



# NOTICE

of

## **COUNCIL DEVELOPMENT ASSESSMENT PANEL MEETING**

*Pursuant to the provisions of Section 56A of the Development Act 1993*

TO BE HELD IN

**MEETING ROOM 1 & 2  
PLAYFORD CIVIC CENTRE  
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**MONDAY, 18 JULY 2016 AT 6:00PM**

A handwritten signature in black ink, appearing to read "Mal Hemmerling", with a vertical line to its right.

**MAL HEMMERLING  
CHIEF EXECUTIVE OFFICER**

Issue Date: Thursday, 14 July 2016

---

### MEMBERSHIP

#### **MR BILL CHANDLER - PRESIDING MEMBER**

Mrs Marilyn Baker  
Mr Geoff Parsons

Mr Damien Ellis  
Mr John Watson

Mr Joe Federico

# CITY OF PLAYFORD STRATEGIC PLAN

<b>Strategy 1 - Our foundations – services, city presentation and community pride</b>	
Playford will rebuild itself with a range of facilities and services providing a village lifestyle that is connected socially and physically through a network of open spaces and sustainable trails. A sense of identity will pervade in the City with residents and businesses alike being proud of the community in which they chose to live and work.	<p>Outcomes:</p> <ul style="list-style-type: none"> <li>1.1 Liveable City with mix of services and facilities</li> <li>1.2 Environmental responsibility</li> <li>1.3 Attractive and sustainable open spaces</li> <li>1.4 Improved visual amenity</li> <li>1.5 Enhanced reputation</li> </ul>
<b>Strategy 2 - Securing Playford's future and building value</b>	
Playford will ensure that the land that we own or govern is preserved for appropriate residential, manufacturing, horticultural, agricultural, commercial and recreational needs. We will undertake structure planning and build assets and infrastructure that secure our social, environmental and economic future.	<p>Outcomes:</p> <ul style="list-style-type: none"> <li>2.1 Well planned and sustainable City</li> <li>2.2 Diversified and expanding economic base</li> </ul>
<b>Strategy 3 - Elizabeth, Adelaide's Northern CBD</b>	
Playford will further develop the Elizabeth Regional Centre as the major retail, commercial, education, social services, arts and entertainment centre for the region. This development will integrate with and underpin adjacent urban renewal, a Regional Sports Precinct, the Lyell McEwin Health Precinct, and a regional Education and Training Precinct with expanded tertiary facilities linked into developing manufacturing industries and the Defence Precinct.	<p>Outcomes:</p> <ul style="list-style-type: none"> <li>3.1 Provision of CBD facilities and services</li> <li>3.2 Vibrant, walkable and cosmopolitan lifestyle</li> <li>3.3 Opportunities for social interactions</li> </ul>
<b>Strategy 4 - Securing Playford's future in the global economy</b>	
The City of Playford will capitalise on its strategic geographical position and demographics to work with other local government bodies, the State and Commonwealth governments, applied research bodies and other regions to establish a diverse industry base and expand its defence, advanced manufacturing, horticulture, health and ageing industry sectors to provide local jobs for local people, capitalising on the digital economy, as the foundation for a rising standard of living for the community.	<p>Outcomes:</p> <ul style="list-style-type: none"> <li>4.1 Key economic drive of the State</li> <li>4.2 Robust local economy with local job opportunities</li> <li>4.3 Part of Southern Food Bowl with national and international links</li> <li>4.4 Re-focused manufacturing to support economic growth in the north of the State</li> </ul>
<b>Strategy 5 - Building our capabilities</b>	
As the entity responsible for many of the needs of its community, the City of Playford will focus on improving its financial performance, innovation and skills in partnership development and advocacy to resource and guide the achievement of this strategic plan.	<p>Outcomes:</p> <ul style="list-style-type: none"> <li>5.1 Highly performing organisation</li> <li>5.2 Delivering value for money services</li> <li>5.3 Effective government and private sector partnerships.</li> </ul>



**City of Playford**  
**Council Development Assessment Panel Meeting**

**AGENDA**  
**MONDAY, 18 JULY 2016 AT 6:00PM**

**1. ATTENDANCE RECORD**

1.1 Present

1.2 Apologies

Mrs Marilyn Baker

1.3 Not Present

**2. CONFIRMATION OF MINUTES**

**RECOMMENDATION**

The Minutes of the Council Development Assessment Panel Meeting held 20 June 2016 be confirmed as a true and accurate record of proceedings.

