFIELD GARDENS SA 5107	Drum reconditioning or recycling works	Current EPA List	Premise Match	696m	North
13155	Pre 1 July 2009 Audit Notification	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded	Current EPA List	Premise Match	696m	North
13155 - 001	Pre 1 July 2009 Audit Report	Allotments 50 and 51 Martins Road PARAFIELD GARDENS SA 5107	Not recorded	Current EPA List	Premise Match	696m	North
61746	Audit Notification	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	697m	West
61746	Audit Termination	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	697m	West
61746 - 001	Audit Report	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	697m	West
60029 - 01	S83A Notification	492 Salisbury Highway PARAFIELD GARDENS SA 5107	Service stations	Current EPA List	Premise Match	710m	North East

Site Contamination Index Data Source: EPA South Australia

## EPA Environment Protection and Clean Up Orders

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment



## EPA Public Register

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## EPA Environment Protection and Clean Up Orders

EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
15529	ENVIRONMENT PROTECTION ORDER	ISSUED	A.C. Knowledge Pty Ltd	Martins Road, Green Fields SA 5107	Concrete production at a level that requires licensing was carried out on the site without an environmental authorisation (licence).	Current EPA Register	Premise Match	382 m	West
25710	ENVIRONMENT PROTECTION ORDER	ISSUED	SA Demolition and Salvage Pty Ltd	Martins Road, Green Fields SA 5107	Conducted crushing operations which process an amount of rock material exceeding 1000 tonnes per year without an environmental authorisation (licence).	Current EPA Register	Premise Match	458 m	West
13532	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13522	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13539	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13524	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13529	ENVIRONMENT PROTECTION ORDER	COMPLIED		Daniel Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13519	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13536	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13531	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West

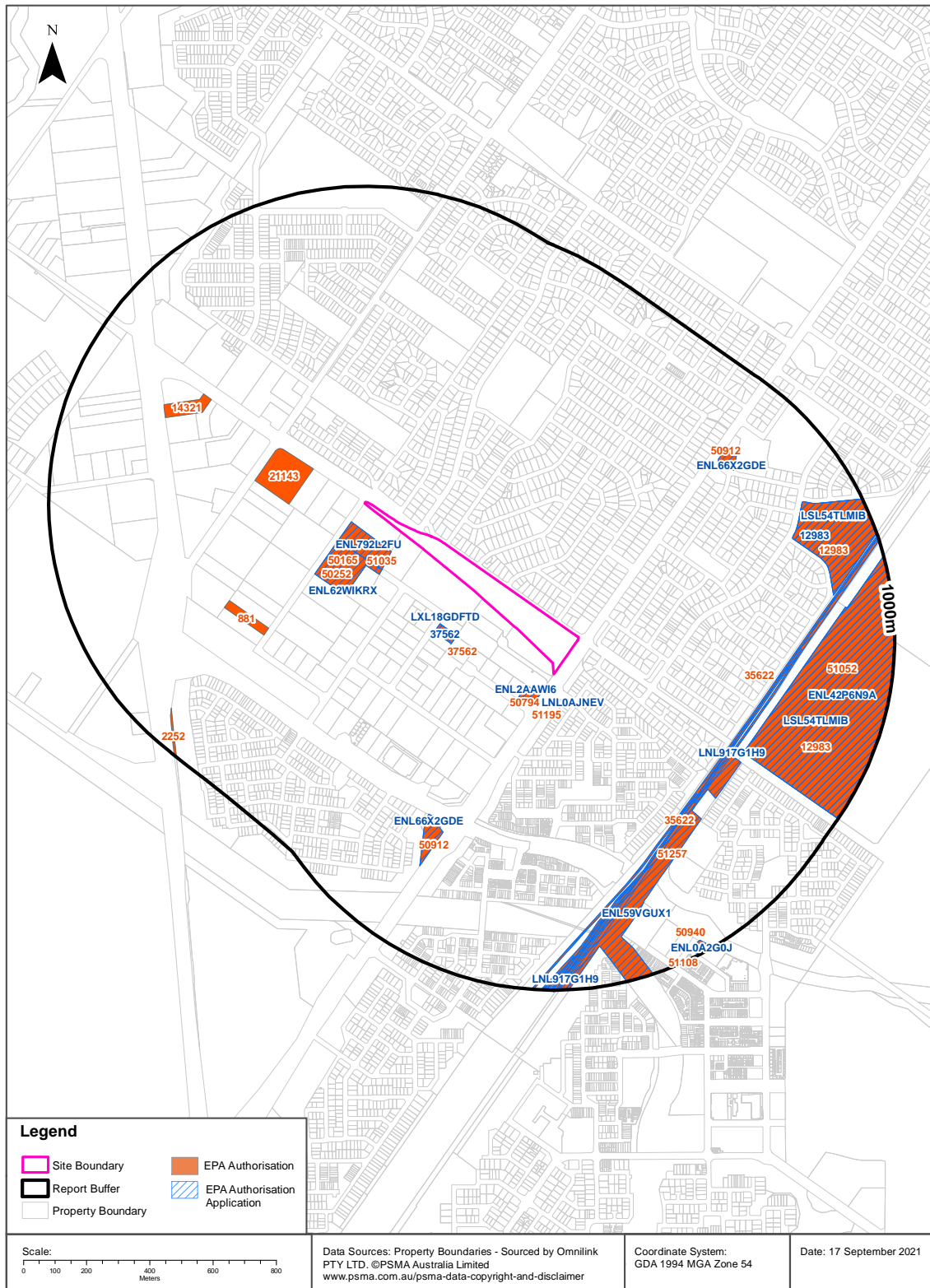
Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
13527	ENVIRONMENT PROTECTION ORDER	ISSUED		Daniel Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13520	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13538	ENVIRONMENT PROTECTION ORDER	REVOKED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13521	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13518	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13535	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13533	ENVIRONMENT PROTECTION ORDER	ISSUED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13537	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13530	ENVIRONMENT PROTECTION ORDER	COMPLIED		Daniel Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13528	ENVIRONMENT PROTECTION ORDER	ISSUED		Daniel Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13525	ENVIRONMENT PROTECTION ORDER	ISSUED		Daniel Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13526	ENVIRONMENT PROTECTION ORDER	ISSUED		Daniel Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13523	ENVIRONMENT PROTECTION ORDER	ISSUED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
13534	ENVIRONMENT PROTECTION ORDER	COMPLIED		Alabar Crescent, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West
13516	ENVIRONMENT PROTECTION ORDER	REVOKED		Globe Derby Park SA 5110	Caused horse manure and stable litter to be stockpiled or stored on the site without protection from rain and surface water run-off.	Current EPA Register	Premise Match	927 m	North West
13517	ENVIRONMENT PROTECTION ORDER	COMPLIED		Grayling Avenue, Globe Derby Park SA 5110	Failed to comply with the general environmental duty outlined in the Environment Protection Act 1993.	Current EPA Register	Premise Match	927 m	North West

Authorisations Data Source: EPA South Australia

## EPA Authorisations and Applications

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

## EPA Public Register

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
51035	LICENCE	Surrendered	NBN CO LIMITED	8-12 George Street, GREEN FIELDS SA 5107	Reception or storage of listed waste	Current EPA Register	Premise Match	68m	West
ENL79 2L2FU	LICENCE APPLICATION	Authorisation Updated	NBN CO LIMITED	8-12 George Street, GREEN FIELDS SA 5107	Reception or storage of listed waste	Current EPA Register	Premise Match	68m	West
50794	LICENCE	Issued	EG FUELCO (AUSTRALIA) LIMITED	569 Salisbury Highway, GREEN FIELDS SA 5107	Petrol stations	Current EPA Register	Premise Match	78m	South
51195	LICENCE	Issued	ANDRASH GREENFIELDS PTY LTD	569 Salisbury Highway, GREEN FIELDS SA 5107	Petrol stations	Current EPA Register	Premise Match	78m	South
ENL2A AWI6	LICENCE APPLICATION	Authorisation Updated	EG FUELCO (AUSTRALIA) LIMITED	569 Salisbury Highway, GREEN FIELDS SA 5107	Petrol stations	Current EPA Register	Premise Match	78m	South
LNLOAJ NEV	LICENCE APPLICATION	Authorisation Updated	ANDRASH GREENFIELDS PTY LTD	569 Salisbury Highway, GREEN FIELDS SA 5107	Petrol stations	Current EPA Register	Premise Match	78m	South
50165	LICENCE	Transferred	W. & S. MCNEILL & SONS PTY. LTD.	14-18 George Street, GREEN FIELDS SA 5107	Chemical storage and warehousing facilities	Current EPA Register	Premise Match	132m	West
ENL62 WIKRX	LICENCE APPLICATION	Proceed To Authorisation	W. & S. MCNEILL & SONS PTY. LTD.	14-18 George Street, GREEN FIELDS SA 5107	Chemical storage and warehousing facilities	Current EPA Register	Premise Match	132m	West
50252	LICENCE	Issued	FREIGHT SPECIALISTS PTY LTD	14-18 George Street, GREEN FIELDS SA 5107	Chemical storage and warehousing facilities	Current EPA Register	Premise Match	132m	West
LXL18 GDFTD	LICENCE APPLICATION	Withdrawn	CLUB ASSIST PTY LTD			Current EPA Register	Premise Match	142m	South West
37562	LICENCE APPLICATION	Proceed To Authorisation	Club Assist Pty Ltd	15 Watervale Drive, Green Fields SA 5107	Waste recycling depot (waste for resource recovery or transfer),Waste transport business (category A)	Current EPA Register	Premise Match	142m	South West
37562	LICENCE	Surrendered	CLUB ASSIST PTY LTD	15 Watervale Drive Greenfields and Various Locations Throughout South Australia, SA	Recycling depot (battery recycling only)	Current EPA Register	Premise Match	142m	South West
21143	LICENCE	Issued	RICK'S RUBBISH REMOVALS PTY. LTD.	372 Martins Road, GREEN FIELDS SA 5107	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	195m	North West
881	LICENCE	Issued	PLASCLEAN RECYCLERS PTY. LTD.	Allotment 26, George Street, GREEN FIELDS SA 5107	Activities producing listed wastes,Drum reconditioning works,Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	499m	West
35622	LICENCE	Surrendered	LAING O'ROURKE AUSTRALIA CONSTRUCTION PTY LTD	Various Locations Along The Adelaide Metropolitan Rail Network, SA	Railway operations	Current EPA Register	Network of Features	583m	South
LN1917 G1H9	LICENCE APPLICATION	Authorisation Updated	BOWMANS RAIL PTY LTD	Various Locations across Inner and Outer Harbour of the Port of Adelaide	Railway operations	Current EPA Register	Network of Features	583m	South
ENL66 X2GDE	LICENCE APPLICATION	Authorisation Updated	WEEROONA HOLDINGS PTY. LIMITED	603-615 Salisbury Highway, MAWSON LAKES SA 5095	Petrol stations	Current EPA Register	Premise Match	585m	South



Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
50912	LICENCE	Issued	WEEROONA HOLDINGS PTY. LIMITED	603-615 Salisbury Highway, MAWSON LAKES SA 5095	Petrol stations	Current EPA Register	Premise Match	585m	South
14321	LICENCE	Issued	SCOUT ASSOCIATION OF AUSTRALIA (SA BRANCH)	Allotment 74, Port Wakefield Road, GREEN FIELDS SA 5107	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	586m	North West
ENL59 VGUX1	LICENCE APPLICATION	Authorisation Updated	COLEMAN RAIL PTY LTD	Mawson Lakes Drain Bridge - Rail Corridor MAWSON LAKES SA 5095	Dredging - for each day on which dredging occurs during the licence period	Current EPA Register	Premise Match	593m	South East
51257	LICENCE	Issued	COLEMAN RAIL PTY LTD	Mawson Lakes Drain Bridge - Rail Corridor MAWSON LAKES SA 5095	Dredging - for each day on which dredging occurs during the licence period	Current EPA Register	Premise Match	593m	South East
51052	LICENCE	Issued	STARK AVIATION PTY LTD	169 Anderson Drive, PARAFIELD AIRPORT SA 5106	Petrol stations	Current EPA Register	Premise Match	635m	East
LSL54T LMIB	LICENCE APPLICATION	Authorisation Updated	THE CITY OF SALISBURY			Current EPA Register	Premise Match	635m	East
ENL42 P6N9A	LICENCE APPLICATION	Authorisation Updated	STARK AVIATION PTY LTD	169 Anderson Drive, PARAFIELD AIRPORT SA 5106	Petrol stations	Current EPA Register	Premise Match	635m	East
12983	LICENCE	Issued	THE CITY OF SALISBURY	Parafield ASR Project Parafield Drainage Reserve, Adjacent Railway Station Greenfields, GREEN FIELDS, SA and Allotment 464, Bradman Road PARAFIELD GARDENS, SA	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	635m	East
50912	LICENCE	Issued	WEEROONA HOLDINGS PTY. LIMITED	492 Salisbury Highway, PARAFIELD GARDENS SA 5107	Petrol stations	Current EPA Register	Premise Match	710m	North East
ENL66 X2GDE	LICENCE APPLICATION	Authorisation Updated	WEEROONA HOLDINGS PTY. LIMITED	492 Salisbury Highway, PARAFIELD GARDENS SA 5107	Petrol stations	Current EPA Register	Premise Match	710m	North East
12983	LICENCE APPLICATION	Proceed To Authorisation	City of Salisbury	Allotment 464 Bradman Road, Parafield Gardens SA 5107	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	747m	East
2252	LICENCE	Issued	CITY OF SALISBURY	Green Fields Wetlands, Allotment 50, Salisbury Highway, MAWSON LAKES SA 5095	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	892m	South West
ENL0A 2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	7-9 Central Link, MAWSON LAKES SA 5095	Petrol stations	Current EPA Register	Premise Match	961m	South East
51108	LICENCE	Issued	ON THE RUN PTY LTD	7-9 Central Link, MAWSON LAKES SA 5095	Petrol stations	Current EPA Register	Premise Match	961m	South East
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	7-9 Central Link, MAWSON LAKES SA 5095	Petrol stations	Current EPA Register	Premise Match	961m	South East

Authorisations Data Source: EPA South Australia

## EPA Assessment Areas

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer						

Assessment Areas Data Source: EPA South Australia

## PFAS Investigation and Management Programs

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Defence PFAS Investigation and Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation and Management Program Data Source: Department of Defence, Australian Government

### Defence PFAS Investigation and Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation and Management Program Data Source: Department of Defence, Australian Government

### Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Defence 3 Year Regional Contamination Investigation Program

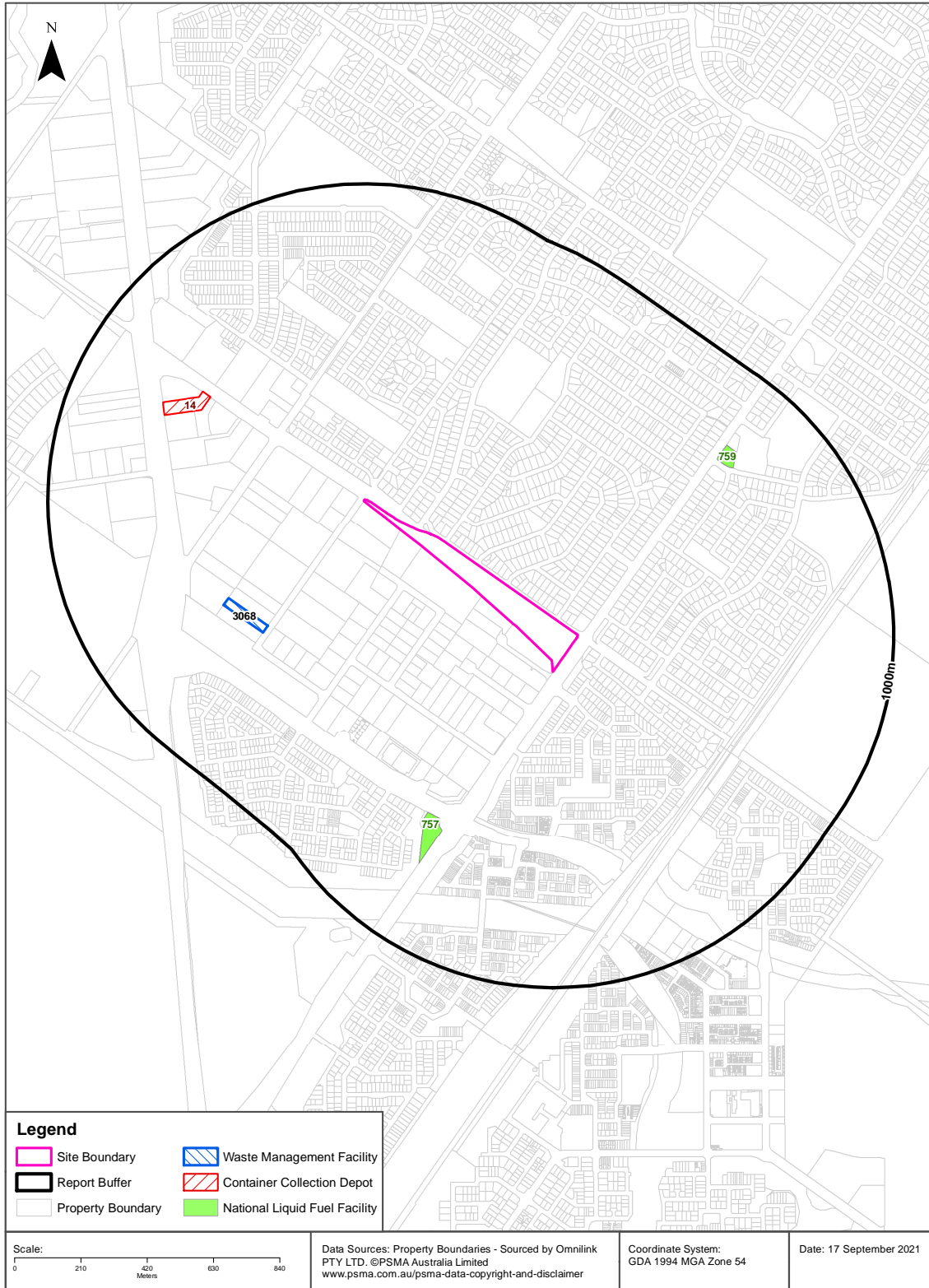
Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

## Waste Management & Liquid Fuel Facilities

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Waste Management and Liquid Fuel Facilities

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
3068	SA Drum Recyclers Pty Ltd	SA Drum Recyclers	Lot 26 George Street	Green Fields	Reprocessing	08/04/2016	Premise Match	499m	West

Waste Management Facilities Data Source: Australian Government Geoscience Australia  
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### EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
14	Scout Recycling Centre Green Fields	Lot 74 Port Wakefield Road	GREEN FIELDS	Premise Match	586m	North West

Collection Depot Data Source: EPA South Australia

### National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Dir
757	BP	BP Mawson Lakes	603-615 Salisbury Highway	Mawson Lakes	Petrol Station	Operational		25/07/2011	Premise Match	585m	South
759	BP	BP Parafield Gardens	492 Salisbury Highway	Parafield Gardens	Petrol Station	Operational		25/07/2011	Premise Match	710m	North East

National Liquid Fuel Facilities Data Source: Geoscience Australia  
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## Historical Business Directories

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Historical Business Directories

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Business Directory Records 1910-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
1	Plastic Goods Mfrs &/or Imps &/or Dists	Precimax Tolling Plastics Pty. Ltd., 37 Watervale Dr., Green Fields. 5107.	30672	1991	Premise Match	0m	North West
	Plastic Moulders	Precimax Tolling Plastics Pty. Ltd., 37 Watervale Dr., Green Fields. 5107.	30744	1991	Premise Match	0m	North West
2	AQUARIUMS & SUPPLIES	Betta Aquariums 19 Ryans rd Parafield Gdns	16131	1973	Premise Match	11m	East
3	SOLID PLASTERERS	Pelle G 12 Anna st Parafield Gardens	38305	1973	Premise Match	51m	East
4	SOLID PLASTERERS	Saraullo A 10 Anna st Parafield Gardens	38869	1973	Premise Match	51m	East
5	Chair Mfrs &/or Dists	D.C. & M. Products, 5 George St., Green Fields. 5107.	40458	1991	Premise Match	76m	North West
	Furniture &/or Cabinet Makers Supplies	D.C. & M. Products., 5 George St., Green Fields. 5107	22069	1991	Premise Match	76m	North West
	Furniture Mfrs &/or W/salers - Dining Room	D.C. & M. Products., 5 George St., Green Fields. 5107	22326	1991	Premise Match	76m	North West
	Furniture Mfrs &/or W/salers - Dining Room	D.C. & M. PRODUCTS., 5 George Street, Green Fields 5107	22321	1991	Premise Match	76m	North West
	Furniture Mfrs &/or W/salers - General	Ery-Rest Recliners., 5 George St., Green Fields. 5107.	22383	1991	Premise Match	76m	North West
	Furniture Mfrs &/Or W/salers- Hospital	Ezy-Rest Recliners., 5 George St.. Green Fields. 5107.	22462	1991	Premise Match	76m	North West
6	Marine Supplies	Auto Scrap, 16 George St, Greenfields 5107	16893	1984	Premise Match	132m	West
	Scrap Metal Merchants	Auto Scrap, 16 George St., Greenfields. 5107.	22836	1984	Premise Match	132m	West
7	Builders &/or Building Contractors	Baulderstone Pty. Ltd., 17 George St. Green Fields. 5107.	38884	1991	Premise Match	141m	West
8	Flour Millers &/or Merchants	Defiance Milling, 1 Belfree Dr., Green Fields. 5107	21675	1991	Premise Match	145m	West
	Baggage Agents	White Line Transport (Aust) Pty Ltd, 1 Belfree Dr, Green Fields 5107	37793	1991	Premise Match	145m	West
	Transport Depots &/or Terminals	White Line Transport (Aust) Pty Ltd, 1 Bellree Dr, Green Fields 5107	35494	1991	Premise Match	145m	West
	Carriers &/or Cartage Contractors	White Line Transport (Aust.) Pty. Ltd., 1 Belfree Dr. , Green Fields. 5107.	40199	1991	Premise Match	145m	West
	Road Transport Services - Interstate	White Line Transport Oust) Pty Ltd, 1 Betties Dr, Green Fields 5107	32483	1991	Premise Match	145m	West
	Carriers &/or Cartage Contractors	WHITE LINETRANSPORT PTY. LTD., 1 Belfree Drive, Green Fields, 5107	39985	1991	Premise Match	145m	West

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

## Business Directory Records 1910-1991 Road or Area Matches

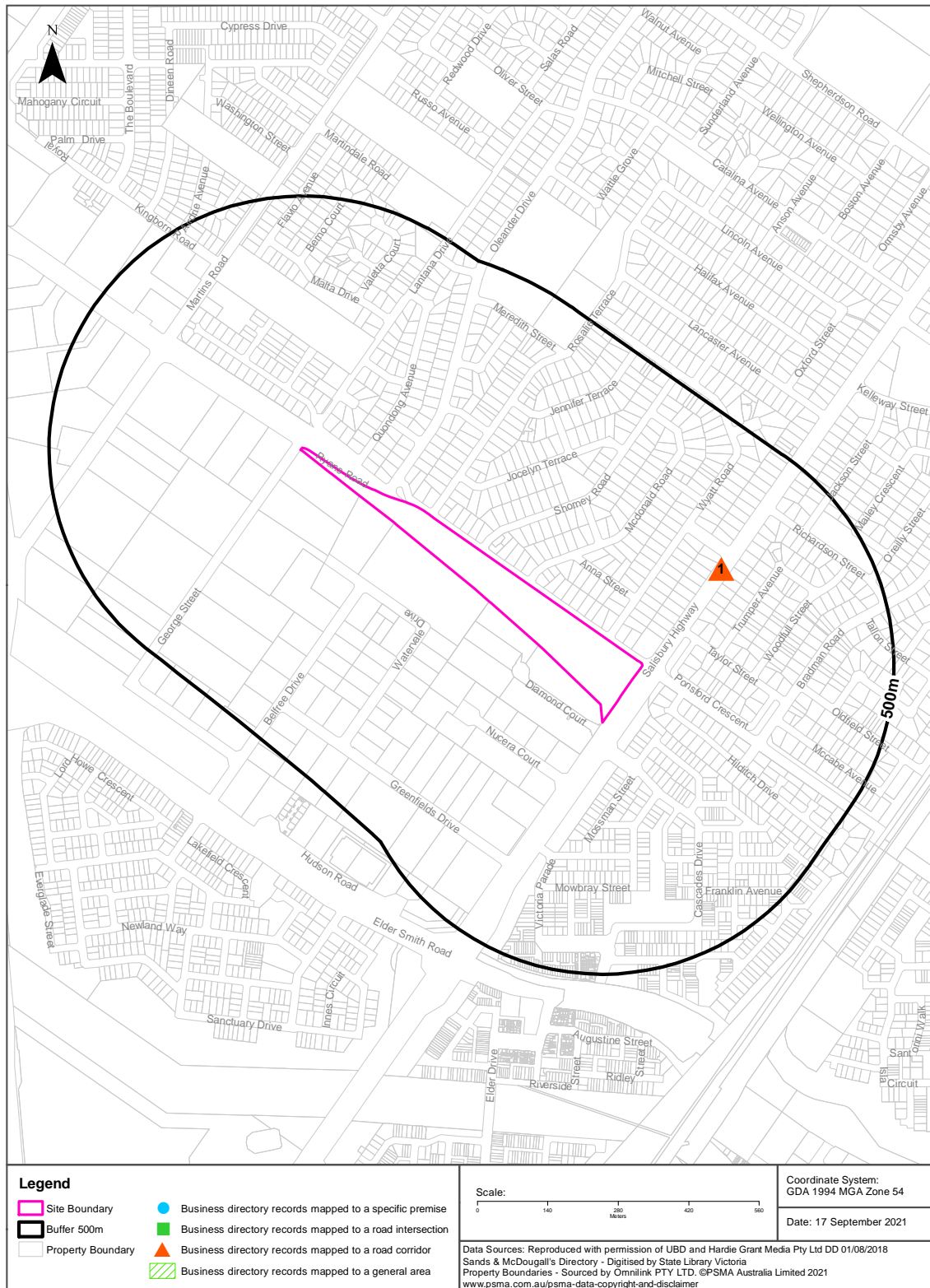
Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
9	Garage Mfrs &/or Dists &/or Installers	Galeprufe Conshmelions Pty. Ltd., Ryans Rd., Parafield Gardens. 5107	22780	1991	Road Match	0m
	Buildings - Pre-Fabricated, Portable &/Or Modular Mfrs &/Or Dists &/Or Erectors	Galeprufe Constructions Pty. Ltd., Ryans Rd., Parafield Gardens. 5107	39337	1991	Road Match	0m
	Carport &/or Awning Mfrs &/or Erectors	Geleprufe Constructions Pty Ltd Ryans Rd. Parafield Gardens. 5107	39947	1991	Road Match	0m
10	Roofing Material Mfrs &/Or Dists.	KH Stramit Ltd George St, Green Fields 5107	32605	1991	Road Match	7m
	Fencing Material Mfrs &/or Dists	KH Stramit Ltd., George St., Green Fields., 5107.	21253	1991	Road Match	7m
	Carriers &/or Cartage Contractors	Poole, B. D. Transport. George St., Green Fields. 5107.	40146	1991	Road Match	7m
	Tank Makers - Iron &/or Steel	AllJay Tanks George St Green Fields 5107	24667	1984	Road Match	7m
	Roofing Material Mfrs. &/or Dists.	Stramit Industries Ltd., George St., Greenfields. 5107	22442	1984	Road Match	7m
	Insulating Material Mfrs. &/or Dists	Stramit Industries Ltd., George St., Greenfields. 5107.	15595	1984	Road Match	7m
	Insulation &/or Cold Storage Contractors	Stramit Industries Ltd., George St., Greenfields. 5107.	15604	1984	Road Match	7m
	Roofing Contractors &/or Repairers	Stramit Industries Ltd., George St., Greenfields. 5107.	22430	1984	Road Match	7m
11	Pipe &/or Pipe Fittings Mfrs &/or Dists	A.S.T.M. Lot 129 Salisbury H'way., Green Fields. 5107.	30454	1991	Road Match	12m
	Hydraulic Equipment Mfrs &/or Imps &/or Dists	ASTM, Lot 129, Salisbury H'way., Green Fields. 5107.	23819	1991	Road Match	12m
	Pipe &/or Pipe Fittings Mfrs &/or Dists	ASTM, Lot 129, Salisbury H'way., Green Fields. 5107.	30461	1991	Road Match	12m
12	Motor Garages &/or Engineers &/or Service Stations	BP Service Station Parafield Gardens, Salisbury H'way, Parafield Gardens 5107	18245	1984	Road Match	14m
	Motor Garages &/or Engineers &/or Service Stations	Shell Service Station Parafield Gardens, Salisbury H'way., Parafield Gardens. 5107.	18518	1984	Road Match	14m
	FISHMONGERS & POULTERERS	Bettison W A & Son Salisbury hwy Parafield Gardens	14756	1973	Road Match	14m
	MOTOR GARAGES & SERVICE STATIONS	BP Parafield Gdns Serv Stn 446 Salisbury hwy Parafield Gardens	14345	1973	Road Match	14m
13	Steel Fabricators	Dover Engineering Pty Ltd, Lot 17 Belfree Dr, Green Fields 5107	34222	1991	Road Match	132m

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## Dry Cleaners, Motor Garages & Service Stations

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Historical Business Directories

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
	No records in buffer						

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## Historical Business Directories

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
1	Motor Garages &/or Engineers &/or Service Stations	BP Service Station Parafield Gardens, Salisbury H'way, Parafield Gardens 5107	18245	1984	Road Match	14m
	Motor Garages &/or Engineers &/or Service Stations	Shell Service Station Parafield Gardens, Salisbury H'way., Parafield Gardens. 5107.	18518	1984	Road Match	14m
	MOTOR GARAGES & SERVICE STATIONS	BP Parafield Gdns Serv Stn 446 Salisbury hwy Parafield Gardens	14345	1973	Road Match	14m

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## Aerial Imagery 2021

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment



## Aerial Imagery 2016

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Aerial Imagery 2011

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Aerial Imagery 2006

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Aerial Imagery 1999

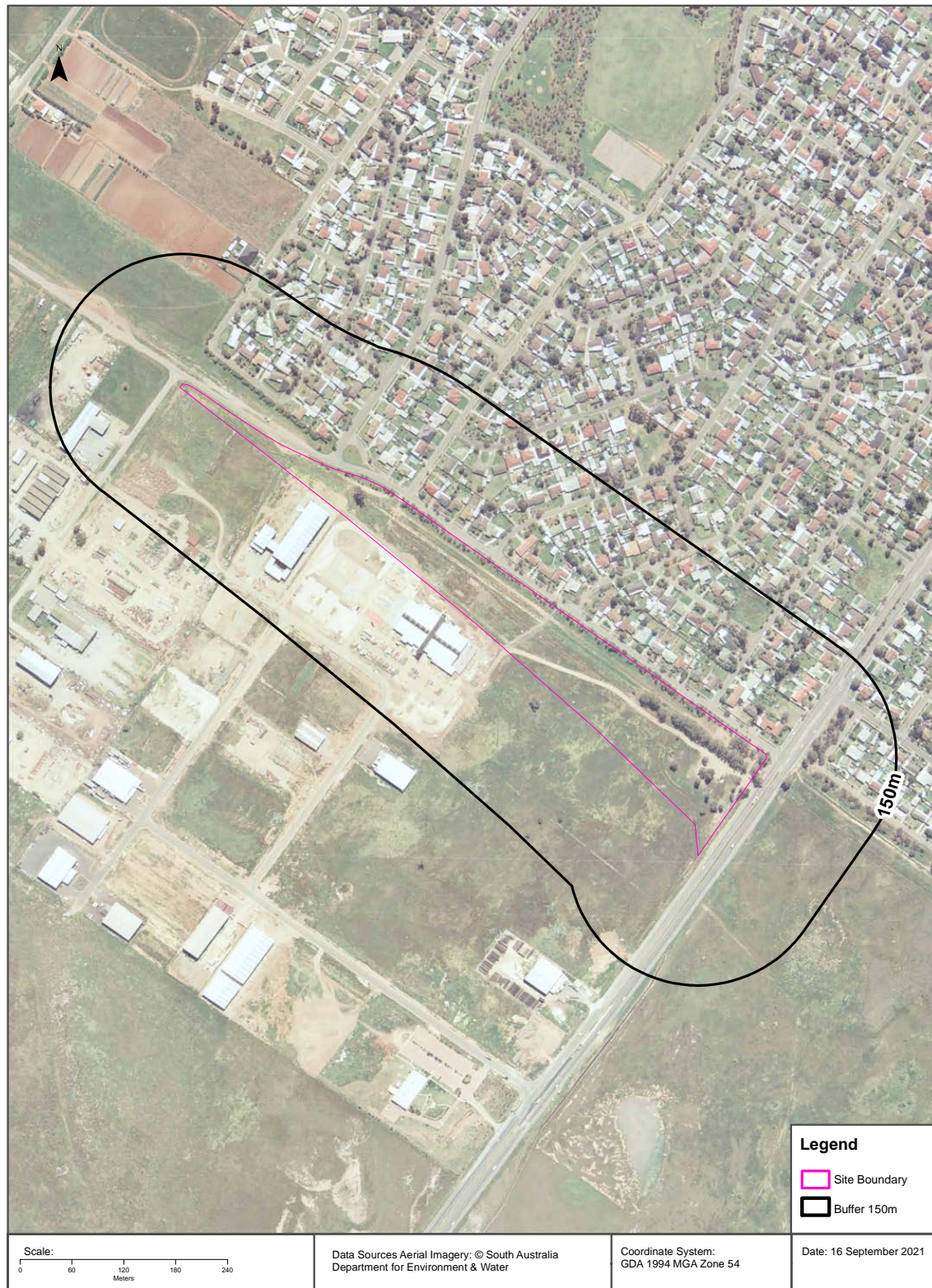
Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Aerial Imagery 1989

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Aerial Imagery 1979

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Aerial Imagery 1968

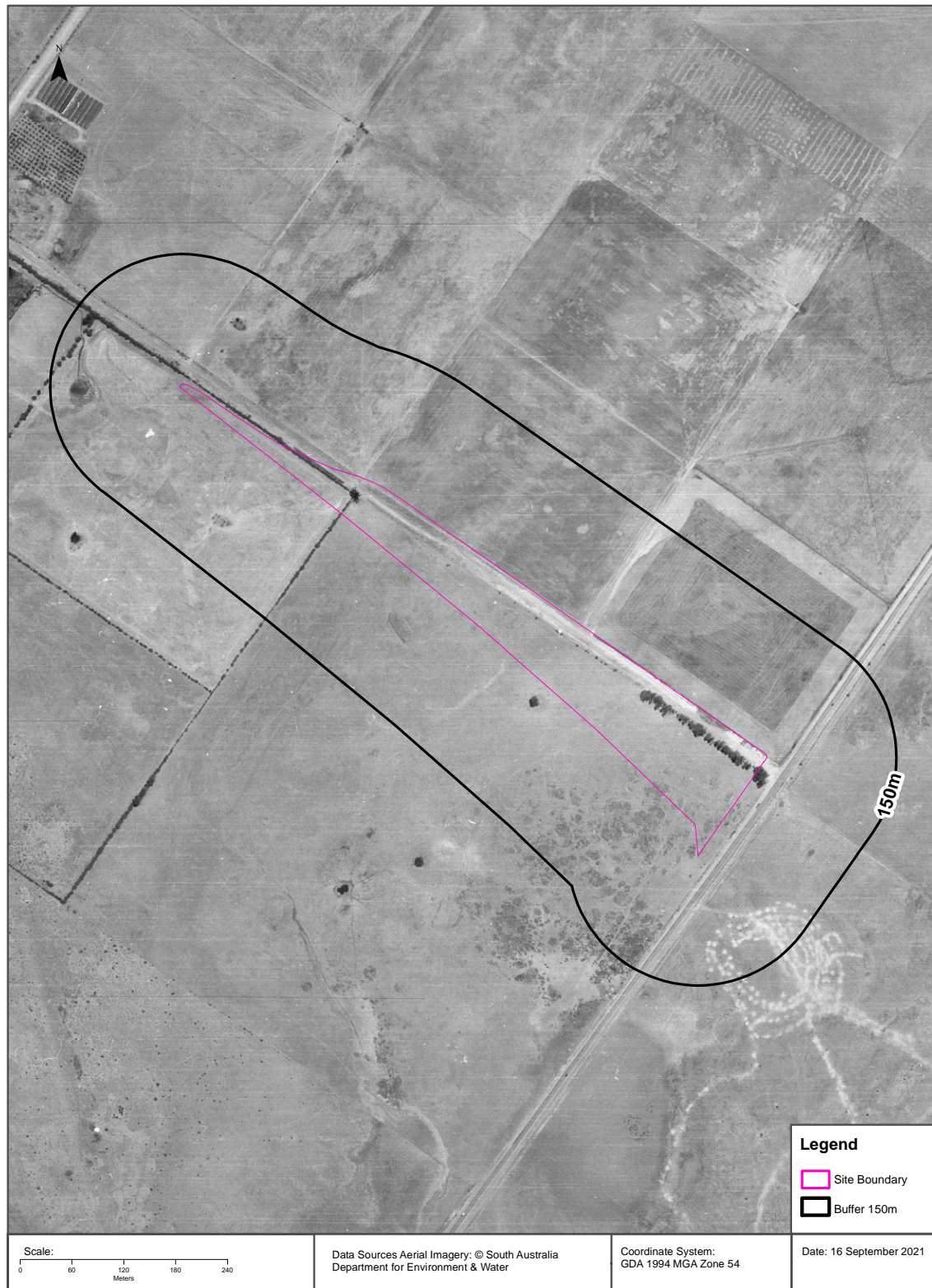
Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





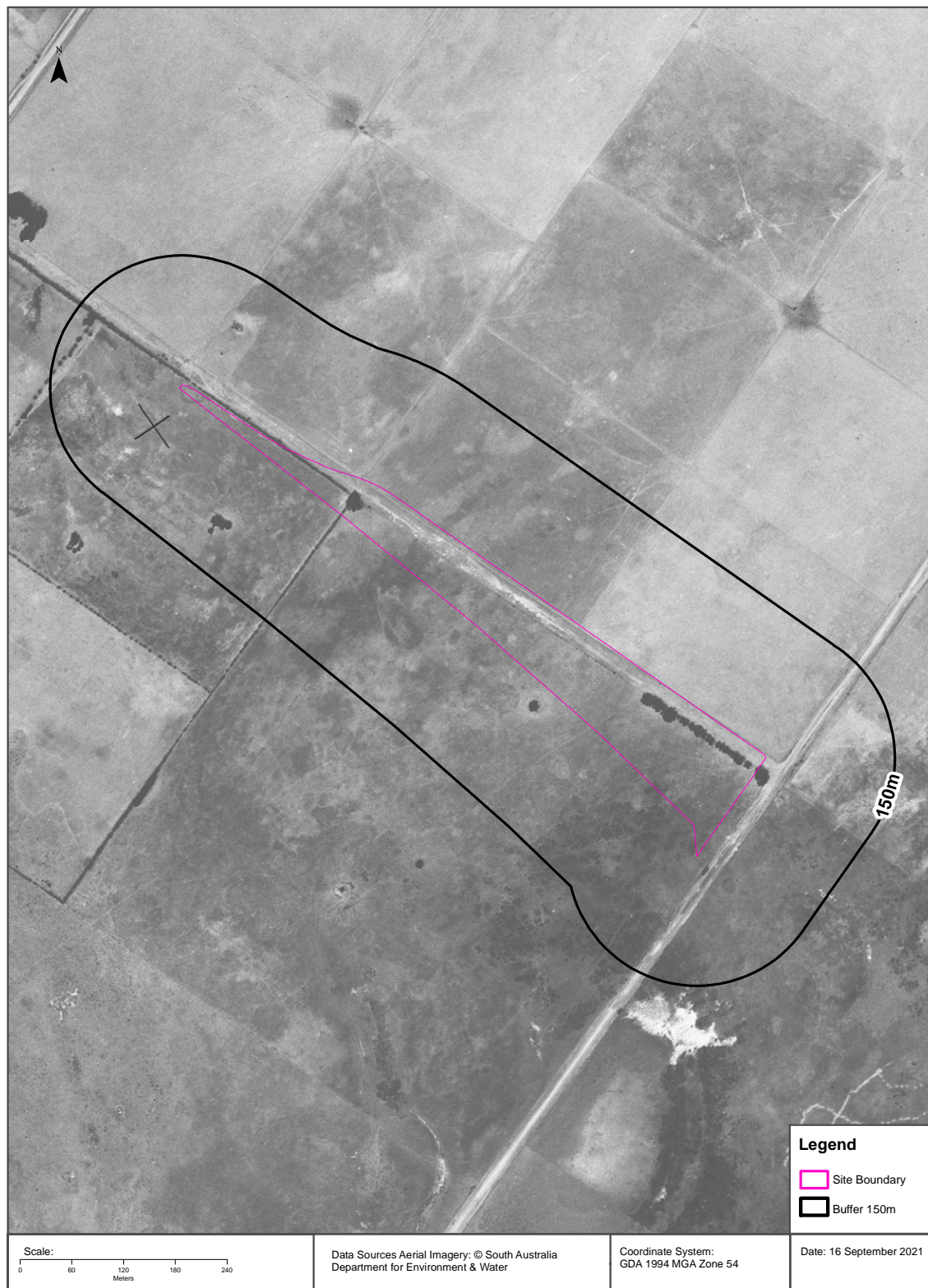
## Aerial Imagery 1959

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Aerial Imagery 1949

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment



## Aerial Imagery 1935

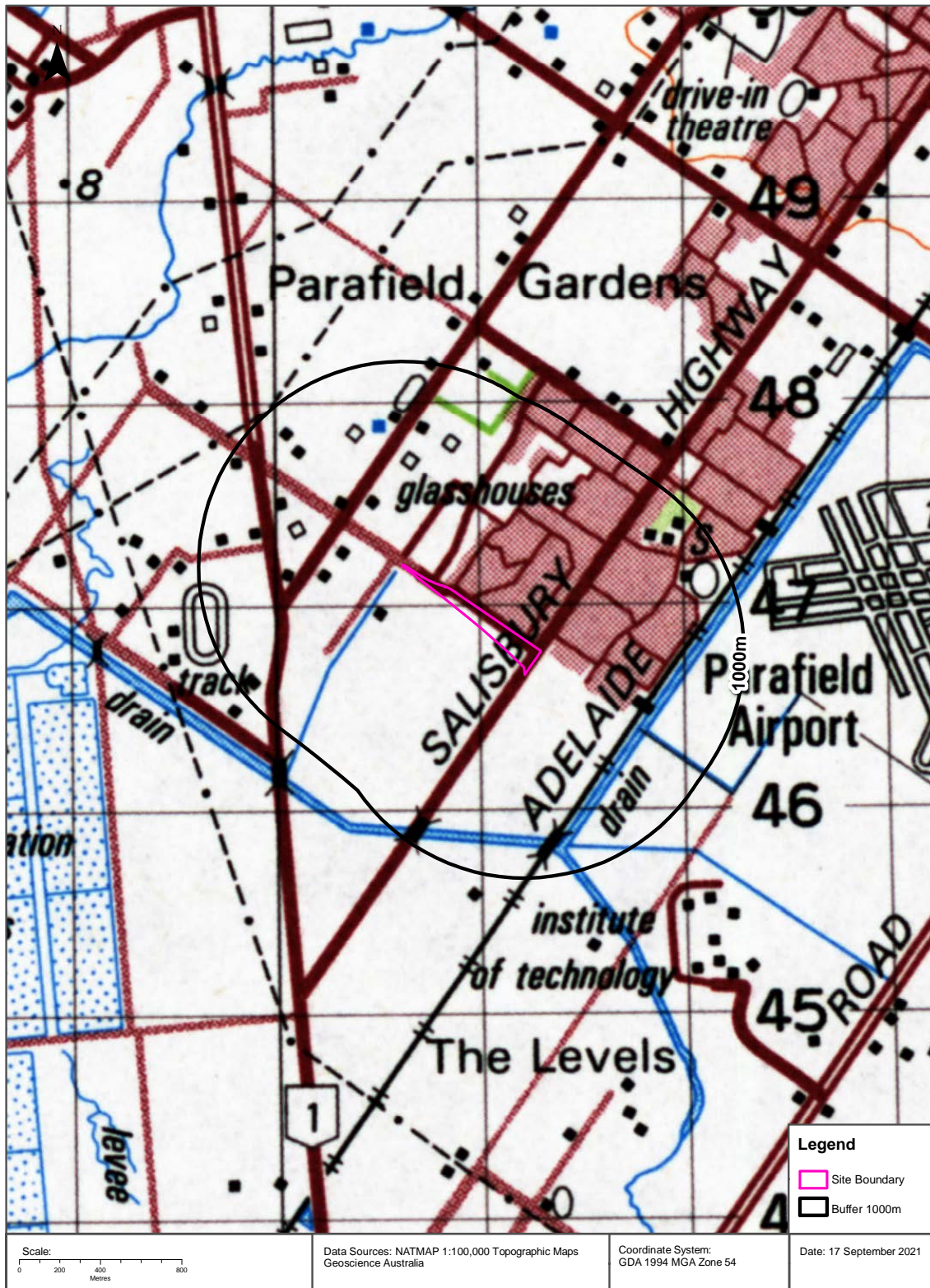
Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Historical Map 1982