**3. APPLICATIONS WITHDRAWN**

**4. DECLARATIONS OF INTEREST**

**5. APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**

5.1 Construction of a dwelling, decommissioning of existing dwelling, demolition of existing dwelling and relocation of existing domestic outbuilding (Attachments) .....6

**Representors:** Rostislav Piffel  
**Applicant:** Zummo Design

5.2 Construction of a place of worship, toilet facility & car park (Attachments) ....92

**Representors:** Alan Rice and Maureen Rice  
**Applicant:** United Vietnamese Buddhist Congregation SA

5.3 The demolition of an existing bulky goods outlet, the addition and alteration to an existing bulky goods outlet comprising an indoor recreation centre and bulky goods outlet and associated car parking. (Attachments)..... 141

**Representors:** Mr T Petrizza and Mrs K Petrizza  
**Applicant:** Calardu Munno Para Pty Ltd

**6. APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**

6.1 The Construction of a carport (Attachments) ..... 199

**Representors:** Nil

**Applicant:** Mr C Rowe

6.2 Construction of a detached dwelling, farm building, above ground rainwater tank (200,000 litre) and associated earthworks (Attachments) .....252

**Representors:** Nil

**Applicant:** Eric Smith Architecture

6.3 Construction of a second dwelling for long term workers accommodation in association with the existing horticulture (Attachments) .....374

**Representors:** Nil

**Applicant:** Mr D Musolino

**7. APPLICATIONS FOR CONSIDERATION - CATEGORY 1**

Nil

**8. OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS**

Nil

**9. OTHER BUSINESS****9.1 STAFF REPORTS**

Nil

**10. CONFIDENTIAL MATTERS**

Nil

**11. DEVELOPMENT PLAN POLICY DISCUSSION FORUM**

Nil

**12. CLOSURE**

# **APPLICATIONS FOR CONSIDERATION**

---

## **APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**

---

## 5.1 CONSTRUCTION OF A DWELLING, DECOMMISSIONING OF EXISTING DWELLING, DEMOLITION OF EXISTING DWELLING AND RELOCATION OF EXISTING DOMESTIC OUTBUILDING

### Snapshot

<b>Author:</b>	Danni Biar
<b>Proposal:</b>	Construction of a dwelling, decommissioning of existing dwelling, demolition of existing dwelling and relocation of existing domestic outbuilding
<b>Development Number:</b>	292/1674/2014
<b>Date of Lodgement:</b>	2 December 2014
<b>Owner:</b>	Mr and Mrs Caruso
<b>Applicant:</b>	Zummo Design
<b>Location:</b>	278 Williams Road Gould Creek
<b>Zone:</b>	Hills Face
<b>Classification:</b>	Non-Complying
<b>Public Notification Category:</b>	3
<b>Representation Received:</b>	Yes
<b>Development Plan:</b>	Consolidated 20 March 2014
<b>Request for Additional Information Made?</b>	Yes
<b>Recommendation:</b>	To Grant Development Plan Consent subject to DAC concurrence
<b>Attachments:</b>	See Attachment No: <ol style="list-style-type: none"><li>1. Certificate of Title</li><li>2. Site Plan</li><li>3. Elevation Drawings</li><li>4. Site Works Plan</li><li>5. Floor Plan</li><li>6. Proposed Floor Plan of Existing Buildings</li><li>7. Colour Schedule</li><li>8. Statement of Effect</li><li>9. Statement of Representations</li><li>10. Response to Representations</li><li>11. EPA Referral Response</li><li>12. CFS Referral Response</li></ol>

## **1. The Subject Land**

The land is irregular in shape and is located at the eastern end of Williams Road, in Gould Creek. There is a frontage of approximately 174 metres to Williams Road and 70 metres to Kurrajong Road at the south, a maximum depth of 582 metres and the overall area is 8.3 hectares.

There are currently two dwellings and two ancillary outbuildings on the subject land which are screened well by the existing landscape. There are several medium to large sized trees and located along the western and north west boundaries. Small trees are also along the fence line of the south western corner.

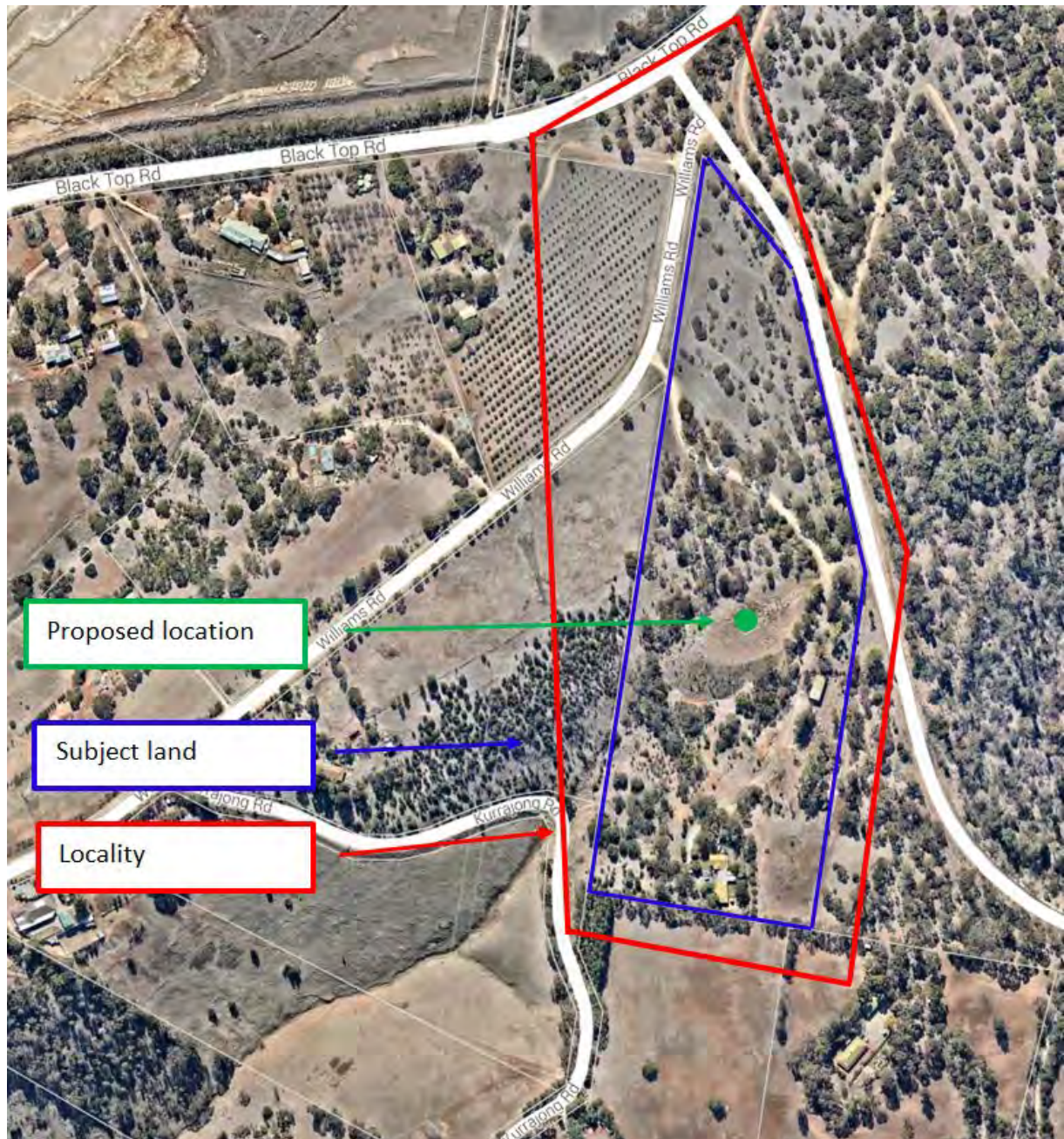
There are two easements registered on the Certificate of Title for electricity and water supply which the proposal does not affect.

## **2. The Locality**

By virtue of the visibility of the subject allotment, the extent of the locality is considered to include:

- The subject site;
- Lot 91 Black Top Road;
- 293 Williams Road;
- 238 Williams Road;
- 57 Kurrajong Road;
- 115 Kurrajong Road;

## 2.1 Locality Plan



The locality consists of rural allotments primarily used for residential and agricultural activities.

By virtue of the visibility of the proposed dwelling and the potential impacts from the change in land use, the locality is considered to include:

Overall the locality can be described as rural and open in character that is typically associated with horticultural land uses.

## 2.2 Zoning

The subject land is depicted on Zone Map Play/10 in the Mapping Section of the Development Plan.

By virtue of its location, the land is entirely within:

- The Hills Face Zone; and
- The Watershed Policy Area.

### 3. The Proposal

The proposal is best described as follows:

*“The construction of a dwelling, decommissioning of existing dwelling, demolition of existing dwelling and relocation of existing domestic outbuilding.”*

The applicant has applied for consent to construct a single storey dwelling and relocate the existing domestic outbuilding. The dwelling consists of 3 bedrooms, 3 lounge rooms, 2 study's, 4 bathrooms, kitchen, laundry, dining area, 6 verandahs and a garage which can accommodate up to 4 cars. The dwelling is proposed to be rendered in smooth cream with a Colourbond Night Sky (black) roof.