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

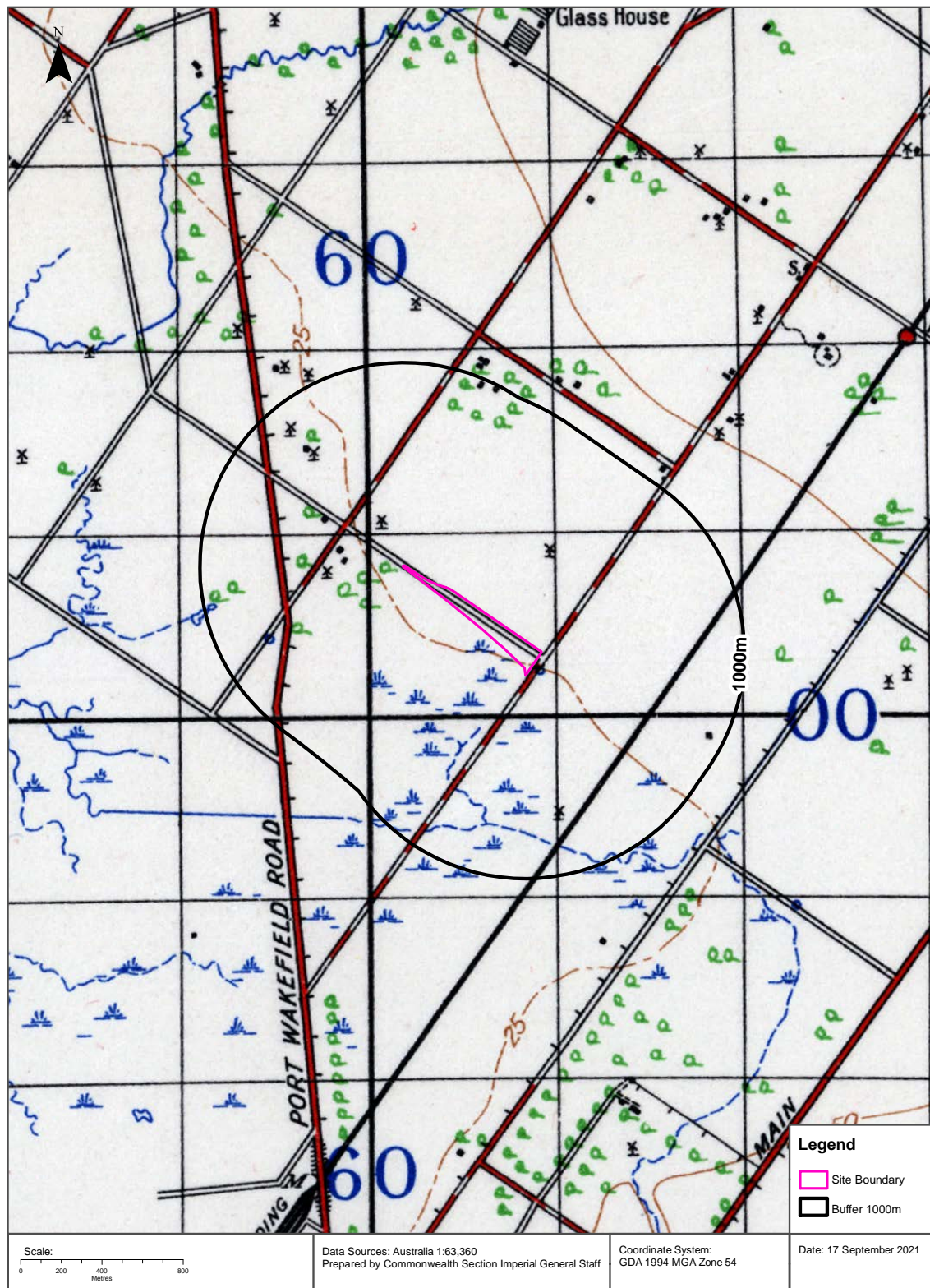






## Historical Map c.1937

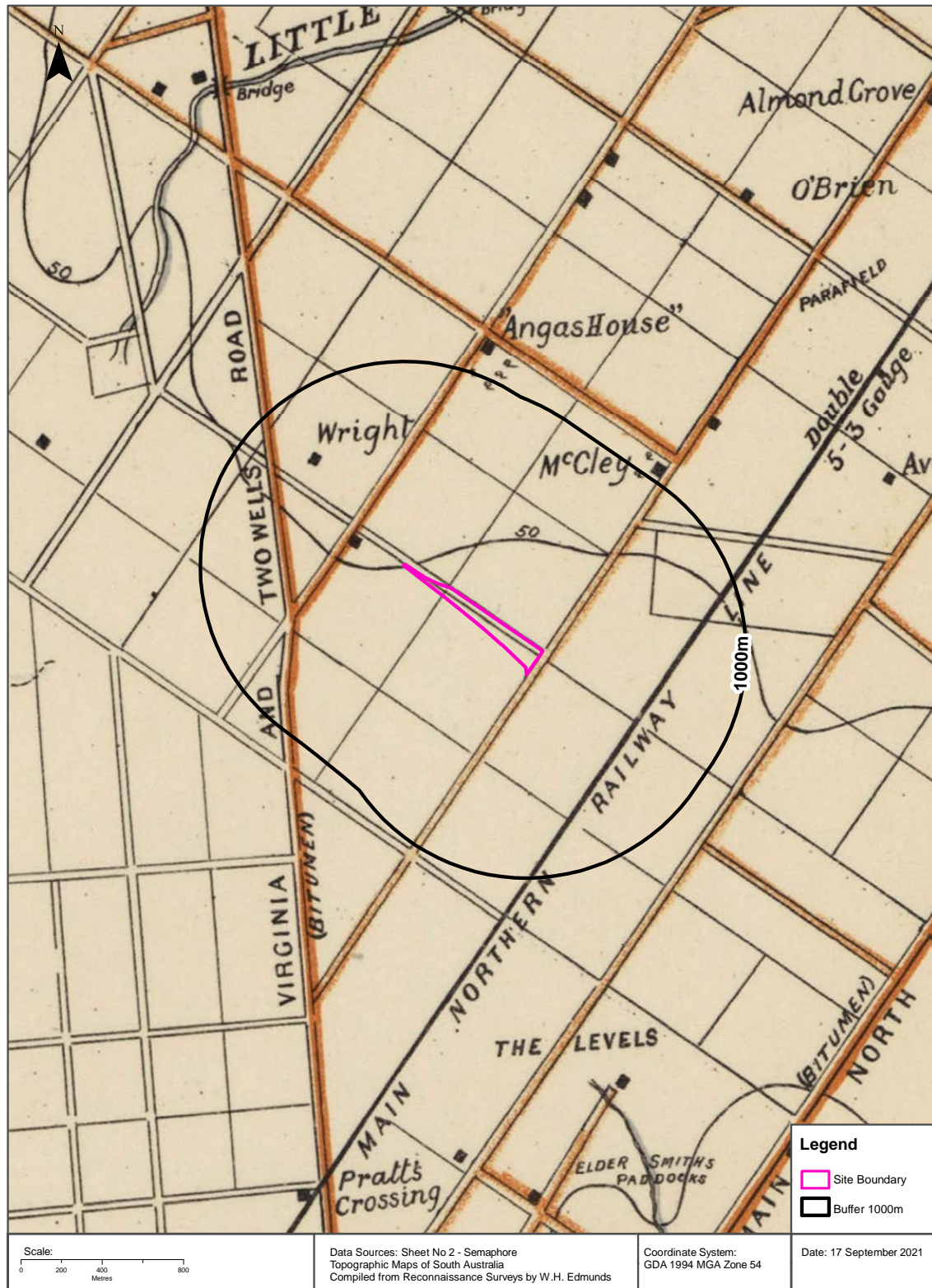
Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





**Historical Map 1926**

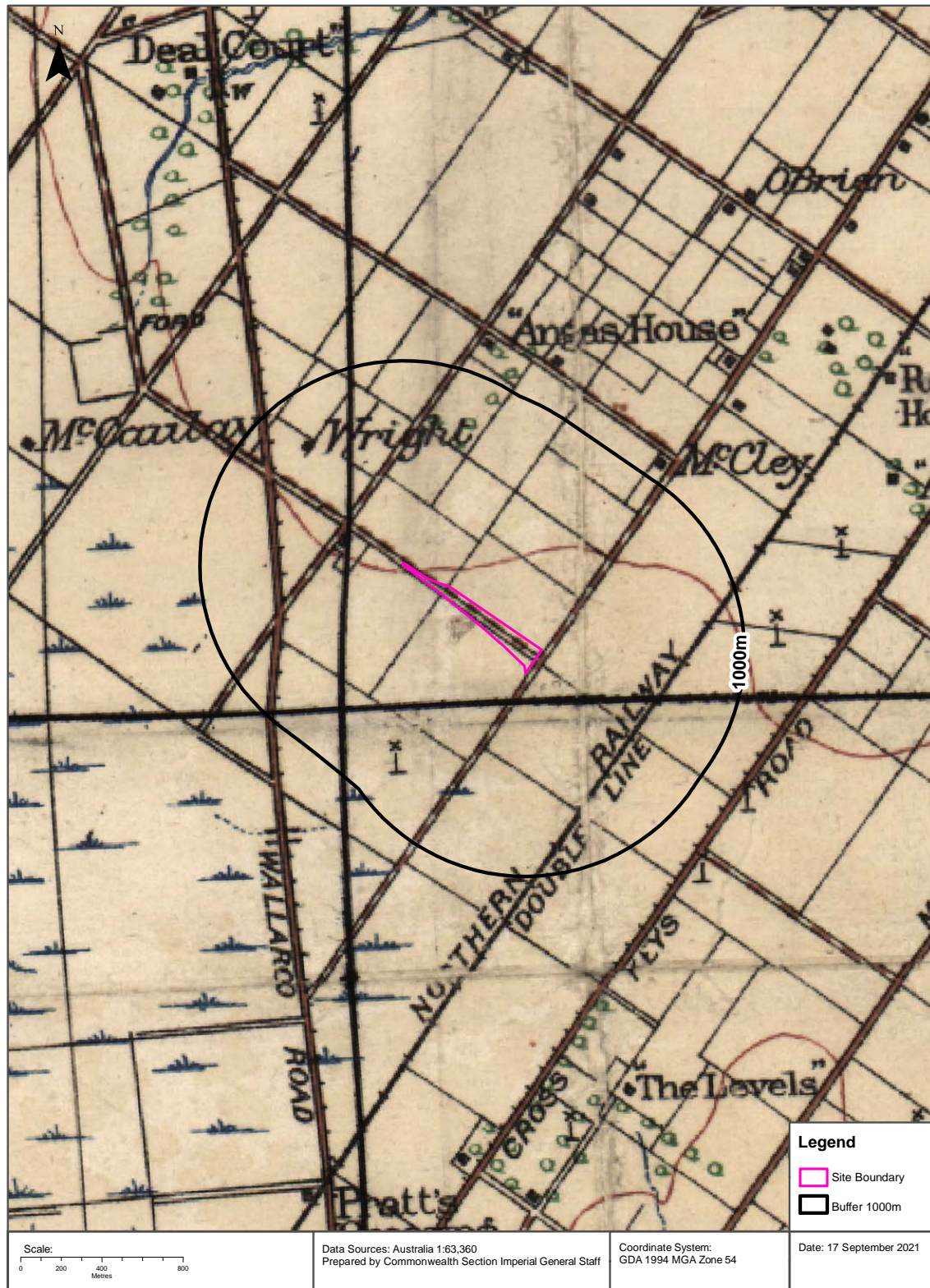
Corner of Ryans Road &amp; Salisbury Highway, Greenfields, SA 5107





## Historical Map c.1914

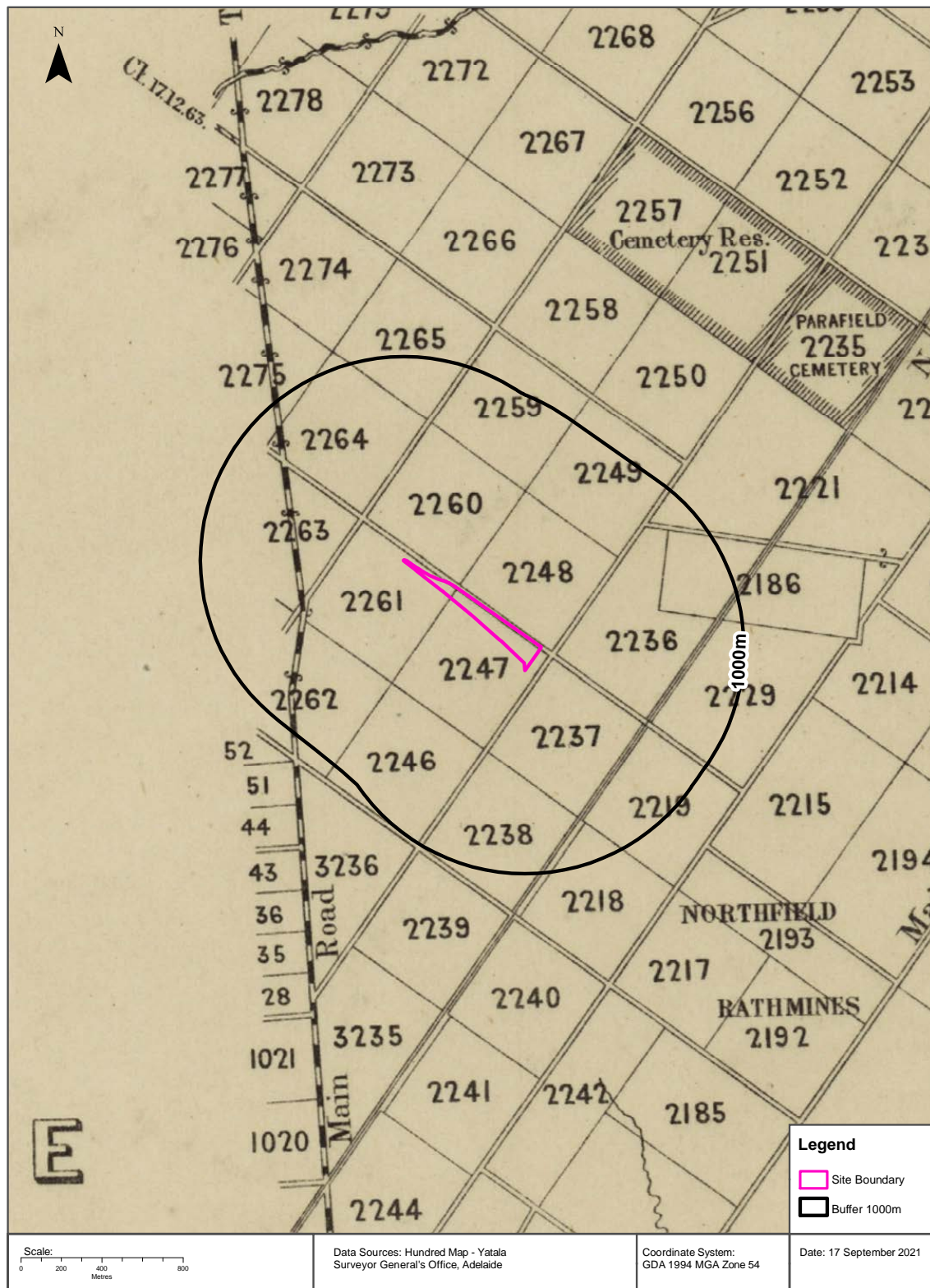
Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





**Historical Map 1896**

Corner of Ryans Road &amp; Salisbury Highway, Greenfields, SA 5107



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

## Mining

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Mines and Mineral Deposits

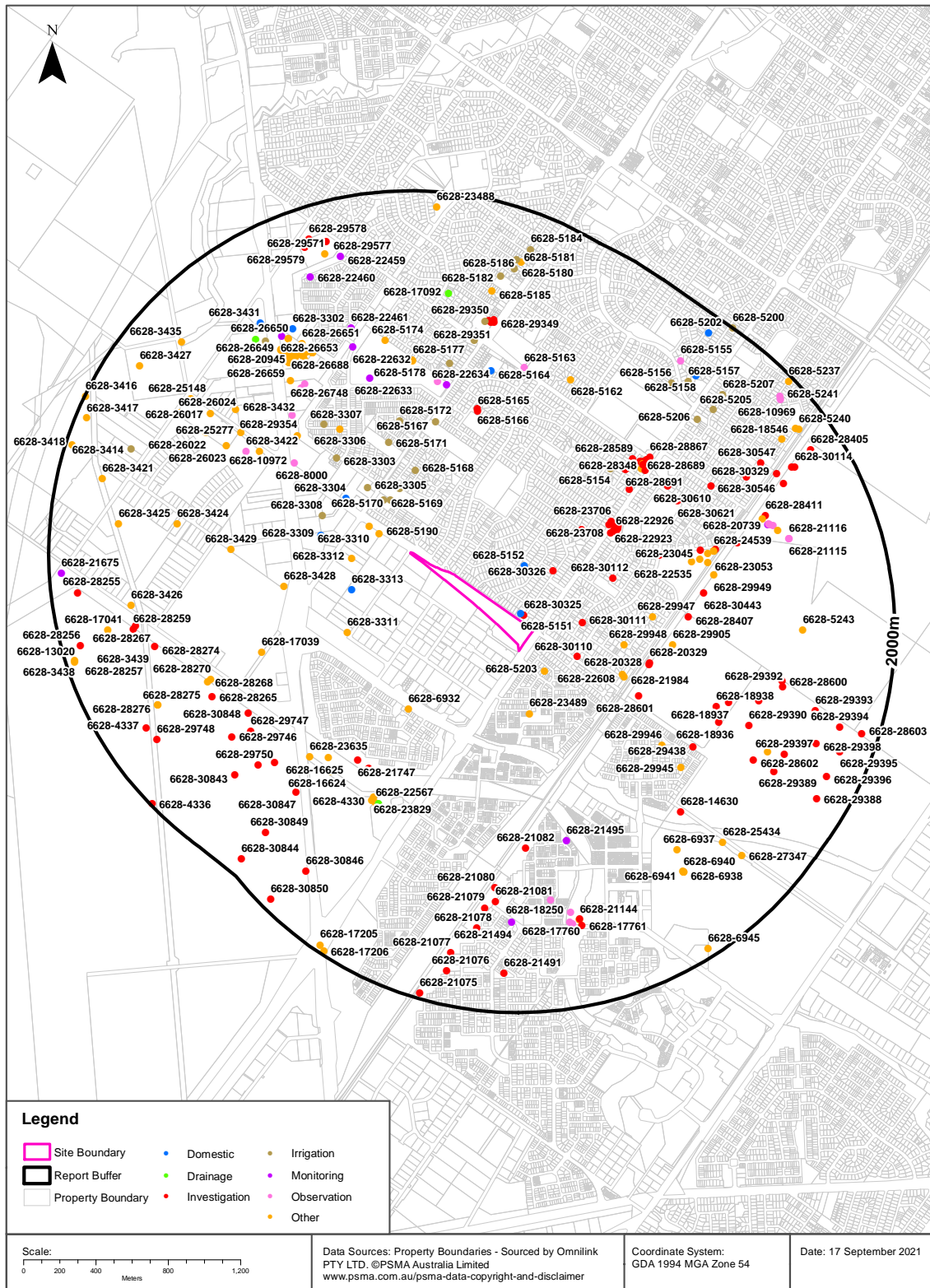
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir'n
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia  
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## Drillholes

**Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107**



## Groundwater and Drillholes

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	Onsite

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia  
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### Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Groun d Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-5151	52120			Domestic; Irrigation		32.31	8.00			1690	3047	0.6300				33m	East
6628-30325	325441			Investigation	2019-08-26	9.50										38m	East
6628-5203	52172							5.84								183m	South East
6628-5190	52159					9.14	7.00						2.44	2.44	4.56	201m	North West
6628-5152	52121			Domestic		27.43	8.00			1443	2605	5.6800				261m	North East
6628-3310	50279					91.44	6.00			1099	1991	2.5256	0.00	0.00	6.00	268m	North West
6628-30111	315783			Investigation	2019-01-29	6.00										276m	East
6628-30110	315782			Investigation	2019-01-29	6.00										285m	South East
6628-5170	52139	SZ 88	Backfilled	Irrigation	1971-09-24	106.68	7.00		7.30	1005	1820	5.0500				310m	North West
6628-5169	52138		Operational	Irrigation	1967-01-01	41.15	8.00		7.60	2807	5020	5.0500				325m	North West
6628-3312	50281		Abandoned			12.19	5.00			1719	3099	6.3140				326m	West
6628-30326	325442			Investigation	2019-08-26	6.00										329m	North East
6628-23489	238424	MAWSON LAKES			2008-02-08	132.00		5.05		2596	4650	12.0000	11.00	11.00	-5.95	351m	South
6628-17267	150951		Operational	Irrigation	1994-12-12	106.60		6.57		1088	1970	15.1537				357m	North West
6628-3313	50282		Operational	Domestic; Irrigation; Stock		18.29	5.00			2515	4509	3.7900	9.14	9.14	-4.14	384m	West
6628-3305	50274		Backfilled	Irrigation; Observation	1956-11-17	112.78	5.00		8.00	1010	1830	12.6281	3.27	3.27	1.73	428m	North West
6628-5168	52137		Backfilled	Irrigation	1960-01-01	81.38	8.00		7.70	617	1120	0.6300				451m	North West
6628-3304	50273		Abandoned	Domestic; Irrigation; Stock		8.53	6.00			1476	2665	0.6314				465m	North West
6628-3309	50278			Domestic		3.96	4.00			2015	3625		1.22	1.22	2.78	503m	North West



Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-29948	314524			Environmental	2018-11-28	6.00										511m	East
6628-30112	315784			Investigation	2019-01-29	6.00										526m	East
6628-3308	50277		Unknown	Irrigation	1962-01-01	143.26	4.00			1127	2040	6.3140	2.44	2.44	1.56	527m	North West
6628-22608	218917		Backfilled			198.25		5.69								554m	South East
6628-3311	50280					100.58	4.00					1.8942	0.00	0.00	4.00	560m	West
6628-21984	202958		Not In Use	Managed Aquifer Recharge (incl ASR); Observation	2004-09-18	222.00		5.77		477	867	90.0000	-4.00	-4.00	9.77	565m	South East
6628-8000	54969		Rehabilitated		1976-08-17	142.00		4.98	7.30	1136	2056	12.6280	15.00	15.00	-10.02	589m	North West
6628-30327	325443			Investigation	2019-08-26	6.00										609m	North East
6628-5171	52140		Operational	Irrigation	1959-01-01	144.78	8.00		6.00	1130	2046	16.4200				619m	North West
6628-3303	50272			Irrigation; Stock		8.53	5.00						3.35	3.35	1.65	662m	North West
6628-29947	314523			Environmental	2018-11-28	6.00										665m	East
6628-20328	182169		Operational as required	Investigation ; Managed Aquifer Recharge (incl ASR); Observation	2000-09-15	212.00	8.15	7.41		1939	3490	10.0000	9.20	8.46	-1.05	669m	East
6628-20329	182170		Not In Use	Investigation ; Observation	2000-09-21	145.00	8.59	7.61		1228	2220	10.0000	4.63	3.64	3.96	671m	East
6628-6932	53901					3.05	4.00			14308	23904	0.3800	2.13	2.13	1.87	675m	South West
6628-23708	241371	GMW 15		Investigation	2008-04-16	7.00		10.38					5.40	5.40	4.98	688m	North East
6628-28601	290340	P 9		Investigation	2016-08-08	6.00							2.00	2.00		689m	South East
6628-22925	230991	MW 10		Investigation	2007-04-05	7.00		10.45					5.30	5.30	5.15	710m	North East
6628-22927	230993	MW 8		Investigation	2007-04-07	7.00		10.40					5.30	5.30	5.10	711m	North East
6628-22926	230992	MW 9		Investigation	2007-04-06	7.00		10.42					5.30	5.30	5.12	713m	North East
6628-23707	241370	MW 14		Investigation	2008-04-16	7.00		10.61								718m	North East
6628-3428	50397						3.00						0.00	0.00	3.00	722m	West
6628-22923	230989	MW 12		Investigation	2007-04-05	7.00		10.55					5.30	5.30	5.25	728m	North East
6628-22924	230990	MW 11		Investigation	2007-04-05	7.00		10.48					5.30	5.30	5.18	729m	North East
6628-5172	52141		Backfilled	Irrigation	1955-01-01	141.43	8.00		6.50	972	1761	15.1500	30.48	30.48	-22.48	729m	North West
6628-5167	52136			Irrigation	1958-01-01	141.73	9.00		7.30	1218	2203	15.1500	12.24	12.24	-3.24	732m	North
6628-23706	241369	GMW 13		Investigation	2008-04-16	7.00		10.71					5.40	5.40	5.31	741m	North East
6628-22928	230994	MW 7		Investigation	2007-04-08	7.00		10.57					5.30	5.30	5.27	742m	North East
6628-23709	241372	GMW 16		Investigation	2008-04-16	7.00		10.67					5.30	5.30	5.37	755m	North East
6628-29905	314363			Environmental	2018-11-29	5.50										778m	East
6628-3306	50275					21.34	6.00									784m	North West
6628-10972	57941			Observation	1979-07-19	20.00		4.71	7.40	2653	4750					811m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-30113	315785			Investigation	2019-01-30	6.00										814m	East
6628-3307	50276		Backfilled	Irrigation	1958-01-01	149.35	5.00		7.70	1151	2083	12.6300	2.74	2.74	2.26	852m	North West
6628-5165	52134			Investigation		7.01	10.00					0.5100	4.57	4.57	5.43	861m	North
6628-28407	289393	GWP3 PFC		Investigation	2016-05-23	6.50							3.80	3.80		862m	East
6628-5166	52135			Investigation		22.86	10.00			1444	2607	0.3800	7.62	7.62	2.38	875m	North
6628-29354	306540			Environmental	2018-03-06	6.00										900m	North West
6628-5153	52122		Abandoned	Investigation		20.73	12.00									941m	North East
6628-22634	219173	GMW 3		Monitoring	2006-02-13	7.50		9.46		1552	2800		5.77	5.77	3.69	946m	North
6628-29946	314522			Environmental	2018-11-28	6.00										951m	South East
6628-22535	215371	ASR BORE 9	Operational as required	Managed Aquifer Recharge (incl ASR)	2006-05-22	182.00		10.04		2097	3770	12.5000	5.00	5.00	5.04	956m	East
6628-5176	52145		Backfilled	Observation		145.39	10.13		8.30	816	1480	12.6300	36.58	36.58	-26.45	957m	North
6628-30443	326410		Dry	Investigation	2019-07-03	6.00										967m	East
6628-5154	52123			Irrigation; Stock	1947-09-26	152.40	10.71			1386	2504	8.8400	1.22	1.22	9.49	975m	North East
6628-22633	219172	GMW 2		Monitoring	2006-02-13	6.00		7.80		2239	4020		3.69	3.69	4.11	988m	North West
6628-17039	148209	SZ 53				2.89	0.20									989m	West
6628-3429	50398			Industrial; Stock	1965-01-07	132.59	3.00		7.90	1101	1992	11.3652	3.05	3.05	-0.05	991m	West
6628-18499	164859			Observation	1996-09-25	6.00		4.97				0.0100	3.00	3.00	1.97	1002m	North West
6628-22532	215364	ASR BORE 8	Operational	Managed Aquifer Recharge (incl ASR)	2006-05-12	180.00		9.90		2075	3730	12.5000	4.00	4.00	5.90	1004m	East
6628-3422	50391		Abandoned		1934-01-01	101.50	4.00			2302	4132	1.1365				1004m	North West
6628-5175	52144			Domestic; Irrigation; Stock		13.41	9.00			1363	2463	1.7700				1007m	North
6628-28691	290954	MW 12		Investigation	2016-06-17	9.00							4.80	4.80		1020m	North East
6628-23045	234138	ASR IW4	Operational	Investigation ; Managed Aquifer Recharge (incl ASR)	2007-02-05	184.00		10.09		1917	3450	18.0000	10.50	10.50	-0.41	1027m	East
6628-23053	234158	ASR BORE 5	Operational	Managed Aquifer Recharge (incl ASR)	2007-01-22	184.00		9.89		1917	3450	18.0000	10.50	10.50	-0.61	1036m	East
6628-29949	314525			Environmental	2018-11-29	6.00										1045m	East
6628-21748	200237			Investigation	2004-01-28	4.00		4.95								1053m	South West
6628-22533	215365	ASR RW1	Operational as required	Managed Aquifer Recharge (incl ASR)	2006-05-29	183.00		10.41		2097	3770	12.5000	4.40	4.40	6.01	1055m	East
6628-28588	290320	MW 14			2016-08-10	8.00							4.90	4.90		1059m	North East
6628-5177	52146			Stock		91.44	9.00			701	1273	7.5800	1.52	1.52	7.48	1060m	North
6628-5178	52147					133.50	9.00					1.5200				1063m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-5179	52148		Operational	Irrigation	1951-05-10	144.17	10.00		7.50	1045	1892	7.5800	0.00	0.00	10.00	1064 m	North
6628-3423	50392		Backfilled	Observation	1925-01-01	101.50	3.45		7.50	331	601	0.1263	17.06	17.06	-13.61	1066 m	North West
6628-30621	334441		Dry	Investigation	2020-02-18	7.00										1072 m	North East
6628-28690	290953	MW 11			2016-06-17	8.00							5.01	5.01		1072 m	North East
6628-21747	200236			Investigation	2004-01-28	3.50		4.95								1074 m	South West
6628-28349	289029	MW 6		Investigation	2015-10-13	8.00							5.00	5.00		1079 m	North East
6628-21495	198099			Monitoring	2003-07-11	3.50		4.76								1084 m	South
6628-28589	290321	MW 13		Investigation	2016-08-10	8.00							5.00	5.00		1089 m	North East
6628-30620	334440			Investigation	2020-02-18	7.00										1090 m	North East
6628-24538	245286	ASTR P 2		Managed Aquifer Recharge (incl ASR); Monitoring	2008-07-31	171.00		10.87		171	311	2.0000	3.80	3.80	7.07	1091 m	East
6628-24539	245287	ASTR P 3		Managed Aquifer Recharge (incl ASR); Monitoring	2008-07-18	228.00		10.87		2352	4220	1.5000	4.10	4.10	6.77	1091 m	East
6628-18459	164671	Q1 1		Observation	1997-04-15	23.00		5.51					2.98	2.98	2.53	1091 m	North West
6628-21082	195390			Investigation	2002-12-18	6.00		4.48								1091 m	South
6628-24537	245285	ASTR P 1		Managed Aquifer Recharge (incl ASR); Monitoring	2008-07-25	171.50		10.87		338	614	3.0000	3.00	3.00	7.87	1091 m	East
6628-5164	52133		Backfilled	Domestic		108.89	11.00		7.50	3423	6100	6.3100	3.66	3.66	7.34	1095 m	North
6628-29438	307003			Investigation	2018-04-16	5.50										1096 m	South East
6628-28347	289027	MW 4		Investigation	2015-10-13	8.00							5.30	5.30		1096 m	North East
6628-18458	164670	Q2 1		Observation	1997-05-05	30.00		5.70					2.97	2.97	2.73	1097 m	North West
6628-18938	168811	P 3		Investigation	1997-10-16	5.60		7.39					2.04	2.04	5.35	1097 m	South East
6628-28688	290951	MW 9			2016-06-16	8.00							5.14	5.14		1099 m	North East
6628-28689	290952	MW 10		Investigation	2016-06-15	8.70							5.00	5.00		1102 m	North East
6628-23047	234140	ASR IW1	Operational	Investigation ; Managed Aquifer Recharge (incl ASR)	2007-01-15	184.00		10.96		1883	3390	18.0000	10.50	10.50	0.46	1105 m	East
6628-29945	314521			Environmental	2018-11-28	6.00										1106 m	South East
6628-28348	289028	MW 5		Investigation	2015-10-13	8.00							5.60	5.60		1114 m	North East
6628-28350	289030	MW 7		Investigation	2015-10-13	8.00							5.20	5.20		1130 m	North East
6628-28687	290856	MW 8		Investigation	2016-06-16	8.00							4.90	4.90		1131 m	North East
6628-23829	241721	ASR	Operational	Managed Aquifer Recharge (incl ASR)	2008-11-13	146.00		3.63		2251	4040		12.00	12.00	-8.37	1140 m	South West
6628-31343	357156			Drainage	2021-05-22	192.00				1990	3580	80.0000	7.00	7.00		1145 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-18936	168809	P 1		Investigation	1997-10-16	5.60		6.92					1.99	1.99	4.93	1148 m	South East
6628-25277	256207	ASR BORE 2	Operational	Managed Aquifer Recharge (incl ASR)		198.00				3448	6140	80.000	9.00	9.00		1148 m	North West
6628-28867	295062	MW 15		Investigation	2017-05-30	8.00							5.40	5.40		1154 m	North East
6628-22567	218368	ASR BORE 16	Backfilled	Managed Aquifer Recharge (incl ASR)	2005-04-26	96.00		3.61		2041	3670	18.7500	12.00	12.00	-8.39	1154 m	South West
6628-18937	168810	P 2	Backfilled	Investigation	1997-10-16	5.60		8.02					2.00	2.00	6.02	1155 m	East
6628-4330	51299						2.00			1837	3309	15.1500	1.60	1.60	0.40	1158 m	South West
6628-26748	274687		Backfilled			6.00										1158 m	North West
6628-16625	141911	ASR 2	Abandoned	Managed Aquifer Recharge (incl ASR)	1994-07-25	145.00	4.00	4.00	7.60	470	855	10.1200	10.57	10.57	-6.57	1169 m	South West
6628-22632	219171	GWM 1		Monitoring	2006-02-13	6.00		7.76		1401	2530		4.65	4.65	3.11	1177 m	North West
6628-26023	266482	ASR BORE 3	Operational	Managed Aquifer Recharge (incl ASR)	2011-03-17	200.00				4158	7370	50.0000	8.00	8.00		1177 m	North West
6628-5174	52143		Abandoned			37.19	9.00					0.5100				1179 m	North
6628-5163	52132		Unknown	Observation	1969-05-26	64.01	10.06		8.70	539	980	0.8800	10.64	10.64	-0.58	1193 m	North
6628-29680	312575			Investigation	2018-04-17	6.00										1205 m	North West
6628-26656	273130	MW 10	Backfilled		2012-09-21	6.00	6.53	6.57								1212 m	North West
6628-26681	273160	Q1 32	Backfilled		2012-09-21	14.21	6.45	6.50								1213 m	North West
6628-16624	141910	ASR BORE 17	Operational	Managed Aquifer Recharge (incl ASR)	1994-05-13	148.30	4.00	4.00	7.10	694	1260	8.9000	10.92	10.92	-6.92	1217 m	South West
6628-29679	312574			Investigation	2018-04-16	8.00										1220 m	North West
6628-5173	52142		Abandoned	Irrigation; Stock	1949-04-14	7.92	12.00			1417	2560	0.5000				1220 m	North
6628-30442	326409			Investigation	2019-07-03	6.00										1227 m	East
6628-20944	193396	Q1 10	Abandoned	Monitoring	2002-06-07	22.00		5.79								1229 m	North West
6628-23635	240193	ASR	Operational	Managed Aquifer Recharge (incl ASR)	2009-05-02	147.00		3.35		2171	3900	0.0253	18.00	18.00	-14.65	1230 m	South West
6628-26678	273157	Q1 29	Backfilled		2012-09-21	16.66	6.31	6.43								1230 m	North West
6628-27643	284499		Backfilled		2012-09-21	33.00										1230 m	North West
6628-26658	273132	MW 12	Backfilled		2012-09-21	6.03	6.23	6.27								1231 m	North West
6628-26657	273131	MW 11	Backfilled		2012-09-21	5.98	6.70	6.77								1231 m	North West
6628-26682	273161	Q1 33	Backfilled		2012-09-21	17.80	6.68	6.74								1232 m	North West
6628-27641	284497		Backfilled		2012-09-21	24.00										1244 m	North West
6628-27642	284498		Backfilled		2012-09-21	26.00										1245 m	North West
6628-26654	273128	MW 8	Backfilled		2012-09-21	5.84	5.83	5.99								1245 m	North West



Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-26680	273159	Q1 31	Backfilled		2012-09-21	16.01	5.96	6.01								1246 m	North West
6628-26653	273127	MW 7	Backfilled		2012-09-21	5.56	6.25	6.28								1246 m	North West
6628-26677	273156	Q1 28	Backfilled		2012-09-21	17.47	6.49	6.69								1246 m	North West
6628-26652	273126	MW 6	Backfilled		2012-09-21	6.08	6.52	6.70								1247 m	North West
6628-26679	273158	Q1 30	Backfilled		2012-09-21	17.64	6.19	6.29								1248 m	North West
6628-3432	50401		Backfilled			27.43	4.00		7.50	7401	12867					1248 m	North West
6628-26673	273147	Q1 21R	Backfilled		2012-09-21	13.38	6.16	6.19								1254 m	North West
6628-5162	52131		Operational	Stock		15.85	13.00		6.50	2251	4043		2.74	2.74	10.26	1256 m	North
6628-30848	345981		Dry	Investigation	2020-06-11	2.50										1259 m	South West
6628-25724	263552	EX 3 B	Backfilled	Investigation	2010-12-13	16.00	6.19	6.29					5.60	5.70	0.59	1263 m	North West
6628-14630	61599	GH 150	Abandoned	Investigation	1985-01-31	10.50	6.50									1264 m	South East
6628-26660	273134	SGW 1	Backfilled		2012-09-21	4.50	6.11	6.17								1265 m	North West
6628-26659	273133	MW 13	Backfilled		2012-09-21	5.27	5.67	5.86								1265 m	North West
6628-30610	333233			Investigation	2019-12-06	6.00										1266 m	North East
6628-20945	193397	Q1 11			2002-06-10	23.50		5.73								1266 m	North West
6628-26684	273163	Q1 36	Backfilled		2012-09-21	15.97	5.77	5.90								1266 m	North West
6628-26669	273143	QO 4	Backfilled		2012-09-21	9.27	6.10	6.17								1266 m	North West
6628-26689	274150	EX 9B	Backfilled		2011-01-10	19.06										1267 m	North West
6628-26666	273140	QO 1	Backfilled		2012-09-21	10.57	6.24	6.34								1267 m	North West
6628-26661	273135	SGW 2	Backfilled		2012-09-21	4.50	6.21	6.30								1267 m	North West
6628-26671	273145	Q1 3R	Backfilled		2012-09-21	16.90	6.38	6.39								1267 m	North West
6628-26662	273136	SGW 3	Backfilled		2012-09-21	4.80	6.30	6.39								1269 m	North West
6628-26665	273139	SGW 6	Backfilled		2012-09-21	4.50	6.27	6.40								1269 m	North West
6628-25726	263555	EX 5B	Backfilled	Investigation	2010-12-14	15.00							5.60	5.60		1269 m	North West
6628-25725	263553	EX 7B	Backfilled	Investigation	2010-12-14	15.00							5.60	5.60		1269 m	North West
6628-26655	273129	MW 9	Backfilled		2012-09-21	5.90	6.00	6.05								1270 m	North West
6628-26686	274147	EX 5	Backfilled		2011-01-10	18.60										1270 m	North West
6628-26668	273142	QO 3	Backfilled		2012-09-21	9.27	6.00	6.14								1271 m	North West
6628-26664	273138	SGW 5	Backfilled		2012-09-21	4.60	6.39	6.47								1272 m	North West
6628-26663	273137	SGW 4	Backfilled		2012-09-21	4.50	6.34	6.51								1273 m	North West
6628-26687	274148	EX 7	Backfilled		2011-01-10	18.78										1274 m	North West
6628-26670	273144	Q1 1R	Backfilled		2012-09-21	23.16	5.98	6.04								1277 m	North West
6628-26667	273141	QO 2	Backfilled		2012-09-21	9.76	5.95	6.04								1277 m	North West
6628-26648	273097	MW 1R	Backfilled		2012-11-07	6.00	6.46	6.49								1283 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-26688	274149	EX 8B	Backfilled		2011-01-10	19.54										1284 m	North West
6628-22461	214177	GW 3		Monitoring	2006-01-12	14.00		8.08					11.00	11.00	-2.92	1284 m	North West
6628-26674	273153	Q1 23R	Backfilled		2012-11-07	14.37	6.45	6.49								1287 m	North West
6628-21117	195601			Observation	2003-02-14	4.00		11.90		1457	2630					1289 m	East
6628-25727	263556	EX 8C	Backfilled	Investigation	2010-12-15	19.00							5.90	5.90		1294 m	North West
6628-21118	195602			Observation	2003-02-14	22.00		11.95		1990	3580		2.30	2.30	9.65	1298 m	East
6628-3424	50393			Stock	1962-01-01	147.83	2.00					0.6314				1298 m	West
6628-26651	273125	MW 5	Backfilled		2012-09-21	6.52	6.48	6.51								1299 m	North West
6628-26683	273162	Q1 34	Backfilled		2012-11-07	17.57	6.28	6.30								1300 m	North West
6628-26672	273146	Q1 20	Backfilled		2012-11-07	16.20	6.25	6.24								1302 m	North West
6628-29390	306716	MWP 24		Investigation	2017-11-28	5.20							1.40	1.40		1305 m	South East
6628-28270	288826	GW 10			2015-10-23	0.80										1306 m	West
6628-26022	266477	ASR BORE 4	Operational	Managed Aquifer Recharge (incl ASR)	2011-04-15	200.00				4158	7370	60.0000	7.00	7.00		1309 m	North West
6628-29391	306717	MW P 25		Investigation		5.20							1.40	1.40		1310 m	East
6628-21080	195388			Investigation	2002-12-17	3.50		4.74								1315 m	South
6628-29747	313350			Investigation	2018-10-12	4.50										1324 m	South West
6628-26649	273123	MW 2	Backfilled			5.11	6.00	6.08								1327 m	North West
6628-28268	288824	GW 9			2015-10-23	0.90							0.30	0.30		1328 m	West
6628-26675	273154	Q1 24	Backfilled		2012-09-21	17.99	5.99	6.09								1329 m	North West
6628-5183	52152			Irrigation; Observation		101.50	12.00		9.20	705	1280	15.1500	3.27	3.27	8.73	1341 m	North
6628-26017	266470	ASR BORE 6	Operational	Managed Aquifer Recharge (incl ASR)	2011-06-22	200.00				3846	6830	60.0000	6.00	6.00		1345 m	North West
6628-3430	50399		Operational	Irrigation			5.00		7.80	746	1352					1345 m	North West
6628-29351	306501			Investigation	2018-03-07	11.30										1347 m	North
6628-29350	306500			Investigation	2018-03-07	11.30										1350 m	North
6628-29413	306741			Investigation	2018-03-22	11.30										1351 m	North
6628-28265	288819	GW 7		Investigation	2015-10-23	3.00							1.63	1.63		1355 m	West
6628-26650	273124	MW 4	Backfilled		2012-09-21	5.00	6.34	6.40								1358 m	North West
6628-26676	273155	Q1 25	Backfilled		2012-09-21	16.71	6.35	6.40								1358 m	North West
6628-30609	333232			Investigation	2019-12-06	6.00										1362 m	North East
6628-29349	306499			Investigation	2018-03-07	10.00										1364 m	North
6628-29749	313352			Investigation	2018-10-12	5.00										1376 m	South West
6628-18251	164069		Backfilled	Observation	1996-12-07	212.00		5.06		1714	3090	6.0000	3.20	3.20	1.86	1387 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-20946	193398	Q1 12		Monitoring	2002-06-12	21.00		5.54								1390 m	North West
6628-21081	195389			Investigation	2002-12-16	4.50		4.88					2.00	2.00	2.88	1393 m	South
6628-3302	50271		Operational	Domestic; Industrial		28.96	6.00		8.00	1415	2556	0.9100	4.57	4.57	1.43	1395 m	North West
6628-6937	53906	LEVELS 1966 5	Unknown		1966-10-18	12.22	7.00									1405 m	South East
6628-28600	290339			Investigation	2016-08-08	4.00							1.00	1.00		1407 m	East
6628-20943	193326	ASR BORE 4	Operational	Managed Aquifer Recharge (incl ASR)	2002-05-02	180.00		11.95		2008	3610					1409 m	East
6628-28602	290341	P 10		Investigation	2016-08-08	2.70							0.70	0.70		1414 m	South East
6628-3433	50402		Operational	Irrigation; Observation	1973-01-12	123.44	5.68	5.08	8.00	934	1692	12.6281	4.36	3.76	1.32	1415 m	North West
6628-29392	306718	MW P 26		Investigation	2017-11-28	5.00							2.50	2.50		1416 m	East
6628-29746	313349			Investigation	2018-10-12	5.00										1417 m	South West
6628-20739	188567			Monitoring	2001-12-18	20.50		12.01		2545	4560		2.71	2.71	9.30	1424 m	East
6628-30847	345980		Dry	Investigation	2020-06-10	4.00										1430 m	South West
6628-28411	289397	GWP2 PFC		Investigation	2016-05-23	7.50							2.90	2.90		1431 m	East
6628-20741	188569			Observation	2001-12-06	216.00		12.06		175	319	6.0000	4.54	4.54	7.52	1431 m	East
6628-21114	195598			Observation	2003-02-12	4.00		12.05		3782	6720	0.0000	2.30	2.30	9.75	1432 m	East
6628-21079	195387	GW 3		Investigation	2002-12-16	5.00		4.59					1.40	1.40	3.19	1434 m	South
6628-29750	313353			Investigation	2018-10-12	4.50										1442 m	South West
6628-17092	148635			Drainage	1995-02-08	15.00		11.10	7.60	1743	3140					1443 m	North
6628-20742	188570	T1 OBS		Observation	2001-12-11	150.00		12.18		2290	4110	6.0000	7.00	7.00	5.18	1448 m	East
6628-30546	332939			Investigation	2019-10-25	6.50										1454 m	North East
6628-16401	135496			Drainage	1993-10-12	13.00		4.79	7.10	2835	5070					1454 m	North West
6628-17013	148179	SZ 17				2.50	9.00									1461 m	South East
6628-20743	188572	ASR 5	Operational	Managed Aquifer Recharge (incl ASR)	2001-12-12	198.00		12.39		187	340	5.0000	4.50	4.50	7.89	1463 m	East
6628-30545	332938			Investigation	2019-10-25	6.50										1472 m	North East
6628-18250	164068			Observation	1996-12-01	207.00		4.99					3.50	3.50	1.49	1474 m	South
6628-5206	52175			Irrigation; Stock		24.38	14.00					5.0000				1477 m	North East
6628-25148	254836	ASR BORE	Operational	Managed Aquifer Recharge (incl ASR)	2010-02-05	204.00				4152	7360	80.0000	9.00	9.00		1481 m	North West
6628-5243	52212				1934-01-01	6.10	12.00			3084	5507					1492 m	East
6628-26024	266483	ASR BORE 5	Operational	Managed Aquifer Recharge (incl ASR)	2011-06-02	198.00				4031	7150	60.0000	8.00	8.00		1496 m	North West
6628-21494	198098			Monitoring	2003-07-11	3.70		5.28								1503 m	South
6628-21115	195599			Observation	2003-02-12	4.00		12.47		827	1501		2.40	2.40	10.07	1504 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-21116	195600			Observation	2003-02-13	24.00		12.48		2014	3620	1.0000	2.40	2.40	10.08	1505 m	East
6628-28274	288830	GW 5		Investigation	2015-10-23	4.50										1505 m	West
6628-5185	52154		Backfilled			10.67	12.00		6.50	971	1760		3.05	3.05	8.95	1510 m	North
6628-3431	50400		Unknown	Domestic; Irrigation	1962-01-01	134.00	5.00		8.40	750	1360	12.6281	24.38	24.38	-19.38	1515 m	North West
6628-6942	53911	LEVELS 1969	Unknown		1969-11-14	9.14	7.00									1521 m	South East
6628-17760	155941			Investigation	1996-06-22	212.00		5.96	7.20	1194	2160	4.0000	4.40	4.40	1.56	1523 m	South
6628-21144	195838					200.00		5.46								1523 m	South
6628-6940	53909	LEVELS 1969	Unknown		1969-11-14	10.97	7.00									1526 m	South East
6628-6938	53907	LEVELS 1969	Unknown		1969-11-14	12.19	7.00									1526 m	South East
6628-6941	53910	LEVELS 1969	Unknown		1969-11-14	8.84	7.00									1526 m	South East
6628-6939	53908	LEVELS 1969	Unknown		1969-11-14	12.19	7.00									1526 m	South East
6628-18249	164067			Observation	1996-11-25	184.00		5.51		2064	3710	1.0000	3.50	3.50	2.01	1527 m	South
6628-18248	164066			Observation	1996-11-20	205.00		5.56				1.0000	3.20	3.20	2.36	1540 m	South
6628-29389	306715	MW P 23		Investigation	2017-11-28	5.70							1.45	1.45		1544 m	South East
6628-21078	195386	GW 5		Investigation	2002-12-17	3.00		4.57								1547 m	South
6628-25434	259441		Operational	Managed Aquifer Recharge (incl ASR)	2010-09-16	210.00				1647	2970		1.00	1.00		1548 m	South East
6628-29397	306723	MW P 31		Investigation	2017-11-29	5.00							1.65	1.65		1550 m	South East
6628-5156	52125			Irrigation; Stock		15.95	13.00		7.00	1900	3420	11.3700	4.27	4.27	8.73	1555 m	North East
6628-17761	155961			Investigation	1996-06-30	155.00		5.90	7.80	2100	3760	5.0000	14.20	14.20	-8.30	1559 m	South
6628-30547	332940			Investigation	2019-10-25	6.50										1561 m	North East
6628-30843	345976		Dry	Investigation	2020-06-11	1.50										1565 m	South West
6628-3426	50395	BOLIVAR 84	Unknown	Exploration	1960-12-08	4.27	0.89									1570 m	West
6628-28267	288822	GW 8		Investigation		1.40							1.63	1.63		1572 m	West
6628-5205	52174			Irrigation; Stock	1962-01-01	36.58	15.00		8.00	2471	4430	8.0000				1573 m	North East
6628-28259	288813	GW 4		Investigation	2015-10-23	7.00							5.70	5.70		1590 m	West
6628-28257	288811	GW 3A		Investigation	2015-10-22	5.25							2.10	2.10		1590 m	West
6628-28258	288812	GW 3B		Investigation	2015-10-22	5.25							3.30	3.30		1592 m	West
6628-30329	325445			Investigation	2019-08-27	6.50										1601 m	North East
6628-5182	52151		Operational	Irrigation		12.24	13.00			1580	2851					1602 m	North
6628-30441	326408			Investigation	2019-07-03	6.00										1605 m	North East
6628-5157	52126		Abandoned	Irrigation	1955-05-09	151.18	14.00			959	1738	5.8100	0.00	0.00	14.00	1617 m	North East
6628-3425	50394	BOLIVAR 72	Unknown	Exploration	1960-11-25	4.27	0.77									1620 m	West
6628-22460	214176	GW 2		Monitoring	2006-01-12	11.00		7.91					4.00	4.00	3.91	1620 m	North West