An initial assessment of the application found that there were two existing dwellings on the site. Clarification was sought on the proposed use of the two dwellings and the applicant has confirmed that one dwelling (referred to as 92A on Site Plan) will be demolished and the other dwelling (referred to as 92B on Site Plan) will be retained.

The dwelling to remain will be decommissioned and used for storage and crafts/music rooms. The kitchen and laundry facilities will be removed and the bathroom to be retained to be used in the continued use of the building.

The existing outbuilding (within close proximity to the building envelope of the proposed dwelling) is to be relocated next to the large outbuilding on the eastern boundary. They will be used as a personal workshop, storage of farm equipment and domestic storage.

Council staff determined to proceed to an assessment of the application under delegations, given the residential land use is already established.

### 4. Procedural Matters

#### 4.1 Classification

Where located within the Watershed Policy Area 2, all forms of development are classified as Non-Complying unless it meets the exceptions list. The proposal does not meet these exceptions as the proposed building is not a detached dwelling or dwelling additions or alterations therefore the proposal is Non-Complying.

#### 4.2 Public Notification

The proposed development is not listed in the Development Plan as either a Category 1 or 2 form of development. The Regulations prescribe under Schedule 9 Part 1(3) that only the following forms of development can be considered Category 1 when relating to a non-complying development:

*Any development classified as non-complying under the relevant Development Plan which comprises—*

- (a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or*
- (b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or*
- (c) the division of land where the number of allotments resulting from the division is equal to or less than the number of existing allotments.*

As the proposed development does not satisfy any of the above tests to form a Category 1 proposal, the application is therefore subject to Category 3 public notification.

The application was subsequently advertised as a Category 3 form of development. Two representations were received during the public notification process and are summarised as follows:

- T and R Musolino in support of proposal; and
- R Piffel opposed to the development as it would result in three dwellings on the land.

The Applicant's planning consultant responded to the representations and clarified the future use of the existing dwellings. As discussed above, one is to be demolished and the other decommissioned to be used as storage and music/craft rooms.

### 4.3 External Referrals

In accordance with Schedule 8 of the Regulations, the following referrals were sent:

- Country Fire Service (CFS); and
- Environmental Protection Agency.

Both agencies are in support of the proposal and the CFS is subject to conditions contained in the recommendation.

## 5. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the siting, design and appearance of the new dwelling will have a detrimental impact on the existing and desired character and amenity of the locality; and
- Whether the proposed use of the existing dwelling is appropriate.

## 6. Planning Assessment

### 6.1 Hills Face Zone Snapshot

The following table provides a snapshot of the quantitative provisions of the Hills Face Zone and is discussed in greater detail further in the report.

Development Plan Provision	Maximum	Proposed
Excavation <i>PDC 3</i>	1.5m	0.72m <b>Satisfies</b>
Filling <i>PDC 3</i>	1.5m	0.5m <b>Satisfies</b>
Building Height <i>PDC 14 (a)</i>	Single storey	3m <b>Satisfies</b>



## **6.2 Contribution to and Impact on the Desired Character and Amenity of the Locality**

In order to determine how the proposed development addresses the intent of the Hills Face Zone, it is imperative to understand the Zone's Desired Character.

The Zone has a distinctive character derived from residential development at very low densities, undulating terrain and a relatively open and natural landscape.

The Development Plan prescribes provisions which require that development should limit its intrusion in the area and preserve and enhance the character. Despite the Zone not being residential, it is reasonable to accommodate detached dwellings of a single storey height with generous front, side and rear setbacks.

Development is required to be located in unobtrusive locations to preserve the natural character. It is envisaged by the Development Plan that the existing character will be enhanced by utilising unobtrusive building materials and colours.

In respect of the proposed dwelling, it is considered to be located in an appropriate location, given the slope of the land and is consistent with Principal of Development Control (PDC) 1 and 2. Majority of the access track is existing which provides access to the existing dwellings and outbuildings. The extension of the track will be pavement and is considered to be appropriate given the slope of the land and Council's Engineer is satisfied that it meets the requirements.

Earthworks are considered reasonable as the building area is considered to be an area that minimises excessive cut and fill and maintains limited views from Williams Road in accordance with PDC 7. Further, the cut and fill proposed will not be visually obtrusive or impact on the natural character of the locality as per PDC 14.

It is considered that the proposal is in accordance with the desired character of the zone as the dwelling will be in association with low intensity agriculture, as per PDC 1 on the Zone. The owners intend on having some animals for grazing.

## **6.3 Existing and proposed Use of Buildings**

This proposal seeks to construct the new dwelling whilst the Applicant resides in the existing dwelling. The two dwellings will only exist on site for a maximum period of six months. After this time, the existing dwelling will be converted into storage space and music/crafts rooms. Laundry and kitchen facilities removed so that it becomes non-habitable.