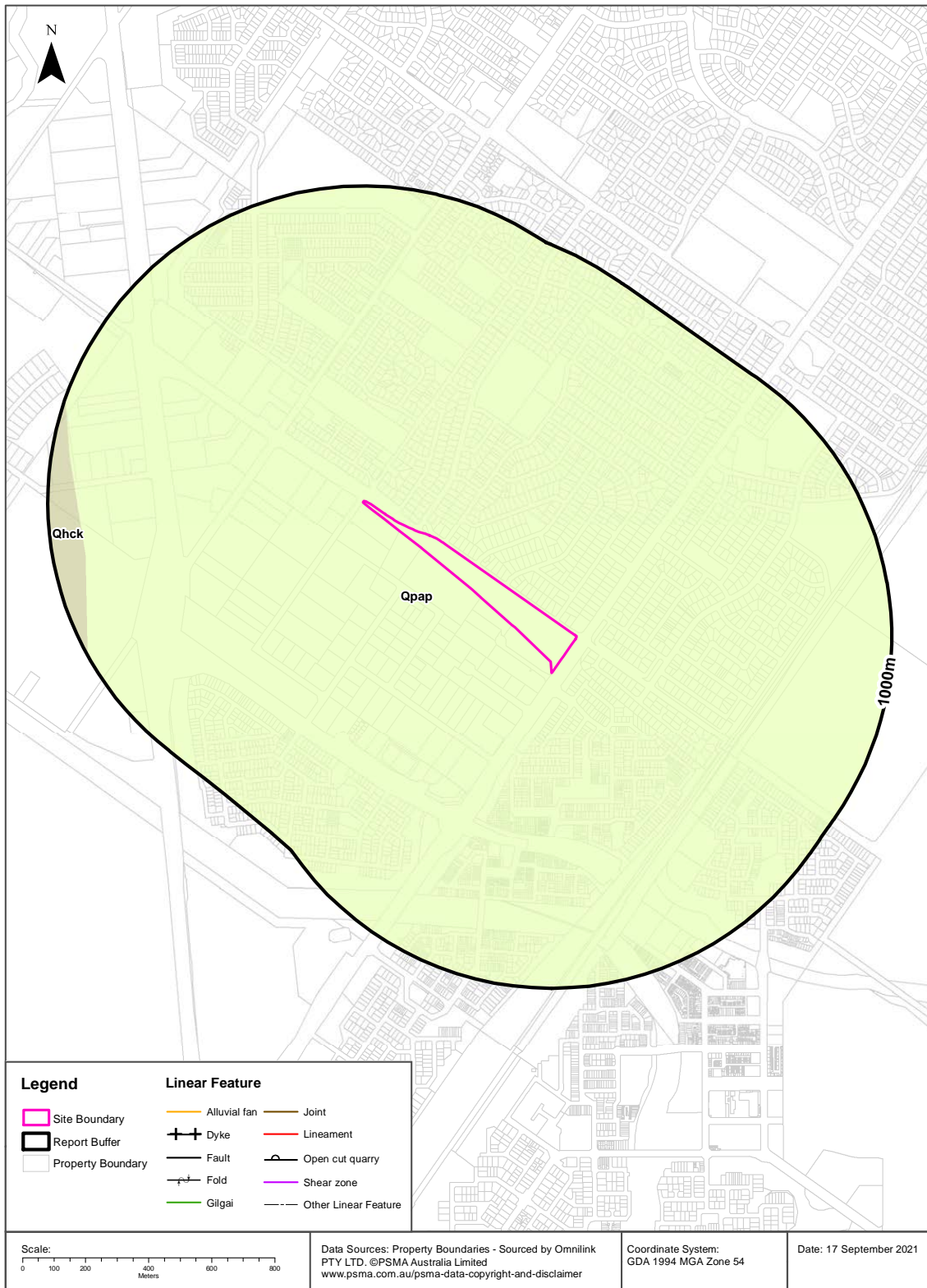
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-29393	306719	MW P 27		Investigation	2017-11-28	5.00							2.60	2.60		1625 m	East
6628-28276	288832	GW 6	Dry		2015-10-23	4.50										1630 m	West
6628-28275	288831	GW 6			2015-10-23	4.50										1630 m	West
6628-3414	50383		Backfilled	Irrigation; Observation; Stock	1960-07-01	96.01	3.27	2.05		995	1802		2.38	1.16	0.89	1647 m	North West
6628-3439	50408	BOLIVAR 96	Unknown	Exploration	1961-01-17	3.35	0.56									1651 m	West
6628-5180	52149		Unknown	Irrigation; Stock		13.41	13.00					1.0100	5.49	5.49	7.51	1668 m	North
6628-5158	52127			Domestic; Irrigation; Stock		32.92	14.00			1002	1814	1.2600				1668 m	North East
6628-5207	52176			Irrigation; Stock		24.38	15.00					5.0000				1669 m	North East
6628-27347	280251		Operational	Managed Aquifer Recharge (incl ASR)		210.00				1541	2780	80.0000	1.00	1.00		1675 m	South East
6628-22459	214175	GW 1		Monitoring	2006-01-12	13.50		9.36					6.00	6.00	3.36	1679 m	North West
6628-29398	306724	MW P 32		Investigation	2017-11-29	5.00							1.90	1.90		1688 m	South East
6628-5155	52124			Observation		119.79	14.00			2111	3795		16.20	16.20	-2.20	1689 m	North East
6628-30440	326407			Investigation	2019-07-03	6.00										1692 m	North East
6628-30846	345979		Dry	Investigation	2020-06-10	1.50										1693 m	South West
6628-30114	315786			Investigation	2019-01-30	6.00										1705 m	North East
6628-30849	345982		Dry	Investigation	2020-06-11	3.10										1708 m	South West
6628-21077	195385	GW 6		Investigation	2002-12-17	3.50		4.39					1.40	1.40	2.99	1711 m	South
6628-5186	52155			Stock			13.00									1714 m	North
6628-29571	307565			Environmental	2018-06-07	8.50										1715 m	North West
6628-5181	52150		Operational	Irrigation		10.67	13.00		7.00	2175	3907		3.66	3.66	9.34	1718 m	North
6628-3435	50404	LITTLE PARA RIVER	Uncontrolled Flowing	River			5.00		7.80	1770	3190					1721 m	North West
6628-17041	148541	SITE 164	Unknown		1985-02-06	3.00	1.02									1727 m	West
6628-5204	52173					7.01	15.00			2137	3841	1.0000				1734 m	North East
6628-29748	313351			Investigation	2018-10-12	5.00										1741 m	West
6628-3421	50390	BOLIVAR 60	Unknown	Exploration	1960-11-23	4.88	1.05									1752 m	West
6628-4337	51306	BOLIVAR 108	Unknown	Investigation	1960-11-30	3.66	0.65									1753 m	West
6628-29577	307604	H453 MW 1		Investigation		10.20							5.70	5.70		1779 m	North West
6628-29394	306720	MW P 28		Investigation	2017-11-28	4.50							1.50	1.50		1780 m	East
6628-29579	307606	H453 MW 3		Investigation	2018-02-27	9.00							4.20	4.20		1783 m	North West
6628-21491	198095			Investigation	2003-07-11	4.00		6.23								1785 m	South
6628-5184	52153		Operational	Irrigation		21.34	14.00		7.00	1770	3190	1.1400	18.29	18.29	-4.29	1801 m	North
6628-29396	306722	MW P 30		Investigation	2017-11-29	5.20							1.90	1.90		1813 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-21076	195384	GW 7		Investigation	2002-12-17	3.00		4.49					1.40	1.40	3.09	1816 m	South
6628-29578	307605	H453 MW 2		Investigation	2018-02-27	9.00							4.50	4.50		1817 m	North West
6628-3427	50396		Abandoned				5.00									1818 m	North West
6628-29388	306713	MW P 22		Investigation	2017-11-29	5.70							2.00	2.00		1825 m	South East
6628-29395	306721	MW P 29		Investigation	2017-11-29	5.00							3.90	3.90		1826 m	East
6628-28405	289391	GWP1 PFC		Investigation	2016-05-23	9.50							6.50	6.50		1828 m	North East
6628-18546	165943	CITY OF SALISBURY	Not In Use	Managed Aquifer Recharge (incl ASR)	1997-06-15	186.50	15.00			1951	3510	8.0000	7.74	7.74	7.26	1829 m	North East
6628-5240	52209			Exploration; Investigation	1950-03-23	45.57	15.00									1842 m	North East
6628-28255	288809	GW 1		Investigation	2015-10-22	7.50										1851 m	West
6628-10969	57938		Backfilled	Observation	1979-05-15	81.00	15.14		7.40	661	1200		4.92	4.92	10.22	1868 m	North East
6628-5241	52210	LPR - E. W. S. DEPT. 1	Backfilled	Observation	1977-06-24	175.00	15.22	15.24	7.90	1467	2649	4.0000	14.80	14.82	0.42	1880 m	North East
6628-28256	288810	GW 2		Investigation		4.50							2.10	2.10		1895 m	West
6628-5202	52171			Domestic; Irrigation; Stock		39.62	15.00			596	1084	1.0100				1902 m	North East
6628-30844	345977		Dry	Investigation	2020-06-09	1.50										1905 m	South West
6628-28603	290342	P 11		Investigation	2016-08-09	4.00							1.50	1.50		1908 m	East
6628-23488	238423	ANDREW SMITH OVAL BORE 3			2008-02-01	138.00		12.57		733	1330	12.0000	17.00	17.00	-4.43	1916 m	North
6628-21675	199905		Operational	Monitoring	2004-06-10	140.00	2.40	2.30		1272	2300	4.0000	2.32	2.22	0.08	1933 m	West
6628-3417	50386	BOLIVAR 48	Unknown	Exploration	1960-11-22	5.79	1.81									1938 m	North West
6628-30850	345983		Dry	Investigation	2020-06-11	3.10										1941 m	South West
6628-3438	50407	PENRICE 5	Backfilled	Industrial; Observation	1968-03-18	140.21	1.21	1.21	7.00	1830	3297	12.5018	14.50	14.50	-13.30	1948 m	West
6628-13020	59989		Operational	Industrial; Observation	1984-07-24	149.00	1.83		7.08	1524	2750	12.1000				1951 m	West
6628-6945	53914	LEVELS 1966 3	Unknown		1966-10-06	18.32	7.00									1953 m	South East
6628-17205	150034	CONNECTOR 13	Unknown		1990-05-29	20.40	2.22									1962 m	South West
6628-3418	50387		Abandoned	Stock	1959-01-01		2.34			8685	14988		3.05	3.05	-0.71	1963 m	West
6628-21075	195383	GW 8		Investigation	2002-12-17	3.30		4.36					1.20	1.20	3.16	1971 m	South
6628-5237	52206				1969-01-01	7.62	17.00		9.00	2530	4536		4.57	4.57	12.43	1972 m	North East
6628-17206	150035	CONNECTOR 14	Unknown		1993-08-18	11.80	2.70									1980 m	South West
6628-4336	51305	BOLIVAR 120	Unknown	Investigation	1960-11-30	3.66	0.77									1992 m	South West
6628-3416	50385	BOLIVAR 44	Unknown	Exploration	1960-12-15	6.10	2.33									1994 m	North West
6628-5200	52169			Irrigation		30.50	16.00			890	1615	1.8900				1999 m	North East

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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**Geology 1:100,000**

Corner of Ryans Road &amp; Salisbury Highway, Greenfields, SA 5107



## Geology

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Distance
Qpap	Pooraka Formation	Clay, sand and carbonate earth, silty, with gravel lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	0m
Qhck	Saint Kilda Formation	Coastal marine sediment: calcareous, fossiliferous sand and mud of intertidal sand flats, beaches and tidal marshes; organic, gypseous clay of supratidal flats.	Unnamed GIS Unit - see description	ST VINCENT BASIN	HOLOCENE	Holocene	Holocene	895m

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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### Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

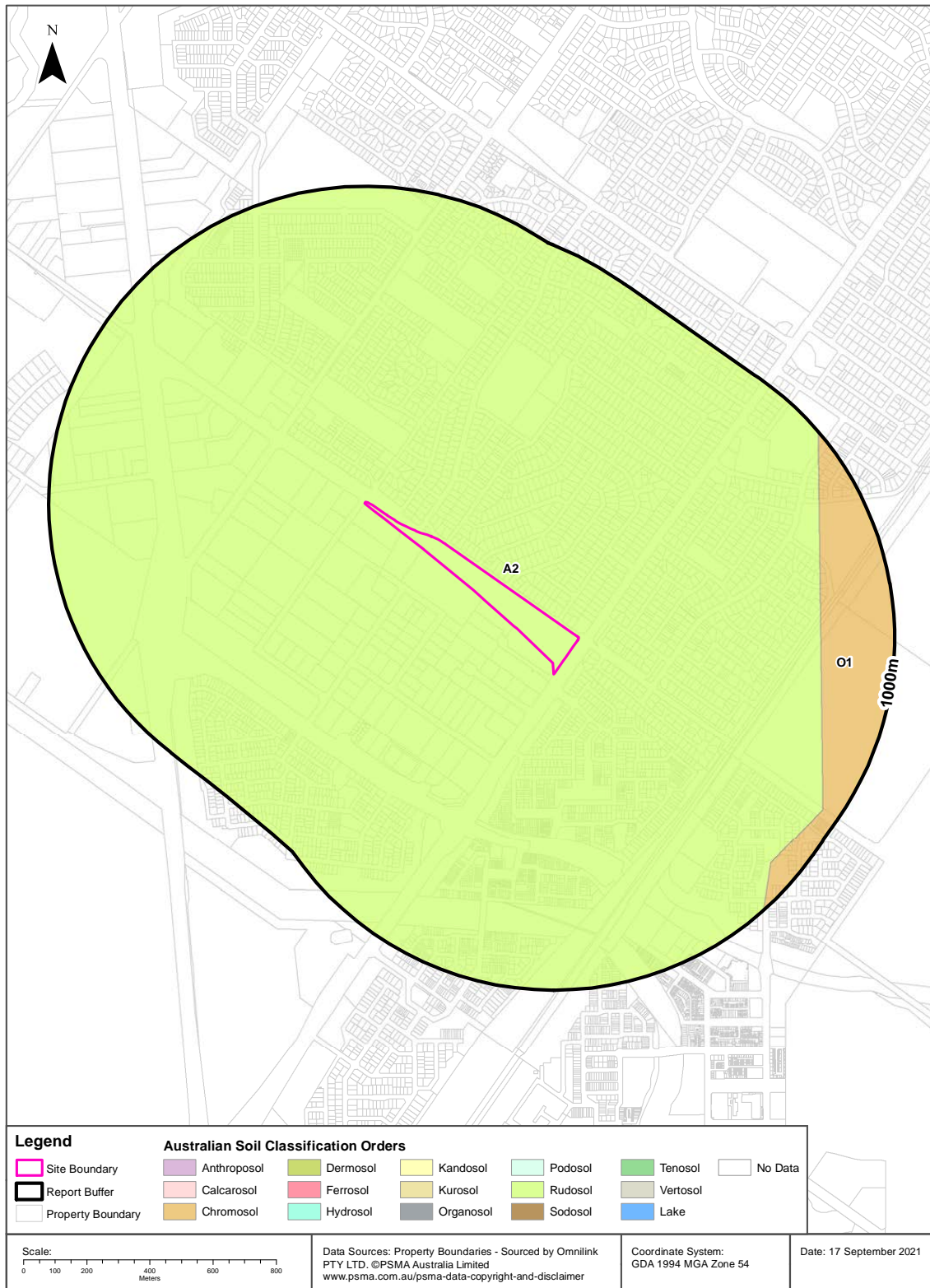
Map Code	Description	Distance
N/A	No features in buffer	

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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## Atlas of Australian Soils

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Soils

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

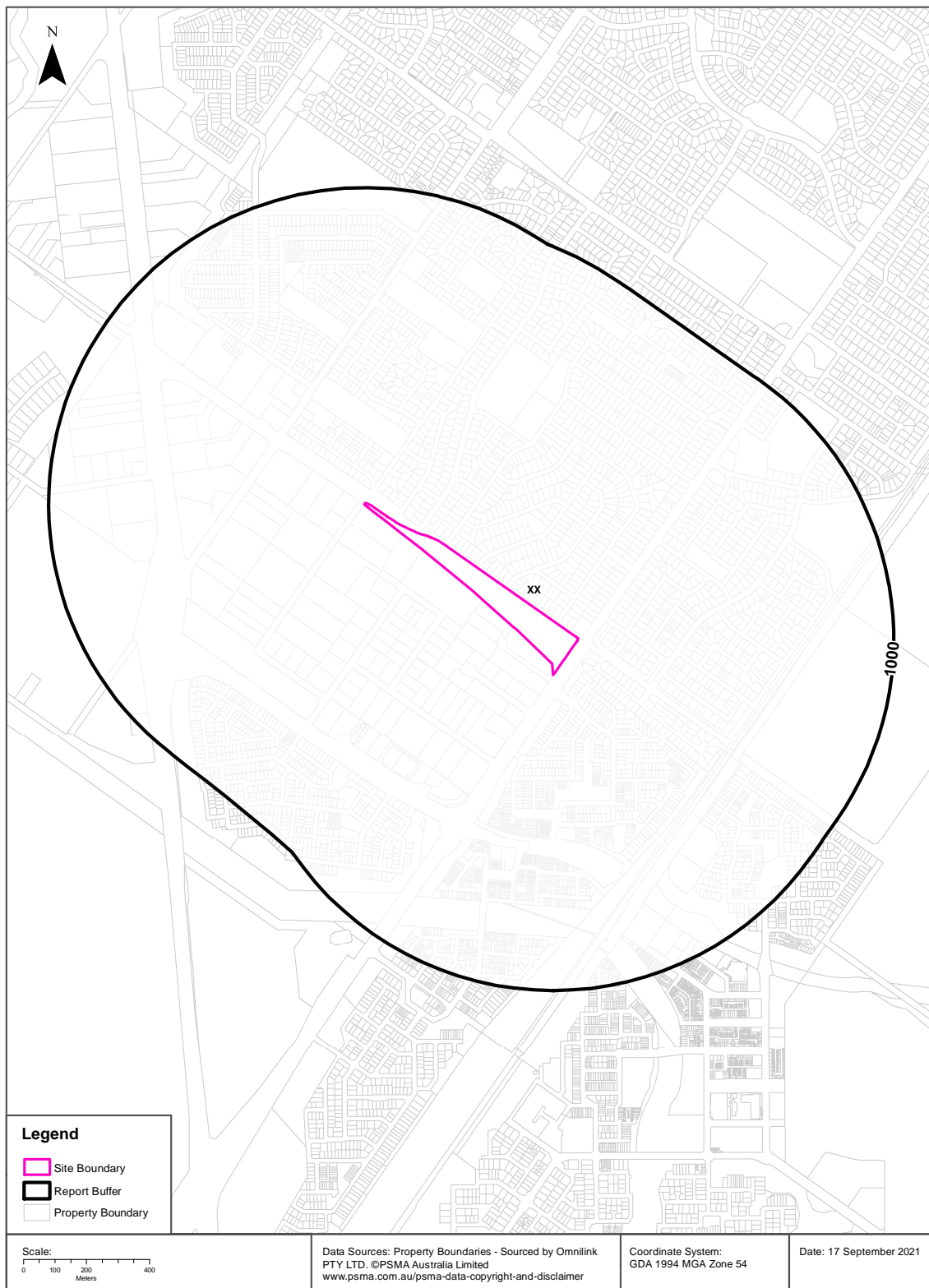
Map Unit Code	Soil Order	Map Unit Description	Distance
A2	Rudosol	Coastal dunes and plains with some swamps: dunes of calcareous sands (Uc1.11) and also siliceous sands (Uc1.22); plains of various saline soils (unclassified) and lesser areas of brown calcareous earths (Gc1.1 and Gc1.2).	0m
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	764m

Atlas of Australian Soils Data Source: CSIRO

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**Soil Types**

Corner of Ryans Road &amp; Salisbury Highway, Greenfields, SA 5107



## Soils

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Soil Types

Soil types within the dataset buffer:

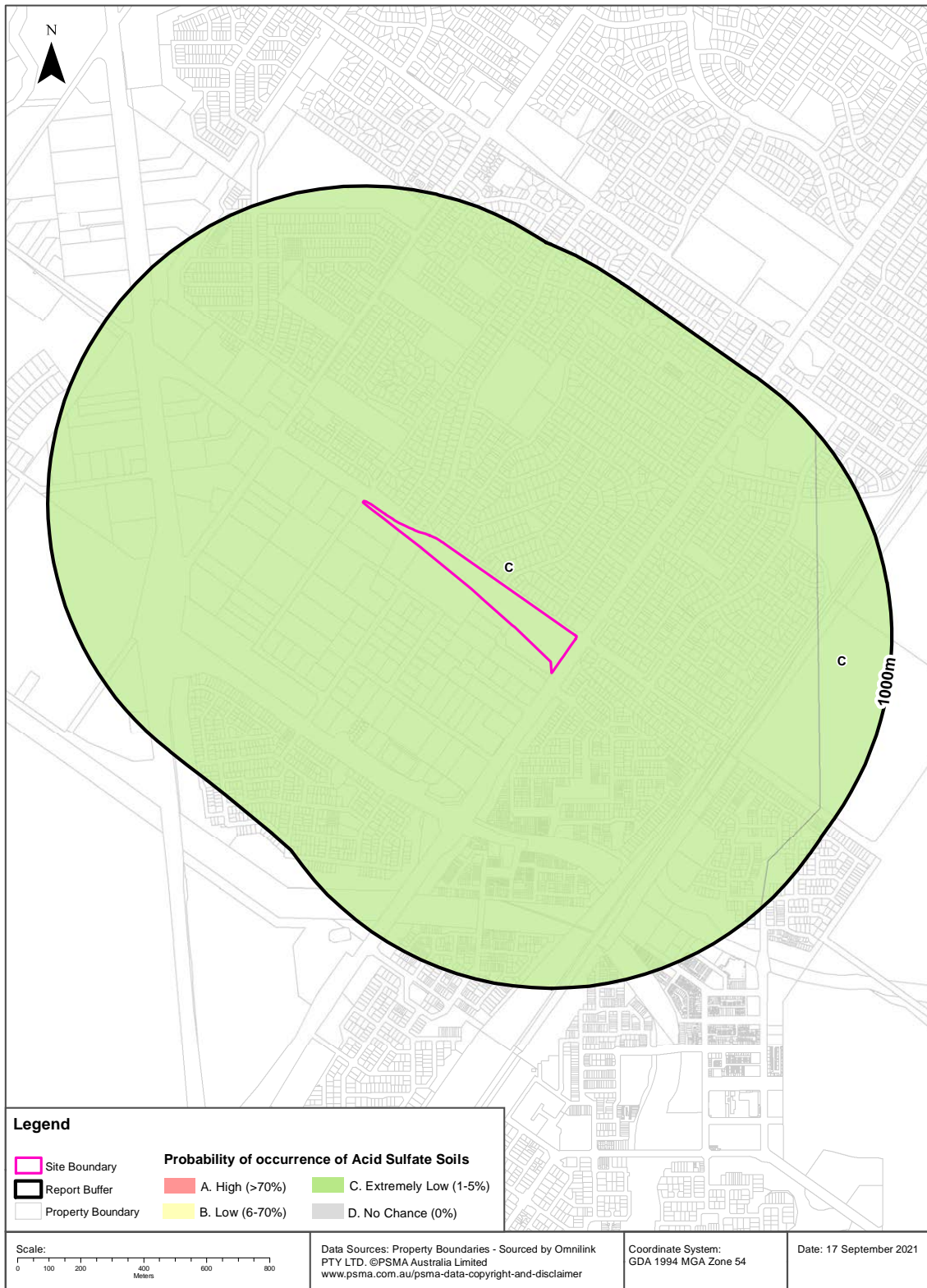
Map category code	Soil type description	Distance
XX	Not applicable - No assessment/analysis undertaken	0m

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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**Atlas of Australian Acid Sulfate Soils**

Corner of Ryans Road &amp; Salisbury Highway, Greenfields, SA 5107



## Acid Sulfate Soils

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

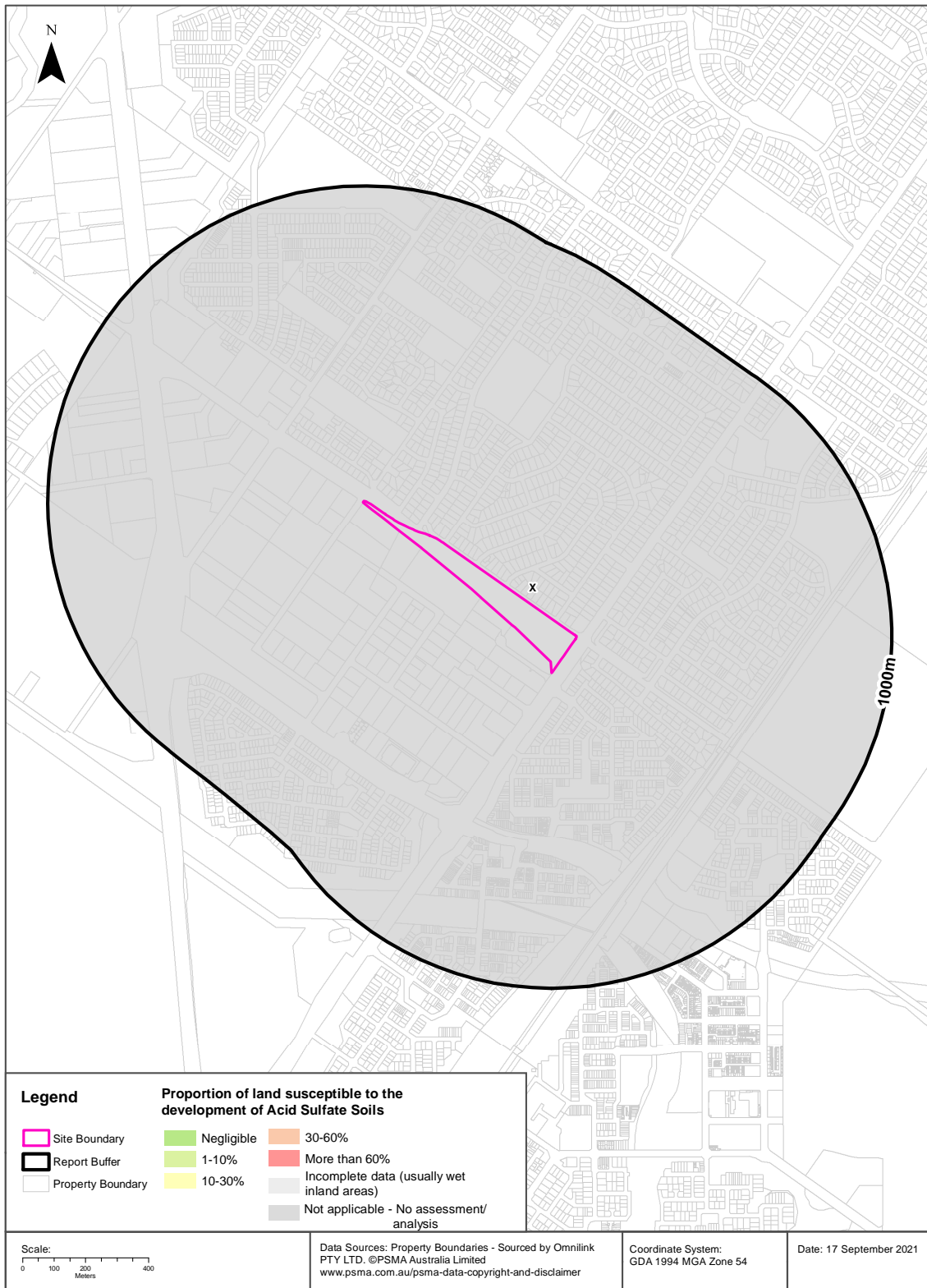
Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Acid Sulfate Soils Potential

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Acid Sulfate Soils

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Acid Sulfate Soil Potential

Acid sulfate soil potential within the dataset buffer:

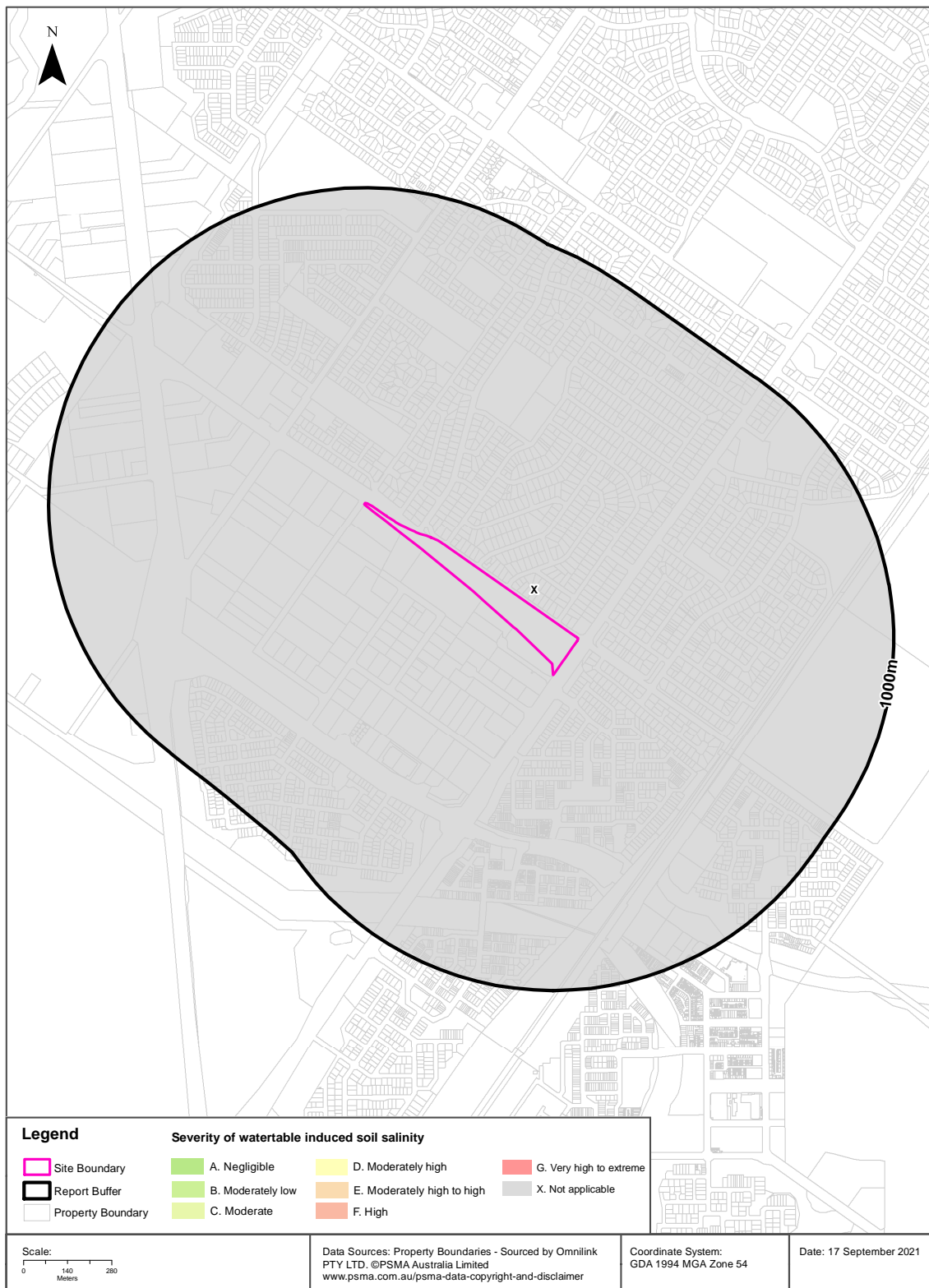
Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance
X	Not applicable - No assessment/analysis undertaken	0m

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



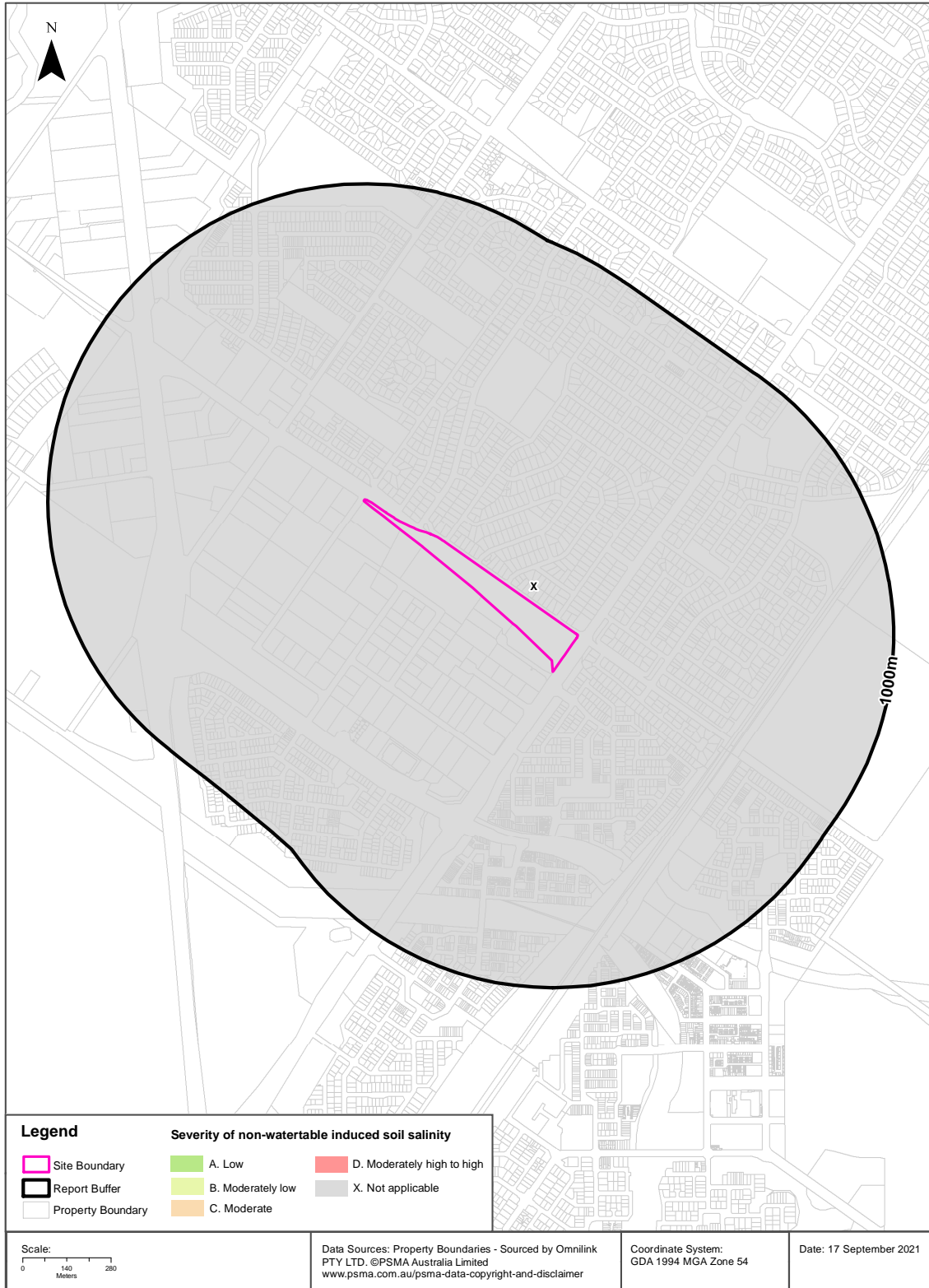
## Soil Salinity - Watertable Induced

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



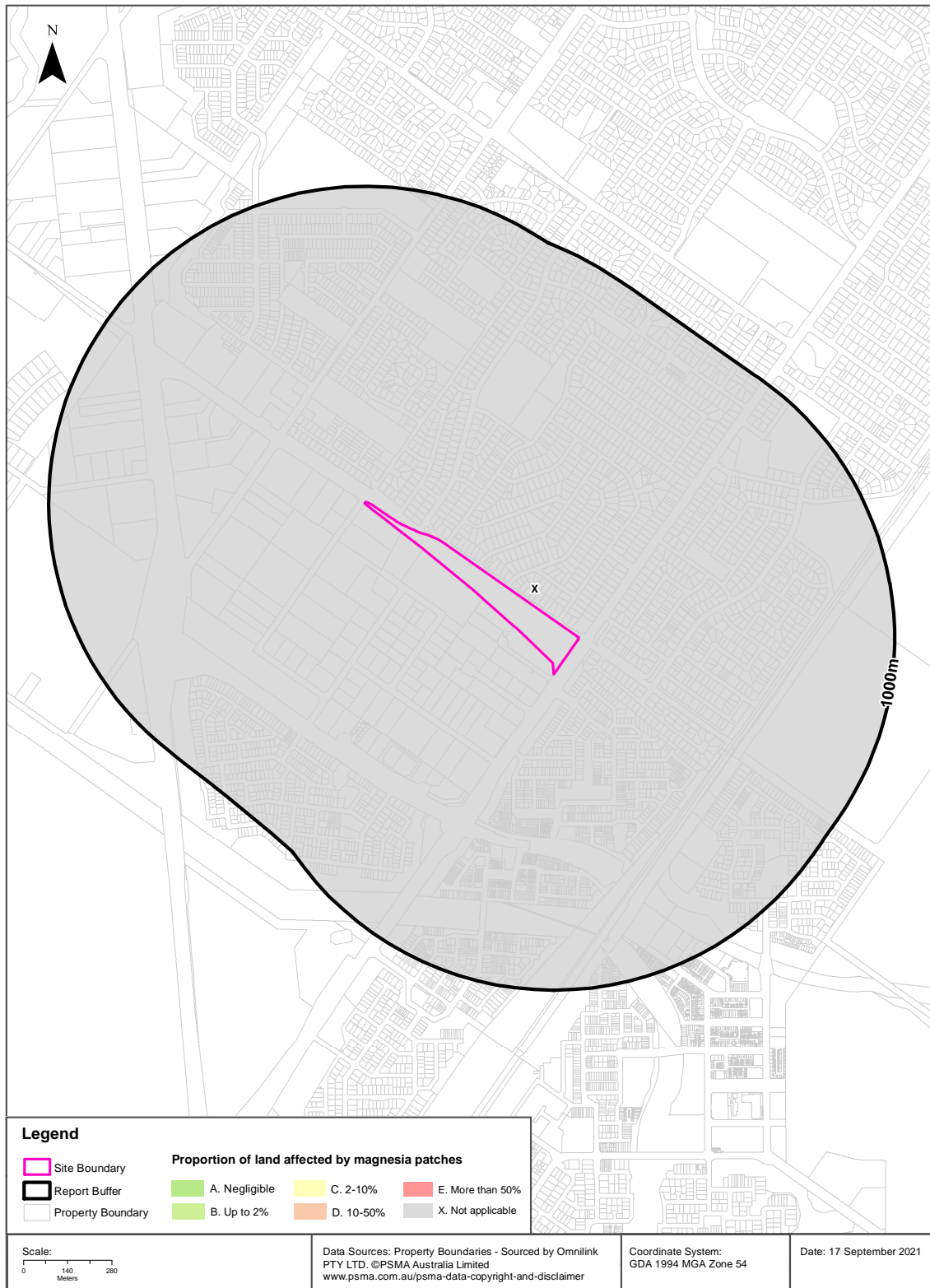
**Soil Salinity - Non-watertable**

Corner of Ryans Road &amp; Salisbury Highway, Greenfields, SA 5107



## Soil Salinity - Non-watertable (Magnesia Patches)

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Soil Salinity

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance
X	Not applicable - No assessment/analysis undertaken	0m

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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### Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance
X	Not applicable - No assessment/analysis undertaken			0m

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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### Soil Salinity - Non-Watertable (Magnesia Patches)

Magnesia patches within the dataset buffer:

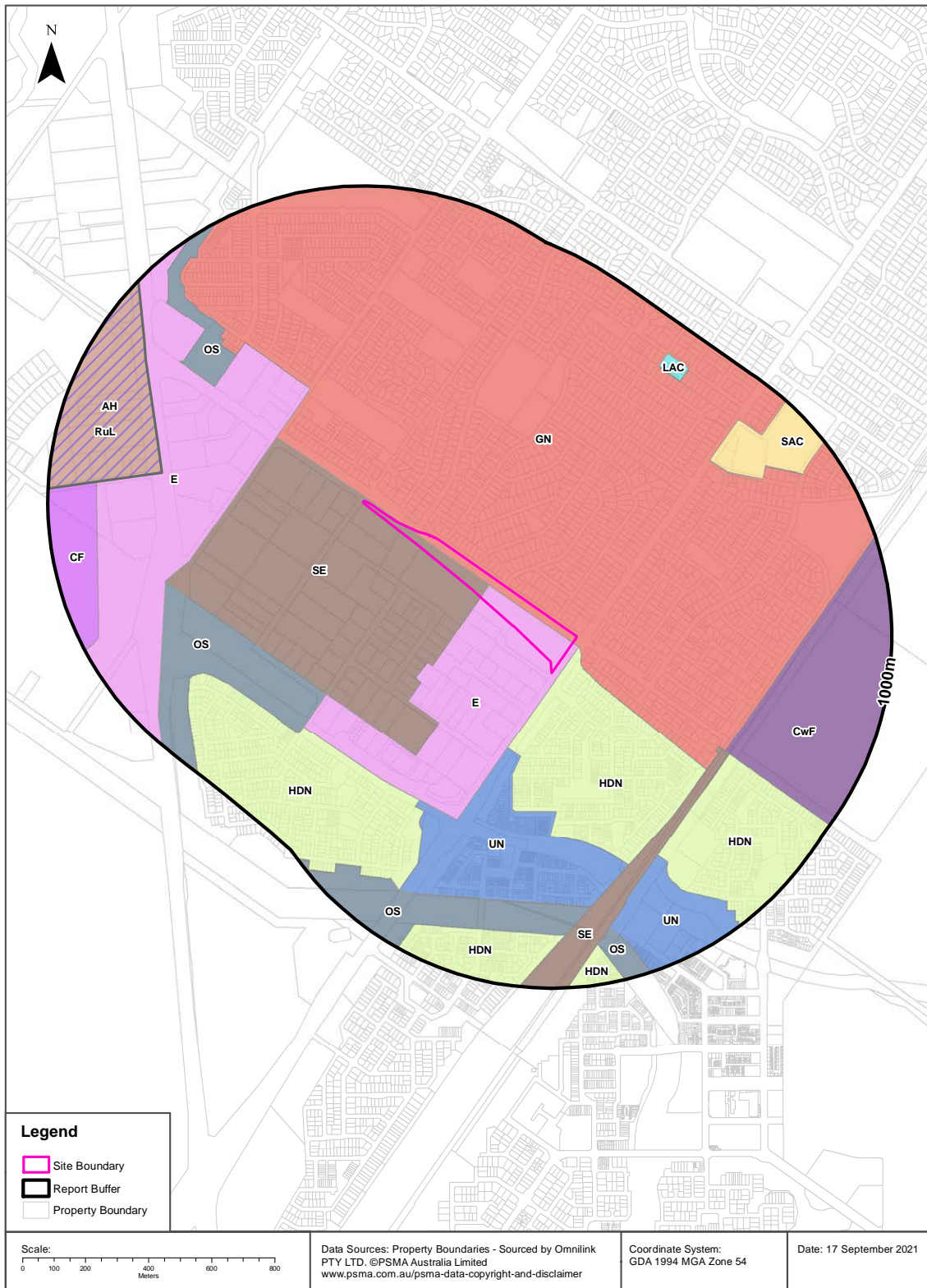
Map category code	Proportion of land affected by magnesia patches	Distance
X	Not applicable - No assessment/analysis undertaken	0m

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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## Planning and Design Code Zones

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

## Planning

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start State	Status	Distance	Direction
E	Z1501	Employment	19/03/2021	0	0m	Onsite
GN	Z2102	General Neighbourhood	19/03/2021	0	0m	Onsite
SE	Z5720	Strategic Employment	19/03/2021	0	0m	Onsite
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	22m	South East
UN	Z6306	Urban Neighbourhood	19/03/2021	0	276m	South
E	Z1501	Employment	19/03/2021	0	343m	West
OS	Z4501	Open Space	19/03/2021	0	549m	South West
SE	Z5720	Strategic Employment	19/03/2021	0	568m	South
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	580m	South West
CwF	Z0913	Commonwealth Facilities	19/03/2021	0	592m	East
OS	Z4501	Open Space	19/03/2021	0	597m	North West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	608m	South East
RuL	Z5405	Rural Living	19/03/2021	0	644m	North West
UN	Z6306	Urban Neighbourhood	19/03/2021	0	667m	South East
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	700m	North East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	825m	South
OS	Z4501	Open Space	19/03/2021	0	828m	South
CF	Z0903	Community Facilities	19/03/2021	0	843m	West
LAC	Z3603	Local Activity Centre	19/03/2021	0	851m	North East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	873m	South

Land Development Zones Data Source: Department of Planning, Transport and Infrastructure - South Australia  
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### Planning and Design Code - Subzones

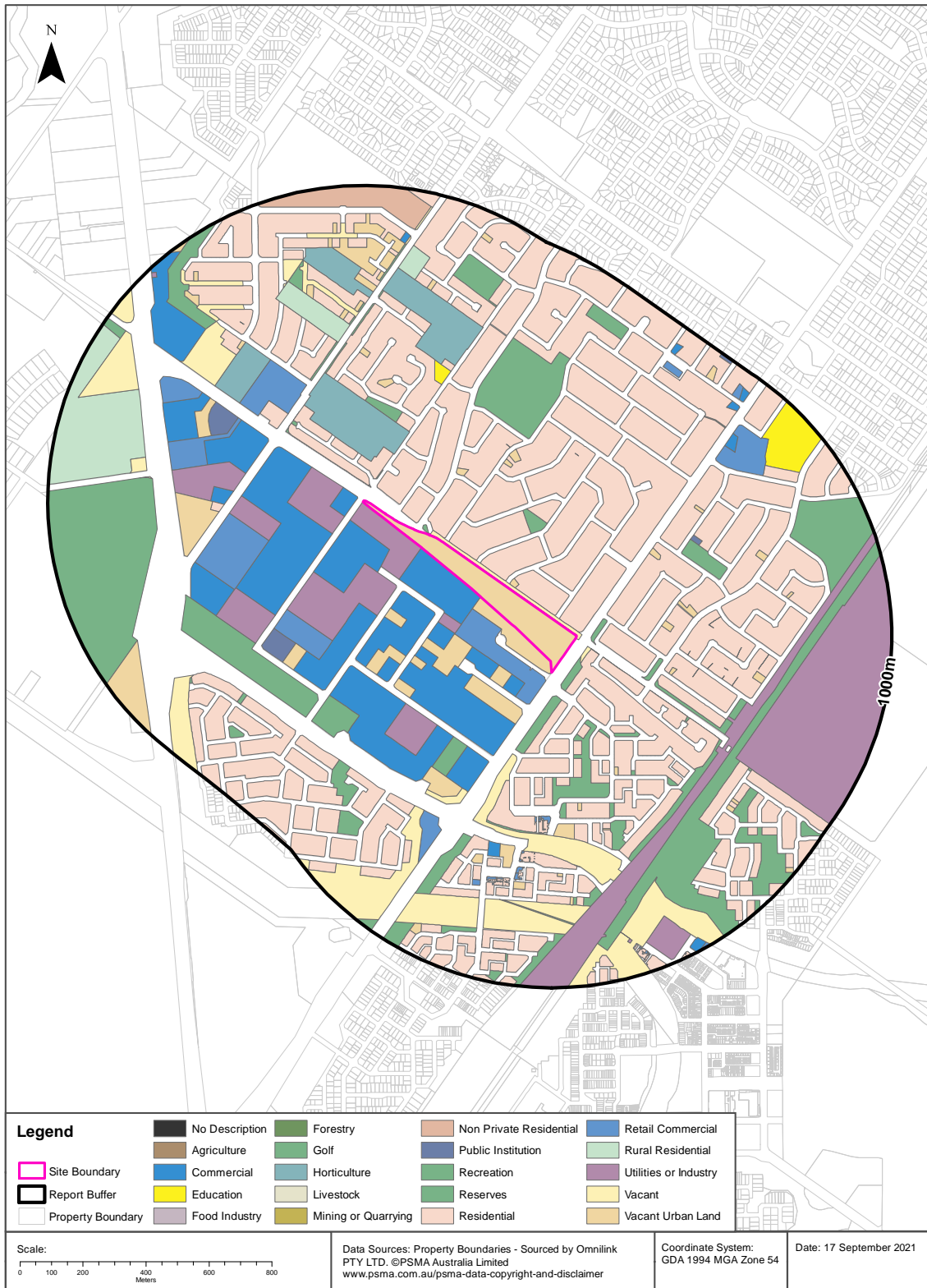
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start State	Status	Distance	Direction
AH	S0303	Animal Husbandry	19/03/2021	0	644m	North West

Land Development Zones Data Source: Department of Planning, Transport and Infrastructure - South Australia  
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## Land Use Generalised 2019

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Planning

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Land Use Generalised 2019

Land use classes within the dataset buffer:

Description	Distance	Direction
Vacant Urban Land	0m	Onsite
Commercial	0m	Onsite
Utilities or Industry	0m	Onsite
Vacant	0m	North East
Reserves	1m	North West
Residential	13m	East
Residential	13m	North
Residential	13m	North East
Residential	13m	North West
Retail Commercial	27m	South
Horticulture	125m	North West
Recreation	355m	South
Education	440m	North
Public Institution	474m	East
Rural Residential	509m	North West
Non Private Residential	875m	North

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia  
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## Heritage

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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### SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
N/A	No records in buffer						

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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### Aboriginal Land

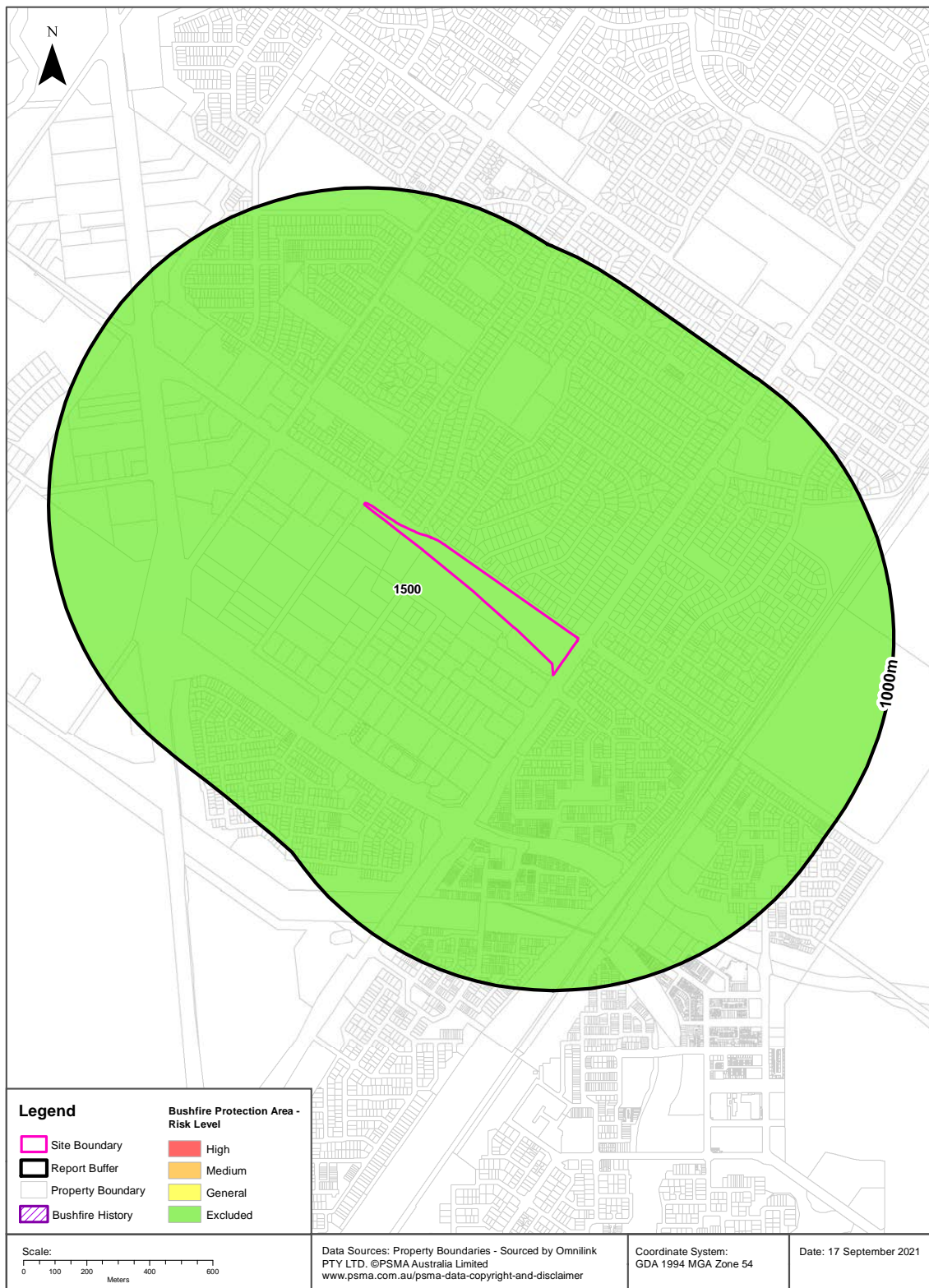
Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

## Natural Hazards - Bushfire

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107



## Natural Hazards

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## Bushfire Protection Areas

Bushfire Protection Areas within the dataset buffer:

Map Id	Bushfire Risk Code	Development Plan Code	Additional Development Criteria	Distance	Direction
1500	Excluded	SAL		0m	On-site

Bushfire Protection Areas Data Source: Dept of Planning, Transport and Infrastructure - South Australia  
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## Bushfires and Prescribed Burns History

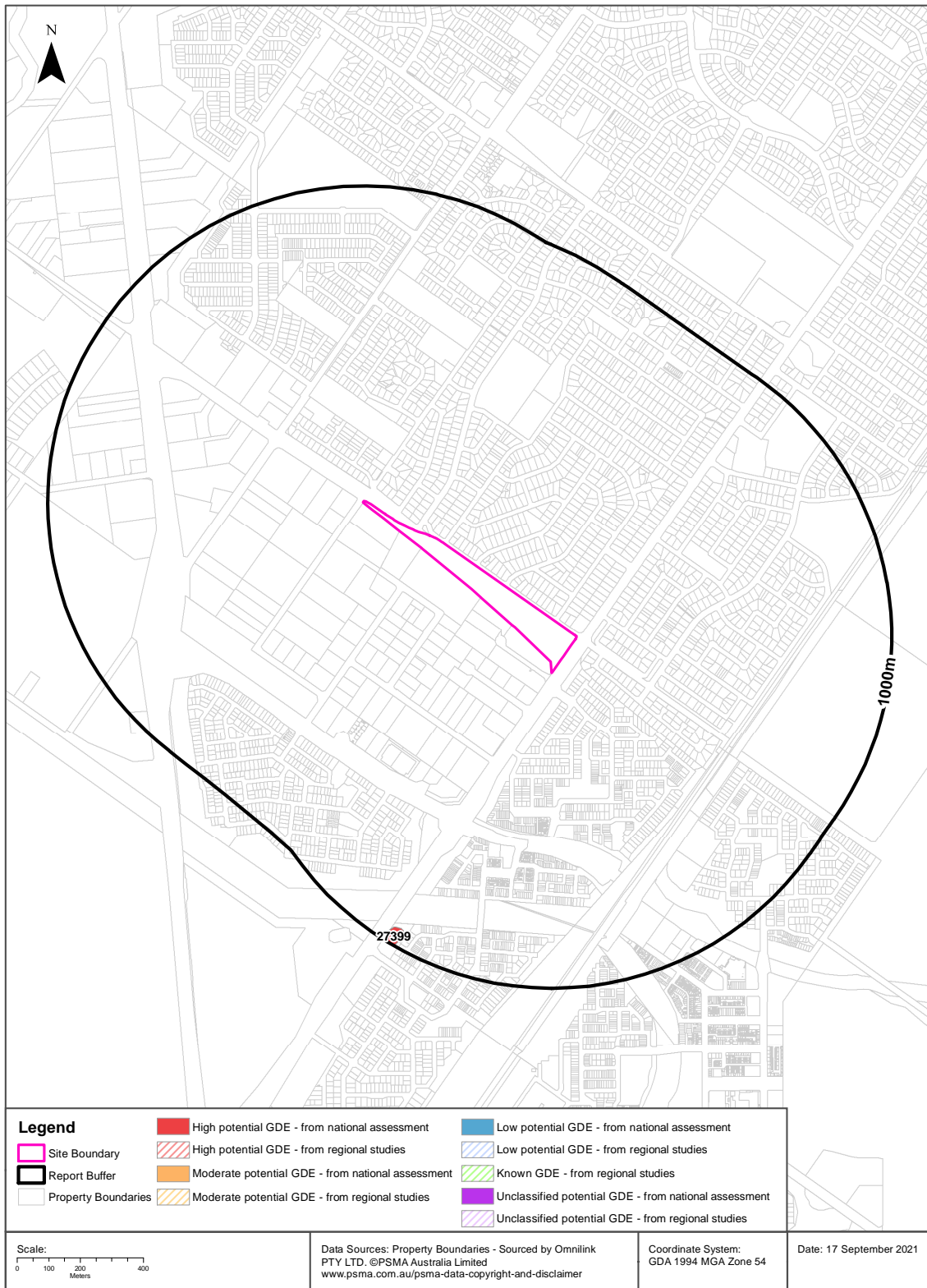
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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## Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107





## Ecological Constraints

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## Groundwater Dependent Ecosystems Atlas

GDEs within the dataset buffer:

MapID	Type	Name	GDE Potential	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
27399	Aquatic		High potential GDE - from national assessment	10	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		939m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
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## Ecological Constraints

Corner of Ryans Road & Salisbury Highway, Greenfields, SA 5107

## Ramsar Wetlands

Ramsar Wetlands within the dataset buffer:

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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**Preliminary Site Investigation**

**City of Salisbury**

**Corner Ryans Road and Salisbury Highway, Greenfields SA**

**APPENDIX C HISTORIC CERTIFICATES OF TITLE**

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Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Newcastle | Perth | Sydney | Wollongong



**Product** Register Search (CT 6214/652)  
**Date/Time** 06/09/2021 01:38PM  
**Customer Reference** Ryans Road Reserve  
**Order ID** 20210906007034



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 6214 Folio 652

**Parent Title(s)** CT 6212/334  
**Creating Dealing(s)** RTD 12968154  
**Title Issued** 17/10/2018      **Edition** 1      **Edition Issued** 17/10/2018

## Estate Type

FEE SIMPLE

## Registered Proprietor

CITY OF SALISBURY  
OF PO BOX 8 SALISBURY SA 5108

## Description of Land

ALLOTMENT 1001 DEPOSITED PLAN 119186  
IN THE AREAS NAMED GREEN FIELDS AND PARAFIELD GARDENS  
HUNDRED OF YATALA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED G ON D119186 FOR GAS SUPPLY PURPOSES TO AUSTRALIAN GAS NETWORKS (SA) LTD. (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED P ON D119186 FOR THE TRANSMISSION OF ELECTRICITY BY OVERHEAD CABLE TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED S ON D119186 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED U ON D119186 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTD 12968154)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED W ON D119186 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (RTD 12968154)

## Schedule of Dealings

NIL

## Notations

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

**South Australia**  
(CERTIFICATE OF TITLE)


Register Book,  
Vol. 3025 Folio 114

New Certificate of Title from Vol.1016 Folio 59

FREDERICK GEORGE RYAN of Bolivar and Lower Light Grazier is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land situated in the HUNDRED OF YATALA COUNTY OF ADELAIDE being the ALLOTMENT 22 of the subdivision of portion of Section 2261 laid out as GREEN FIELDS and bounded as appears in the plan in the margin hereof and in the plan deposited in the LANDS TITLES REGISTRATION OFFICE No.7089

In witness whereof I have hereunto signed my name and affixed my seal this first day of December 1961

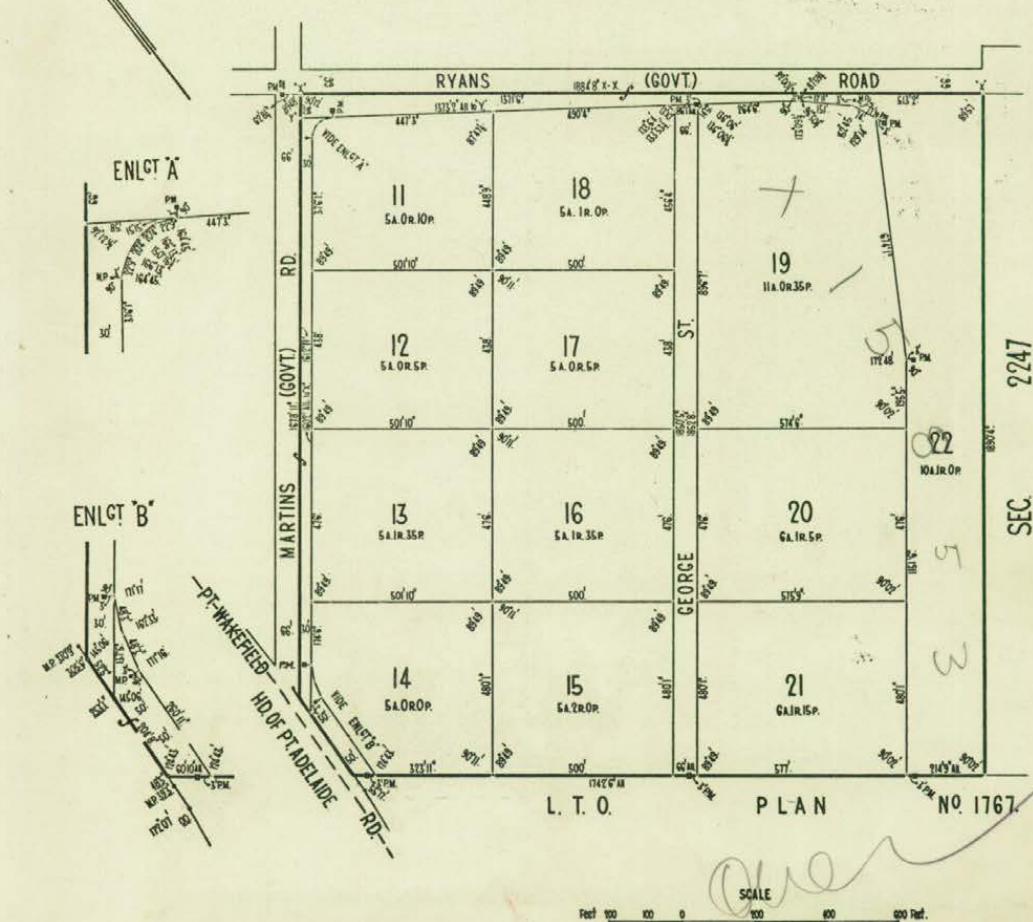
Signed the first day of December  
1961, in the presence of *[Signature]* J.E. Russell  
Deputy Registrar-General



**PLAN** NO. 1767.

L. T. O.

SCALE 0 100 200 Feet.





TRANSFER No. 2445392 to  
The Commissioners of Highways  
 OF THE WITHIN LAND. PRODUCED 19/6/1963 AT 11:40 am  
B. Haire DEP. REG. GEN.  
T 3667441 T 3667442

TRANSFER No. 3667441 to  
HER MAJESTY QUEEN ELIZABETH THE SECOND of portion  
 OF THE WITHIN LAND. PRODUCED 19.9.1974 AT 2:35pm  
R. Lendon DEP. REG. GEN.

**CANCELLED** AS REGARDS LAND IN TRANSFER  
 No. 3667441 THE SAID LAND HAVING BEEN  
 ACQUIRED BY THE CROWN FOR ROAD PURPOSES.  
R. Lendon DEP. REG. GEN.

TRANSFER No. 3667442 to  
Theodore Xenophon of portion  
 OF THE WITHIN Land  
 PRODUCED 19.9.1974 AT 2:35pm  
R. Lendon DEP. REG. GEN.  
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
 VOL. 4028 FOL 473  
J. Hughes DEP. REG. GEN.

**CANCELLED**  
 AND Balance  
 VOL. 4028 FOL 474  
J. Hughes DEP. REG. GEN.

See Survey X 15853

**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
Volume 4028 Folio 473

(Comprising 2 Sheets)



Pursuant to Transfer 3667442 Registered on Vol.3025 Folio 114 and New  
Certificate for the balance of the Land in Vol.733 Folio 55

THEODORE XENOPHOU of 16 Karri Drive Dernancourt 5075 Builder is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF SECTION 2247 HUNDRED OF YATALA and PORTION OF ALLOTMENT 22 of portion of Section 2261 in the said Hundred laid out as GREEN FIELDS (L.T.R.O. Plan deposited No.7089) and delineated by bold black lines on the plan hereon

In witness whereof I have signed my name and affixed my seal this *30th* day of *October* 1974

Signed the *30th* day of *October*  
1974, in the presence of *D. D. Outhy*

*Resub. 259/81*

*B. H. Nairn*

Deputy Registrar-General



RESUBDIVISION APPROVED  
The within land has been redesignated  
as Lots 1, 2, 3, 4 & 5 in F.P. 16679  
(S.P.O. Docket 259/1981)

MORTGAGE 3201003 TO THE NATIONAL BANK OF  
AUSTRALASIA LIMITED of the within portion of  
Section 2247. Produced 7.5.1971 at 10.45 a.m.

*B. H. Nairn*

Dep. Reg. Genl.

CAVEAT 4311401 lodged by VALLEY SECURITIES PTY.  
LIMITED over the within land Produced  
21.12.1978 at 12.30 p.m. (Including other land)



M-3667445

MORTGAGE 3667445 to THE NATIONAL BANK OF  
AUSTRALASIA LIMITED of the within portion  
of Allotment 22 Produced 19.9.1974 at 2.35 p.m.

*R. London*

Dep. Reg. Genl.

*DM 5842425 - M 3842426*

*4323495 - DM 4323496 - M 4323497*  
CAVEAT 4311401 has been withdrawn vide 4323495  
Produced 23.1.1979 at 11.30 a.m.

The within land is discharged from Mortgage  
3842426 by endorsement thereon vide 4323495  
Produced 23.1.1979 at 11.30 a.m.



P/A 3497409

The within land is discharged from Mortgages  
3201003 and 3667445 vide 3842425 Produced  
22.1.1976 at 10.15 a.m.



MORTGAGE 3842426 to BANK OF NEW SOUTH WALES  
Produced 22.1.1976 at 10.15 a.m.



MORTGAGE 4323497 to BAGOT'S EXECUTOR AND TRUSTEE  
COMPANY LIMITED Produced 23.1.1979 at 11.30 a.m.



MORTGAGE 4479716 to M. DALLWITZ TRUSTS PTY. LIMITED  
Produced 6.12.1979 at 2.50 p.m.



CAVEAT 4311401 - Lodged 21.12.78 at 12.30 p.m. *44499157*

OVER

VOL 4025 FOL 975

MORTGAGE 4499157 to THE NATIONAL BANK OF AUSTRALASIA LIMITED Produced 24.1.1980 at 11.10 a.m.

~~4857045~~

REGISTRAR-GENERAL'S CAVEAT 4857045 over portion of the within land Entered 4.3.1982 at 10.55 a.m.

~~4881445~~ ~~4890465~~ ~~4890466~~ ~~4890467~~ ~~4890468~~ ~~4890469~~ ~~4890470~~ ~~4890471~~ ~~4890472~~

Registrar-Generals Caveat 4857045 has been withdrawn vide 4881445 Entered 11.5.1982 at 11 a.m.

P/A 4287699

The within land is discharged from Mortgage 4499157 vide 4890465 Produced 18.5.1982 at 3.05 p.m.

Mortgage 4323497 is discharged from the sum of \$46 300 and PORTION of the within Part Section 2247 (Lot 3 F.P. 16670) and an Easement over PORTION of the within Part Section 2247 and PORTION of Part Lot 22 are thereby discharged vide 4890466 Produced 18.5.1982 at 3.05 p.m.

PORTION of the within Part Section 2247 (Lot 3 F.P. 16679) and an Easement over PORTION of the within Part Section 2247 and PORTION of Part Lot 22 are discharged from Mortgage 4479716 vide 4890467 Produced 18.5.1982 at 3.05 p.m.

TRANSFER 4890468 to MINISTER OF WATER RESOURCES of an Easement over PORTION of the within Part Section 2247 and PORTION of Part Lot 22 Produced 18.5.1982 at 3.05 p.m.

CANCELLED as regards above Land and new C.T. issued

Vol. 4195

Fol. 944

TRANSFER 4890469 to FRANCESCO DiMARIA ANTONIO DiMARIA GIORGIO DeCICCO and DOMENICO EVANGELISTA of PORTION of the within Part Section 2247 (Lot 3 F.P. 16679) AS TENANTS IN COMMON Produced 18.5.1982 at 3.05 p.m.

CANCELLED as regards above Land and new C.T. issued

Vol. 4195

Fol. 945

The BALANCE of the within Part Lot 22 and PORTION of Part Section 2247 (Lot 5 F.P. 16679) is discharged from Mortgage 4479716 vide 4890470 Produced 18.5.1982 at 3.05 p.m.

Mortgage 4323497 is discharged from the sum of \$56 800 and the BALANCE of the within Part Lot 22 and PORTION of Part Section 2247 (Lot 5 F.P. 16679) is thereby discharged vide 4890471 Produced 18.5.1982 at 3.05 p.m.

TRANSFER 4890472 to DAVID LINDSAY SIMS MARGARET JEAN SIMS ANTHONY McGREGOR SIMS and PHILOMENA MARY SIMS of the BALANCE of the within Part Lot 22 and PORTION of Part Section 2247 (Lot 5 F.P. 16679) Produced 18.5.1982 at 3.05 p.m.

CANCELLED as regards above Land and new C.T. issued

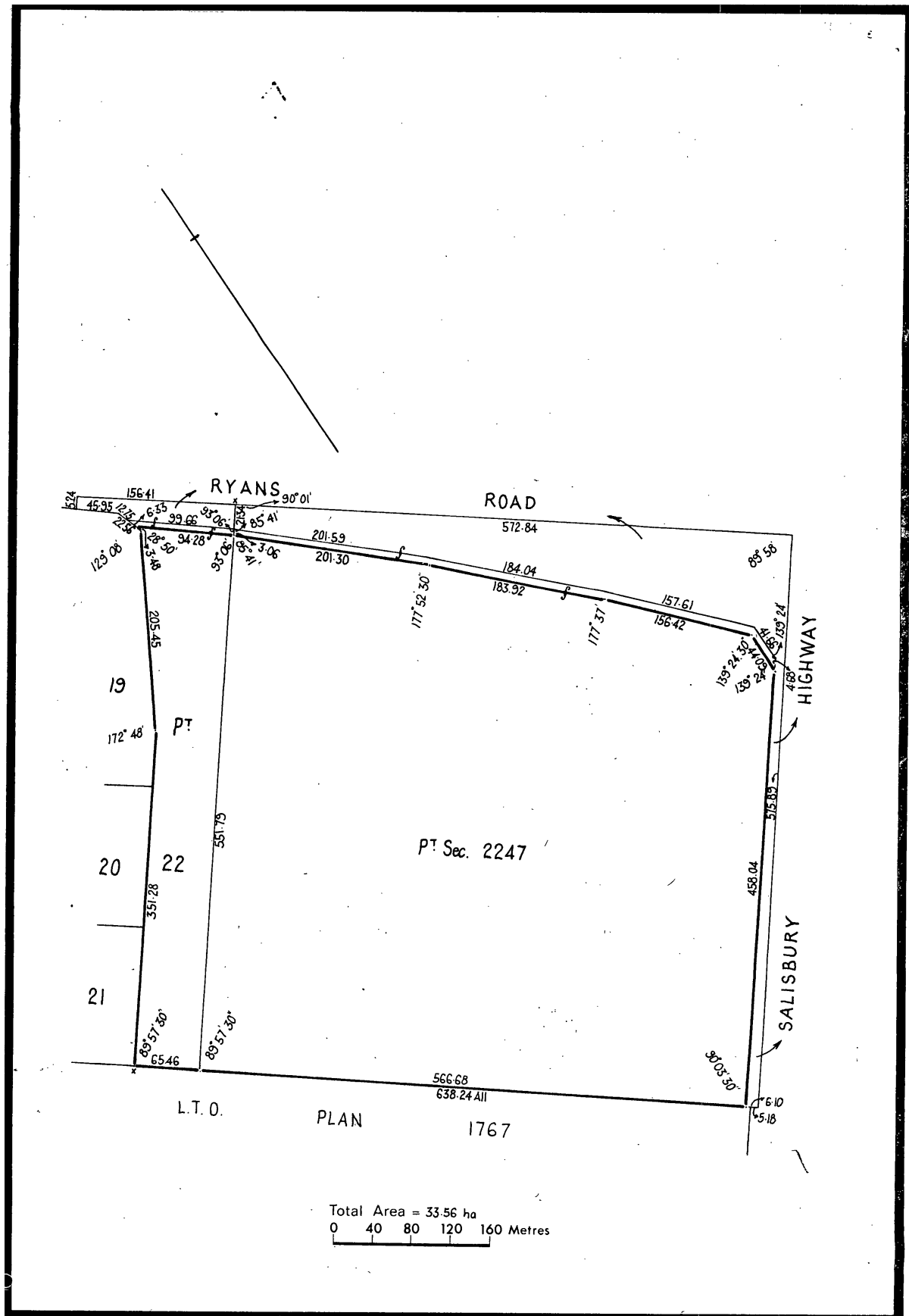
Vol. 4195

Fol. 946

~~4890472~~ ~~4890473~~ ~~4890474~~ ~~4890475~~

CANCELLED

AND 2 NEW AND BALANCE CERTIFICATE OF TITLE  
ISSUED VIDE 4890472 FILED PLAN No. 16679  
VOL. 4195 FOL. 947 to 949 inc.







**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
 Volume **4195** Folio **946**

(Comprising 2 Sheets)



Pursuant to Transfer 4890472 Registered on Vol.4028 Folio 473

DAVID LINDSAY SIMS Company Director MARGARET JEAN SIMS his wife ANTHONY McGREGOR SIMS  
 Company Director and PHILOMENA MARY SIMS his wife all of care of Post Office Box 370 Murray  
 Bridge 5253 are the proprietors of an estate in fee simple subject nevertheless to such  
 encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in  
ALLOTMENT 5 of portion of Section 2247 and other land HUNDRED OF YATALA in the area named  
GREEN FIELDS (L.T.R.O. FILED PLAN No.16679) and delineated on the plan hereon by bold black lines  
SUBJECT to the easement to the Minister of Water Resources more particularly set forth in Transfer  
 4890468 in and over those portions marked A hereon

In witness whereof I have signed my name and affixed my seal this 18 day of August 1982

Signed the 18 day of August

1982, in the presence of Green

The land in this Certificate is  
**REDESIGNATED**  
 as ALLOTMENT 8115  
 in DEPOSITED PLAN 12568.

*J. Hughes*

Deputy Registrar-General



~~T-4979961- F-4979961.~~

TRANSFER 4979961 to THE AUSTRALIAN LAND COMPANY  
 PROPRIETARY LIMITED of 200 North Terrace  
 Adelaide 5000 of the within land Produced  
 13.12.1982 at 11.20 a.m.



Caveat 5050353 is withdrawn this 21.3.1984  
 at 11 a.m.



MORTGAGE 4979962 to COMMONWEALTH TRADING BANK  
 OF AUSTRALIA Produced 13.12.1982 at 11.20 a.m.



P/A 4794436  
 The within land is discharged from Mortgage  
 4979962 vide 5197880 Produced 13.3.1984 at  
 3.40 p.m.



~~X\*5050353-~~

REGISTRAR-GENERAL'S CAVEAT 5050353 over portion  
 of the within land Entered 25.5.1983 at 1.05 p.m.

~~RT 5128334 D.P. 12708~~

~~DM 5197880 T 5197881 M 5197882 M 5197883~~



**THE WHOLE OF THE WITHIN LAND IS NOW  
 COMPRISED IN DEPOSITED PLAN 12708  
 VIDE APPLICATION R.T. 5128334**



TRANSFER 5197881 to HER MAJESTY QUEEN ELIZABETH  
 THE SECOND of PORTION of the within land (Lot  
 132 D.P. 12708) Produced 13.3.1984 at 3.40 p.m.



CANCELLED as regards land in Transfer 5197881  
 the said land having been acquired by the Crown  
 for Road Purposes



OVER

Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

VOL 4195 FOL 946

CANCELLED	
AND <i>New</i>	CERTIFICATE OF TITLE
ISSUED VIDE 5197881	DEPOSITED PLAN No. 12708
VOL. 4222	FOL. 611

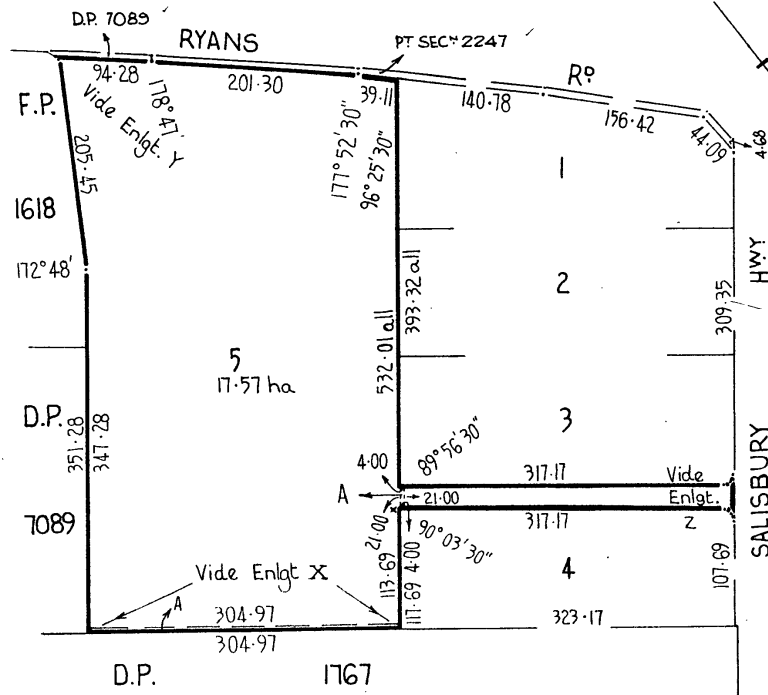


Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

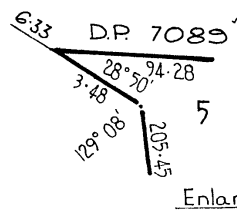
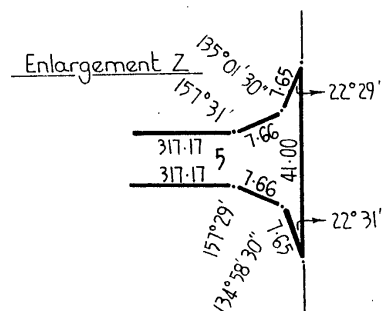
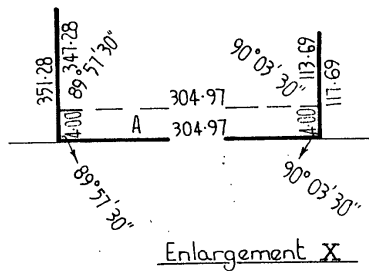
VOL 4158 FOL 945

## Sheet 2

Abuttal vide Docket 283/1983



0 50 100 150 200 Metres





VOL 4158 VOL 945

Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
Volume **4222** Folio **611**  
(Comprising 2 Sheets)



New Certificate for the whole of the Land in Vol.4195 Folio 946

THE AUSTRALIAN LAND COMPANY PROPRIETARY LIMITED of 200 North Terrace Adelaide 5000 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 131 of portion of Section 2247 and other land HUNDRED OF YATALA in the area named GREEN FIELDS (L.T.R.O. DEPOSITED PLAN No.12708) and delineated on the plan hereon by bold black lines SUBJECT to the easement to the Minister of Water Resources more particularly set forth in Transfer 4890468 in and over those portions marked X hereon

In witness whereof I have signed my name and affixed my seal this *2nd* day of *May* 1984

Signed the *2nd* day of *May*  
1984, in the presence of *M. Southwell*

F.P. 21839

APPROVED

*A.J. Shorman*

Deputy Registrar-General



M5197882...M5197883....

MORTGAGE 5197882 to WALLIS HOLDINGS (NO. 2) PTY LTD Produced 13.3.1984 at 3.40 p.m.



MORTGAGE 5197883 to HUGHIE MCKENZIE WALLIS Produced 13.3.1984 at 3.40 p.m. (Including other land)

*M5202384*



MORTGAGE 5282354 to HUGHIE MCKENZIE WALLIS Produced 10.8.1984 at 12.10 p.m.



*M5304249 M5304251 M5304252*

M 5304251 and M 5304252 have been withdrawn vide L.T.O. Dkt 678/1984



DISCHARGE of Mortgages 5197883 and 5282354 vide 5304249 Produced 20.9.1984 at 11 a.m.



*M5346982-M5346983*

MORTGAGE 5346982 to HUGHIE MCKENZIE WALLIS WALLIS HOLDINGS (NO. 2) PTY. LTD. and CINEMA INVESTMENTS PTY. LTD. AS TO THE AMOUNTS SPECIFIED THEREIN Produced 5.12.1984 at 11.25 a.m. (Including Other Land)



MORTGAGE 5346983 to MARSHALL & BROUGHAM PTY. LTD. Produced 5.12.1984 at 11.25 a.m. (Including Other Land)



*Calvin J.*

~~75622320 M622321 M622322~~ VOL4222 FOL 611

TRANSFER 6222320 from Wallis Holdings (No. 2) Pty. Ltd. AS MORTGAGEE to BELFREE PTY. LTD. of 242D Magill Road Beulah Park 5067 of the within land Produced 18.7.1986 at 14:30



MORTGAGE 6222321 to WALLIS HOLDINGS NO. 2 PTY. LTD. Produced 18.7.1986 at 14:30



MORTGAGE 6222322 to CUSTOM CREDIT CORPORATION LIMITED Produced 18.7.1986 at 14:30



~~M6270618~~

MORTGAGE 6270618 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 4.11.1986 at 11:10

~~DM6340449 DM6340450~~



DISCHARGE of Mortgage 6222321 vide 6340449 Produced 13.4.1987 at 11:50



P/A 5369269  
DISCHARGE of Mortgage 6222322 vide 6340450 Produced 13.4.1987 at 11:50

~~DM6394530-A-6394531 M6394532~~



~~RT6394533 DP21573~~

P/A 4523763  
The within land is discharged from Mortgage 5270618 vide 6394530 Produced 7.8.1987 at 15:00



APPLICATION 6394531 /with the City of Salisbury  
whereby an agreement dated 5.8.1987 pursuant to Section 61(2) of the Planning Act 1982 has been entered into/for the development of the within land Produced 7.8.1987 at 15:00



MORTGAGE 6394532 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 7.8.1987 at 15:00

~~PM6418608 T6418609~~  
~~PM6418801 T6418802~~



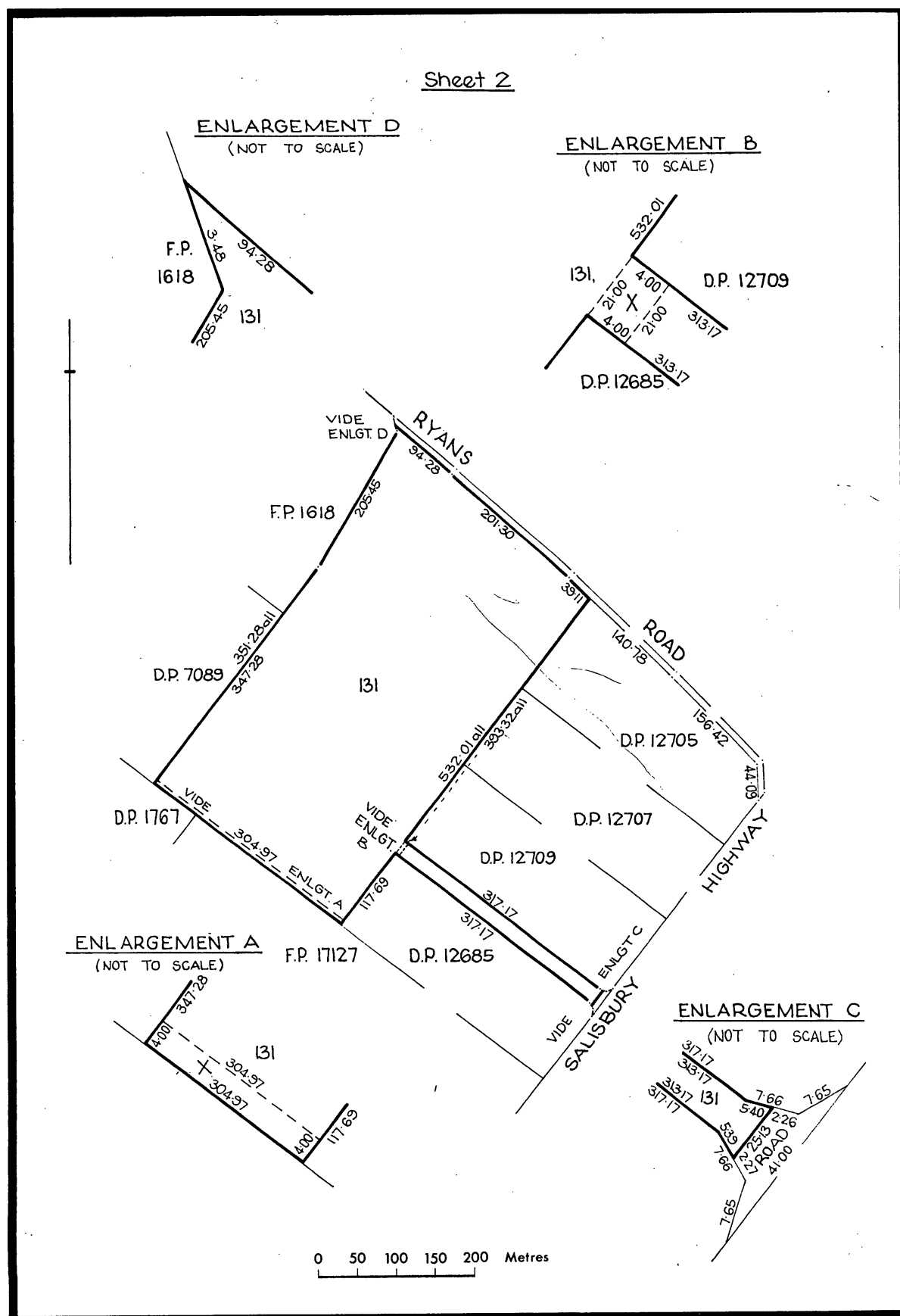
Cancelled as regards that portion of the within land comprised in Deposited Plan 21573 and new Certificates issued (A.T. 6394533) Vol. 4303 Folios 775 to 812 incl.