The building will be used for the personal enjoyment and use of the occupants of the property. Any change to this will require a separate development application and approval.

The existing outbuildings will be grouped together as per PDC 19 and are to be used as workshops and storage of domestic and farm equipment.

## **6.4 Environmental Considerations**

The application was referred to the EPA and they have advised that they raise no concerns in relation to the proposal. Further, they consider the proposal to have a low risk of causing environmental harm or adversely impacting on the water quality in nearby catchments. There are no concerns with the design and siting of the dwelling causing soil movement, land slip or erosion, in accordance with PDC 12 on the Zone.

The land has been used for both residential and agricultural activities in the past. In this case, a site history report is not considered to be required in this case as the EPA raised

no concerns about contamination in their referral response. It is noted that the land has been previously used for agriculture activities.

There is access to water on the subject land. The applicant has lodged and received approval for a new 3000 litre septic system which is considered to satisfy PDC 15 of the Zone and PDC 4 of the Watershed Policy Area.

## 7. Conclusion

The Development Plan generally discourages Non-Complying development. Notwithstanding the application being classified as non-complying, it is considered that the proposal is will not detrimentally impact on the amenity of the locality as it will not result in more than one dwelling on the land which currently accommodates two.

The new dwelling is considered acceptable forms of development that will not unreasonably detract from the existing character and amenity of the locality. It is also considered that the proposed and existing landscaping will minimise the visual impact of the proposed structures. This landscaping will also ensure that the subject land is in keeping with the natural character of the locality notwithstanding the construction of additional buildings.

## 8. Recommendation

### STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent to the application by Zummo Design for the construction of a dwelling, decommissioning of existing dwelling, demolition of existing dwelling and relocation of existing domestic outbuilding at 278 Williams Road Gould Creek, as detailed in Development Application 292/1674/2014 subject to the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/564/2015 except where varied by any condition(s) listed below.
2. The existing dwelling is to be converted to a non-habitable outbuilding within 6 months of the proposed dwelling being completed.

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

3. All external materials, colours and finishes must be non-reflective and natural so as to blend with the landscape.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

4. Access to dwelling
  - Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical

height clearance of 4 metres.

*Reason: The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.*

5. Access (to dedicated water supply)

- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND
- Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicle with a gross mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- CFS appliance inlet is rear mounted; therefore the out/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing.

*Reason: The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.*

*Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway.*

6. Water Supply

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adapter which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has:
  - A minimum inlet diameter of 38mm, AND
  - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp) OR
  - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connection and hoses for firefighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hoses is required they should be positioned to provide maximum coverage of the

building and surrounds (i.e. at opposite ends of the dwelling).

- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufacture in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

*Reason: The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all time for fire-fighting. Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Ministers Specification SA78.*

## 7. Vegetation

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
  - The number of understory plants established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
  - Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season
  - No understory vegetation shall be established within 1 metre of the dwelling. (understory is defined as plants and bushes up to 2 metres in height).
  - Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
  - The VMZ shall be maintained to be free of accumulated dead vegetation.

*Reason: The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.*



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5689 FOLIO 932 \*

COST : \$0.00 (GST exempt )	PARENT TITLE : CT 5172/582
REGION : PIRPROD	AUTHORITY : RTC 8699452
AGENT : SHF1 BOX NO : 615	DATE OF ISSUE : 07/09/1999
SEARCHED ON : 18/02/2013 AT : 13:41:33	EDITION : 4

### REGISTERED PROPRIETORS IN FEE SIMPLE

WIDEBID PTY. LTD. OF 190 UNDIVIDED 200TH PARTS OF PO BOX 179 PARA HILLS SA  
5096 AND ESTERINO ANTONIO MARTINO AND LESLEY ANN MARTINO BOTH OF PO BOX  
179 PARA HILLS SA 5096 AS JOINT TENANTS OF 10 UNDIVIDED 200TH PARTS

### DESCRIPTION OF LAND

ALLOTMENT 92 DEPOSITED PLAN 52386  
IN THE AREA NAMED GOULD CREEK  
HUNDREDS OF MUNNO PARA AND YATALA

### EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED G FOR THE TRANSMISSION OF  
ELECTRICITY BY OVERHEAD CABLE TO ETSA UTILITIES PTY. LTD. (RTC 8699452)

SUBJECT TO THE EASEMENT FOR WATER SUPPLY PURPOSES AS PROVIDED FOR BY  
SECTION 223 1g (1) OF THE REAL PROPERTY ACT 1886 OVER THE LAND MARKED D