Balance  
Portion of the within land as is comprised in Allotments 39.40.41.42.43 and 44 in D.P. 21573 is vested as public road in the City of Salisbury vide Sec.2231a of the Real Property Act 1886 as amended  
CANCELLED AS REGARDS THE ABOVE LAND  
AND NEW CERTIFICATE OF TITLE ISSUED  
Volume 4303 Folio 813



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment







**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
Volume 4303 Folio 812



New Certificate for portion of the Land in Vol.4222 Folio 611

BELFREE PROPRIETARY LIMITED of 242D Magill Road Beulah Park 5067 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 38 of portion of Section 2247 and other land HUNDRED OF YATALA in the area named GREEN FIELDS (L.T.R.O. DEPOSITED PLAN No.21573) and delineated on the plan hereon

In witness whereof I have signed my name and affixed my seal this 30<sup>th</sup> day of September 1987

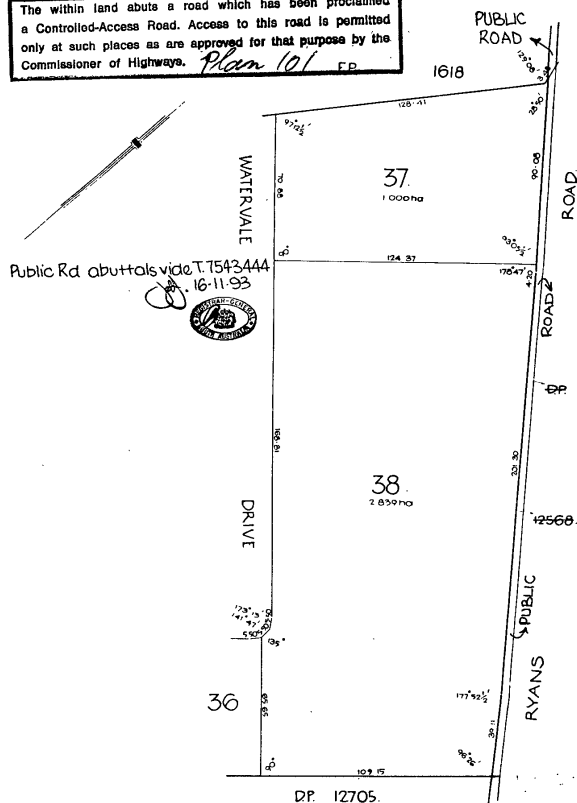
Signed the 30<sup>th</sup> day of September

1987, in the presence of

*L. Redwood*

G.R.O. PLAN No. 706 of 1988  
FOR LEASING PURPOSES DEPOSITED  
OVER WHOLE/PORTION OF THE  
WITHIN LAND

The within land abuts a road which has been proclaimed a Controlled-Access Road. Access to this road is permitted only at such places as are approved for that purpose by the Commissioner of Highways. Plan 101 EP.



*[Signature]*  
Deputy Registrar-General



APPLICATION 6394531 whereby an agreement dated 6.8.1987 pursuant to Section 61(2) of the Planning Act 1982 has been entered into with the City of Salisbury for the development of the within land Produced 7.8.1987 at 15:00



MORTGAGE 6394532 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 7.8.1987 at 15:00 (Including other land)



P.A.4523763  
The within land is discharged from Mortgage 6394532 vide 6750876 Produced 13.6.1989 at 15:10



TRANSFER 6750877 to SOUTH AUSTRALIAN HOUSING TRUST of 17 Angas Street Adelaide 5000 of the within land Produced 13.6.1989 at 15:10



OVER

Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

VOL 4303 FOL 012

APPLICATION 0059274 The within land is  
vested in SOUTH AUSTRALIAN URBAN PROJECTS  
AUTHORITY of Assistance 5000 by a Proclamation  
made pursuant to Clause 2(3) of Schedule 2 of  
the South Australian Housing Trust Act 1995  
Produced 22.1.1995 at 11:15



**CANCELLED**  
CONVERTED TO A COMPUTERISED TITLE



Item GB1 - Attachment 12 - Code Amendment attach D6 - environment

## South Australia

**(CERTIFICATE OF TITLE)**



*Register Book,*

Vol. 2663 Folio 114

Purguant to Memorandum of Transfer No.2117085 Registered on Vol.169 Folio 235

DAYSRING DEVELOPMENT COMPANY LIMITED of 47 Waymouth Street Adelaide

is the proprietor of an estate in fee simple  
subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in  
THAT SECTION of land situated in the HUNDRED OF YATALA COUNTY of ADELAIDE  
NOD.2248 containing eighty one acres and one rood or thereabouts

and bounded as appears in the plan in the margin hereof

Which said Section 1<sup>st</sup> delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this *Thirtieth* day of *April* 1959

Signed the 30<sup>th</sup> day of April  
1959, in the presence of K. N. Hocking

Registrar-General.



Resubdivision Approved under  
Sec. 4, T.P. Act 1929-1967 Via  
L.T.O. Docket 2606/1257

Resubdivision Approved under  
Sec. 15 T.P. Act 1929-1957 Vide  
L.T.O. DOCKET 1144 of 1959

MORTGAGE No. 2117086 FROM Jayspring  
Development Company Limited to  
The South Australian Adult  
No. of ad. Jan 6 Mission ad Angas  
PRODUCED by 1959 at 2-36 p.m. Seafurthes Inc. produced

S. H. Nairn

DEP. REG. GEN.

Within Land to be CONSOLIDATED  
Vida Resubdivision Approval under  
Gen. 15...T.P. Act 1929-1957.  
L.T.O. DOCKET 1144 of 1959

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND  
NOW IN PLAN No. 6422 ) AND NEW CERTIFICATE OF TITLE  
ISSUED VIDE L.T.O. DOCKET 2456 OF 1959  
VOL 2675 FOL 110

DEPT. REG. GEN.  
 Land Street  
 Somerset, Assam  
 Portion of THE WITHIN LAND VESTED IN  
 IN DEPOSITED PLAN No. 6422 is  
 THE District Council of Calisburg  
 BY VIRTUE OF SEC. 14 SUB SEC 1 OF ACT 1948  
 OF 1929 VIDE L.T.O. DOCKET No. 2456 OF 1959

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND  
NOW IN PLAN No. 6423 ) AND NEW CERTIFICATE OF TITLE  
ISSUED VIDE L.T.O. DOCKET 2456 OF 1959  
VOL 2675 FOL 110

DEP. REG. GEN.  
*Receivars*  
 Patron of THE WITHIN LAND *Receivars*  
 IN DEPOSITED PLAN No. 6443 to a Place  
 THE District Council of Salisbury VESTED IN  
 BY VIRTUE OF SEC. 14 SUB SEC 1 OF ACT 1945  
 OF 1929 VIDE L.T.O. DOCKET No. 2416 OF 1945  
*Receivars*  
 DEP. REG. GEN.



Ryans Rd. vide Lr. 2714/59

Wheeler  
Dep. Reg. Genl.



Balance of THE WITHIN LAND Street 2 Roads  
IN DEPOSITED PLAN No. 6425 & VESTED IN  
THE District Council of Salisbury  
BY VIRTUE OF SEC. 14 SUB 2 ACT 1845  
OF 1829 VIDE L.T.O. DOCKET No. 2486 OF 1859  
W. Wilson  
DEP. REG. GENL.





*Transfer No 354689* from John Howard and  
to The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes  
Incorporated of an estate in fee simple in the willow land produced for registration the 8 day June 1900 at 2:30pm  
E. Heath Dep. Reg. Gen.

The above named The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated is now incorporated under the name of The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated under the provisions of the Associations Incorporation Act 1899 as appears by certificate of the Master of the Supreme Court 29/10/1901 produced for registration the 30 day of April 1901 at 11:30am  
T. Smith Dep. Reg. Gen.

*Transfer No 2111202* FROM The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated to Ron Wallace Investments  
OF THE WITHIN Section 2260  
PRODUCED 2/3/1959 AT 2:10 PM  
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
VOL 2659 FOL 112  
Dep. Reg. Gen.

*Transfer No. 2117085* FROM The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated to Ray Spring Development Company Limited  
OF THE WITHIN Section 2248  
PRODUCED 2-4-1959 AT 2:30pm  
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
VOL 2663 FOL 114  
Dep. Reg. Gen.

CANCELLED  
AND Balance 30/4  
VIDE Letter 1959  
CERTIFICATE OF TITLE  
VOL 2685 FOL 18  
Dep. Reg. Gen.

*TRANSFER No. 2097442* FROM The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated to Paolo Chaciano  
OF THE WITHIN Section 2259 and 2260  
PRODUCED 4/12/1958 AT 2:45 PM  
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
VOL 2640 FOL 197  
Dep. Reg. Gen.

*TRANSFER No. 2097444* FROM The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated to Patricia Packer and Denise Kopchick of portion of Section 2260  
OF THE WITHIN Section 2259 and 2260  
PRODUCED 4/12/58 AT 2:45 PM  
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
VOL 2640 FOL 198  
Dep. Reg. Gen.

*TRANSFER No. 2097446* FROM The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated to Ron Wallace Investments  
OF THE WITHIN Section 2249 and portion of Section 2260  
PRODUCED 4/12/1958 AT 2:45 PM  
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
VOL 2640 FOL 199  
Dep. Reg. Gen.

*TRANSFER No. 2097448* FROM The South Australian Adult Deaf and Dumb Mission and Parapet Home for Aged and Infirmed Deaf Mutes Incorporated to George Sabella  
OF THE WITHIN Section 2260. Produced 4/12/58 at 2:45pm  
CANCELED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
VOL 2640 FOL 200  
Dep. Reg. Gen.





CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND  
NOW IN PLAN No. 1424 ) AND NEW CERTIFICATE OF TITLE  
ISSUED VIDE L.T.O. DOCKET 2456 OF 1959  
VOL 2675 FOL 10  
W. J. Wilson DEP. REG. GENL.

*Portion of* THE WITHIN LAND. *Street Terrace Roads & House*  
IN DEPOSITED PLAN No. 6424 IS VESTED IN  
*The District Council of Salisbury*  
BY VIRTUE OF SEC. 14 SUB SEC 1 OF ACT 1945  
OF 1929 VIDE L.T.O. DOCKET No 2456 OF 18-9  
*Lfcccwss* DIST. REG. GENL.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND  
NOW IN PLAN NO. 6425) AND NEW CO. OF TITLE  
ISSUED VIDE L.T.O. DOCKET 2456 OF 1959  
VOL 2675 FOL 110  
*Ag. Sec. 2*  
DEP. REG. GEN.

Balance of THE WITHIN LAND Street 2 Roads  
IN DEPOSITED PLAN No. 6425 & VESTED IN  
THE District Council of Salisbury  
BY VIRTUE OF SEC. 14 SUB 2 ACT 1845  
OF 1829 VIDE L.T.O. DOCKET No. 2486 OF 1859  
W. Wilson  
DEP. REG. GENL.



Product  
Date/Time

Child Parent Title Search  
27/09/2021 02:21PM

## Certificate of Title

Title Reference: CT 6212/334  
 Status: CANCELLED  
 Parent Title(s): CT 2663/114  
 Dealing(s) Creating Title: RT 12974103  
 Title Issued: 21/08/2018  
 Title Cancelled: 17/10/2018  
 Edition: 1

## Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 6214/650	CURRENT	EASEMENT ONLY	D119186 ALLOTMENT 1001	DISTRIBUTION LESSOR CORPORATION
CT 6214/652	CURRENT	FEE SIMPLE	D119186 ALLOTMENT 1001	CITY OF SALISBURY
CT 6214/653	CURRENT	FEE SIMPLE (PUBLIC ROAD)	D119186 ALLOTMENT (ROAD) 2001  D6422 ALLOTMENT (ROAD) 1218  D6422 ALLOTMENT (ROAD) 1219  D6422 ALLOTMENT (ROAD) 1220  D6422 ALLOTMENT (ROAD) 1221  D6423 ALLOTMENT (ROAD) 144  D6423 ALLOTMENT (ROAD) 145  D6423 ALLOTMENT (ROAD) 146  D6423 ALLOTMENT (ROAD) 147  D6423 ALLOTMENT (ROAD) 148  D6423 ALLOTMENT (ROAD) 149  D6423 ALLOTMENT (ROAD) 150  D6423 ALLOTMENT (ROAD) 151	CITY OF SALISBURY



Product  
Date/Time

Child Parent Title Search  
27/09/2021 02:21PM

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
			D6424 ALLOTMENT (ROAD) 315	
			D6424 ALLOTMENT (ROAD) 316	
			D6424 ALLOTMENT (ROAD) 317	
			D6424 ALLOTMENT (ROAD) 318	
			D6424 ALLOTMENT (ROAD) 319	
			D6424 ALLOTMENT (ROAD) 320	
			D6424 ALLOTMENT (ROAD) 322	
			D6424 ALLOTMENT (ROAD) 323	
			D6425 ALLOTMENT (ROAD) 213	
			D6425 ALLOTMENT (ROAD) 214	
			D6425 ALLOTMENT (ROAD) 216	

Item GB1 - Attachment 12 - Code Amendment attach D6 - environment



Product  
Date/Time

Child Parent Title Search  
27/09/2021 02:18PM

## Certificate of Title

Title Reference:	CT 6214/652
Status:	CURRENT
Parent Title(s):	CT 6212/334
Dealing(s) Creating Title:	RTD 12968154
Title Issued:	17/10/2018
Edition:	1

Item GB1 - Attachment 12 - Code Amendment attach D6 - environment




**South Australia**  
(CERTIFICATE OF TITLE)

Register Book,  
Vol. 3025 Folio 114

New Certificate of Title from Vol.1016 Folio 59

FREDERICK GEORGE RYAN of Bolivar and Lower Light Grazier is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land situated in the HUNDRED OF YATALA COUNTY OF ADELAIDE being the ALLOTMENT 22 of the subdivision of portion of Section 2261 laid out as GREEN FIELDS and bounded as appears in the plan in the margin hereof and in the plan deposited in the LANDS TITLES REGISTRATION OFFICE No.7089

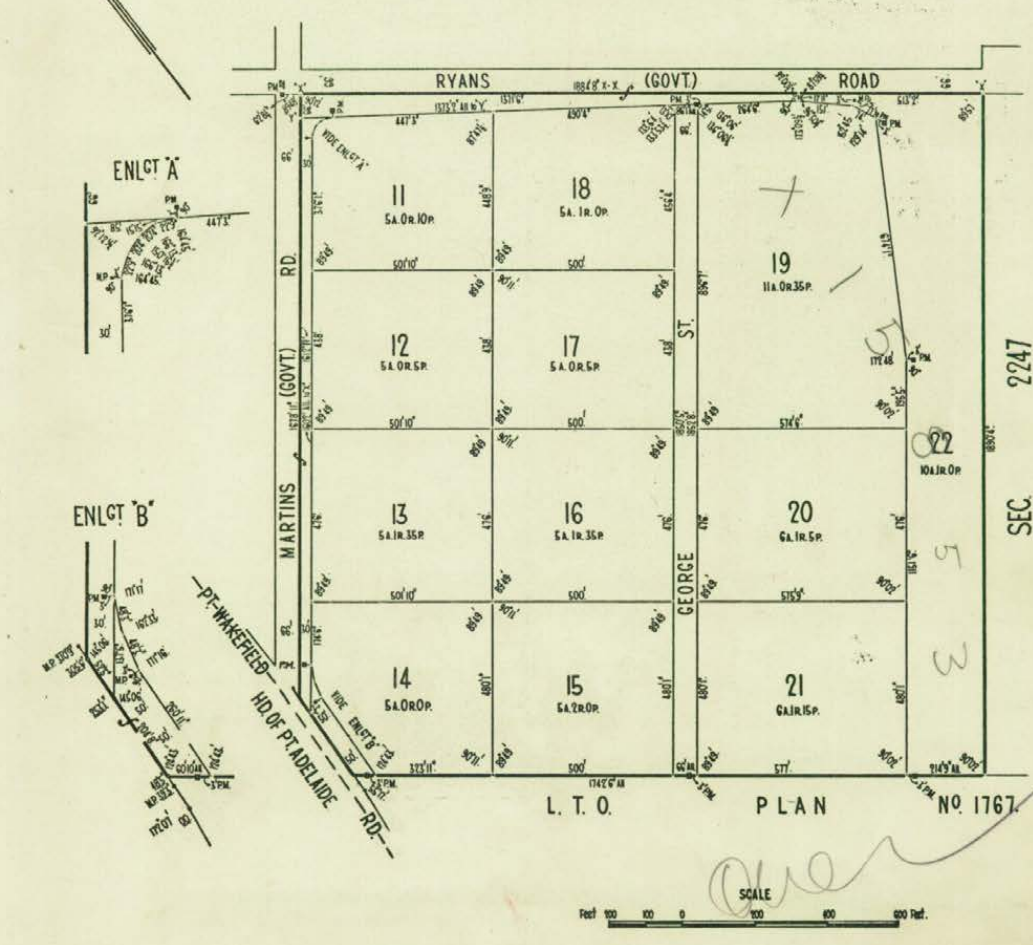
In witness whereof I have hereunto signed my name and affixed my seal this first day of December 1961  
Signed the first day of December  
1961, in the presence of *[Signature]* J.E. Russell  
Deputy Registrar-General



**PLAN** NO. 1767.

L. T. O.

SCALE 0 100 200 Feet.



TRANSFER No. 2445392 to  
The Commissioners of Highways  
 OF THE WITHIN LAND. PRODUCED 19/6/1963 AT 11:40 am  
B. Haire DEP. REG. GEN.  
T 3667441 T 3667442

TRANSFER No. 3667441 to  
 HER MAJESTY QUEEN ELIZABETH THE SECOND of portion  
 OF THE WITHIN LAND. PRODUCED 19.9.1974 AT 2:35pm  
R. Lendon DEP. REG. GEN.

**CANCELLED** AS REGARDS LAND IN TRANSFER  
 No. 3667441 THE SAID LAND HAVING BEEN  
 ACQUIRED BY THE CROWN FOR ROAD PURPOSES.  
R. Lendon DEP. REG. GEN.

TRANSFER No. 3667442 to  
Theodore Xenophon of portion  
 OF THE WITHIN Land  
 PRODUCED 19.9.1974 AT 2:35pm  
R. Lendon DEP. REG. GEN.  
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED  
 VOL. 4028 FOL. 473  
J. Hughes DEP. REG. GEN.

**CANCELLED**  
 AND Balance  
 VOL. 4028 FOL. 474  
J. Hughes DEP. REG. GEN.

See Survey X 15853







**TRANSFER No. 1402635** FROM  
Farmers Cooperative Executors and  
Trustees Limited to Hilda  
Shepherdson of Salisbury Spidder  
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND.

PRODUCED FOR REGISTRATION THE 4 DAY OF  
February 1954 AT 11:35 am  
J. H. Rogers DEP. REG. GENL.

1/14/1922 070 7/19/20 71/11/1920

**MARRIAGE.** The within named Hilda  
Shepherdson was married to  
Ray Allen Turner of  
Salisbury Retired  
on the 5 day of May 1953  
at Adelaide as appears by  
Certified Copy of Certificate of Marriage  
No. 1922070 Entered the 6 day of  
December 1953 at Adm. Produced  
for registration the 1 day of December  
1953 at 11:25 am.  
J. E. Russell Dep. Reg. Genl.

**TRANSFER No. 1922071** FROM  
Hilda Turner to  
Bob Eroll Riffin of  
Granger Road, Somerton, Ark. baptist and  
Julia Margaret Riffin his wife  
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND

PRODUCED FOR REGISTRATION THE 1 DAY OF  
December 1955 AT 11:25 am.  
J. E. Russell DEP. REG. GENL.

**MORTGAGE No. 1922072** FROM  
Bob Eroll Riffin and  
Julia Margaret Riffin to  
Allen Arnold Bailey and  
Emily Olive Bailey  
as tenants in common DAY OF  
December 1955 AT 11:25 am  
J. E. Russell DEP. REG. GENL.

**MORTGAGE No. 1922072** IS DISCHARGED FROM THE SUM  
OF £1000 VIDE No. 2050214 PRODUCED 21/4/59 AT 11:25  
W. H. Brown DEP. REG. GENL.

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE  
No. 1922072 VIDE No. 2211038 PRODUCED 21/4/59 AT 11:30 am  
L. H. Anderson DEP. REG. GENL.

21/4/59

**TRANSFER No. 3167849** to  
Theodore Xenophon of 16 Karri  
Drive, Derrinmont 5075 Builder  
OF THE WITHIN LAND. PRODUCED 13.1.1971 AT 11:30 am  
J. H. Rogers DEP. REG. GENL.  
17/3/201003

**MORTGAGE No. 3201003**  
TO THE NATIONAL BANK OF AUSTRALASIA LIMITED  
PRODUCED 27/5 1971 AT 10.45 AM  
J. H. Rogers DEP. REG. GENL.  
PA 3667440 7 3667440 7 3667444

Portion of  
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE  
No. 3201003 VIDE 3667440  
PRODUCED 19.9.1974 AT 2:35 pm  
K. L. Bondson DEP. REG. GENL.  
PA 3497409 K. L. Bondson DRG

**TRANSFER No. 3667443** to  
HER MAJESTY QUEEN ELIZABETH THE SECOND of portion  
OF THE WITHIN LAND. PRODUCED 19.9.1974 AT 2:35 pm  
K. L. Bondson DEP. REG. GENL.

**CANCELLED** AS REGARDS LAND IN TRANSFER  
No. 3667443 THE SAID LAND HAVING BEEN  
ACQUIRED BY THE CROWN FOR ROAD PURPOSES.  
K. L. Bondson DEP. REG. GENL.

**TRANSFER No. 3667444** to  
Commissioner of Highways  
of portion  
OF THE WITHIN LAND  
PRODUCED 19.9.1974 AT 2:35 pm  
K. L. Bondson DEP. REG. GENL.  
**CANCELLED** AS REGARDS ABOVE LAND AND NEW C.I. ISSUED  
VOL. 4028 FOL. 474  
J. H. Rogers DEP. REG. GENL.

**CANCELLED**  
Balance See Survey 1985  
4028 473  
J. H. Rogers DEP. REG. GENL.



**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
Volume 4028 Folio 473

(Comprising 2 Sheets)



Pursuant to Transfer 3667442 Registered on Vol.3025 Folio 114 and New  
Certificate for the balance of the Land in Vol.733 Folio 55

THEODORE XENOPHOU of 16 Karri Drive Dernancourt 5075 Builder is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF SECTION 2247 HUNDRED OF YATALA and PORTION OF ALLOTMENT 22 of portion of Section 2261 in the said Hundred laid out as GREEN FIELDS (L.T.R.O. Plan deposited No.7089) and delineated by bold black lines on the plan hereon

In witness whereof I have signed my name and affixed my seal this *30th* day of *October* 1974

Signed the *30th* day of *October*  
1974, in the presence of *D. Outhy*

*Resub. 259/81*

*B. Nairn*

Deputy Registrar-General



RESUBDIVISION APPROVED  
The within land has been redesignated  
as Lots 1, 2, 3, 4 & 5 in F.P. 16679  
(S.P.O. Docket 259/1981)

MORTGAGE 3201003 TO THE NATIONAL BANK OF  
AUSTRALASIA LIMITED of the within portion of  
Section 2247. Produced 7.5.1971 at 10.45 a.m.

*B. Nairn*

Dep.Reg.Genl.

M-3667445

MORTGAGE 3667445 to THE NATIONAL BANK OF  
AUSTRALASIA LIMITED of the within portion  
of Allotment 22 Produced 19.9.1974 at 2.35 p.m.

*R. London*

Dep.Reg.Genl.

*DM 3842425 - M 3842426*

P/A 3497409

The within land is discharged from Mortgages  
3201003 and 3667445 vide 3842425 Produced  
22.1.1976 at 10.15 a.m.



MORTGAGE 3842426 to BANK OF NEW SOUTH WALES  
Produced 22.1.1976 at 10.15 a.m.



CAVEAT 4311401 lodged by VALLEY SECURITIES PTY.  
LIMITED over the within land Produced  
21.12.1978 at 12.30 p.m. (Including other land)



*4323495 - DM 4323496 - M 4323497*

CAVEAT 4311401 has been withdrawn vide 4323495  
Produced 23.1.1979 at 11.30 a.m.

The within land is discharged from Mortgage  
3842426 by endorsement thereon vide 4323495  
Produced 23.1.1979 at 11.30 a.m.



MORTGAGE 4323497 to BAGOT'S EXECUTOR AND TRUSTEE  
COMPANY LIMITED Produced 23.1.1979 at 11.30 a.m.



MORTGAGE 4479716 to M. DALLWITZ TRUSTS PTY. LIMITED  
Produced 6.12.1979 at 2.50 p.m.



CAVEAT 4311401 - Lodged 21.12.78 at 12.30 p.m. *44499157*

OVER

VOL 4025 FOL 975

MORTGAGE 4499157 to THE NATIONAL BANK OF AUSTRALASIA LIMITED Produced 24.1.1980 at 11.10 a.m.

~~4857045~~

REGISTRAR-GENERAL'S CAVEAT 4857045 over portion of the within land Entered 4.3.1982 at 10.55 a.m.

~~4881445~~ ~~4890465~~ ~~4890466~~ ~~4890467~~ ~~4890468~~ ~~4890469~~ ~~4890470~~ ~~4890471~~ ~~4890472~~

Registrar-Generals Caveat 4857045 has been withdrawn vide 4881445 Entered 11.5.1982 at 11 a.m.

P/A 4287699

The within land is discharged from Mortgage 4499157 vide 4890465 Produced 18.5.1982 at 3.05 p.m.

Mortgage 4323497 is discharged from the sum of \$46 300 and PORTION of the within Part Section 2247 (Lot 3 F.P. 16670) and an Easement over PORTION of the within Part Section 2247 and PORTION of Part Lot 22 are thereby discharged vide 4890466 Produced 18.5.1982 at 3.05 p.m.

PORTION of the within Part Section 2247 (Lot 3 F.P. 16679) and an Easement over PORTION of the within Part Section 2247 and PORTION of Part Lot 22 are discharged from Mortgage 4479716 vide 4890467 Produced 18.5.1982 at 3.05 p.m.

TRANSFER 4890468 to MINISTER OF WATER RESOURCES of an Easement over PORTION of the within Part Section 2247 and PORTION of Part Lot 22 Produced 18.5.1982 at 3.05 p.m.

CANCELLED as regards above Land and new C.T. issued

Vol. 495

Fol. 944

TRANSFER 4890469 to FRANCESCO DiMARIA ANTONIO DiMARIA GIORGIO DeCICCO and DOMENICO EVANGELISTA of PORTION of the within Part Section 2247 (Lot 3 F.P. 16679) AS TENANTS IN COMMON Produced 18.5.1982 at 3.05 p.m.

CANCELLED as regards above Land and new C.T. issued

Vol. 495

Fol. 945

The BALANCE of the within Part Lot 22 and PORTION of Part Section 2247 (Lot 5 F.P. 16679) is discharged from Mortgage 4479716 vide 4890470 Produced 18.5.1982 at 3.05 p.m.

Mortgage 4323497 is discharged from the sum of \$56 800 and the BALANCE of the within Part Lot 22 and PORTION of Part Section 2247 (Lot 5 F.P. 16679) is thereby discharged vide 4890471 Produced 18.5.1982 at 3.05 p.m.

TRANSFER 4890472 to DAVID LINDSAY SIMS MARGARET JEAN SIMS ANTHONY McGREGOR SIMS and PHILOMENA MARY SIMS of the BALANCE of the within Part Lot 22 and PORTION of Part Section 2247 (Lot 5 F.P. 16679) Produced 18.5.1982 at 3.05 p.m.

CANCELLED as regards above Land and new C.T. issued

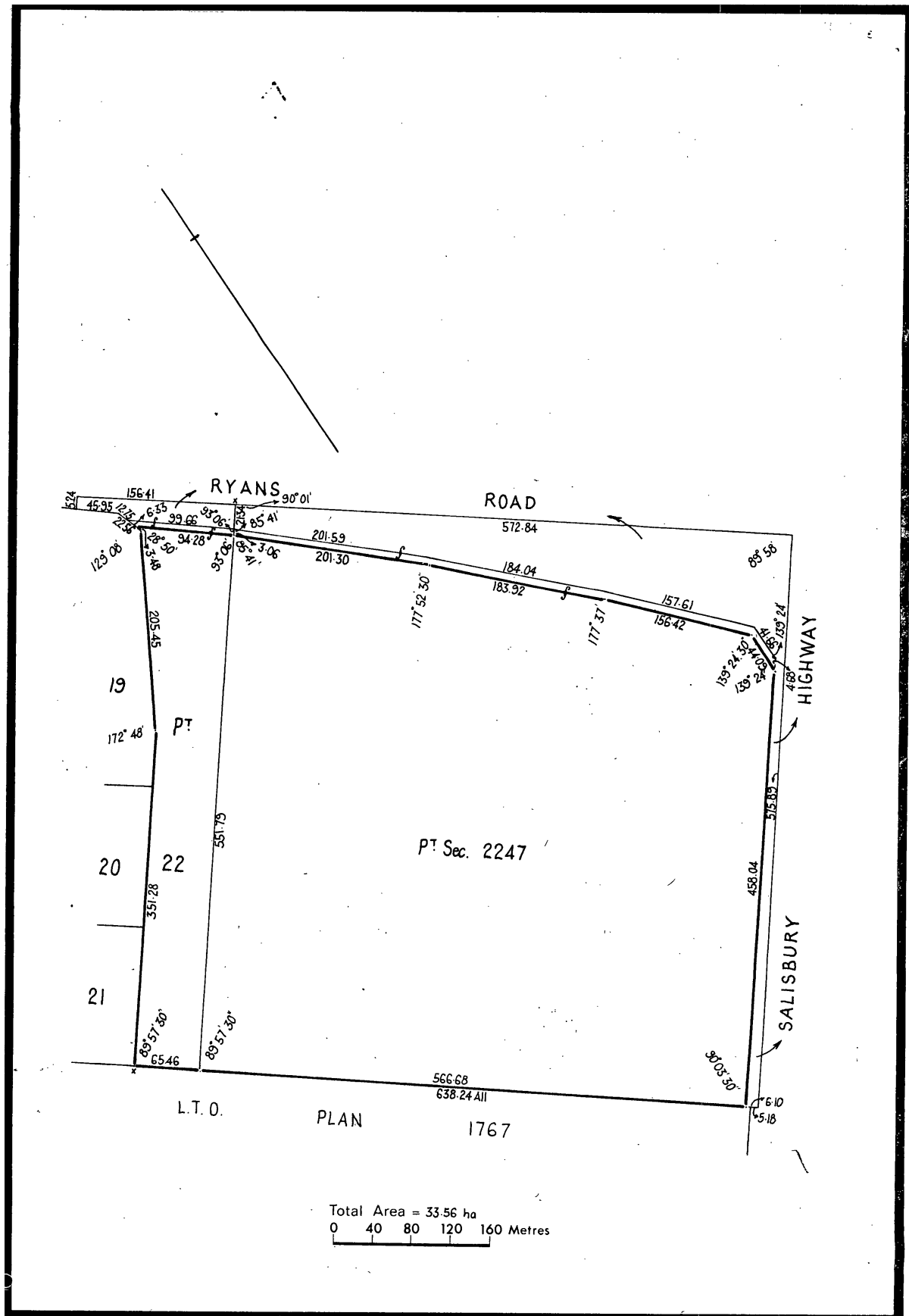
Vol. 495

Fol. 946

~~4890472~~ ~~4890473~~ ~~4890474~~ ~~4890475~~

CANCELLED

AND 2 NEW AND BALANCE CERTIFICATE OF TITLE  
ISSUED VIDE 4890472 FILED PLAN No. 16679  
VOL. 495 FOL. 947 to 949 inc.







**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
Volume **4195 Folio 947**



New Certificate for portion of the Land in Vol.4028 Folio 473

THEODORE XENOPHOU of 16 Karri Drive Dernancourt 5075 Builder is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 1 of portion of Section 2247 and other land HUNDRED OF YATALA in the area named GREEN FIELDS (L.T.R.O. FILED PLAN No.16679) and delineated on the plan hereon by bold black lines SUBJECT to the easement to the Minister of Water Resources more particularly set forth in Transfer 4890468 in and over that portion marked A hereon

In witness whereof I have signed my name and affixed my seal this 16 day of August 1982

Signed the 16 day of August  
1982, in the presence of Jason }

The land in this Certificate is  
**REDESIGNATED**  
as ALLOTMENT(8)119  
in DEPOSITED PLAN 12568.

Deputy Registrar-General



MORTGAGE 4323497 to BAGOT'S EXECUTOR AND TRUSTEE COMPANY LIMITED Produced 23.1.1979 at 11.30 a.m. (Including other land)



MORTGAGE 4479716 to M. DALLWITZ TRUSTS PTY. LIMITED Produced 6.12.1979 at 2.50 p.m. (Including other land)



BM 4926146

DISCHARGE of Mortgage 4323497 vide 4926146 Produced 6.8.1982 at 11.35 a.m.



XX5050355

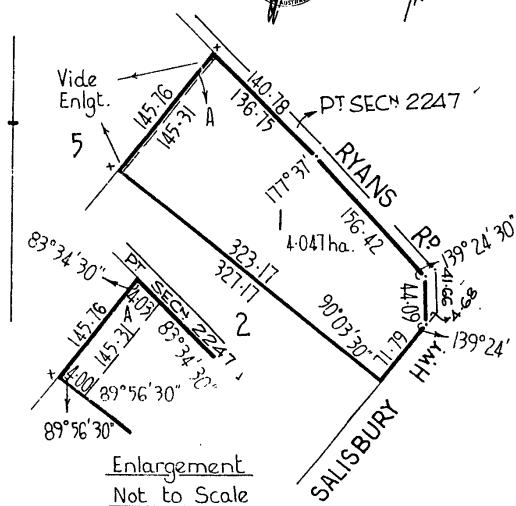
REGISTRAR-GENERAL'S CAVEAT 5050355 over portion of the within land Entered 25.5.1983 at 1.05 p.m.



~~DM 5122675 - 75122676~~  
~~RT 5122675 - DP 122675~~

Abuttal vide Docket 283/1983

1983



0 50 100 150 200 Metres

OVER

VOL 4193 FOL 547

DISCHARGE of Mortgage 4479716 vide 5122675  
Produced 18.10.1983 at 3.05 p.m.



TRANSFER 5122676 to GIOVANNI EVANGELISTA and  
ANTONIA EVANGELISTA both of 227 Rundle Street  
Adelaide both Students of the within land  
Produced 18.10.1983 at 3.05 p.m.



AQ 5245654

THE WHOLE OF THE WITHIN LAND IS NOW  
COMPRISED IN DEPOSITED PLAN 12705  
VIDE APPLICATION R.T. 5128332



Caveat 5050355 is withdrawn this 8.6.1984 at 11 a.m.



ACQUISITION 5245354 whereby PORTION of the within  
land (Lot 126 D.P. 12705) is vested in  
COMMISSIONER OF HIGHWAYS Produced 6.6.1984  
at 1.40 p.m.



CANCELLED as regards land in Acquisition 5245654  
and new C.T. issued

Vol. 4226 Fol. 811



CANCELLED

AND *Balance* CERTIFICATE OF TITLE  
ISSUED VIDE 5245654 DEPOSITED PLAN No. 12705  
VOL. 4226 FOL. 812



**ORIGINAL**  
**CERTIFICATE OF TITLE**

**South Australia**

Register Book,  
Volume 4226 Folio 812



New Certificate for the balance of the Land in Vol.4195 Folio 947

GIOVANNI EVANGELISTA and ANTONIA EVANGELISTA both of 227 Rundle Street Adelaide 5000 Students are the proprietors of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 125 of portion of Section 2247 HUNDRED OF YATALA in the area named GREEN FIELDS (L.T.R.O. DEPOSITED PLAN No.12705) SUBJECT to the easement to the Minister of Water Resources more particularly set forth in Transfer 4890468 in and over that portion marked X on the said Deposited Plan

In witness whereof I have signed my name and affixed my seal this 18<sup>th</sup> day of July 1984

Signed the 18<sup>th</sup> day of July

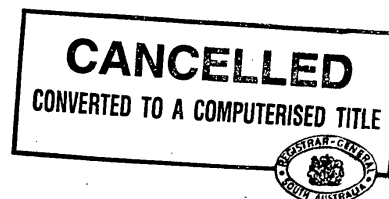
1984, in the presence of

*M. Giffre* }

PLAN FOR LEASING PURPOSES  
GP 99/1992

The within land abuts a road which has been proclaimed a Controlled-Access Road. Access to this road is permitted only at such places as are approved for that purpose by the Commissioner of Highways. *Plan 101*

*A. J. Shorman*  
Deputy Registrar-General



VOL 4226 FOL 812

Item GB1 - Attachment 12 - Code Amendment attach D6 - environment



South Australia.  
(CERTIFICATE OF TITLE.)

Register Book,  
Vol. 757 Folio 172

— Balance certificate of Title from Vol 719 Folio 133 —


Frederick William Mant of Boliver Sheppfarmer is —  
the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in  
These pieces of land situated in the County of Adelaide being  
Firstly Sections 3070 containing eighty acres or thereabouts situated in  
the Hundred of Port Adelaide and Secondly Portion of Section 2261  
containing seventy nine acres three roods and twenty four perches or thereabout  
situated in the Hundred of Yatala and more particularly delineated and  
bounded as appear in the plan in the margin hereof and therein more fully

which said Sections are delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this Eighth day of January 1907

Signed the 18th day of January 1907 in the presence of  
E. J. Parnford W. J. Parnford  
Deputy Registrar-General.



Mortgage No 576716 from  
Frederick William Mant  
to the State Bank of South  
Australia produced for  
registration the 31 day of  
August 1910 at 2.35 pm  
Vernon Edmunds Esq

Mortgage No 557764 from  
Frederick William Mant  
to the State Bank of  
South Australia produced  
for registration the 3 day  
of April 1912 at 11 am  
W. J. Parnford Esq  
(over)

*Mortgage N° 564213*  
*from Frederick William*  
*Grant to The State Bank*  
*of South Australia produced*  
*for registration the 25 day*  
*of June 1913 at 12 noon*  
*Wm. Frederick Henry Dep. Regent*

DISCHARGE FOR THE ~~within~~ MORTGAGE  
 NO. ~~1016~~ ~~58~~ ~~1016~~ ~~58~~  
 BY RECEIPT-ENDORSED THEREON PRODUCED  
 FOR REGISTRATION THE ~~25~~ DAY OF  
~~June~~ ~~1913~~ AT ~~12 noon~~

*Vernon H Edwards*  
 DEP. REG. GENL.

*Transfer N° 564213 from*  
*Frederick William Grant*  
*to Mr. Andrew Brooks*  
*of the within Sec 3070 produced*  
*for registration the 5 day of*  
*November 1914 at 3 pm*  
*Vernon H Edwards*  
*Cancelled in regard to the*  
*within Sec 3070 and that*  
*certificate of title issued*  
*therefor Vol. 1016 fol. 58*  
*J. Blackwell Dep. Regent*

CANCELLED  
 AND ~~within~~ CERTIFICATE OF TITLE  
 ISSUED ~~1016~~ ~~58~~  
 VOL. ~~1016~~ ~~58~~ POL. ~~58~~  
*J. Blackwell* DEP. REG. GENL.



**SOUTH AUSTRALIA**  
(CERTIFICATE OF TITLE.)

Register Book,  
Vol. **1016** Folio **59**

*Balance Certificate of Title from Vol. 787 folio 172*

Frederick William Mount of Porter Street is  
the proprietor of an estate in fee simple  
subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in  
that piece of land situated in the Hundred of Yatala COUNTY of Adelaide  
being PORTION OF SECTION 2261 and bounded as appears in the plan in the margin hereof and therein colored green: Which  
said piece of land contains seventy nine acres three roods and eleven fourths of an acre or thereabouts  
and is more particularly delineated in the said plan

which said Section 2261 delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this Twenty fourth day of November 1914

Signed the 24<sup>th</sup> day of November 1914, in the presence of R. H. Hoggan } W. J. P. Anthony  
Registral-General.

Martins Rd. vide Lr. 511/54  
Port Wakefield Rd. vide Lr. 1779/58  
Subm Lr. 4862/60

Transfer N° 653054 from Frederick William Mount to George Herbert Ryan of Plympton Chaff Merchant of an estate in fee simple in the within land. Produced for registration the 10 day of February 1916 at 11:35 am

W. H. Salter Dep. Reg. Genl.

MORTGAGE No. 1320/88-4 FROM George Herbert Ryan to The Bank of Adelaide PRODUCED FOR REGISTRATION THE 7 DAY OF June 1916 AT 5 pm (including other land)

W. H. Salter Dep. Reg. Genl.

TRANSMISSION APPLICATION No. 1404/88-3 George Herbert Ryan and Agency Company of South Australia Limited of 22 Greenfield Street Adelaide is PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUT. N. NAMED IN THE WILL DATED THE 5 DAY OF March 1914 OF THE ABOVE NAMED George Herbert Ryan WHO DIED ON THE 27 DAY OF April 1913 AS APPEARS BY PROBATE DATED THE DAY OF October 1914 PRODUCED FOR REGISTRATION THE 10 DAY OF February 1916 AT 11:35 am

Ryans Rd. vide Lr. 2714/59

ROAD in Deposited Plan 7089 now REDESIGNATED Allotment 23

51320184

DA 1508410 *John Kelly*

DISCHARGE OF THE WITHIN MORTGAGE  
No. 1320184  
BY ENDORSEMENT THEREON  
PRODUCED FOR REGISTRATION THE 23 DAY OF  
*March* 1948 AT 2:45 pm  
*John Kelly*  
DEP. REG. GENL.

1549263

TRANSFER No. 1549263 FROM  
*Beccator Trustee and Agency*  
*Company of South Australia Limited*  
*to Richard George Ripley*  
*Colony and Louise Anne Ripley*  
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND  
PRODUCED FOR REGISTRATION THE 20 DAY OF  
*September* 1948 AT 2:45 pm  
*John Kelly*  
DEP. REG. GENL.

*Off 4261/1961 (Kup)*

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND  
NOW IN PLAN No. 7089 ) AND A NEW CERTIFICATE OF TITLE  
ISSUED VIDE L.T.O. 4261 OF 1961 VOL 3025 FOL 103 *bottom*

*B. L. Wilson* DEP. REG. GENL.

*1/2 balance of the within land ( Roads and Street*  
IN L.T.O. PLAN No. 7089 DEPOSITED UNDER  
SECTION 31 OF THE TOWN PLANNING ACT (1929 -  
1957) REMAINS VESTED IN THE REGISTERED PROPRIETOR  
(L.T.O. DOCKET No 4261 OF 1961 )  
*B. L. Wilson* DEP. REG. GENL.

2. *TRANSFER No. 2994086 to The Corporation*  
*of the City of Salisbury*  
*of the balance*  
*of the within land for road purposes*  
PRODUCED 10.8.1967 AT 11.5 am  
*B. L. Wilson* DEP. REG. GENL.

1. *as regards portion of the within land*  
AND *New* CANCELLED  
CERTIFICATE OF TITLE  
ISSUED VIDE 2994086 VOL 3650 FOL 1.  
*B. L. Wilson* DEP. REG. GENL.





**Preliminary Site Investigation**

**City of Salisbury**

**Corner Ryans Road and Salisbury Highway, Greenfields**

**APPENDIX D EPA SECTION 7 RESPONSE**

**Item GB1 - Attachment 12 - Code Amendment attach D6 - environment**

[greencap.com.au](https://greencap.com.au)

Adelaide | Auckland | Brisbane | Canberra | Darwin | Melbourne | Newcastle | Perth | Sydney | Wollongong



**Environment Protection Authority**  
 GPO Box 2607 Adelaide SA 5001  
 211 Victoria Square Adelaide SA 5000  
 T (08) 8204 2004  
 Country areas 1800 623 445

Greencap  
 12 Greenhill Road  
 WAYVILLE SA 5034

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

06 October, 2021

### **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 6214 Folio 653  
 Address Road Title Only,

### **Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010***

### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

#### **8. *Environment Protection Act 1993***

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

CT Volume 6214 Folio 653

page 1 of 3

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8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	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 any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	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
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.





# TMK Consulting Engineers

Adelaide | Melbourne | Riverland

2308114\_DB-C  
BF227  
24<sup>th</sup> October 2023

## COMMERCIAL DESIGN BRIEF

HIGH LEVEL SERVICES INFRASTRUCTURE INVESTIGATION  
GREENFIELDS MIXED USE DEVELOPMENT –  
LOT 1001 SALISBURY HIGHWAY, GREENFIELDS, SA

Prepared for

THIRTEEN COMMERCIAL C/-EVO ARC

[www.tmkeng.com.au](http://www.tmkeng.com.au)

TMK Ref no: 2308114\_DB-C  
24 Oct 2023



GREENFIELDS MIXED USE DEVELOPMENT  
THIRTEEN COMMERCIAL C/-EVO ARC

Our Ref: 2308114  
24 October 2023

Thirteen Commercial  
C/-Evo Arc

**ATTENTION: BARRY SANTRY**

Email: [barrys@evoarc.com.au](mailto:barrys@evoarc.com.au)

Dear Barry,

**RE: HIGH LEVEL SERVICES INFRASTRUCTURE INVESTIGATION  
GREENFIELDS MIXED USE DEVELOPMENT  
Lot 1001 Salisbury Highway, Greenfields, SA**

TMK Consulting Engineers is pleased to present a copy of our Preliminary Design Investigation Report for the above project.

For and on behalf of  
**TMK Consulting Engineers**

**GREG CARUSO**  
Building Services Manager / Associate Director

E [gcaruso@tmkeng.com.au](mailto:gcaruso@tmkeng.com.au)  
D 08 8238 4136 M 0400 259 101

Report Issue	Copy Number	Issued to	Issue Date
Preliminary Design Brief	2308114_DB	Barry Santry	24 October 2023



## CONTENTS

<b>1</b>	<b>INTRODUCTION.....</b>	<b>3</b>
1.1	GENERAL.....	3
1.2	SERVICES SCOPE COVERAGE.....	3
1.3	DEVELOPMENT DETAILS.....	3
<b>2</b>	<b>WATER SUPPLY – POTABLE / NON-POTABLE - SAWATER .....</b>	<b>5</b>
2.1	EXISTING WATER INFRASTRUCTURE.....	5
2.2	PROPOSED DEVELOPMENT WORKS.....	5
<b>3</b>	<b>SEWER WASTEWATER - SAWATER .....</b>	<b>6</b>
3.1	EXISTING SEWER INFRASTRUCTURE.....	6
3.2	PROPOSED DEVELOPMENT WORKS.....	6
<b>4</b>	<b>GAS – APA .....</b>	<b>7</b>
4.1	GENERAL.....	7
<b>5</b>	<b>STORMWATER .....</b>	<b>8</b>
5.1	EXISTING STORMWATER INFRASTRUCTURE.....	8
5.2	PROPOSED STORMWATER INFRASTRUCTURE .....	8
5.3	STORMWATER QUALITY.....	8
<b>6</b>	<b>FIRE SERVICES - SAWATER .....</b>	<b>9</b>
6.1	FIRE HYDRANT PROTECTION .....	9
6.2	AUTOMATIC FIRE SPRINKLER PROTECTION.....	9
<b>7</b>	<b>ELECTRICITY.....</b>	<b>11</b>
7.1	EXISTING ELECTRICITY SUPPLY .....	11
7.2	ESTIMATED MAXIMUM DEMAND.....	11
7.3	PROPOSED DEVELOPMENT WORKS.....	12
7.4	EXTERNAL LIGHTING .....	12
<b>8</b>	<b>TELECOMMUNICATIONS .....</b>	<b>13</b>
8.1	EXISTING TELECOMMUNICATIONS SUPPLY.....	13
8.2	PROPOSED DEVELOPMENT WORKS.....	13
<b>9</b>	<b>EXCLUSIONS.....</b>	<b>14</b>
<b>10</b>	<b>ATTACHMENTS .....</b>	<b>14</b>



## 1 INTRODUCTION

### 1.1 General

The engineering scope associated with this development is related to:

- Site services infrastructure to service the development; with a connection point to the buildings
- Excludes buildings
- To enable a high level cost estimate to be established for Thirteen Commercial;

Includes the following:

- Desktop study assessment of the existing infrastructure on site / available and the provision of cost estimates for associated services infrastructure connections / upgrades to service the development;
- Servicing requirements to developments based on parameter rates;
- Excludes headworks/authority infrastructure upgrades (the requirements for authority / head works will be outlined in the report as part of the assessment)

Limitations;

- General overview of buildings with respect to services demand loads; I.e parameter rates used to determine services loadings for buildings;

### 1.2 Services Scope Coverage

Site services assessed:

- Sewer wastewater (external private mains)-SAWater
- Domestic Water (external private mains)-SAWater
- Fire Services (hydrant/hose reel supplies)-SAwater
- Electrical Services (power supply/NBN/external lighting systems)-SAPN / NBN
- Gas (LPG/town mains as applicable) – Elgas / Seagas
- Liaisons with SA Water for connection to existing infrastructure/augmentation as required;
- Stormwater
- Excludes Civil works – siteworks, internal roadways, benching

The following items are excluded from the Design Brief:

- Detailed design information (to be confirmed during planning / design development stage).

### 1.3 Development Details

The Mixed use development entails the following:

- Supermarket;
- Specialty Shops;
- Fast Food Pads, 1 off;
- Childcare Centre
- Liquor Store;
- Large Format Retail;
- Warehouse Units;



TMK Ref no: 2308114\_DB-C  
24 Oct 2023



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Figure 1 – Locality Plan of proposed development

Item GB1 - Attachment 13 - Code Amendment attach D7 - services

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Doc code: BF227

Rev: 02



## 2 WATER SUPPLY – POTABLE / NON-POTABLE - SAWATER

### 2.1 Existing Water Infrastructure

The approximate locations of existing water infrastructure (SA Water) closest to the development site have been determined based on DBYD/AQUAMAP responses received from SA Water. The existing water mains which border the development site, are as follows:

- 150mm water main along Ryans Rd.
- 200mm water main along Salisbury Highway, section of which runs inside property boundary.

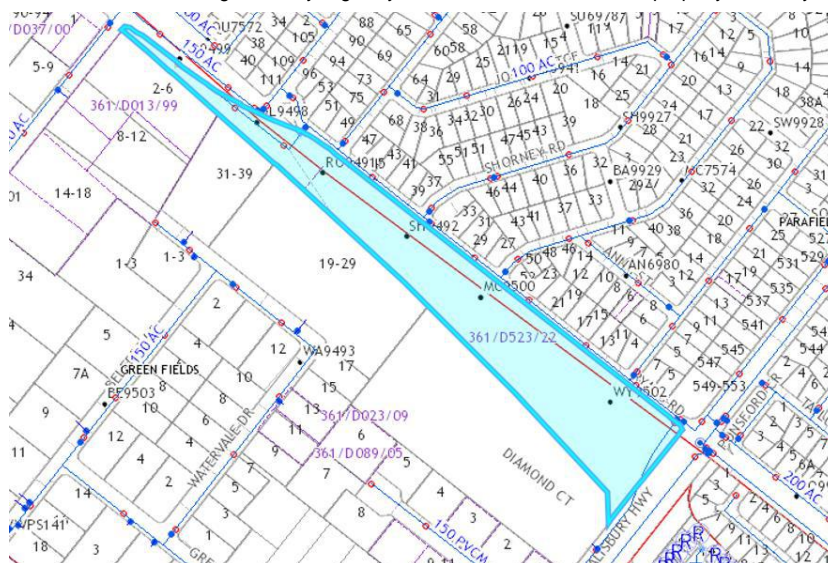


Figure 2 - Water Infrastructure (Source: SA Water Aquamaps)

### 2.2 Proposed Development Works

- While a network assessment needs to be completed SA Water to finalize connections, generally a 150 mm main is suitably sized to provide new 50 mm connections.
- Two (2) new 50mm central SA Water meters off Ryans Rd.
  - 1x to service warehouse & large format retail tenancies
  - 1x to service shopping centre, retail food & carwash tenancies.
- Private water meter to each tenancy to monitor usage.

Alternatively;

- Individual SA Water meters can be provided to service each tenancy. **Client to advise if required?**
- This option has a higher infrastructure cost, however minimizes on-going management of water usage billing.



### 3 SEWER WASTEWATER - SAWATER

### 3.1 Existing Sewer Infrastructure

The approximate locations of existing sewer infrastructure (SA Water) closest to the development site have been determined based on DBYD/AQUAMAP responses received from SA Water. The existing sewer mains which border the development site, are as follows:

- 300mm sewer main along Ryans Rd.
- 675 mm transmission main along Salisbury Highway.

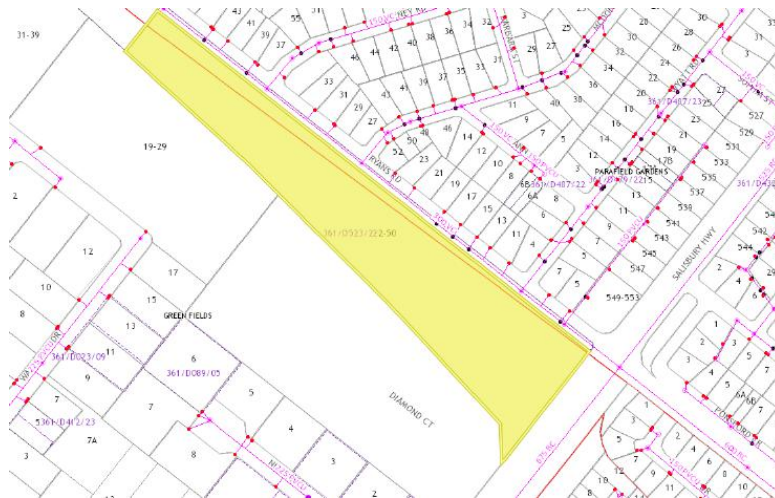


Figure 3 - Sewer Infrastructure (Source: SA Water Aquamaps)

### 3.2 Proposed Development Works

- While a network assessment needs to be completed SA Water to finalize connections, generally a 300 mm main is suitably sized to provide new 150 mm connections.
- Two (2) new 150 mm central sewer connections off Ryans Rd.
  - 1x to service warehouse & large format retail tenancies
  - 1x to service shopping centre, retail food & carwash tenancies.
- Note that the existing 300 mm SA Water sewer main appears to be located in council verge from Aquamap drawings; however it has not been identified in site survey (Drawing 21A3416\_Detail(0)20P). Location of existing Sa Water sewer main will have confirmed to avoid any clashes with proposed development.

TMK Ref no: 2308114\_DB-C  
24 Oct 2023



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## 4 GAS – APA

### 4.1 General

There is medium pressure gas main available along Ryans Rd, with the existing APA gas main easement inside property boundary.

New gas meters to be provided as to service commercial kitchen for food tenancies.





## 5 STORMWATER

### 5.1 Existing Stormwater Infrastructure

There is an existing stormwater easement on the site composed of underground pipes and a swale; the pipes have a diameter between 450mm and 1500mm.



Figure 4 – Existing stormwater infrastructure (Source: Location SA)

### 5.2 Proposed Stormwater Infrastructure

Relocation of the existing stormwater easement will be required to accommodate the proposed buildings; those changes will need to go through the council for approval.

The proposed stormwater detention system will consist of aboveground/underground detention tanks or swales distributed throughout the site; volume and discharge flow rate into council infrastructure will require approval by the council.

### 5.3 Stormwater Quality

The following water quality targets applicable to the site:

- 80% retention of the typical urban annual load for Total Suspended Solids (TSS)
- 60% retention of the typical urban annual load for Total Phosphorus (TP).
- 60% retention of the typical urban annual load for Total Nitrogen (TN)
- 100% retention of the typical urban annual load for Gross Pollutants (litter).
- No visible oil flows up to the 3month ARI peak flow

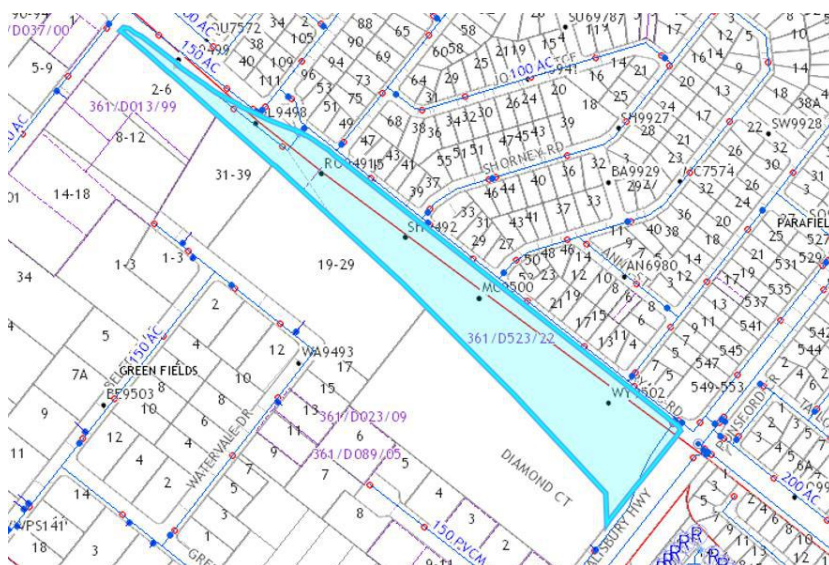
The water quality will be achieved with bio-retention swale and/or filter devices prior discharge into the council infrastructure.



## 6 FIRE SERVICES - SAWATER

### 6.1 Fire Hydrant Protection

- The proposed development with buildings in excess of 500m<sup>2</sup> requires fire hydrant protection to AS2419.
- A boosted fire hydrant system with external fire hydrants will be required to meet the coverage.
- A fire hydrant system to the following is proposed to service the site:
  - Town mains supplied fire hydrant system;
  - There is an existing 150mm town main supply on Ryans Road, and 200mm mains on Salisbury Highway;
  - Minimum hydrant flow requirements are 1200lpm@200Ka which allows for two hydrant heads flowing simultaneously
  - Awaiting SA Water Newtork Analysis to confirm the adequacy of the water supply (require a minimum 20l/s@200kPa for compliance), but based on history in the area expect the hydrant flows to be achieved with the size of the mains concerned.
- In terms of the network main size: the development is compliant with the SA Water TS 0522 and Table 3.1 WSA 03-2011 for minimum water main sizes; which stipulates a minimum 150DN town mains supply to service the site.
- Subject to the SAWater network analysis; to confirm the mains has sufficient capacity to service the site; the town mains are considered suitable to supply a fire connection to the Mixed Use Development;
- **In summary, expect the town mains supply to adequately service the site fire hydrant water supply requirements, without supplementing with fire storage tanks / pump sets.**



SAWater plans detailing 150DN mains on Ryans Rd, and 200mm mains on Salisbury Highway

### 6.2 Automatic Fire Sprinkler Protection

- Automatic fire sprinkler protection is not a mandatory requirement unless building sizes and usage exceed the BCA criteria for triggering fire sprinkler protection;
- The following conditions would trigger fire sprinkler protection;
  - Class 6 retail areas exceeding 3,500m<sup>2</sup> fire compartment area;

TMK Ref no: 2308114\_DB-C  
24 Oct 2023



GREENFIELDS MIXED USE DEVELOPMENT  
THIRTEEN COMMERCIAL C/-EVO ARC

- Class 6 retail / Class 7B warehouse storage spaces exceeding a fire compartment size of 2,000m<sup>2</sup> and containing combustible storage, stored to heights greater than 4.0 metres;
- It is envisaged that Automatic Fire sprinkler systems may be able to be serviced by the town mains supply up to an Ordinary Hazard 'classification.
- Class 6 retail / Class 7B warehouse storage spaces exceeding a fire compartment size of 2,000m<sup>2</sup> and containing combustible storage, stored to heights greater than 4.0 metres would be classified as 'High Hazard' systems. Such systems will need to be serviced by supplementary on-site fire storage tanks/ pump sets.;
- **In summary, supplementary fire storage tanks / pump sets should be allowed for at planning stage to service fire sprinkler systems for the buildings required. A minimum 6m diameter tank x 5 m high , with 8x4m fire pumproom should be allowed for.**





## 7 ELECTRICITY

### 7.1 Existing Electricity Supply

There are High Voltage Overhead cables and stobie poles running along the northern side of Ryans Road and the western side of Salisbury Highway. The high voltage

The western side of Salisbury Highway also has underground high voltage cables for most of this side of the development.



Google Maps image from Salisbury Highway

The overhead high voltage cables cross Ryans Road at approximately halfway between Rosalia Terrace and Oleander Drive. These overhead cables are under an easement in favour of SAPN however are clear of any proposed building lines.



Google Maps image from Ryans Road

There is also low voltage infrastructure in the area however given the size of the development, the proposed connection points will be transformers connected to the existing high voltage infrastructure on Ryans Road.

### 7.2 Estimated Maximum Demand

An initial indication of the EMD for a development of this size is approximately 4500Amps 3-phase which includes landlord equipment and spare capacity for any future car chargers. A breakdown of this is as follows:



TMK Ref no: 2308114\_DB-C  
24 Oct 2023



GREENFIELDS MIXED USE DEVELOPMENT  
THIRTEEN COMMERCIAL C/-EVO ARC

- Small Warehouse Units: 100 amps each (1200amps total)
- Large Format Retail: 200amps each (800amps total)
- Liquor store & specialty shops: 350amps total
- Super Market: 2000amps
- Amenities & landlord equipment: 200A

### 7.3 Proposed Development Works

- Two new transformers (2MVA and 1.5MVA) will be required on the site to provide the above EMD. These transformers will need to be connected to the HV overhead cables on Ryans Road. To facilitate this, an application is to be made to SA Power Networks with the above EMD breakdown. The locations of these transformers are spread out to assist in voltage drop calculations to reduce the size of the consumers mains cables.
- Each transformer will require a Main Switchboard and can be in designated plant and/or reserve areas on the concept plan. Subsequent switchboards can be placed as required during the fitout process. New electrical boards shall have a minimum of 1.2m clearance from the front of their doors.
- The electrical cables will run in underground conduits in a common service trench where possible. Conduits shall be capped, tagged, and supplied with draw wire, with conduit tail capped above ground for easy recognition and extension to the building by fit out contractor.
- Refer to the concept spatial sketches for proposed location of the new transformers and main switchboards.

### 7.4 External Lighting

The external lighting required for this development is up to the developer during the fitout of the buildings. Standard lighting for a shopping centre and warehouse carparking consists of the following:

- Pole lights through the site along the roadways.
- Floodlights throughout the site on the top of the buildings facing carparking spaces and passageways.

Note that if required by council then a light spill assessment may be necessary to determine if the light spill to adjacent properties complies to AS4282.



## 8 TELECOMMUNICATIONS

### 8.1 Existing Telecommunications Supply

The following telecommunications underground infrastructure is present along Ryans Road and Salisbury Highway in the vicinity of the proposed development:

- Telstra
- Optus
- Aussie Broadband
- NBN

The Aussie Broadband pit and pipe infrastructure is the only one of concerns as it runs inside the development boundary and requires relocating if the pits and conduits interfere with the proposed buildings:



Google Maps image from Ryans Road

### 8.2 Proposed Development Works

- NBN infrastructure is available and can be utilized to connect to this site. There may be requirements for additional pits along Ryans Road to facilitate this and will come at the cost of the developer. All infrastructure upgrades outside of the proposed development shall be by supply authorities.
- Additional charges may apply and shall be confirmed by NBN.Co/Telstra.
- Design & documentation for pit & pipe reticulation, to comply with NBN.Co fibre deployment standards, ACMA standards and industrial guidelines for future NBN fibre reticulation.
- Communication cable reticulation shall be installed by NBN.Co when each tenancy applies for the phone connection through their respective fit-out contractor.

TMK Ref no: 2308114\_DB-C  
24 Oct 2023



GREENFIELDS MIXED USE DEVELOPMENT  
THIRTEEN COMMERCIAL C/-EVO ARC

## 9 EXCLUSIONS

The following items listed below have not been considering when preparing this report and may or may not have an impact on the development.

- Environmental Considerations.
- Recycled water supply.
- Landscaping.

## 10 ATTACHMENTS

- High Level Services & Stormwater Sketches
- Preliminary Master Services Plan

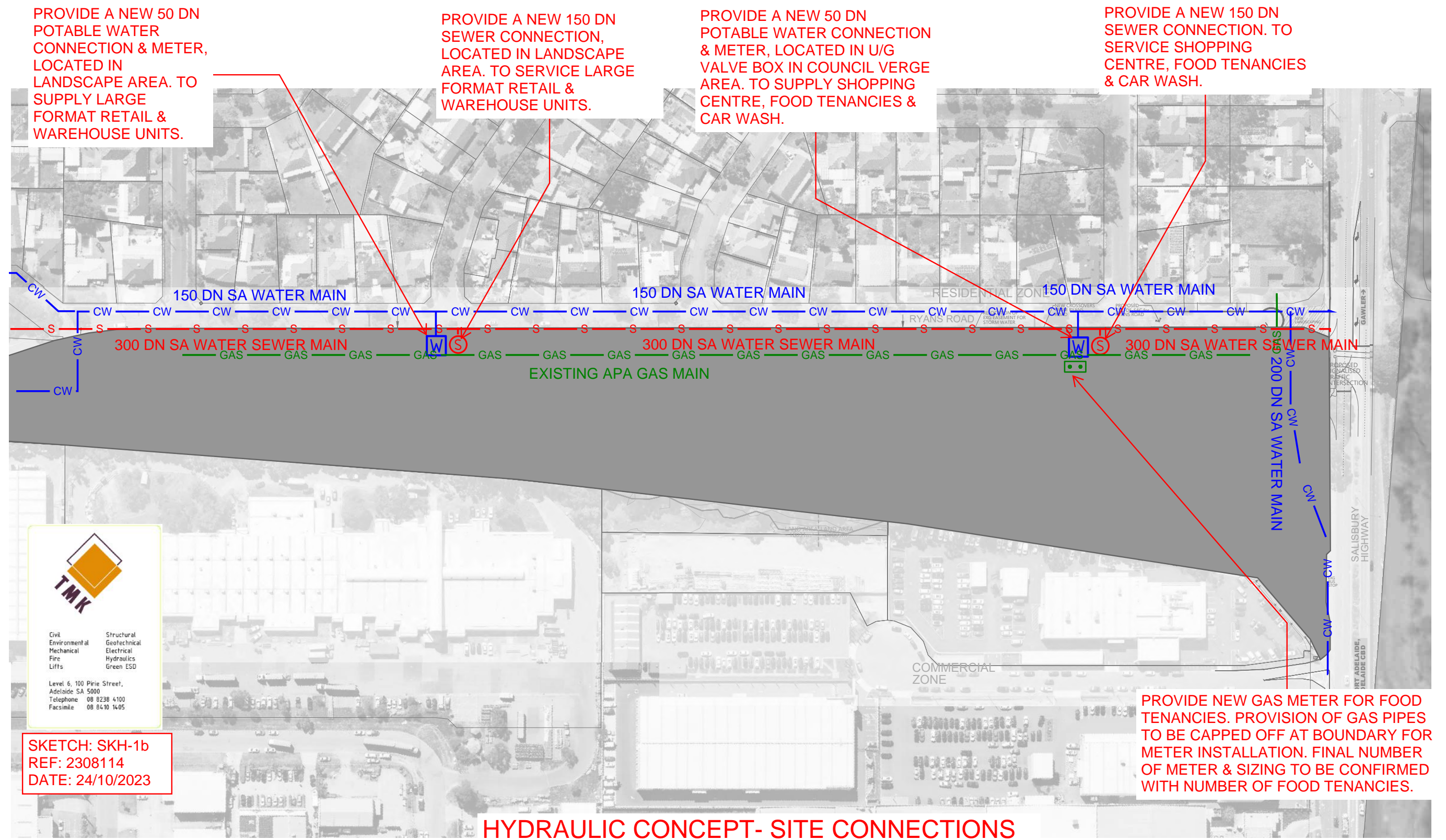
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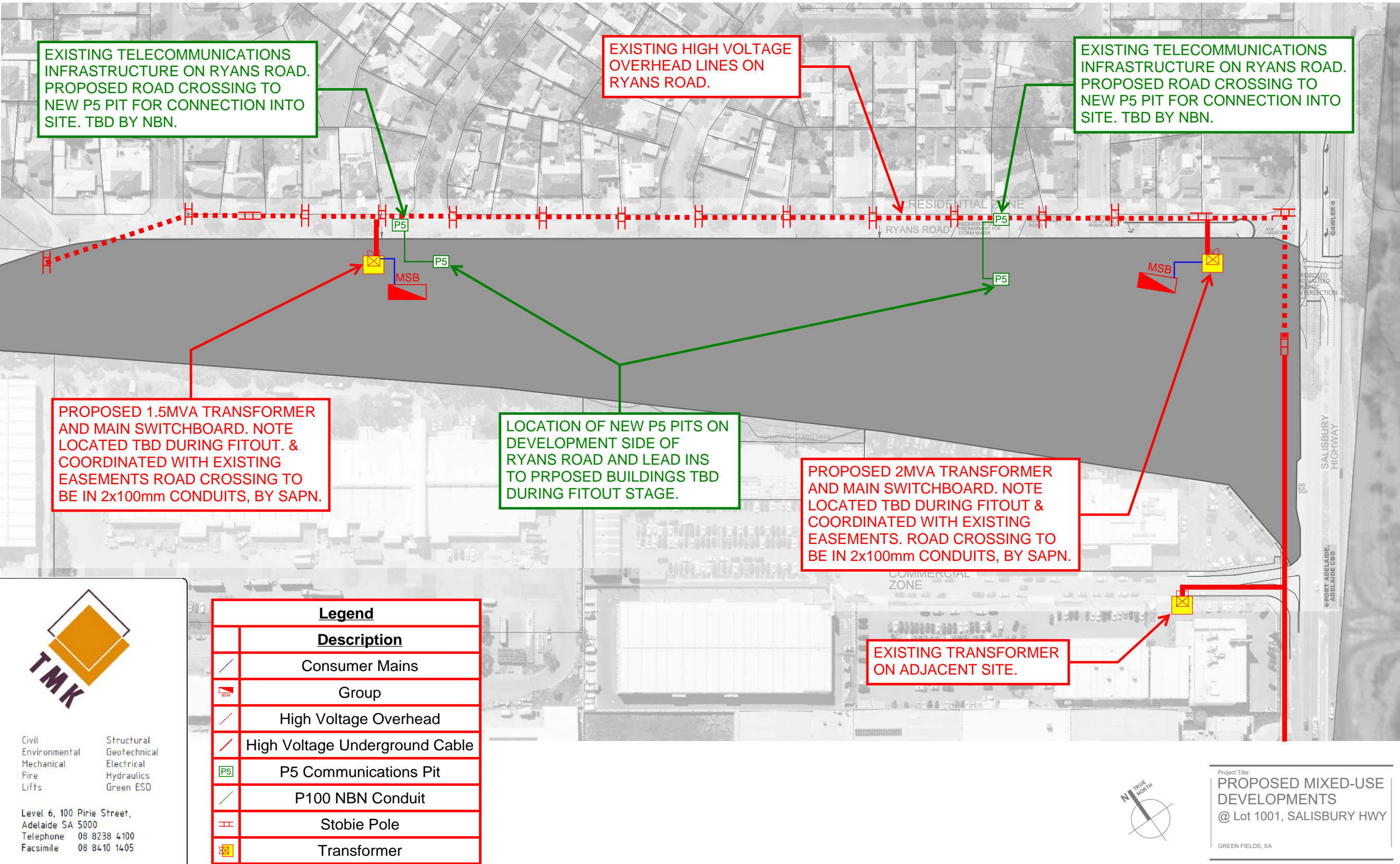
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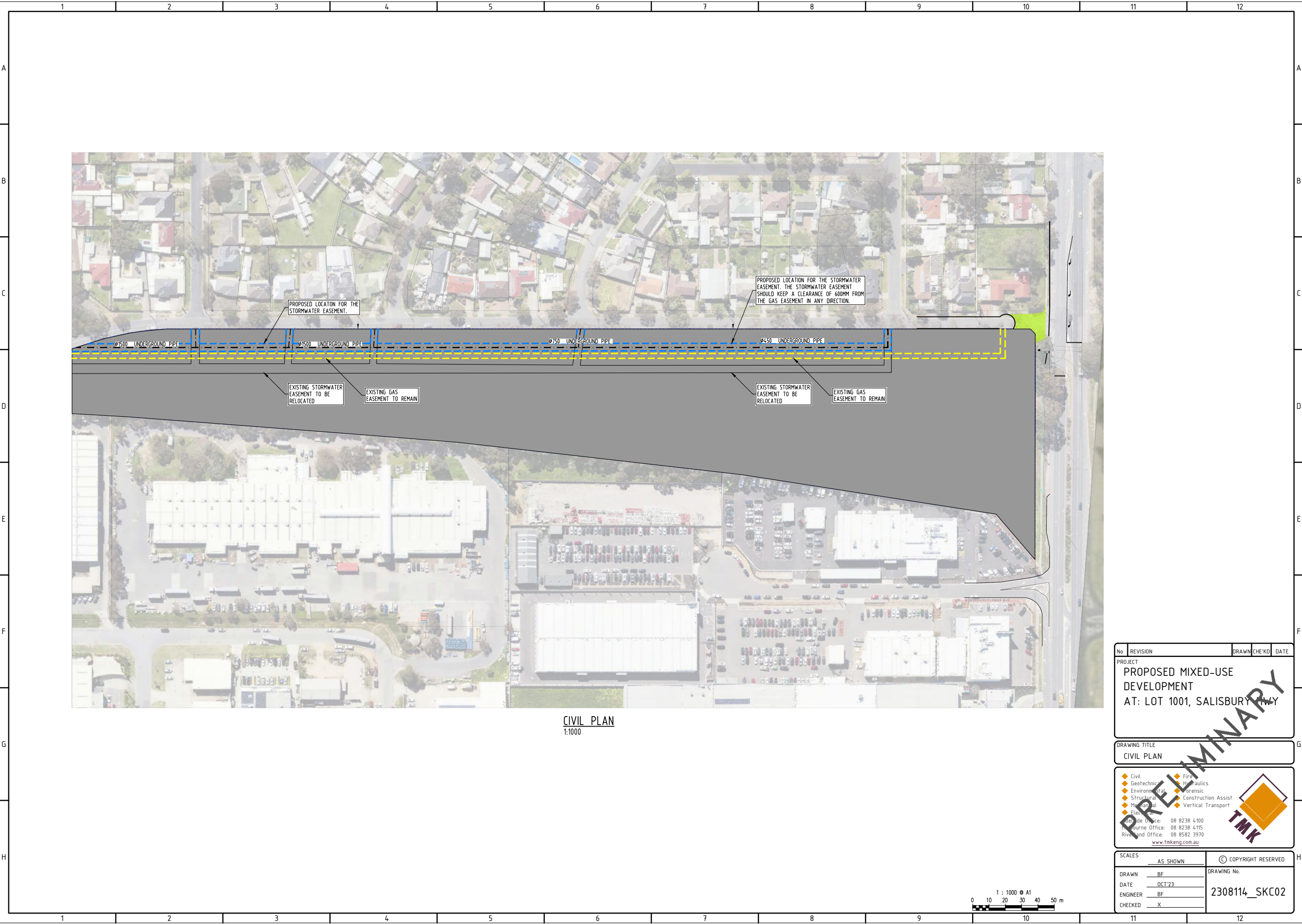




**ELECTRICAL & TELECOMMUNICATIONS PLAN SKE-01b**  
**LOT 1001 SALISBURY HIGHWAY, PARAFIELD GARDENS**  
**DANIEL PERILLI 24/10/2023**







**GB2 Future Reports for the Urban Services Committee**

**AUTHOR** Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure

**CITY PLAN LINKS** 4.2 We deliver quality outcomes that meet the needs of our community

**SUMMARY** This item details reports to be presented to the Urban Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

**RECOMMENDATION**

That Council:

1. Notes the report.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

- 1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

**2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 Nil.

**3. DISCUSSION**

The table below outlines the reports to be presented to the Urban Services Committee as a result of a Council resolution:

Meeting - Item	Heading and Resolution	Officer
<b>25/05/2020</b> 6.0.3-IBDSC2	<b>Update on the Proposed Dry Creek Project</b> 2. A Dry Creek project business case be presented to Council, following successful completion of the Dry Creek Stormwater Management Plan (SMP) and a community/ stakeholder engagement process.	Bruce Naumann
<b>Due:</b>	December 2023	
<b>Deferred:</b>	June 2024	
<b>Reason:</b>	The creation of this business case is dependent on the finalisation of the Stormwater Management Plans which are still being developed by external consultants following which they will be interpreted and used as the basis of the Dry Creek Project business case. Administration will then provide a report to Council on the business case along with the proposed community consultation plan	

22/03/2021 4.1.4	<b>Lighting of Little Para Trail</b>	Jamie Hosking
	5. That staff provide a proposed program and budget for the 2022/23 financial year to develop and implement the priority installation of lighting between PP3 and PP5 in high traffic areas and areas of safety concern to the community along this corridor.	
<b>Due:</b>	May 2024	
22/03/2021	<b>NAWMA Service Agreement and Business Plan, Fee for Large Waste Bins, Green Waste Bins</b>	Elizabeth MacGillivray
	8. Council notes that the progress of this program will be reported on a six monthly basis including costs, take up of the additional services and appropriateness of budget.	
<b>Last Reported:</b>	September 2023	
<b>Next Report</b>	March 2024	
<b>Due:</b>		
24/05/2021 4.1.2	<b>Clayson Road and Frost Road Speed Limit Increase</b>	John Devine
	3. Council consider speed limits across the road network, particularly with respect to arterial and sub-arterial roads as part of a review of the Integrated Transport Plan to be undertaken by the end of 2023.	
<b>Due:</b>	December 2022	
<b>Deferred:</b>	June 2025	
<b>Reason:</b>	Administration are currently working with the Department for Infrastructure and Transport (DIT) on their traffic network modelling for the north and will provide Council with a report following completion of DIT's plan.	
22/11/2021	<b>Motion on Notice: Traffic Management Study (Mawson Lakes)</b>	John Devine
MON1	2. Prepare a report to investigate similar parking solutions for other streets in Mawson Lakes (limited to proximity of the train station car park) including painted and indented car parking bays.	
	4. That the report be presented to the Urban Services Committee by May 2022.	
<b>Due:</b>	December 2023	
<b>Deferred:</b>	June 2024	
<b>Reason:</b>	A report will be presented after the Department for Infrastructure and Transport have assessed all the feedback from the public consultation and developed a management plan.	
20/12/2021 4.1.7	<b>Salisbury Heights Traffic Management Concept Plans</b>	John Devine
	4. Notes that a further report, outlining local area traffic issues highlighted in this report, will be presented for consideration by the Urban Services Committee and Council for future budget considerations and actions.	
<b>Due:</b>	December 2023	
<b>Deferred:</b>	September 2024	
<b>Reason:</b>	This report has been deferred as the Department for Infrastructure and Transport are to undertake a Traffic Management Study and preliminary designs	



<b>22/08/2022</b> 4.4.1	<b>Verge Maintenance Update</b> 5. Requests Administration bring back a further report with costings of increasing the caltrop spraying service to a minimum of twice a year, city wide.	Mark Purdie
<b>Due:</b>	April 2024	
<b>22/08/2022</b> C2	<b>Transfer of Land and Buildings</b> Council previously resolved that this matter be kept in confidence.	Tejaswi Karekal
<b>Due:</b>	April 2024	
<b>31/01/2023</b> US-MON1	<b>Motion on Notice – Coogee Avenue Reserve, Paralowie</b> 1. Requests Administration to present a report to the Urban Services Committee with options for improved amenities (including but not limited to a small dog park) for the Coogee Avenue Reserve at Paralowie.	Jamie Hosking
<b>Due:</b>	December 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	Administration is continuing to finalise options and will report back to USC in February 2024	
<b>27/02/2023</b> 4.1.6	<b>Plant Equipment for Removal of Seaweed from St Kilda Boat Channel</b> 3. Notes a further report will be submitted to Council at the completion of the trial.	Simon Bartosak
<b>Due:</b>	May 2024	
<b>27/02/2023</b> MWON2	<b>Motion Without Notice: Ingle Farm Soccer Club</b> 2. That staff provide a report to the Urban Services Committee no later than April 2023.	Jamie Hosking
<b>Due:</b>	December 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	Administration are continuing to collate information and conduct further investigations with the club, and will report back in February 2024	
<b>24/04/2023</b> MON2	<b>Motion on Notice: Lighting Quality for Pedestrians, Mawson Lakes</b> 1. Requests the Administration provide detailed costings for the scope of work detailed in the report from item 3.1.1 to 3.1.11 and the report be submitted to the May 2023 Urban Services Committee.	Jamie Hosking
<b>Due:</b>	May 2024	
<b>24/04/2023</b> 3.1.9	<b>Review of Council Decision Construction of Carpark at Tree Top Court</b> 2. Approves putting the Treetop Court carpark project on hold and undertaking public consultation, on a discretionary basis and in accordance with its Public Consultation Policy, with the applicants, as well as any other impacted resident(s), prior to its re-consideration of the Carpark proposal.	Sam Schirripa
<b>Due:</b>	February 2024	

<b>24/04/2023</b>	<b>Valley View Tennis Club</b>	Jamie Hosking
	<p>This report will address the following three resolutions:</p> <p><b>24/04/2023 – MON4 - Motion on Notice: Valley View Tennis Club Lighting</b></p> <p>2. Requests the Administration to report back before the September 2023 Urban Services Committee meeting with the findings and proposed solutions, including costs to upgrade the lighting to allow safe night time operation.</p> <p><b>24/07/2023 – Cnl-MWON2 - Motion without Notice – Cr Graham – Valley View Tennis Club</b></p> <p>2. Requests the Administration to present a report on the above in the next 3 months; including</p> <p>2.1 to assess potential upgrades to the Valley View Tennis Club, including two new courts</p> <p>2.2 to assess the potential for these courts to be open to the public when not in use by the Club</p> <p>For consideration as part of the 24/25 budget process.</p>	
<b>Due:</b>	November 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	This item was reported to the November Urban Services Committee meeting where it was deferred until February 2024 for consideration.	
<b>22/5/23</b> 4.0.1-AMSC2	<p><b>Lake Windemere Amenities</b></p> <p>2. Requests Administration to bring back a further report with costings for installation of a water fountain in the ornamental lake for consideration as part of the Quarter 1 Budget Review for the 2023/24 financial year.</p>	Jamie Hosking
<b>Due:</b>	February 2024	
<b>22/5/23</b> 4.2.1	<p><b>Mawson Lakes Parking Study - Update Report</b></p> <p>2. Requests that Administration present a further report on Mawson Lakes Parking to the Urban Services Committee in six months' time.</p>	John Devine
<b>Due:</b>	December 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	Administration will continue to review and report back in February 2024	
<b>22/5/23</b> US-OB1	<p><b>Review of Lease Agreements – Working Group</b></p> <p>2. Requests the Working Group to report back to Council with its recommendations no later than November 2023.</p>	Lavinia Morcoase
<b>Due:</b>	December 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	Working parties are still continuing and administration will report back with recommendations when complete	

<b>22/5/23</b>	<b>Bridgestone Park Licence Review Working Group</b>	Amy Pokoney-Cramey
US-OB2	<ol style="list-style-type: none"> <li>Requests that the Working Group reviews all aspects of the licence agreement and provides a recommendation to the Urban Services Committee, by no later than September 2023, on proposed amendments to the licence agreement.</li> <li>Requests that the Working Group reviews the management model of the canteen.</li> </ol>	
<b>Due:</b>	March 2024	
<b>22/5/23</b>	<b>Terrace Area – Mawson Lakes Model Yacht Club Deputation</b>	Sam Schirippa
<b>US-OB2(from April 23)</b>	<ol style="list-style-type: none"> <li>Requests Council administration to bring back a status report to the Urban Services Committee on the terrace issues raised in the Deputation.</li> </ol>	
<b>Due:</b>	December 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	Administration are continuing to consult with Renewal SA and will report back to Council when concept plans and cost estimates are complete.	
<b>26/6/23</b>	<b>Motion Without Notice: Lighting up the Salisbury Community Hub</b>	Tejaswi Karekal
US-MWON3	<ol style="list-style-type: none"> <li>Requests the Administration to bring back a report to the Urban Services Committee by August 2023 on the current lighting capabilities of the City of Salisbury Community Hub.</li> <li>Requests that this report also includes options and cost estimates on improved lighting capability to light up the entire Community Hub building in specific colours for special occasions and events.</li> </ol>	
<b>Due:</b>	February 2024	
<b>24/7/23</b>	<b>Motion on Notice: Drink container deposit refund scheme</b>	Tejaswi Karekal
US-MON1	<ol style="list-style-type: none"> <li>Requests the Administration to present a report to the Urban Services Committee on the container deposit refund scheme and the process for the collection, storage and recycling of eligible 10c recyclable beverage containers collected from City of Salisbury Council facilities such as, but not limited to, the Salisbury Community Hub, and the opportunity to form partnerships with community groups and charities.</li> </ol>	
<b>Due:</b>	December 2023	
<b>Deferred:</b>	February 2024	
<b>Reason:</b>	Administration are collating the findings of investigation into this matter and will report back in February 2024.	
<b>28/08/2023</b> 4.1.7	<b>Street Tree Inspections and Pruning Program 2023/24</b>	Mark Purdie
	<ol style="list-style-type: none"> <li>Requests the Administration to undertake a review of the service level and service methodology of tree services and pruning services and provide a further report by March 2024; this report to include costs and options of an annual, bi-annual and five yearly program.</li> </ol>	
<b>Due:</b>	March 2024	

<b>28/08/2023</b> GB5	<b>Office for Recreation, Sport and Racing – Community Recreation and Sport Facilities Program</b> 3. Notes the outcome of these grant funding applications will be provided to Council via a future report. <b>Due:</b> February 2024	Christy Martin
<b>25/09/2023</b> 4.1.1	<b>New Playground and Upgrade to the Existing BMX Track at Diruwa Drive (Future Report titled Passmore Reserve – Renewal Design Options)</b> 1. Request staff to bring back costings and design options for renewal of Passmore Reserve as per proposal outlined in the report (Item 4.1.1, Urban Services Committee, 18 September 2023) and costings and design of a local playspace option to be considered as part of the 2024/25 financial year. <b>Due:</b> February 2024	Jamie Hosking
<b>25/09/2023</b> 4.1.4	<b>Proposed Road Closure - Portion of Glenarborn Court, Para Hills</b> 3. Notes that a further report be presented to Council after the statutory notice period has elapsed for consideration of any objections received and whether to proceed with a Road Process Order under Section 15 of the Roads (Opening and Closing) Act 1991. <b>Due:</b> December 2023 <b>Deferred:</b> February 2024 <b>Reason:</b> Administration are preparing outcomes to present a report to Council in February 2024	Emma Robinson
<b>27/11/2023</b> 4.4.2	<b>Property Disposal - Salisbury West</b> Council previously resolved that this matter be kept in confidence. <b>Due:</b> February 2024	Tim Starr
<b>27/11/2023</b> 4.4.3	<b>Tenancy Matter - Salisbury</b> Council previously resolved that this matter be kept in confidence. <b>Due:</b> April 2024	Tim Starr
<b>27/11/2023</b> 4.4.3	<b>Tenancy Matter – Mawson Lakes</b> Council previously resolved that this matter be kept in confidence. <b>Due:</b> February 2024	Tim Starr
<b>27/11/2023</b> MON2	<b>Cockburn Green – Netball Courts</b> 2. Requests the Administration to provide a report to the February 2024 Urban Services Committee on the findings and associated budget requirements for consideration as part of the 2024/2025 budget bid process. <b>Due:</b> February 2024	Jamie Hosking

#### 4. CONCLUSION

- 4.1 Future reports for the Urban Services Committee have been reviewed and are presented to Council for noting.



**GB3****Companion Animal Program****AUTHOR**

Michelle McGinty, Volunteer Development Officer, Community Development

**CITY PLAN LINKS**

1.2 The health and wellbeing of our community is a priority  
1.3 People are valued and they feel safe, included and connected  
4.2 We deliver quality outcomes that meet the needs of our community

**SUMMARY**

This report provides information on a Companion Animal Program and other initiatives that could be community-led, for Council's consideration.

**RECOMMENDATION**That Council:

1. Approves implementation of community-led actions to respond to resident needs and priorities for pet friendly service activities through our Community Centres and Hubs, which may include:
  - 1.1 teaching people how to keep pets stimulated at home.
  - 1.2 promoting the usage of City of Salisbury dog parks for socialization (between residents as well as their pets) as an alternative to walking.
  - 1.3 pet parking bays outside of some Community Centres where appropriate and safe for residents and dogs.
2. Notes that these initiatives will be considered and implemented within existing budgets.

**ATTACHMENTS**

There are no attachments to this report.

**2. BACKGROUND**

- 2.1 Council resolved (Resolution Number 0422/2023), following a Motion Without Notice at the Meeting on 18 July 2023:

*That Council:*

1. *Notes the City of Tea Tree Gully, City of Port Adelaide Enfield Council and City of Charles Sturt have among others, implemented a volunteer dog walking program to support eligible members of the community who are unable to walk their dog.*

2. *Requests that the Administration investigates and provide options on how a community-led managed service could be facilitated through our community centres and hubs, and reports back to the Urban Services Committee on such a scheme.*
3. *Requests that the Administration consider feedback from key stakeholders, including RSPCA of South Australia, Animal Welfare League of South Australia, the Dog and Cat Management Board and Councils who have implemented similar programs, and present in a report options and costings for consideration by December 2023.*

### **3. EXTERNAL CONSULTATION / COMMUNICATION**

- 3.1 City of Charles Sturt
- 3.2 City of Port Adelaide Enfield
- 3.3 City of Tea Tree Gully
- 3.4 RSPCA of South Australia
- 3.5 Paws and Claws
- 3.6 Animal Assessor
- 3.7 Animal Behaviourist Trainer

### **4. DISCUSSION**

- 4.1 The Administration have investigated Companion Animal Programs managed by the City of Tea Tree Gully, City of Port Adelaide Enfield and City of Charles Sturt.