### SCHEDULE OF ENDORSEMENTS

10101579 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

### NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

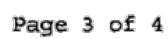
NIL

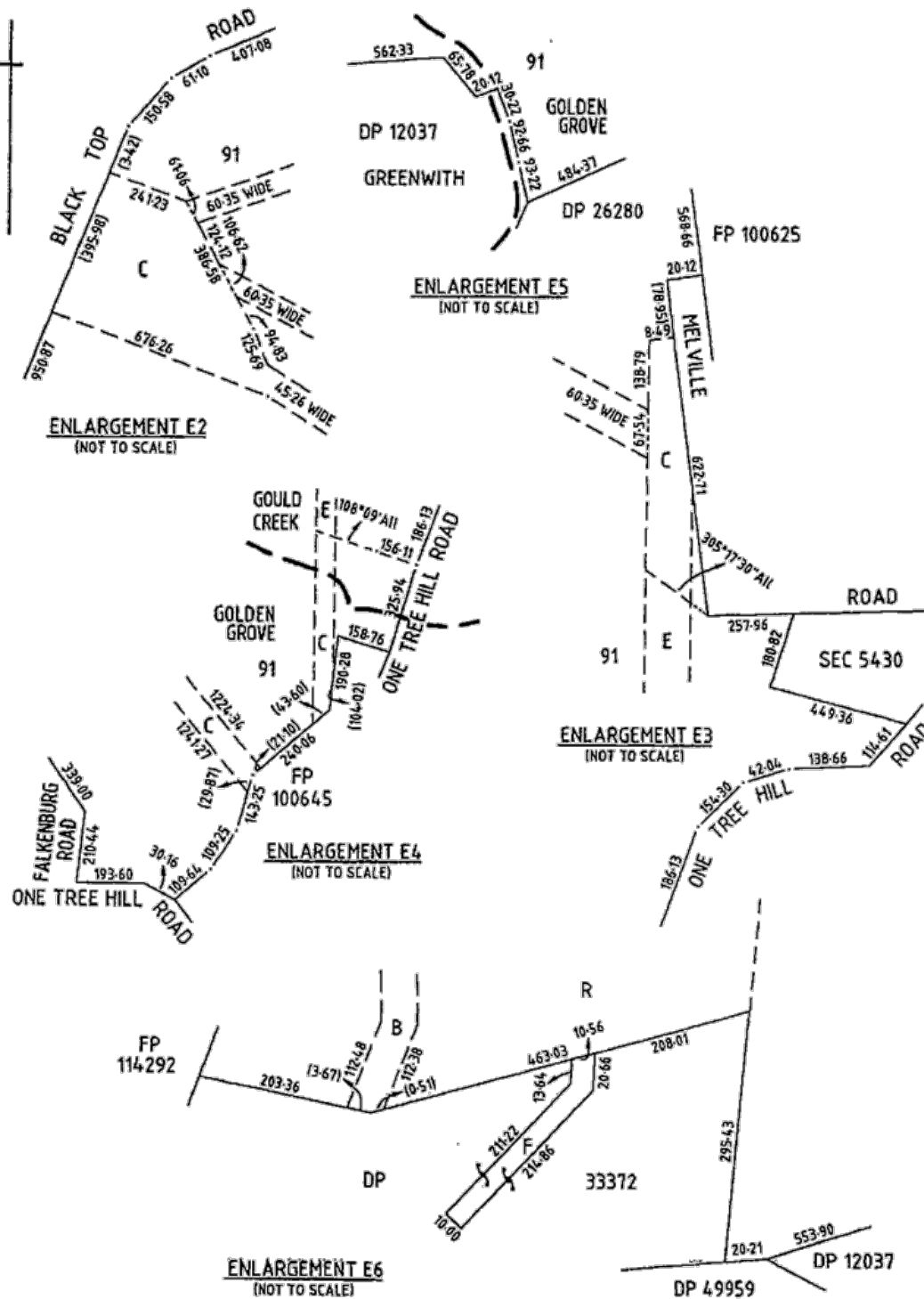
REGISTRAR-GENERAL'S NOTES

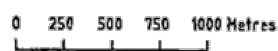
NIL

END OF TEXT.