#### **Companion Animal Program**

- 4.2 A Companion Animal Program aids people living at home who are no longer able to provide some of the needs of their pet due to ageing or other barriers. An equally important part of the program is the social connection between the pet owner and the volunteer.
- 4.3 Companion Animal Programs seek to extend a person's capacity to remain living independently by preserving the companion animal bond through practical support for their pet. The benefit is to increase physical activity and outdoor time for the client's dog, reduce loneliness and social isolation for the client as they interact with volunteers and a sense for the client that their pet is receiving the exercise they need.
- 4.4 There are privately-run pet support businesses which offer these services however, for a variety of reasons isolated and vulnerable members of the community may be unable to make use of these services. Council based Companion Animal Programs provide an alternative option for support.

**Managing a Companion Animal Program**

- 4.5 The preliminary work undertaken by the City of Charles Sturt and RSPCA has seen the development of a Companion Animal Program Toolkit. This toolkit provides practical tips and guidance to implement a range of companion animal programs that can cover a range of services. However, this report is addressing dog walking programs only.
- 4.6 The programs offered by City of Charles Sturt and City of Tea Tree Gully are the longest running having started in 2014 and 2015 respectively, while the City of Port Adelaide Enfield launched their program in September 2023. In general, the programs provide support to 12 to 22 animals at any one time and typically support dogs through a one hour walk per week.
- 4.7 The programs run by City of Charles Sturt and City of Tea Tree Gully are run as part of their Volunteer Programs and utilise volunteers to walk the dogs of eligible residents who meet a selection criteria.
- 4.8 Both organisations use their community compliance staff to assess the dogs for temperament and eligibility and then these dogs are matched to trained volunteers who can manage the selected dogs and are compliant with the selection guidelines.
- 4.9 The program requires:
  - 4.9.1 a suitably qualified person to assess eligibility of City of Salisbury residents (clients).
  - 4.9.2 a suitably qualified dog behaviourist to assess eligibility and suitability of the dogs.
  - 4.9.3 a dedicated pool of trained and suitably qualified volunteers and staff to provide supervision.
- 4.10 These 3 steps require dedicated staffing and resources which would require either new resource provision or re-prioritisation and training of existing staff and resources.

**Step 1 Assessing Client Eligibility**

- 4.11 To be eligible for the service clients must reside in the Council area and be no longer able to provide the type of care services offered by the program. Clients and their animal go through a selection process that involves an assessment of needs and suitability, including a home visit and a risk assessment.
- 4.12 Clients may include the elderly or, those with a disability.

**Step 2 Assessing Suitability of Dogs**

- 4.13 City of Salisbury community compliance officers are not trained in behavioural dog assessments and would need specialised training to be able to undertake these duties. Other Councils are tasking their Compliance staff with attending the residence, inspecting the premises and assessing the dog, by taking it for several walks to determine its suitability, temperament and behaviour over several visits. The dog is then need matched with a suitably trained volunteer and one that could manage the dog's temperament and needs. For example, a volunteer may have experience handling a small breed but is not confident managing a larger breed.

- 4.14 Apart from the resource demands, there are also risks that Council would need to consider in managing the assessment part of the program. As with all programs involving animals, there are some risks, that whilst they can be mitigated as far as practicably possible, they cannot be eliminated. Dogs can be unpredictable and if Council has assessed a dog as being of an acceptable temperament and then a volunteer was injured by the same dog, Council may be liable for not providing a safe workplace to the volunteer.
- 4.15 For this reason, the preferred approach should Council pursue a Companion Animal Program would be to have an independent person or organisation undertake the temperament and suitability assessments of the dog, document their temperament and behaviour and then align with a suitable volunteer that can manage the type of dog. This approach however would have associated costs.
- 4.16 The screening process for this must be robust and defensible as selecting unsuitable dogs may lead to a negative outcome ranging from the experience being a destructive one for the subject dog, attacks on people or other dogs and/or the dog escaping and being injured.

### **Step 3 Matching and Managing Volunteers**

- 4.17 Considerations for the safety of the volunteer dog walker, the dog, general public and other dogs will need to be addressed in a full risk assessment for the program should it progress. Council has legislative WHS responsibilities for its volunteers that are similar to its responsibilities for employees.
- 4.18 The recruitment of volunteers would need to be undertaken which typically includes advertising, selection, interview, training and ongoing coordination and supervision.
- 4.19 Volunteers are recruited for the program through targeted advertising that seeks a suitable match to the client and animal. Once interviewed and screened, a volunteer is provided with face-to-face induction, a hardcopy manual and an introduction meeting held at the client's home. Volunteers are provided with a vest to identify them as a volunteer while they are carrying out their duties and one Council provides "Direct-Stop" spray along with Martingale collar and lead.  
  
As well as providing practical support for animals, the role of the volunteer is to provide a social connection with the client; volunteers are asked to sit and have a chat with the client especially if the client is homebound.
- 4.20 Ongoing matching of volunteers with dogs needs to be closely managed to ensure that there are suitably confident and able volunteers for the majority of the dogs that are being requested to be part of the program.

### **Other Alternatives Investigated; Community Led and Community Centre Options:**

- 4.21 The Administration connected with Paws and Claws Rescue to seek advice and guidance regarding the possibility of utilising Community Centres/Hub and their outdoor spaces to gather with pets. It was possible but Paws and Claws Rescue recommended that consideration would need to be given to the vaccination status of pets and temperament when in close proximity.



- 4.22 Consideration has also been given to creating pet parking stations outside Community Centres/Hubs to allow people with pet companions to leave them at specially designed '[parking bays](#)' that attach to walls while they briefly enter the building.
- 4.23 Council will need to consider the safety of animals left unsupervised as well as for community members passing by, alongside current City of Salisbury legislation regarding leaving animals unattended. There are also cost implications to purchase and install bays and provide any required signage. A lower cost example is provided below:



- 4.24 While the City of Salisbury has not received any requests for animal services or programs specifically, a walking group is currently operating from Morella Community Centre which welcomes dogs to attend with their owners.
- 4.25 Notes staff will engage with the community to explore program options such as:
- 4.25.1 teaching people how to keep pets stimulated at home
  - 4.25.2 promote the usage of City of Salisbury dog parks for socialization (between residents as well as their pets) as an alternative to walking
  - 4.25.3 pet parking bays outside of some Community Centres where appropriate and safe for residents and dogs.
- 4.26 Social isolation is an important priority for Council and Council has many programs aimed at promoting connection and reducing loneliness. Older community members can access a variety of programs and social support through our Senior Centres and Commonwealth Home Support Program.

**Other Pet Care Services Delivered by Other Councils**

- 4.27 The range of services that Council led Companion Animal Programs provide ranges from basic assistance, such as dog walking support which is offered by City of Charles Sturt and City of Tea Tree Gully, to broader assistance for a variety of animals offered by City of Port Adelaide Enfield.
- 4.28 Financial Overview The total estimated cost for a Council managed, structured Companion Animal Program for 10 dogs for a 12-month pilot is \$43,640.60:
- 4.28.1 Coordinator, L3, 1 at 0.4FTE (2 days) is \$38,953.00
  - 4.28.2 Dog Assessment by Animal Behaviourist for 10 dogs is \$1,000.00
  - 4.28.3 Dog walking accessories (including Dog Harness, Dog Lead, PetSafe Spray Shield Animal Deterrent) provided to clients for 10 dogs is \$1,157.60
  - 4.28.4 Branded safety vest uniform for 10 volunteers is \$560.00
  - 4.28.5 Volunteer Training by Dog and Cat Management Board Approved Trainer and E-Learning module with assessment for 10 volunteers is \$1,970.00
  - 4.28.6 TOTAL ESTIMATED COST of Council managed program: \$43,640.60
- 4.29 The costs associated with developing small initiatives to make our Community Centres and Hubs more inviting for pets and their owners would be relatively minor however this would also be harder to quantify in terms of positive impact.

**5. CONCLUSION**

- 5.1 This report provides information on community-led and council-led Companion Animal Programs.
- 5.2 The recommendation of this report is to support community-led actions to respond to resident needs and priorities for pet friendly service activities through our Community Centres and Hubs.
- 5.3 Staff will continue to engage with the community to explore program options, such as teaching people how to keep their pets stimulated at home and promote the use of City of Salisbury dog parks for socialisation instead of walking.
- 5.4 The costs of developing small initiatives to make our Community Centres and Hubs more inviting to pets and their owners would be less than the costs of implementing a council-led Companion Animal Program model that would necessitate the deployment of new resources or the re-prioritization and training of existing staff and resources.

## **GB4                                      Revocation of Community Land Classification Portions of Land Walkeys Road Corridor**

<b>PREV REFS</b>	Urban Services Committee                      4.1.4                      19/06/2023
<b>AUTHOR</b>	Tim Starr, Team Leader, Property, City Development
<b>CITY PLAN LINKS</b>	3.4 Our urban growth is well planned and our centres are active 4.2 We deliver quality outcomes that meet the needs of our community 4.4 We plan effectively to address community needs and identify new opportunities
<b>SUMMARY</b>	Having complied with all the legislative requirements, consideration can now be given to the Revocation of the Community Land Classification for portions of land abutting the Walkleys Road Corridor, Ingle Farm to facilitate the future development.

### **RECOMMENDATION**



#### That Council:

1. Approves the revocation of the Community Land Classification of 17 separate allotments of land set out below and delineated on Attachment 1 of the report (Item GB3 Revocation of Community Land Classification Portions of Land Walkleys Road Corridor Urban Services Committee, 11 December 2023;
  - 1.1 The whole of allotment 26 in Deposited Plan 10063 and described in Certificate of Title Volume 6194 Folio 695 and identified as portion 1.
  - 1.2 The whole of allotment 2143 in Deposited Plan 9450 and described in Certificate of Title Volume 6194 Folio 693 and identified as portion 2.
  - 1.3 The whole of allotment 2096 in Deposited Plan 9450 and described in Certificate of Title Volume 5580 Folio 976 and identified as portion 3.
  - 1.4 The whole of allotment 2094 in Deposited Plan 9451 and described in Certificate of Title Volume 5580 Folio 106 and identified as portion 4.
  - 1.5 The whole of allotment 2108 in Deposited Plan 9335 and described in Certificate of Title Volume 5538 Folio 553 and identified as portion 5.
  - 1.6 The whole of allotment 2134 in Deposited Plan 9392 and described in Certificate of Title Volume 5539 Folio 229 and identified as portion 6.
  - 1.7 The whole of allotment 2098 in Deposited Plan 9452 and described in Certificate of Title Volume 5472 Folio 992 and identified as portion 7.
  - 1.8 The whole of allotment 2151 in Deposited Plan 9452 and described in Certificate of Title Volume 5561 Folio 911 and identified as portion 8.
  - 1.9 A portion of allotment 2174 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 210 measuring approximately 1204 square metres and identified as portion 9.

- 1.10 The whole of allotment 2097 in Deposited Plan 9455 and described in Certificate of Title Volume 5575 Folio 439 and identified as portion 10.
- 1.11 A portion of allotment 2173 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 219 measuring approximately 1204 square metres and identified as portion 11
- 1.12 The whole of allotment 2141 in Deposited Plan 9393 and described in Certificate of Title Volume 5742 Folio 294 and identified as portion 12.
- 1.13 The whole of allotment 1649 in Deposited Plan 9393 and described in Certificate of Title Volume 5474 Folio 988 and identified as portion 13.
- 1.14 The whole of allotment A in Deposited Plan 6220 and described in Certificate of Title Volume 6028 Folio 982 and identified as portion 14.
- 1.15 The whole of allotment 2176 in Deposited Plan 9456 and described in Certificate of Title Volume 5539 Folio 208 and identified as portion 15.
- 1.16 A portion of allotment 2095 in Deposited Plan 9454 and described in Certificate of Title Volume 5575 Folio 441 measuring approximately 176 square metres and identified as portion 16.
- 1.17 The whole of allotment 1648 in Deposited Plan 9327 and described in Certificate of Title Volume 5539 Folio 123 and identified as portion 17.
2. Authorises the Chief Executive Officer or delegate to remove the above-mentioned portions of land from the City of Salisbury's Community Land Register.
3. Authorises the Chief Executive Officer or delegate to lodge all necessary documentation with the Lands Titles Office to allow for the removal of these portions of land as Community Land and facilitate the future development.

## ATTACHMENTS

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

1. Attachment 1 - Portions of land to be Revoked of Community Land Classification [↓](#) 
2. Attachment 2 - Ministerial Correspondence - Walkleys Road Corridor [↓](#) 

## 2. BACKGROUND

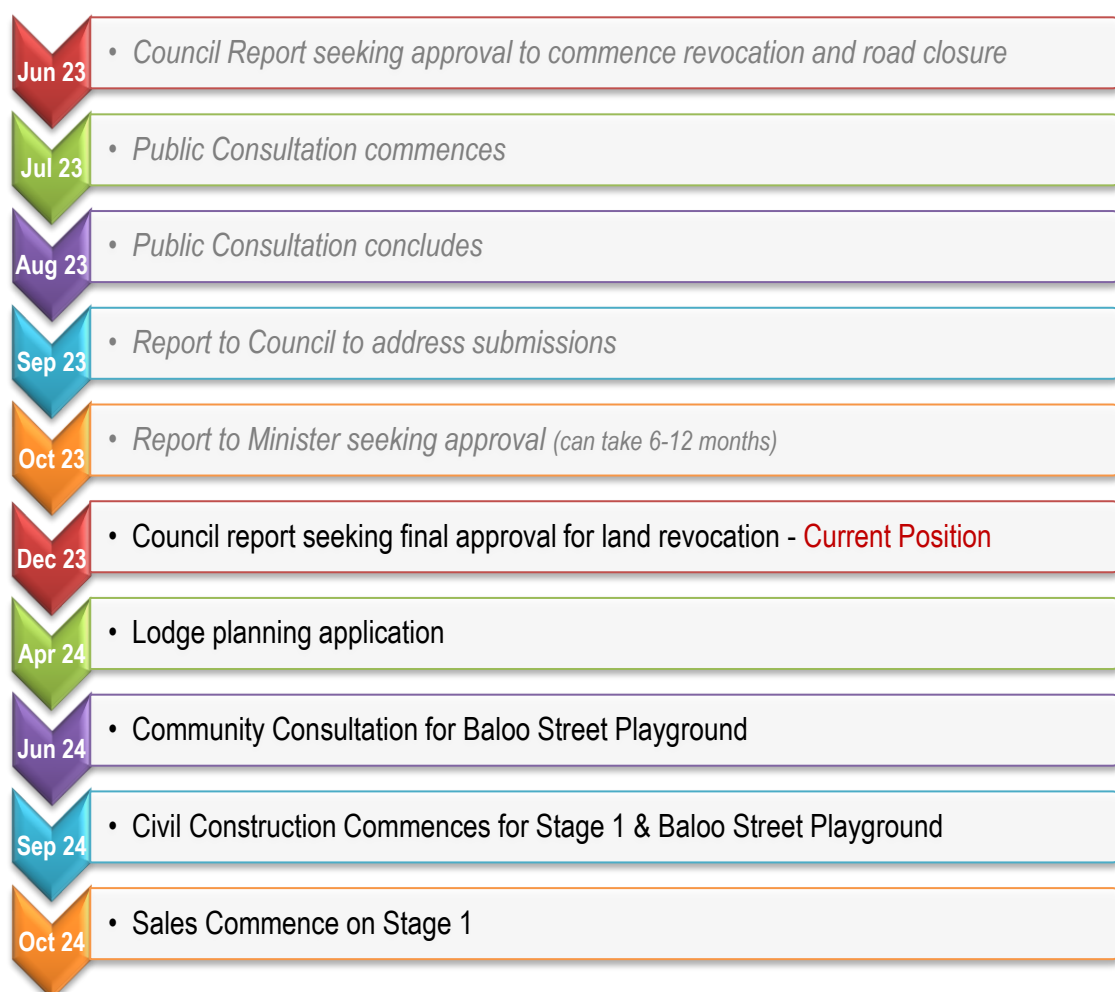
- 2.1 At the Council meeting held 26 June 2023 (Item 4.1.4 Resolution 0371/2023) Council authorised staff to implement the public consultation process pursuant to Section 194 of the *Local Government Act 1999*, regarding a proposal to revoke the Community Land Classification of 17 separate portions of land detailed in Attachment 1 of the report (Item 4.1.4 Revocation of Community Land Classification Portions of Land Walkeys Road Corridor June 2023).



- 2.2 Council further resolved that an additional report be presented to Council for consideration of any objections received. In the event that no objections be received, the Chief Executive Officer or delegate be authorised to prepare and submit the necessary documentation to the Minister for approval. As no objections were received, the report was prepared and submitted to the Minister in August 2023.
- 2.3 The revocation of the portions of land subject to this report, is being undertaken in conjunction with a road closure process for the balance of the Walkleys Road corridor. The road closure plan is currently being re-surveyed to include easements for existing service infrastructure. This work is expected to be completed in early January 2024. Once the plan is completed it will be lodged at the Lands Titles Office with this process currently taking approximately two months from deposit to be finalised.

#### Next Steps

- 2.4 Following the road closure plan being deposited with the Land Titles Office and Council approval of the community land classification, the planning application will be lodged seeking development approval for the residential development. Once development approval is granted, civil construction will begin on site.
- 2.5 The timeline for next steps is outlined below.



**3. EXTERNAL CONSULTATION / COMMUNICATION**

- 3.1 Minister for Local Government

**4. DISCUSSION**

- 4.1 Council is advised that the application to the Minister for revocation of the Community Land Classification of 17 separate portions of land detailed in Attachment 1 - Portions of land to be Revoked of Community Land Classification, has been favourably received.
- 4.2 Approval for the revocation was granted by the Minister on the 14 November 2023 as documented in the Ministerial response in Attachment 2 – Letter from Minister for Local Government.
- 4.3 Council is now requested to make a formal resolution to give effect to this revocation and remove these portions of land from the Community Land register to facilitate the future development as per the Strategic Land Review.
- 4.4 Financial OverviewThe financial return from this will be retained by Council and used to invest in more community services and facilities, including the local area through the upgrade of open space (including the construction of the new Baloo Street Playground) as part of any proposed development. This builds on Council's capacity to fund community needs.

**5. CONCLUSION**

- 5.1 It is recommended that Council make a formal resolution to give effect to the revocation of Community Land Classification for 17 separate portions of land abutting the Walkleys Road Corridor detailed in Attachment 1 - Portions of land to be Revoked of Community Land Classification.

## Attachment 1 – Portions of Land Subject to Revocation

1. The whole of allotment 26 in Deposited Plan 10063 and described in Certificate of Title Volume 6194 Folio 695 and identified as portion 1.
2. The whole of allotment 2143 in Deposited Plan 9450 and described in Certificate of Title Volume 6194 Folio 693 and identified as portion 2.
3. The whole of allotment 2096 in Deposited Plan 9450 and described in Certificate of Title Volume 5580 Folio 976 and identified as portion 3.
4. The whole of allotment 2094 in Deposited Plan 9451 and described in Certificate of Title Volume 5580 Folio 106 and identified as portion 4.
5. The whole of allotment 2108 in Deposited Plan 9335 and described in Certificate of Title Volume 5538 Folio 553 and identified as portion 5.
6. The whole of allotment 2134 in Deposited Plan 9392 and described in Certificate of Title Volume 5539 Folio 229 and identified as portion 6.
7. The whole of allotment 2098 in Deposited Plan 9452 and described in Certificate of Title Volume 5472 Folio 992 and identified as portion 7.
8. The whole of allotment 2151 in Deposited Plan 9452 and described in Certificate of Title Volume 5561 Folio 911 and identified as portion 8.
9. A portion of allotment 2174 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 210 measuring approximately 1204 square metres and identified as portion 9.
10. The whole of allotment 2097 in Deposited Plan 9455 and described in Certificate of Title Volume 5575 Folio 439 and identified as portion 10.
11. A portion of allotment 2173 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 219 measuring approximately 1204 square metres and identified as portion 11
12. The whole of allotment 2141 in Deposited Plan 9393 and described in Certificate of Title Volume 5742 Folio 294 and identified as portion 12.
13. The whole of allotment 1649 in Deposited Plan 9393 and described in Certificate of Title Volume 5474 Folio 988 and identified as portion 13.
14. The whole of allotment A in Deposited Plan 6220 and described in Certificate of Title Volume 6028 Folio 982 and identified as portion 14.
15. The whole of allotment 2176 in Deposited Plan 9456 and described in Certificate of Title Volume 5539 Folio 208 and identified as portion 15.
16. A portion of allotment 2095 in Deposited Plan 9454 and described in Certificate of Title Volume 5575 Folio 441 measuring approximately 176 square metres and identified as portion 16.
17. The whole of allotment 1648 in Deposited Plan 9327 and described in Certificate of Title Volume 5539 Folio 123 and identified as portion 17.



Item GB4 - Attachment 1 - Portions of land to be Revoked of Community Land Classification



OFFICIAL

**Hon Geoff Brock MP**

23MINLG-0598

Mr John Harry  
Chief Executive Officer  
City of Salisbury  
PO Box 8  
SALISBURY SA 5108  
[jharry@salisbury.sa.gov.au](mailto:jharry@salisbury.sa.gov.au)

Dear Mr Harry *John*

Thank you for your correspondence seeking my approval of the City of Salisbury's (the Council) proposal to revoke the classification of 17 portions of land, known as the Walkleys Road Corridor (see Attachment 1).

I appreciate the further information that the Council provided to the Office of Local Government in relation to the proposal.

After carefully considering the effect of the revocation of the Walkleys Road Corridor on the area and the local community, I am of the opinion that—on balance—the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of 17 portions of land known as the Walkleys Road Corridor, as set out in Attachment 1.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act 1999*.

Thank you again for your correspondence.

Yours sincerely

A handwritten signature in blue ink that reads "Brock".

Hon Geoff Brock MP  
**MINISTER FOR LOCAL GOVERNMENT**

*14 / 11 / 2023*

Attachment 1 – Description of the Walkleys Road Corridor

Minister for Local Government | Minister for Regional Roads | Minister for Veterans Affairs  
Level 10, 81 – 95 Waymouth Street Adelaide SA 5000 | GPO Box 1533 Adelaide SA 5001 | DX 171  
Tel +61 8 7133 1200 | Email [minister.brock@sa.gov.au](mailto:minister.brock@sa.gov.au)



OFFICIAL

**ATTACHMENT 1 — DESCRIPTION OF THE WALKLEYS ROAD CORRIDOR**

Portion ID	Description
Portion 1	Whole of the allotment 26 in Deposited Plan 10063 and described in Certificate of Title Volume 6194 Folio 695
Portion 2	Whole of the allotment 2143 in Deposited Plan 9450 and described in Certificate of Title Volume 6194 Folio 693
Portion 3	Whole of the allotment 2096 in Deposited Plan 9450 and described in Certificate of Title Volume 5580 Folio 976
Portion 4	Whole of the allotment 2094 in Deposited Plan 9451 and described in Certificate of Title Volume 5580 Folio 106
Portion 5	Whole of the allotment 2108 in Deposited Plan 9335 and described in Certificate of Title Volume 5538 Folio 553
Portion 6	Whole of the allotment 2134 in Deposited Plan 9392 and described in Certificate of Title Volume 5539 Folio 229
Portion 7	Whole of the allotment 2098 in Deposited Plan 9452 and described in Certificate of Title Volume 5472 Folio 992
Portion 8	Whole of the allotment 2151 in Deposited Plan 9452 and described in Certificate of Title Volume 5561 Folio 911
Portion 9	Portion of the allotment 2174 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 210 measuring approximately 1510 square metres
Portion 10	Whole of the allotment 2097 in Deposited Plan 9455 and described in Certificate of Title Volume 5575 Folio 439
Portion 11	Portion of allotment 2173 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 219 measuring approximately 1204 square metres
Portion 12	Whole of the allotment 2141 in Deposited Plan 9393 and described in Certificate of Title Volume 5742 Folio 294
Portion 13	Whole of the allotment 1649 in Deposited Plan 9393 and described in Certificate of Title Volume 5474 Folio 988
Portion 14	Whole of the allotment A in Road Plan 6220 and described in Certificate of Title Volume 6028 Folio 982
Portion 15	Whole of the allotment 2176 in Deposited Plan 9456 and described in Certificate of Title Volume 5539 Folio 208
Portion 16	Portion of the allotment 2095 in Deposited Plan 9454 and described in Certificate of Title Volume 5575 Folio 441 measuring approximately 176 square metres
Portion 17	Whole of the allotment 1648 in Deposited Plan 9327 and described in Certificate of Title Volume 5539 Folio 123



<b>GB5</b>	<b>Pedestrian Friendly Movements - Mawson Lakes</b>
<b>AUTHOR</b>	Sam Schirripa, Engineer - Civil & Transport, City Infrastructure
<b>CITY PLAN LINKS</b>	1.3 People are valued and they feel safe, included and connected 4.2 We deliver quality outcomes that meet the needs of our community 1.1 Our City is attractive and well maintained
<b>SUMMARY</b>	This report provides an update with regard to the current pedestrian friendly movements from the Mawson Centre to Mobara Park, and surrounds.

## RECOMMENDATION

That Council:

1. Notes the report.

## ATTACHMENTS

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

1. Attachment 1 - Mawson Lakes Pedestrian Connection [↓](#) 

## 1. BACKGROUND

1.1 At its meeting held on Monday, 26 June 2023, it was resolved that Council:

1. *Requests Administration to present a report of the current situation of pedestrian friendly movements from the Mawson Centre to edge of Mobara Park by December 2023.*

*Resolution Number 0371/2023*

## 2. DISCUSSION

- 2.1 There are multiple pedestrian access points providing connectivity from the Mawson Centre through to the edge of Mobara Park and Garden Terrace. These form part of a larger network of connectivity around the Mawson Lakes retail precinct and beyond (Attachment 1).
- 2.2 The network includes:
  - 2.2.1 Existing Footpaths
  - 2.2.2 Reserve Connections
  - 2.2.3 Pram Ramps
  - 2.2.4 Pedestrian Actuated Crossings
  - 2.2.5 Bridges
  - 2.2.6 Trails
- 2.3 Pedestrian access is well serviced between The Mawson Centre and Mobara Park, through a comprehensive pedestrian path network.



- 2.4 Specifically, pedestrians are able to commute from the Mawson Centre via Main Street onto University Parade utilising the existing Pedestrian Actuated Crossing (PAC) at the corner of University Parade and Main Street, Mawson Lakes, then commuting west toward Garden Terrace. Commuters can access the PAC to cross to Garden Terrace and over to Mobara Park.





- 2.5 The path network along University Parade to Mobara Park is wide, well-lit and provides a continuous accessible path of travel, the speed limit is 40km and considered a low speed environment with vehicle access to both shopping precincts and a pedestrian crossing.
- 2.6 Alternatively, commuters are able to access the existing Café Strip on Mawson Lakes Boulevard until reaching the intersection of Garden Terrace and the Boulevard; crossing west to Mobara Park.

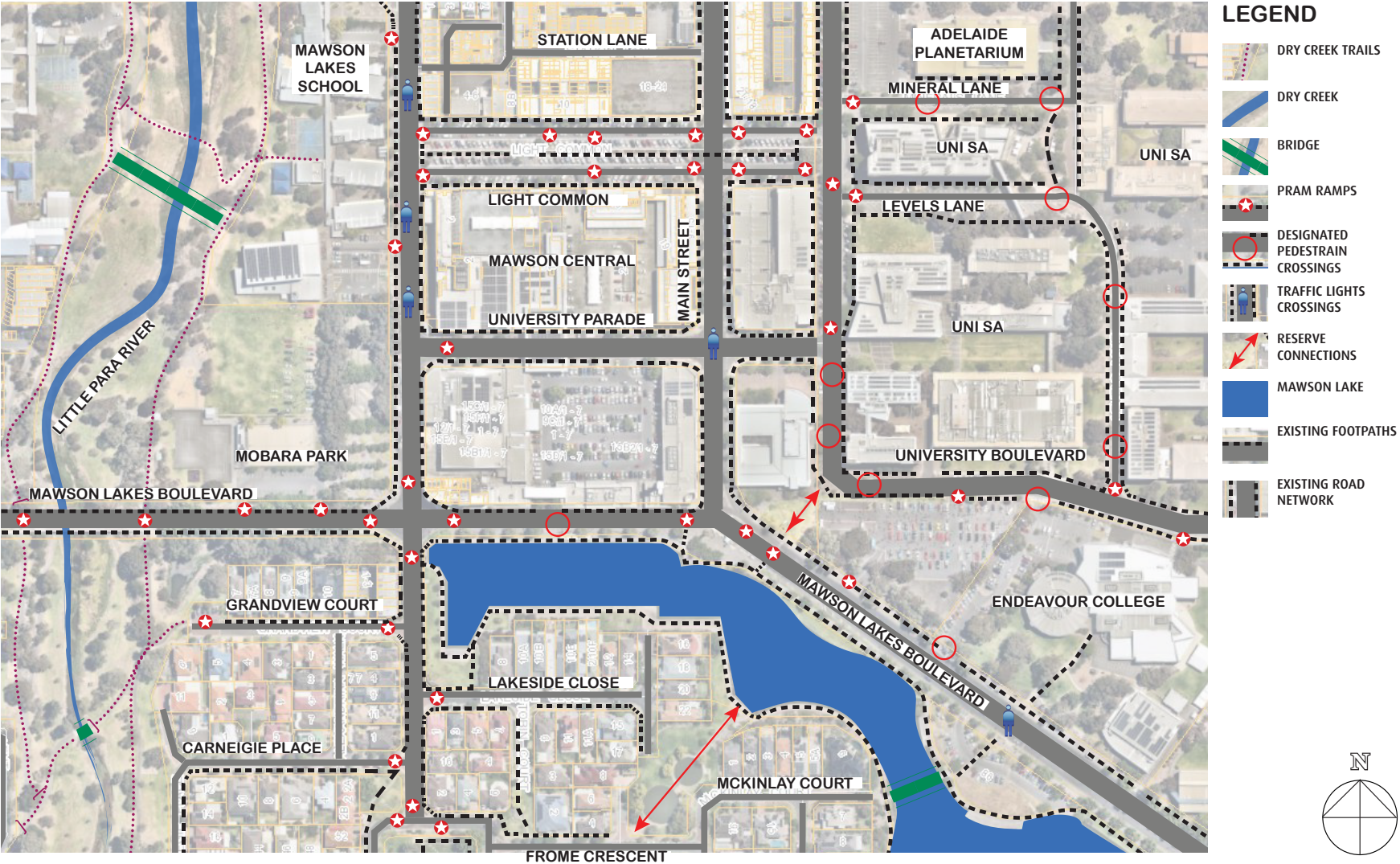


- 2.7 The path network along Mawson Lakes Boulevard to Mobara Park provides footpath options along both sides of the road, inclusive of outdoor dining activation, the paths are well-lit and provide a continuous accessible path of travel, the speed limit is 40km and considered a low speed environment with vehicle access to the shopping precinct and a pedestrian crossing.

### **3. CONCLUSION**

- 3.1 The pedestrian movements from Mawson Centre to Mobara Park are sufficient and allow ease of commute from Mawson Centre via two separate pedestrian crossing options.
- 3.2 Both connections are in a low speed environment, and provide a safe, continuous accessible path of travel, any change to the current speed limits are not required, though consultation with DIT would be required if this were to be further reviewed.





DATE: 30/11/2023  
DRAWN BY: ARTHUR CHEN





**GB6****LGA Sustainability Program****AUTHOR**

Lara Daddow, Coordinator Strategic Sustainability, City Development

**CITY PLAN LINKS**

- 2.2 We make the most of our resources including water, waste and energy
- 2.3 Our community, environment and infrastructure are adaptive to a changing climate

**SUMMARY**

Following an Expression of Interest submitted by Administration in August 2023, Council has been invited to participate as one of 15 selected Councils in the Net Zero 'Accelerate' Program that is funded by the Department for Environment and Water, and facilitated by the Local Government Association of SA. Participation in this program will support delivery of actions in the *Sustainability Strategy 2035*.

**RECOMMENDATION**That Council:

1. Notes the report.

**ATTACHMENTS**

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

1. Attachment 1 - Net Zero 'Accelerate' Program scope and timing - dsquared Consulting 

**1. BACKGROUND**

- 1.1 Council adopted the *Sustainability Strategy 2035* on 26 June 2023. The Strategy includes new actions to:
  - 1.1.1 Progressively update and publicly disclose the organisational carbon inventory.
  - 1.1.2 Develop a new Organisational Carbon Emissions Reduction Action Plan 2030 to work towards carbon neutrality by 2035.
- 1.2 The Local Government Association of SA (LGA) called for expressions of interest from Councils to participate in a new initiative, the Net Zero 'Accelerate' Program, to support Council's greenhouse gas emissions reduction efforts in July 2023. The program is funded by the Department for Environment and Water.
- 1.3 In recognition of the potential to progress the committed actions listed in item 1.1 from the Sustainability Strategy, through this new program, Administration submitted an expression of interest to participate in the program in August 2023.

- 1.4 On 4 December 2023, an invitation was received from the CEO of the LGA to participate in the program, along with 14 other Councils. The program will deliver:
- 1.4.1 Individual emission inventories for 15 councils, including the following:
- Engagement and scoping workshops (grouped regionally)
  - Baseline emission inventory and projections
  - Emissions summary report
  - Elected Member and/or Executive staff briefing sessions.
- 1.4.2 A review of methodologies in measuring and reporting carbon emissions within councils (including scopes 1,2 & 3), and the development of a best practice guide for establishing Net Zero plans.
- 1.4.3 A sector-wide profile report of the carbon emissions attributable to council operations across SA, to provide the first ever GHG baseline for the local government sector.
- 1.5 The LGA has engaged 'dsquared Consulting' to deliver the program. The information provided in Attachment 1 summarises dsquared's scope of work, timing for the program and expertise.

## **2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 An expression of interest to participate in the Net Zero 'Accelerate' Program was submitted to the LGA in August 2023.

## **3. DISCUSSION**

- 3.1 Participation in the Net Zero 'Accelerate' Program provides Council the opportunity to progress implementation of key actions in the *Sustainability Strategy 2035* in a timely and efficient manner with support from external consultants.
- 3.2 By participating in the program, Council will be committing to the following:
- 3.2.1 Collating and providing data including electricity, natural gas, fuel, waste, and water, as well as financial expenditure data.
- 3.2.2 Staff participating in workshops to learn about the process, ask questions, learn from case studies of other councils and explore emission reduction opportunities.
- 3.2.3 Providing input and guidance on the emissions summary report to align with Council operations.
- 3.2.4 A cash contribution of \$500 (ex GST).
- 3.3 The commitments required by Council are considered reasonable and achievable, considering the significant value delivered by participation in the program. The value includes a financial saving as a consultant would have otherwise had to be engaged by Council to complete this work to deliver the actions in the Strategy.

- 3.4 The program will commence in mid-December with templates and guidance provided by dsquared followed by initial research and engagement in January, staff workshops in February and March, reporting in April-May and presentations to Council in mid-2024.

#### **4. FINANCIAL OVERVIEW**

- 4.1 Participation in the Net Zero ‘Accelerate’ Program requires a small cash contribution of \$500. This contribution is available within the City Shaping budget.
- 4.2 Participation in this program, rather than engaging a consultant directly represents a saving for Council of \$20,000-\$30,000.

#### **5. CONCLUSION**

- 5.1 Council has been invited to participate in the LGA Net Zero ‘Accelerate’ Program funded by the Department for Environment and Water along with 14 other councils.
- 5.2 Participation in the Net Zero ‘Accelerate’ Program provides Council the opportunity to progress implementation of key actions in the *Sustainability Strategy 2035* in a timely and efficient manner with significant support from external consultants funded by the LGA.
- 5.3 The Net Zero ‘Accelerate’ Program will deliver a baseline emission inventory and future projections, an emissions summary report and briefing sessions between December 2023 and mid-2024.



dsquaredconsulting

# Welcome to the *Net Zero 'Accelerate' Program*





# Project scope & objectives



The Net Zero 'Accelerate' Program aims to support local councils in the early stages of considering or developing an emissions inventory and emissions reduction strategy. The project will focus on the following scope, with the aim of **increasing knowledge, skills and capabilities** within councils and **accelerating the net zero emissions transition**.

The project scope includes:

**Engagement & scoping workshops**  
(councils grouped regionally)

**Baseline emission inventory collation & projections**

**Emissions summary report**

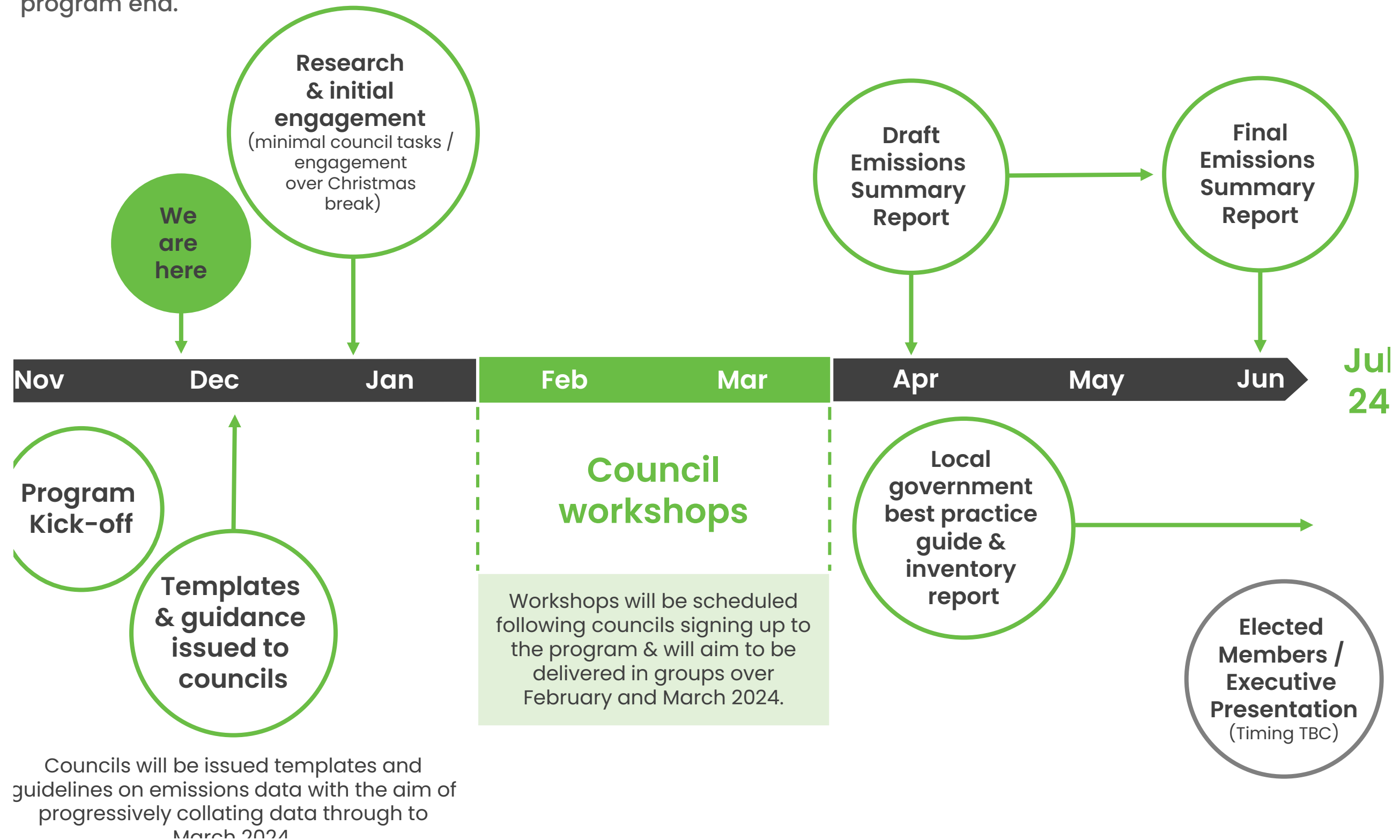
**Elected Member or Executive Leadership briefing sessions**

**Best practice local government guide & emissions inventory summary**

# Project timeframes



The program will be running over the first half of 2024 in line with the following key milestones and project plan. The program will be flexible based on council availability but will be working to a July 2024 program end.



# Project participation



Councils are encouraged to participate in the program and the more you put in the more you will get out of the program. Councils will need to commit some time and resources to the project, with following key requirements and resourcing expected:

## Data collation

Developing an emissions inventory requires data from a range of sources including electricity, natural gas, fuel, waste, and water, as well as financial expenditure data. Council's will be given templates and guidance on obtaining the data however this can take time to collate (2-3 months).

## Council workshops

A workshop will be held with small groups of participating councils to learn about the process, ask questions, present case studies of other councils and explore emission reduction opportunities. It is recommended that key council staff attend the workshop such as environment/sustainability, assets/property, fleet managers, financial, and procurement.

## Emissions summary report

Each council will be provided an emissions summary report which will include the emissions inventory, key emission reduction actions, and a pathway to work towards net zero emissions. Councils are encouraged to provide input into the report to ensure it is aligned with council operations.

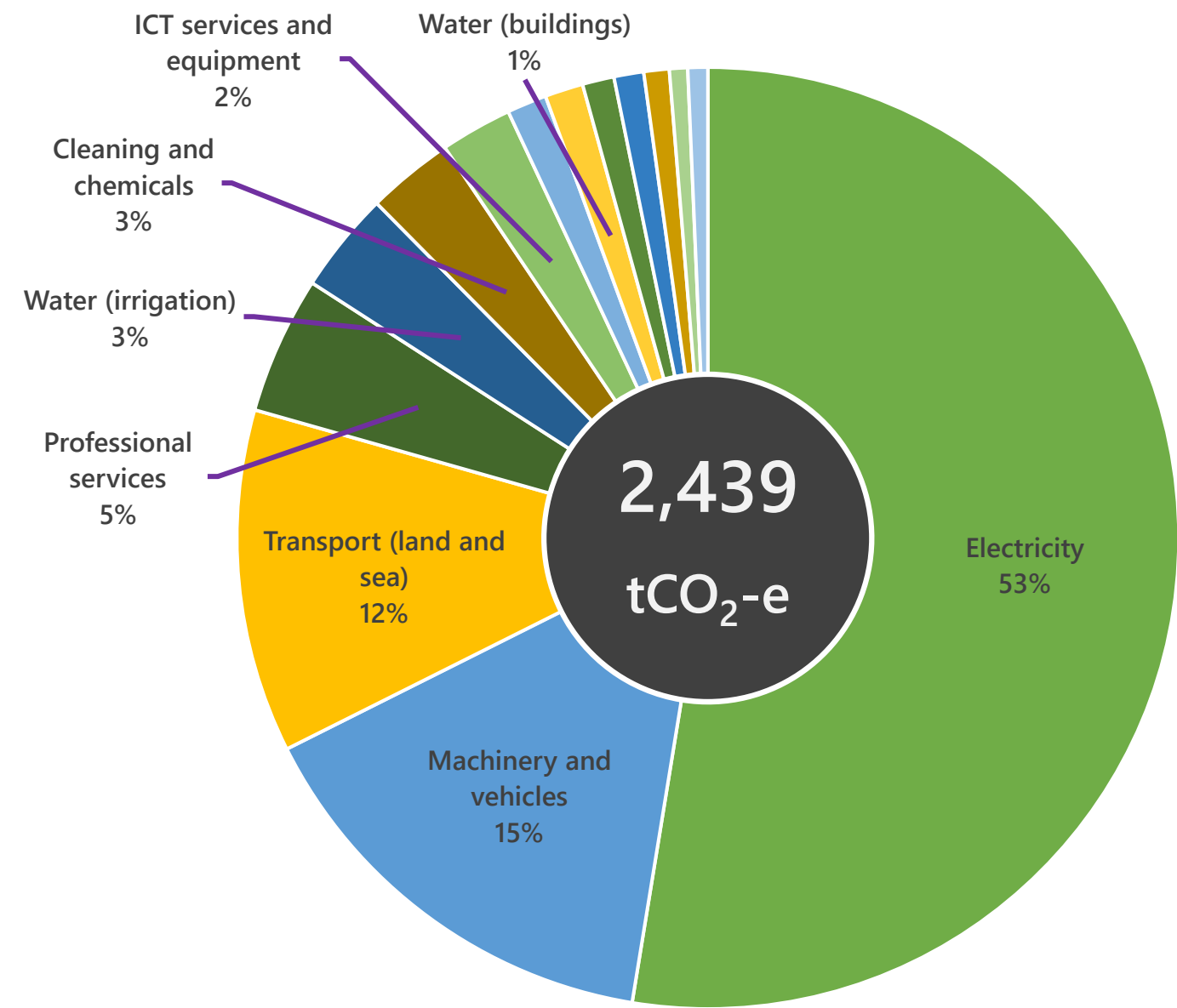
## Elected Member or Executive Leadership briefing session

One Elected Members or Executive Leadership (or combined) presentation has been incorporated into the program to assist with knowledge sharing and present the final emissions summary report and outcomes.



# Example emissions profile

The below is an example emissions profile which will be developed for each council which will assist in identifying priority emission reduction actions. The emissions profile will depend on data availability and priorities for each council.