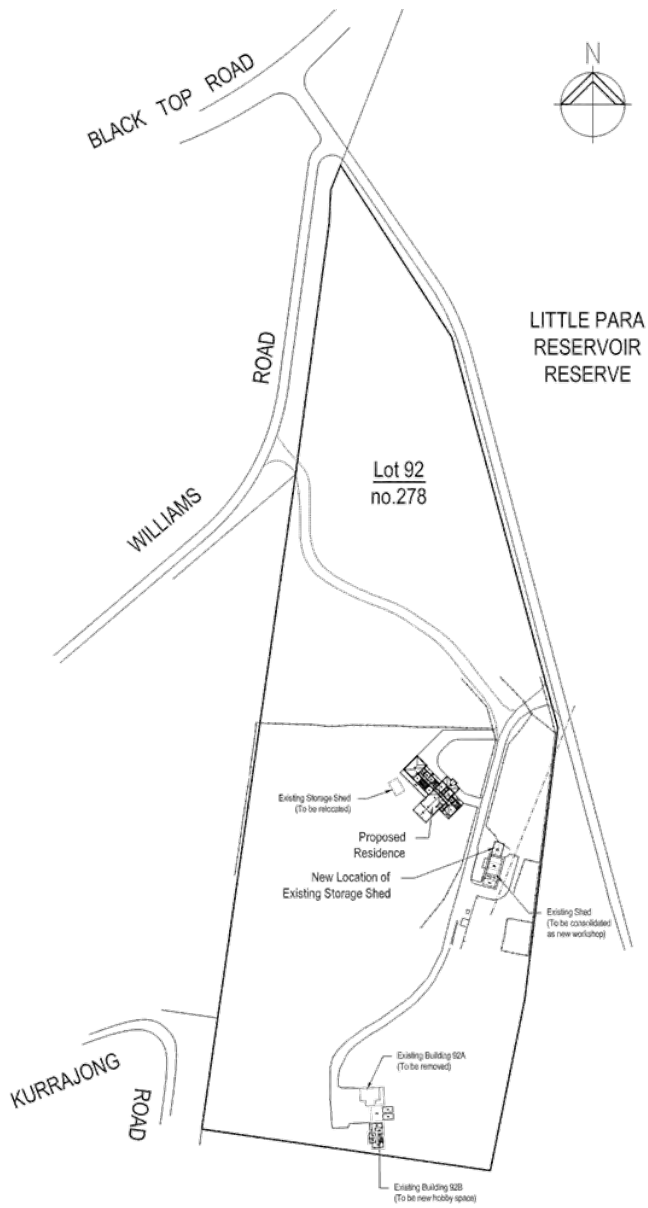












LOCALITY PLAN

The Bushfire hazard for the area has been assessed as BAL 19

- ACCESS TO DWELLING**  
 The Code Part 2.3.3.1 describes the mandatory provision for "Private" roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large bushfire fighting vehicles.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- WATER SUPPLY**  
 The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

- WATER SUPPLY**  
 The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- WATER SUPPLY**  
 The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- WATER SUPPLY**  
 The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

- WATER SUPPLY**  
 The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

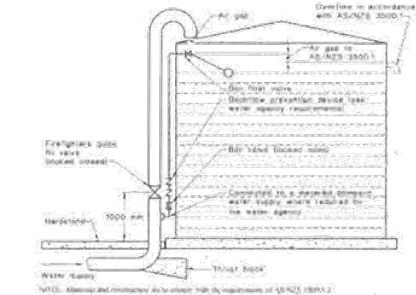


FIGURE 5.2.3 TYPICAL SECTIONAL ELEVATION OF AN ABOVE-GROUND EXTERNAL STORAGE TANK SHOWING FILL AND QUICK-FILL ARRANGEMENTS

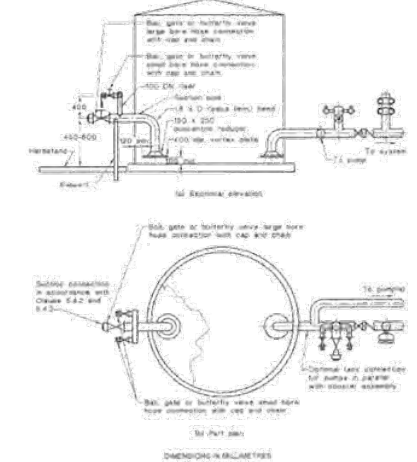


FIGURE 5.4.2 (in part) TYPICAL ARRANGEMENT OF FIRE BRIGADE CONNECTION TO AN ABOVE-GROUND EXTERNAL STORAGE TANK (UP TO 40 000 L)

1562/07/14	pa -	1
Locality Plan		
<p><b>Contractors Note :</b></p> <p>c.o.s. = confirm on site</p> <p>All dimensions are nominal Contractor to check &amp; verify all dimensions on site &amp; adjust as required to suit specific requirements</p> <p>Check all dimensions &amp; levels before commencing any work.</p> <p>Within dimensions take precedence over scale.</p> <p>All details &amp; dimensions to be checked &amp; verified on site by builder.</p>		
<p><b>copyright</b></p> <p><b>zummo design</b></p> <p>100 Mary Street, Park View, Salisbury SA 5108        ph: 08 8256 0088        mob: 0411 411 492        fax: 08 8256 0087        email: design@zummodesign.com</p>		
<p><b>PROPOSED RESIDENCE</b></p> <p>client : M. &amp; M. Caruso</p>		
<p>site : no.278 (Lot 92) Williams Road Creek Creek</p>		
<p>drawing : Preliminary drawing (Not for construction)</p>		
scale : 1 : 2000	date : 21-Jun-16	sheet : A 2