Emission category	Total Emissions (t CO2-e)
Electricity	1,282
Machinery and vehicles	367
Transport (land and sea)	287
Professional services	115
Water (irrigation)	85
Cleaning and chemicals	73
ICT services and equipment	60
Horticulture and agriculture	33
Water (buildings)	32
Postage, courier and freight	27
Office equipment and supplies	25
Stationary energy (gaseous fuels)	21
Working from home	15
Other	17



# About dsquared

dsquared is an innovative and independent consultancy **delivering sustainable solutions** for the built environment.

We are Adelaide's Carbon Neutral Ambassadors, are a certified Carbon Neutral Organisation and operate under certified ISO 9001 and ISO 14001 Quality and Environmental Management Systems.



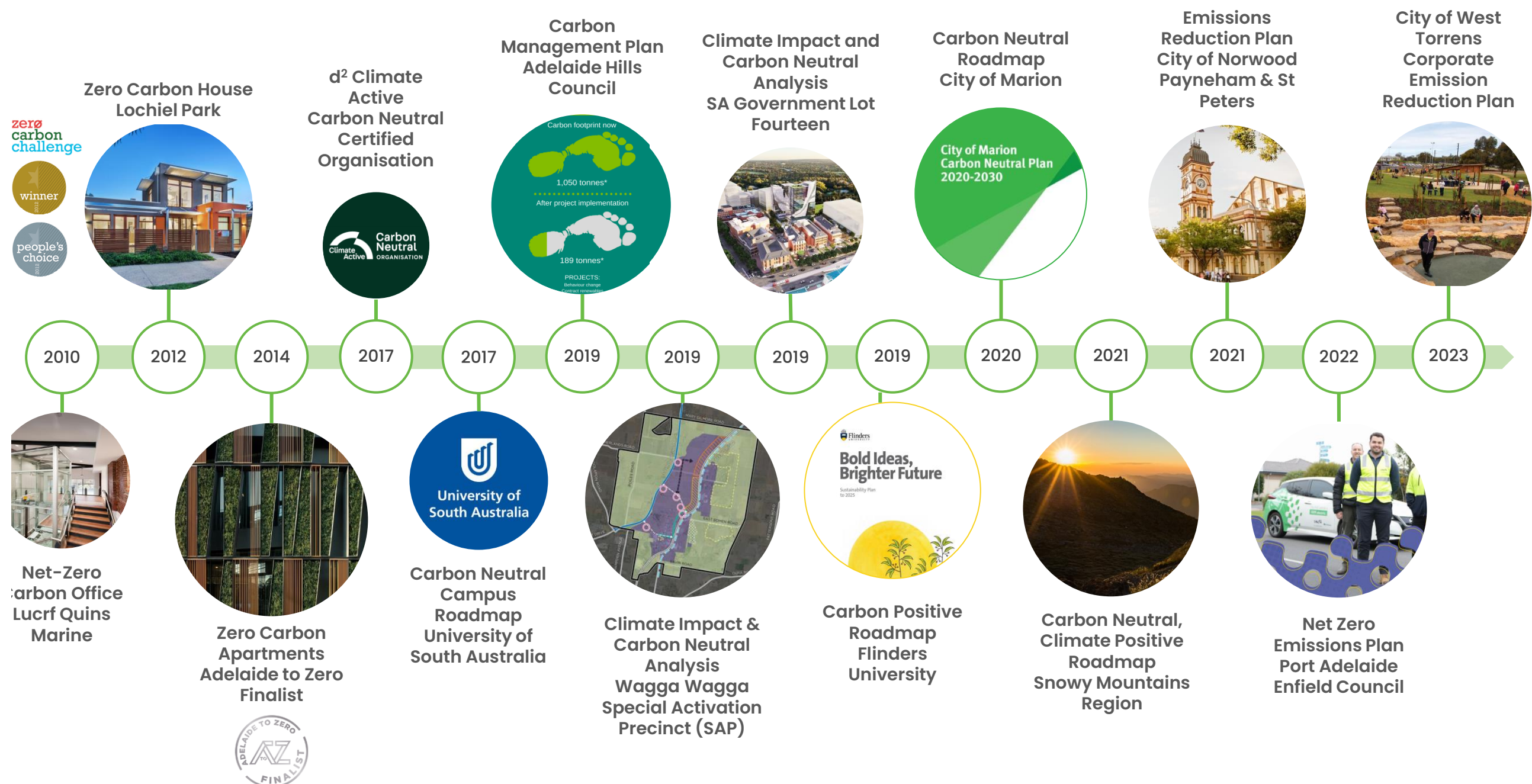
**Just.**



# Net zero emissions & climate resilience



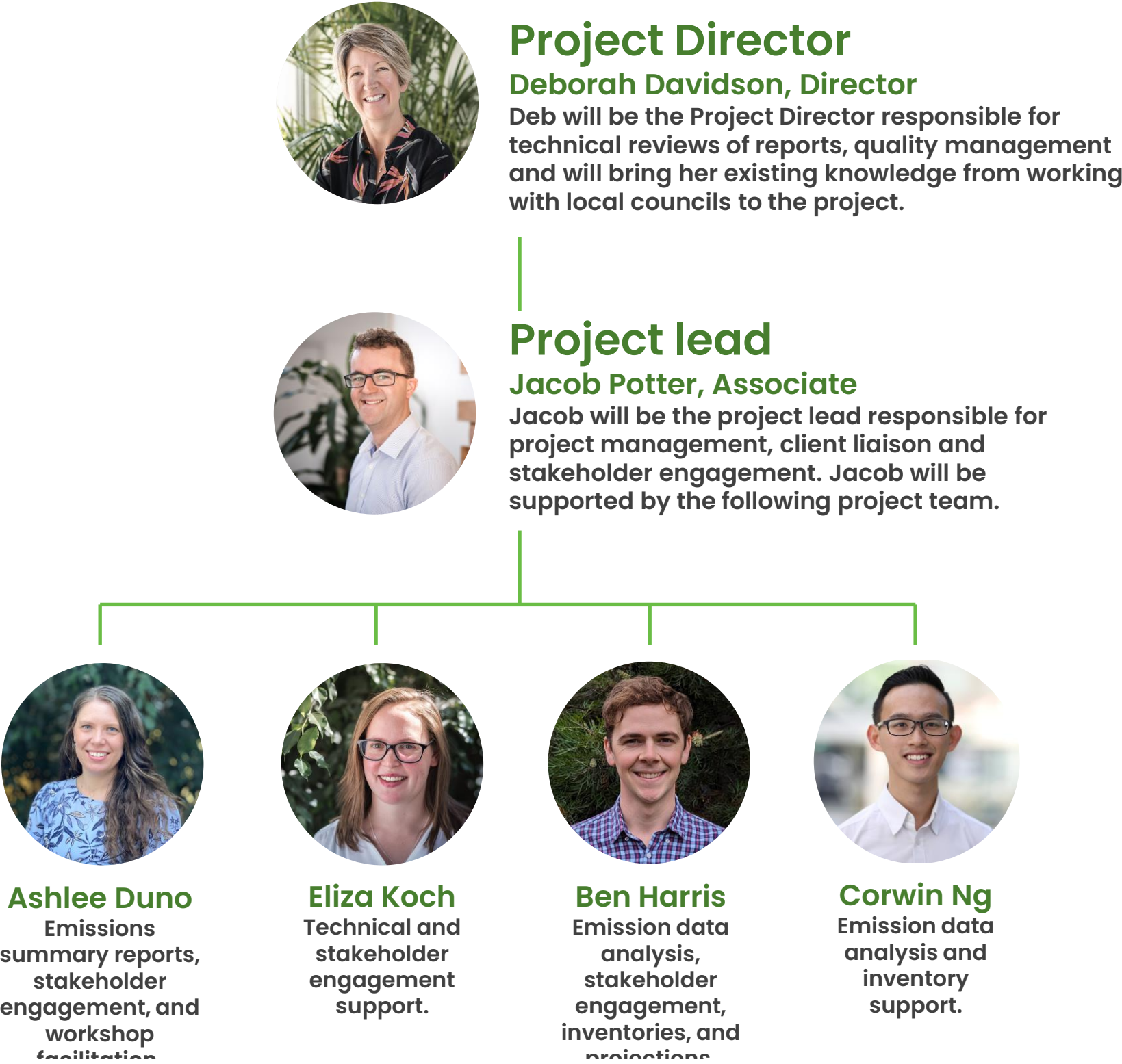
We have been helping projects and councils develop **emission reduction & net zero emissions plans** for over 10 years including for regions, precincts, and buildings.



# Meet the team



The following dsquared team members will be supporting the project, and each council will have a key contact for any questions and ongoing liaison.





## Key dsquared contacts:

**Jacob Potter**

Associate

M. 0488 220 022

Email: [jacob@dsquaredconsulting.com.au](mailto:jacob@dsquaredconsulting.com.au)

**Deborah Davidson**

Director

M. 0425 870 289

Email: [deborah@dsquaredconsulting.com.au](mailto:deborah@dsquaredconsulting.com.au)





<b>GB7</b>	<b>City Centre Revitalisation - Church/John Street Project - Mobara Laneway Update</b>
<b>AUTHOR</b>	Jarred Collins, Manager Infrastructure Delivery, City Infrastructure
<b>CITY PLAN LINKS</b>	1.1 Our City is attractive and well maintained
<b>SUMMARY</b>	This report provides an update on discussions undertaken throughout the project with regard to an possibility of upgrade at Mobara Laneway and 24 hour access.

## RECOMMENDATION

That Council:

1. Notes the report.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 At its meeting held on Monday, 19 December 2022 Council resolved that Administration:

*“Defers the upgrade of the Mobara Laneway and requests Administration to negotiate an agreement with the owners of the Mobara Laneway, including the allowance for 24 hour access through the laneway to allow improved connectivity with the City Centre, and provide a report back to Council.”*

*Resolution Number 0045/2022*

- 1.2 The Church and John Street Revitalisation Project is part of a wider City Centre Revitalisation project, which looks to redevelop the whole of the City Centre with respect to economic uplift, encouraging private investment, liveability, creating a true city heart and accessibility as well as integrating both vehicle and pedestrian movement.
- 1.3 The three key objectives for the project are to enhance the activation and diversity of experiences of the Salisbury City Centre for residents, visitors and traders; set the foundations to encourage economic investment within the Centre; and improve community/visitor wellbeing and safety.
- 1.4 Stage 2 of the project includes the following:
  - 1.4.1 Upgrade of laneways.
  - 1.4.2 Improvement to City Centre Wayfinding Signage
  - 1.4.3 Rollout of the improved connectivity and lighting.
  - 1.4.4 Bringing forward the resurfacing of failures in road pavements sections of John and Church Street that were not previously failing.

## **2. CONSULTATION / COMMUNICATION**

### **2.1 External**

#### **2.1.1 Property Owners**

## **3. REPORT**

- 3.1 The Mobara laneway is located approximately 30 metres east of Church Street, and provides a thoroughfare to the adjacent carpark.
- 3.2 Mobara Laneway is not open 24 hours per day, and as part of the upgrade was considered a lesser priority for investment than Judd or Sexton laneways initial estimates were \$50k for a light touch to facilitate uplift.
- 3.3 Furthermore, Council does not currently have a Right of Way agreement with the owner of Mobara laneway as it does with Sexton.
- 3.4 Staff have had informal discussions throughout the project, with the owner regarding the potential development and enhancement of the laneway.
- 3.5 Discussions were positive, but there was no commitment, from the property owner to invest in the upgrade, nor commit to facilitating 24-hour access at this stage.
- 3.6 Based on the feedback from the owner and also upon the finalization of the Project the need for this access is less of an issue and there is no requirement to progress into formal negotiations.
- 3.7 The improved connectivity and lighting particularly on Church Street between John and Wiltshire Streets facilitates an adequate travel path for pedestrians in lieu of having access through the Mobara laneway.
- 3.8 This was supplemented by the inclusion of a relocated bus stop from the front of Civic Plaza, new brick paving and garden beds.

## **4. CONCLUSION / PROPOSAL**

- 4.1 The \$11m Church and John Streets Revitalisation Project realised almost 10 years of planning, delivering a revolutionised urban design outcome for the Salisbury City Centre.
- 4.2 While the addition of thousands of square metres of garden beds provided major and immediate aesthetic enhancement, the inclusion of seamlessly incorporated art pieces, feature lighting functionality provide all members of the community an enjoyable visit to the City Centre at all times, night and day.

**GB8 Capital Works Program Delivery****AUTHOR** Christy Martin, Team Leader Project Support, City Infrastructure**CITY PLAN LINKS** 1.1 Our City is attractive and well maintained  
4.2 We deliver quality outcomes that meet the needs of our community**SUMMARY** The delivery of the Capital Works Program is a key priority for the City, delivering many new and improved facilities and infrastructure for the community. Whilst the program is complex in nature due to the variety and scale of works, it continues to effectively be delivered despite the ever-changing construction environment. Continuous improvement is an ongoing activity which occurs, with the Capital Delivery Framework including the tools and templates to do so. Learnings and opportunities are captured to inform future project delivery.**RECOMMENDATION**That Council:

1. Notes the review of the Capital Works Program Delivery as provided, understanding that continuous improvement remains an ongoing activity which occurs to enable learnings and opportunities to be incorporated in future project delivery.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

- 1.1 At its meeting held on Monday, 24 April 2023 it was resolved that Council:

*“Requests the administration to present a report to the Urban Services Committee regarding the status of delivery, key learnings and opportunities for improvement of construction contracts.”*

*Resolution Number 0254/2023*

**2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 Rider Levett Bucknall
- 2.2 Adelaide Metropolitan Councils
- 2.3 Institute of Public Works Engineering Australasia
- 2.4 Industry Partners

### 3. DISCUSSION

- 3.1 The Capital Works Program is a significant program of works which provides improvements for the community, enables assets to be renewed and upgraded and supports employment via the many contracts associated with professional services and construction works. The program is high profile and of considerable importance to many residents, visitors and businesses within the City as it enables the infrastructure they use to be renewed and upgraded.
- 3.2 Within the program a variety of works are undertaken across the following asset categories;
- 3.2.1 Drainage and Waterways –The City has unique waterway systems which include Little Para River, Dry Creek, Edinburgh and Helps Road Drain and Cobbler Creek. This program not only includes the remediation of waterways but also includes dam and levee bank renewal and flood mitigation strategies and associated work.
  - 3.2.2 Property and Buildings – There are 255 building structures within the City which form the basis of renewal and upgrade works as part of the Capital Works Program.
  - 3.2.3 Parks and Streetscapes – Within this category, the renewal and upgrade of the City’s many parks and open spaces, City streetscapes and various feature landscaping form the main priority of works within this category.
  - 3.2.4 Transportation and Civil – The road, carparks, bicycle and path network are critical components within the City which require various levels of renewal and upgrades. These networks enable the community and visitors to travel and access the destinations and residence within the City.
  - 3.2.5 Fleet – The capital replacement and upgrade of the vast plant and fleet stock resides within this program due to the capital nature which it takes. This program is critical to enable the provision of the many services to the community
- 3.3 Understanding the broad nature of the Capital Works Program, there are a variety of construction methods undertaken which inform the various types of contracts and engagements utilised to deliver the required scope of works, and levels of service. These contracts and engagements are programmed to minimize impact to the community, achieve optimum environmental outcomes, comply with work health and safety standards and best practice, whilst delivering the best value within the budget.
- 3.4 Strategies to achieve financial benefits for Council and the community can include the packaging up of the projects for tender to enable economies of scale, as well as a focus of tendering activities such as including northern region employment, which support local employment and development.
- 3.5 The Capital Works Program is a continuous program of works which spans financial years and strategies to enable projects to be scheduled in optimum cooler planting weather conditions in lieu of warmer summer periods for example. Therefore allowing contractor resources to be spread across a financial year in lieu of competing for resources at the busy end of financial year period with a peak work load.



**Current Status**

- 3.6 There are a number of stages that Council uses when describing the status of the Capital Works program. These include early initiation and development, preliminary, design, procurement, construction/delivery, defects/monitoring, completion and closure. Noting the program is continuously delivered, at any stage in a financial year you will find a combination of project statuses from initiation right through to project close out. The program is complex in nature due to the size and scale but also the variety of works completed. Despite this, it should be acknowledged that significant achievements and outcomes for the community continuously do occur. Looking over the recent years, noteworthy outcomes include the Salisbury and Burton Community Hubs, City Centre Revitalisation and Fairbanks Drive Reserve Redevelopment to name a few.
- 3.7 Currently the Capital Works Program is \$87.7M in value representing more than 800 projects in various stages of delivery. There are:
- 290 projects in early initiation and development phases
  - 23 in design
  - 243 in various stages of pre construction activities
  - 207 projects working through construction stages and
  - 61 transitioning through completion and closure.

It is to be noted, that the life cycle for some projects, particularly new landscaping and planting, can be a three year period as following the initial planting, there can be one or two years of plant establishment to be managed.

- 3.8 A significant project currently in progress, is the new Salisbury Aquatic Centre which includes the construction of a new 50m outdoor pool, 25m indoor pool, indoor program pool, an outdoor 10m high triple waterslide tower, waterplay area, gymnasium and café facilities.

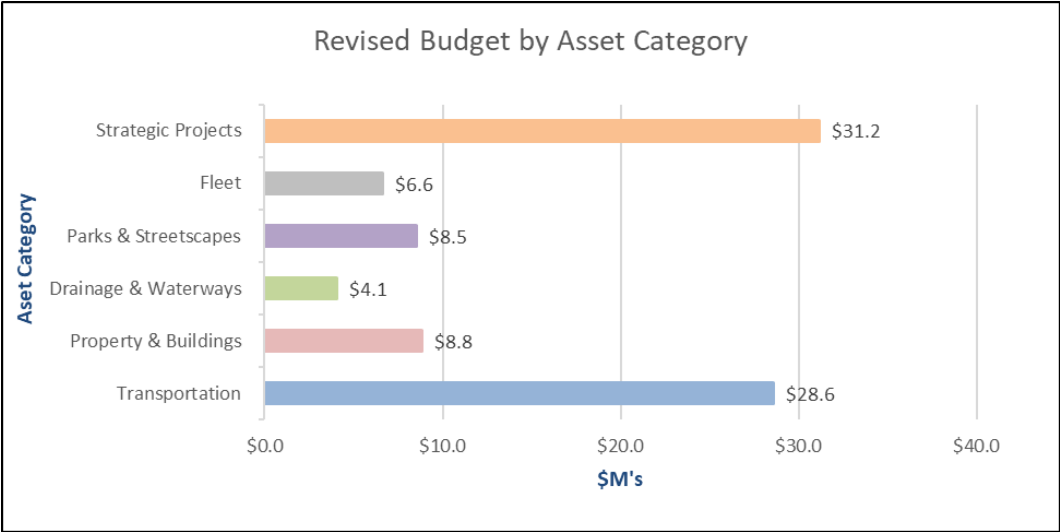
**Key Learnings & Improvement Opportunities**

- 3.9 The continuous improvement regarding how the Capital Works Program is managed remains an ongoing priority. Technologies and construction methods and products continue to change and evolve, therefore must be considered to inform decision making in an effort to achieve the best scope outcome for projects but also potentially deliver environmental, financial and / or scheduling efficiencies and / or benefits.
- 3.10 Standards, codes, legislation and best practice are also areas of constant change and therefore also drive the continuous improvement agenda associated with the program. Similarly, technology and construction industry changes. This can also provide an opportunity to achieve environmental, financial and/or time efficiencies and/or benefits, however can also see an increase in the level of service associated with project delivery.

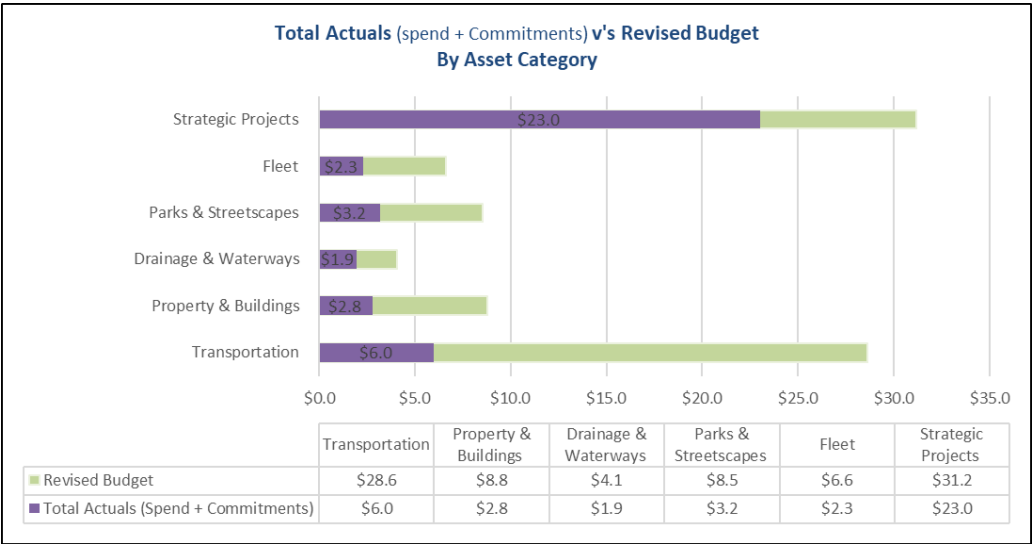
- 3.11 As part of the Capital Delivery Framework which provides the structure for the management of the program, there are various points of project review such as stakeholder feedback, project completion reports, post occupancy completion reports, status reporting, issues, risk and change registers, which provide conduits to capture learnings and opportunities. It was through these various reviews and feedback that the implementation of design year 1, followed by construction in the next year was identified and developed. This enables the important investment in community consultation and engagement, to inform a design solution and future years construction budget.
- 3.12 The pandemic had a significant impact on the Capital Works Program, however it also sparked the review of how projects were delivered. The impacts of the pandemic included financial, resourcing and scheduling, with the supply chain a key area of impact. In order to combat these impacts, the program was continuously reviewed and explored for areas of improvement to enable delivery. As an outcome of this, various initiatives were undertaken including construction method changes switched to align with product availability, early ordering of items with long supply lead times and scheduling of works at alternate times to avoid peak tender periods where the market was exhausted.

4. FINANCIAL OVERVIEW

- 4.1 The financial overview of the Capital Works Program is presented at various stages and via various status reporting. Key reports include the Quarterly Budget Review and the end of financial year review and Carry Forward Report. These reports provide details of financial status, achievements and amendments. In addition to these significant reports, an overview is provided monthly via the Capital Works Program report.
- 4.2 Currently the \$87.8M infrastructure capital budget is split across the asset categories as follows (this excludes Strategic Property, Salisbury Water and IT);



- 4.3 Of the above Revised Budgets, the following graph details the level of Total Actuals (spend + commitments) by asset category. As evident, the Strategic Projects asset category is the highest in value and the greatest level of Total Actuals. This is reflective of the primary asset project being the Salisbury Aquatic Centre.



- 4.4 The program is currently tracking in alignment with expected spend, noting the commitment of the 2024 Road Reseal program of works will occur early January and therefore address the current low level of Total Actuals within the Transportation asset category. The works are scheduled to occur mostly in the first quarter of 2024.
5. CONCLUSION
- 5.1 Whilst the Capital Works Program is complex in nature, it continues to be effectively managed and any improvements identified are incorporated within the Program. The Capital Delivery Framework provides a strong backbone to ensure feedback, learnings and opportunities are able to be identified and documented to inform future project delivery.
- 5.2 The program provides new and renewed infrastructure and facilities for the community to use and be proud of, ranging from traffic improvements to community hubs to outdoor fitness equipment, trails and so many more. With a key focus on northern region benefits considered as part of procurement activities, the program also supports the local economy and employment.





**GB9****Capital Works - November 2023****AUTHOR**

Christy Martin, Team Leader Project Support, City Infrastructure

**CITY PLAN LINKS**

- 1.1 Our City is attractive and well maintained
- 4.2 We deliver quality outcomes that meet the needs of our community
- 3.3 Our infrastructure supports investment and business activity

**SUMMARY**

The following monthly status report and requests for amendments are presented to effectively manage the City Infrastructure Capital Works Program.

**RECOMMENDATION**That Council:

1. Approves the inclusion of a 2023/24 Non-discretionary Second Quarter Budget Review Bid of \$120,000 operating funding provision Playspace Compliance Audits, understanding that this will be an ongoing requirement and be incorporated within future years budgets.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

- 1.1 City Infrastructure is responsible for the capital works, associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically, these works involve project management, design specification development, construction and recurrent maintenance. Service provision is undertaken by both internal resources and external consultants/contractors. City Infrastructure provides periodic progress reports for these projects.

**2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 As part of the management of the City Infrastructure Capital Works Program, updates on the program occur on a monthly basis via the Urban Services Committee, with highlights included on the City of Salisbury internet site, social media and in the periodic publication Salisbury Aware.

**3. DISCUSSION**

- 3.1 The Capital Works Program has been a flurry of activity prior to the construction industry festive season closure periods. Within this report, a variety of highlights associated with this program are provided for information.

- 3.2 At the Salisbury Aquatic Centre, the new 10m high waterslide tower is now being erected and run offs being installed. Within the main hall, the program pool is 80% tiled which will be followed by the tiling of the 25m pool. A more detailed Progress Update Report on the Salisbury Aquatic Centre project is provided in the Community Wellbeing Services Committee this month.\_



- 3.3 As part of the Minor Capital Works Grants Program, the installation of new backing netting has now been installed at the Paddocks, the home of the Para Hills Knights Soccer Club.



- 3.4 Whilst the new playspace at Camelot Drive Reserve, Paralowie, is in progress it has encountered some delays associated with water connections and approvals, therefore this new playspace has a revised expected completion of December 2023 rather than November.





- 3.5 Manor Farm, Salisbury East, new carpark lighting has now been installed together with new safety bollards. Whilst these lights are being installed they are pending SAPN energizing in order for them to be turned on. This work will be followed by new pitch lighting which will commence installation early in the new year following supply lead times. This new pitch lighting is part funded by the State Government of South Australia.



- 3.6 The renewal of the playspace at Yalumba Drive Reserve, Paralowie is now underway. As part of this a new picnic shelter and seating will be installed together with a new drinking fountain. Play elements being installed include a play tower, triple swing, seesaw rocker, mini carousel and balancing beam. Taking into consideration Christmas construction industry closures, it is anticipated that this renewal will be completed in January 2024.



- 3.7 A section of boardwalk along Dry Creek, Walkley Heights, has recently been re-decked and new handrails replaced as required. The next location of works which will commence early next year is the renewal works of Bridge 76 at Greenfields.



- 3.8 There is one program amendment and / or changes being sought this reporting period, as outlined below.

#### **Program Amendment**

##### *Amendment to Budget*

##### **Playspace Strategic Asset Management**

The Strategic Asset Management Plan for playspaces within the City was presented in August 2022, as per Resolution 1460/2022. Within this report presented, it detailed the Australian Standards and associated requirements to undertake compliance audits. Subsequent to this report, preparations have now occurred to enable these compliance audits to occur and therefore the identified increase to operational budgets to do this, is now being sought. An additional \$120,000 operating per annum is required to undertake the necessary audits. These audits will be ongoing in nature to ensure compliance and therefore be incorporated in future years operating budget development.

Recommendation: Approves the inclusion of a 2023/24 Non-discretionary Second Quarter Budget Review Bid of \$120,000 operating funding provision Playspace Compliance Audits, understanding that this will be an ongoing requirement and be incorporated within future years budgets.

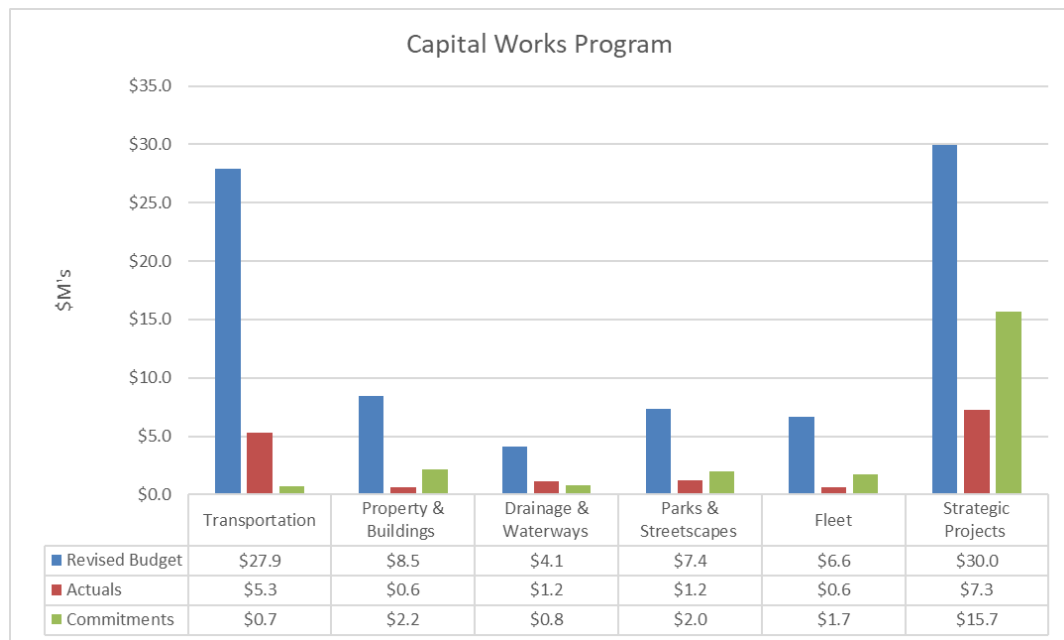
Impact: Allocation of operational funding as previous identified.

## **2. FINANCIAL OVERVIEW**

- 2.1 As at the end of November 2023, the City Infrastructure Capital Works Program is \$16.1M or, 19.1%, expended together with \$23.1M or, 27.3% committed. Collectively, the spend and commitments are 46.5% of the \$84.4M Revised Budget. These figures exclude Salisbury Water, Information Technology and Strategic Property capital works.



- 2.2 The following table displays the financial status by asset category which are covered within this report:



### 3. CONCLUSION

- 3.1 The Capital Works Program continues to be progressively delivered, noting there will be a construction industry closure period over the festive season. The Salisbury Aquatic Centre continues to take shape with the construction of the new 10m high waterslide tower currently being erected. Both playspaces at Camelot Drive Reserve and Yalumba Drive Reserve, Paralowie, are now in construction. The re-decking of a section of boardwalk along Dry Creek, Walkley Heights, was recently completed with Bridge 76 at Greenfields being the next location of works proposed for early in the new year.
- 3.2 As identified within Resolution 1460/2022, an increase in operational budget funding is required to undertake playspace compliance audits. This increase of \$120,000 is requested in this report, noting that future years operational provisions will be included as part of the 24/25 budget bid process.



**GB10**  
**Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 4 December 2023****AUTHOR** Heather Prasad, PA to GM City Infrastructure, City Infrastructure**CITY PLAN LINKS**  
1.1 Our City is attractive and well maintained  
2.3 Our community, environment and infrastructure are adaptive to a changing climate  
4.2 We deliver quality outcomes that meet the needs of our community**SUMMARY** The minutes and recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 4 December 2023 are presented for Urban Services Committee's consideration.**RECOMMENDATION**That Council:

1. Receives and notes the information contained in the Environmental Sustainability and Trees Sub Committee Minutes of the meeting held on 4 December 2023 and that the following recommendations contained therein be adopted by Council:

**ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee**That Council:

1. Notes the report.

**ESATS2 Tree Removal Requests - October 2023**That Council:

1. Notes the report.

**ESATS3 Sustainability Partnerships**That Council:

1. Approves becoming a partner of the Cities Power Partnership program.
2. Approves the highlighted Cities Power Partnership pledges as per Attachment 3 of the report (Item ESATS3 – Sustainability Partnerships – Environmental Sustainability and Tree Sub Committee, 4 December 2023).
3. Approves pursuing establishment of a trial Regional Climate Partnership with the City of Playford, Town of Gawler, Local Government Association and Department for Environment and Water with a further report to be presented to Council with a Memorandum of Understanding.

**ESATS4 Information Request: Tree Canopy Management by Local Government  
from Auditor General's Department**

That Council:

1. Receives the information.

**ATTACHMENTS**

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

1. Minutes Environmental Sustainability and Trees Sub Committee - 4 December 2023 [↓](#)







**MINUTES OF ENVIRONMENTAL SUSTAINABILITY AND TREES SUB COMMITTEE  
MEETING HELD IN THE LITTLE PARA CONFERENCE ROOMS, SALISBURY  
COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON**

**4 DECEMBER 2023**

<b>MEMBERS PRESENT</b>	Cr L Brug (Chairman) Mayor G Aldridge (ex officio) Deputy Mayor, Cr C Buchanan Cr J Chewparsad Cr P Jensen Cr S McKell (Deputy Chairman) Cr S Ouk
<b>OBSERVERS</b>	Cr S Reardon Cr K Grenfell Cr B Brug Cr D Hood
<b>STAFF</b>	Chief Executive Officer, Mr J Harry Deputy Chief Executive Officer, Mr C Mansueto General Manager City Development, Ms M English Manager Governance, Mr R Deco Manager Engineering Assets & Systems, Mr M Purdie Manager Infrastructure Design & Delivery, Mr J Collins Team Leader Parks & Landscape, Mr N John Coordinator Strategic Sustainability, Ms L Daddow Manager Sport, Recreation & Community Planning, Mr A Hamilton PA to General Manager City Infrastructure, Ms H Prasad Governance Trainee, Ms M Prasad

The meeting commenced at 6.30pm.

The Chairman welcomed the Elected Members, members of the public and staff to the meeting.

**APOLOGIES**

There were no apologies.

## **LEAVE OF ABSENCE**

Nil.

## **PRESENTATION OF MINUTES**

Moved Mayor G Aldridge

Seconded Cr S Ouk

The Minutes of the Environmental Sustainability and Trees Sub Committee Meeting held on 13 November 2023, be taken as read and confirmed.

**CARRIED**

## **REPORTS**

### **ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee**

Moved Cr S McKell

Seconded Mayor G Aldridge

That Council:

1. Notes the report.

**CARRIED**

### **ESATS2 Tree Removal Requests - October 2023**

Moved Mayor G Aldridge

Seconded Cr J Chewparsad

That Council:

1. Notes the report.

**CARRIED**

### **ESATS3 Sustainability Partnerships**

Moved Cr C Buchanan

Seconded Cr P Jensen

That Council:

1. Approves becoming a partner of the Cities Power Partnership program.
2. Approves the highlighted Cities Power Partnership pledges as per Attachment 3 of the report (Item ESATS3 – Sustainability Partnerships – Environmental Sustainability and Tree Sub Committee, 4 December 2023).

3. Approves pursuing establishment of a trial Regional Climate Partnership with the City of Playford, Town of Gawler, Local Government Association and Department for Environment and Water with a further report to be presented to Council with a Memorandum of Understanding.

**CARRIED**

**ESATS4 Information Request: Tree Canopy Management by Local Government from Auditor General's Department**

Moved Cr S McKell

Seconded Cr C Buchanan

That Council:

1. Receives the information.

**CARRIED**

**MOTIONS ON NOTICE**

*There were no Motions on Notice.*

**QUESTIONS ON NOTICE**

*There were no Questions on Notice.*

**OTHER BUSINESS**

*(Motions without Notice, Questions Without Notice, CEO Updates)*

*There were no Other Business items.*

**CLOSE**

The meeting closed at 6.43pm.

CHAIRMAN.....

DATE.....





**GB11**                      **Recommendations of the Asset Management Sub Committee meeting held on Monday 4 December 2023****AUTHOR**                      Heather Prasad, PA to GM City Infrastructure, City Infrastructure**CITY PLAN LINKS**            1.1    Our City is attractive and well maintained  
   4.2    We deliver quality outcomes that meet the needs of our community**SUMMARY**                      The minutes and recommendations of the Asset Management Sub Committee meeting held on Monday 4 December 2023 are presented for Urban Services Committee's consideration.**RECOMMENDATION**That Council:

1.    Receives and notes the information contained in the Asset Management Sub Committee Minutes of the meeting held on 4 December 2023 and that the following recommendations contained therein be adopted by Council:

**AMSC1    Future Reports for the Asset Management Sub Committee**That Council:


1.    Notes the report.

**AMSC2    Playspace review and lighting Golding Oval, Para Vista**That Council:

1.    Notes that only ongoing Maintenance works will be undertaken to the playspace.

**ATTACHMENTS**

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

1.    Minutes Asset Management Sub Committee - 4 December 2023 [↓](#) 





**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN THE  
LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,**

**34 CHURCH STREET, SALISBURY ON**

**4 DECEMBER 2023**

<b>MEMBERS PRESENT</b>	Cr S McKell (Deputy Chairman) Mayor G Aldridge (ex officio) Deputy Mayor, Cr C Buchanan Cr D Hood Cr P Jensen
<b>OBSERVERS</b>	Cr S Reardon Cr J Chewparsad
<b>STAFF</b>	Chief Executive Officer, Mr J Harry Deputy Chief Executive Officer, Mr C Mansueto General Manager City Development, Ms M English Manager Governance, Mr R Deco Manager Engineering Assets & Systems, Mr M Purdie Manager Infrastructure Design & Delivery, Mr J Collins Manager Sports, Recreation and Community Planning, Mr A Hamilton PA to General Manager City Infrastructure, Ms H Prasad Governance Trainee, Ms M Prasad

The meeting commenced at 6.45pm.

The Chairman welcomed the Elected Members, members of the public and staff to the meeting.

**APOLOGIES**

An apology has been received from Cr A Graham.

**LEAVE OF ABSENCE**

Nil.

## **PRESENTATION OF MINUTES**

Moved Cr P Jensen  
Seconded Cr D Hood

The Minutes of the Asset Management Sub Committee Meeting held on  
13 November 2023, be taken as read and confirmed.

**CARRIED**

## **REPORTS**

### **AMSC1 Future Reports for the Asset Management Sub Committee**

Moved Cr D Hood  
Seconded Mayor G Aldridge

That Council:

1. Notes the report.

**CARRIED**

### **AMSC2 Playspace Review and Lighting - Golding Oval, Para Vista**

Moved Cr P Jensen  
Seconded Cr C Buchanan

That Council:

1. Notes that only ongoing Maintenance works will be undertaken to the playspace.

**CARRIED**

## **QUESTIONS ON NOTICE**

*There were no Questions on Notice.*

## **MOTIONS ON NOTICE**

*There were no Motions on Notice.*

## **OTHER BUSINESS**

*(Motions without Notice, Questions Without Notice, CEO Updates)*

*There were no Other Business items.*

## **CLOSE**

The meeting closed at 6.47pm.

CHAIRMAN.....

DATE.....



**RECOMMENDATION**

That Council:

1. Notes the information.

<b>Date</b>	<b>Time</b>	<b>Function</b>
24/11/2023	08:45 AM	Women in Business Conference
24/11/2023	10:30 AM	Asbestos Victims Memorial Ceremony
25/11/2023	10:00 AM	Event for community featuring refugee community leader and author Om Dhungel during November
26/11/2023	10:30 AM	Cambodian Festival
26/11/2023	07:00 PM	Resident's birthday
27/11/2023	02:00 PM	Meeting with Resident regarding Google
27/11/2023	03:00 PM	Pre Council Meeting Briefing
27/11/2023	03:30 PM	Meeting to discuss Quotes and other Media Items
27/11/2023	04:00 PM	OFFICE TIME - Schedule upcoming week/ Signing/Speeches and Resident Enquiries
27/11/2023	06:30 PM	Council Meeting
28/11/2023	12 Noon	Chirpy social club
28/11/2023	01:30 PM	Meet with Resident re Lake Windemere possible deputation
28/11/2023	02:00 PM	Council Meeting Filming
28/11/2023	03:00 PM	Mayor/CEO/EA - Regular Meeting
1/12/2023	07:00 PM	International Day of People with a Disability Mayoral Awards
2/12/2023	09:30 AM	Salisbury Christmas Parade
2/12/2023	11:15 AM	SPEECH - LaunchMe for Multicultural Women Graduation Event
4/12/2023	03:00 PM	Introduction Manager Community Experience/ Mayor/ CEO
4/12/2023	03:00 PM	Mayor/CEO/EA - Regular Meeting
4/12/2023	04:00 PM	OFFICE TIME - Schedule upcoming week/ Signing/Speeches and Resident Enquiries
4/12/2023	05:45 PM	CEO Briefing / Workshop Session
4/12/2023	06:30 PM	Sub Committee Meetings: Environmental Sustainability and Trees SC; Asset Management SC; Intercultural Strategy & Partnerships SC and CEO Review Committee
5/12/2023	10:00 AM	Radio Show
5/12/2023	12:30 PM	Regular Catchup to Discuss Current/Upcoming Planning/Building Issues
5/12/2023	01:00 PM	Briefing for Mayor - Christmas Carols
5/12/2023	02:00 PM	Meeting with Resident re Greenfield Code Amendment
5/12/2023	12 Noon	Media Issues - Regular Catch-up
7/12/2023	02:00 PM	Author Talk with Meredith Appleyard
8/12/2023	01:30 PM	Radio Interview (5AA)
8/12/2023	04:00 PM	Radio Interview (ABC)

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11/12/2023	11:00 AM	Australia Day Award Voting
11/12/2023	12:30 PM	Media Issues - Regular Catch-up
11/12/2023	03:00 PM	Mayor/CEO/EA - Regular Meeting
11/12/2023	04:00 PM	Branding for Salisbury Author Series
11/12/2023	04:00 PM	OFFICE TIME - Schedule upcoming week/ Signing/Speeches and Resident Enquiries
11/12/2023	06:30 PM	Policy & Planning, Finance & Corporate Services and Governance & Compliance Committee meetings
12/12/2023	12:15 PM	Community Health & Wellbeing Volunteer Christmas Party
12/12/2023	02:00PM	All Staff Session Operations Centre
12/12/2023	06:30 PM	Community Wellbeing and Sport Committee meeting
13/12/2023	09:00 AM	Diversity Statement Video Filming
13/12/2023	10:00 AM	Meeting with resident regarding local issues
13/12/2023	10:30AM	OFFICE TIME - Schedule upcoming week/ Signing/Speeches and Resident Enquiries
13/12/2023	06:15 PM	Northern Business cocktail party

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## REPORTS FROM COUNCIL REPRESENTATIVES

### QUESTIONS ON NOTICE

#### **QON1      Question on Notice Cr B Brug - St Kilda Mangroves Trail**

A Question on Notice was received from Cr B Brug:

What is the current status, timelines and indicative costs for the repair and/or replacement of the St Kilda Mangroves boardwalk?

#### **Administration Response:**

Currently the St Kilda Mangrove boardwalk is still partially closed. Administration are in discussions with the National Parks and Wildlife Service about the future of the boardwalk, as it is located within the Adelaide International Bird Sanctuary National Park declared in 2014.

At present administration is unable to provide a timeline for renewal works, or indicative costs, as it is still in ongoing discussions with National Parks and Wildlife Service about the future of the structure.

### QUESTIONS WITHOUT NOTICE

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## MOTIONS ON NOTICE

### MON1 Motion on Notice: Cr A Graham: Road Safety

Cr A Graham has submitted the following Motion on Notice:

That Council:

1. Notes the increase in the number of lives lost and serious injuries caused as a direct result of road crashes across the state-wide road network in South Australia.
2. Acknowledges, accepts and adopts the notion that ROAD SAFETY IS EVERYONE'S RESPONSIBILITY and re-affirms its ongoing commitment to safe traffic management strategies and road safety policies.
3. Requests the administration to review all current road safety strategies, programs, initiatives and policies; and bring back a report to the August 2024 Asset Management Sub-Committee meeting.
4. The review is to include, but not be limited to, consultation with all identifiable key road safety stakeholders including the Department for Infrastructure and Transport (DIT) and the South Australia Police (SAPOL).
5. The report is to include a comprehensive review of all resident concerns / complaints reported to Council relating to road safety issues, with a view of identifying high risk roads within the City of Salisbury, using our own data and data available to Council through other resources/agencies (eg SAPOL/DIT).
6. The report is to also address a wide-ranging number of local road safety options and associated costings for road safety initiatives including, but not limited to, speed detection advisory signs, and other road and road related area signage and infrastructure.

**Administration Comment:**

Should this motion be carried, Administration will prepare a report for consideration by the Asset Management Sub Committee by August 2024.

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**MON2      Motion on Notice: Cr B Brug Reuse and Recycle Hubs in our Community Centres**

Cr B Brug has submitted the following Motion on Notice:

That Council:

1. Notes that the City of Adelaide have installed Reuse and Recycle Hubs in their Community Centres.
2. Notes that due to their success, they are expanding the program.
3. Requests that Administration prepare a report in the next six months for Urban Services Committee's consideration in relation to replicating this program or similar at City of Salisbury.



**Administration Comment:**

Should this motion be carried, Administration will prepare a report for consideration by the Urban Services Committee by July 2024.

**MOTIONS WITHOUT NOTICE**

**OTHER BUSINESS**



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## ORDERS TO EXCLUDE THE PUBLIC

### C1 Appointment of Independent Member of the Audit and Risk Committee

#### Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

1. *Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
  - *it relates to information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*
2. *In weighing up the factors related to disclosure,*
  - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
  - *Personal details*

*On that basis the public's interest is best served by not disclosing the **Appointment of Independent Member of the Audit and Risk Committee** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

**C2            Appointment of Northern Adelaide Waste Management Authority  
(NAWMA ) Board Independent Chair****Recommendation**

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

1. *Pursuant to Section 90(2) and (3)(a) and (j)(i) and (j)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
  - *it relates to information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead); and*
  - *information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council); and*
  - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
  - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*

*On that basis the public's interest is best served by not disclosing the **Appointment of Northern Adelaide Waste Management Authority (NAWMA ) Board Independent Chair** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

**CLOSE**

**John Harry**  
**CHIEF EXECUTIVE OFFICER**