1562/07/14 pa - 2

Proposed  
Site Plan

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

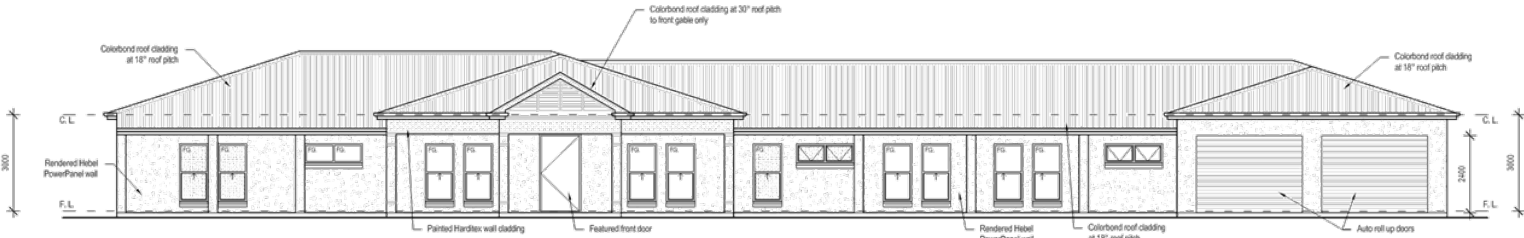
© copyright

**zummo design**  
BUILDING ARCHITECTS  
30a Mary St (over Park Trax) Salisbury SA 5108  
ph : 8250 0086  
mob : 0411 411 492  
fax : 8250 6387  
email : [design@zummo.com.au](mailto:design@zummo.com.au)

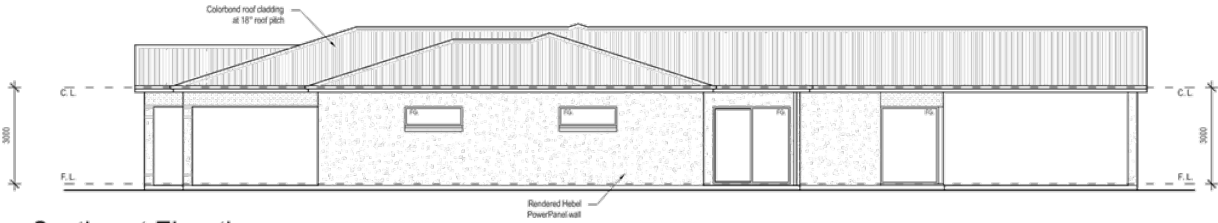
PROPOSED RESIDENCE  
client :  
M. & M. Caruso

site :  
no.278 (Lot 92)  
Williams Road  
Gould Creek

PROJNO: F PRELIMINARY drawing  
(Not for construction)  
DATE: 21-Jun-16 SCALE: A 2



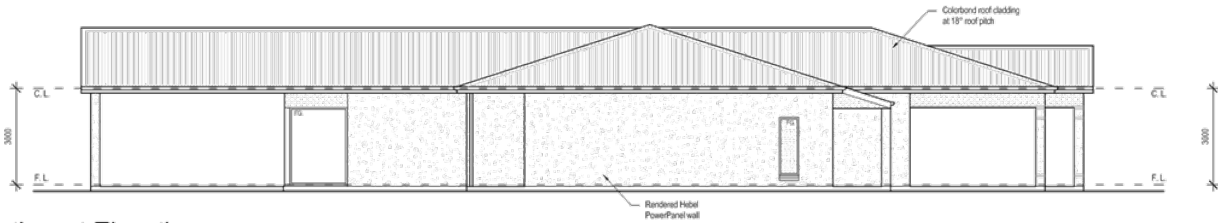
A Northeast Elevation



B Southeast Elevation



C Southwest Elevation



D Northwest Elevation

1562/07/14 pa - 4

Proposed  
Residence  
Elevations

Contractors Note :

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

Check all dimensions & levels before  
commencing any work.

Written dimensions take precedence  
over scale.

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

© copyright

zummo design

Building Practitioners  
30a Mary St (over Park Trax) Salisbury SA 5108  
ph : 8250 0088  
mob : 0411 411 492  
fax : 8250 6387  
email : [design@zummo.com.au](mailto:design@zummo.com.au)

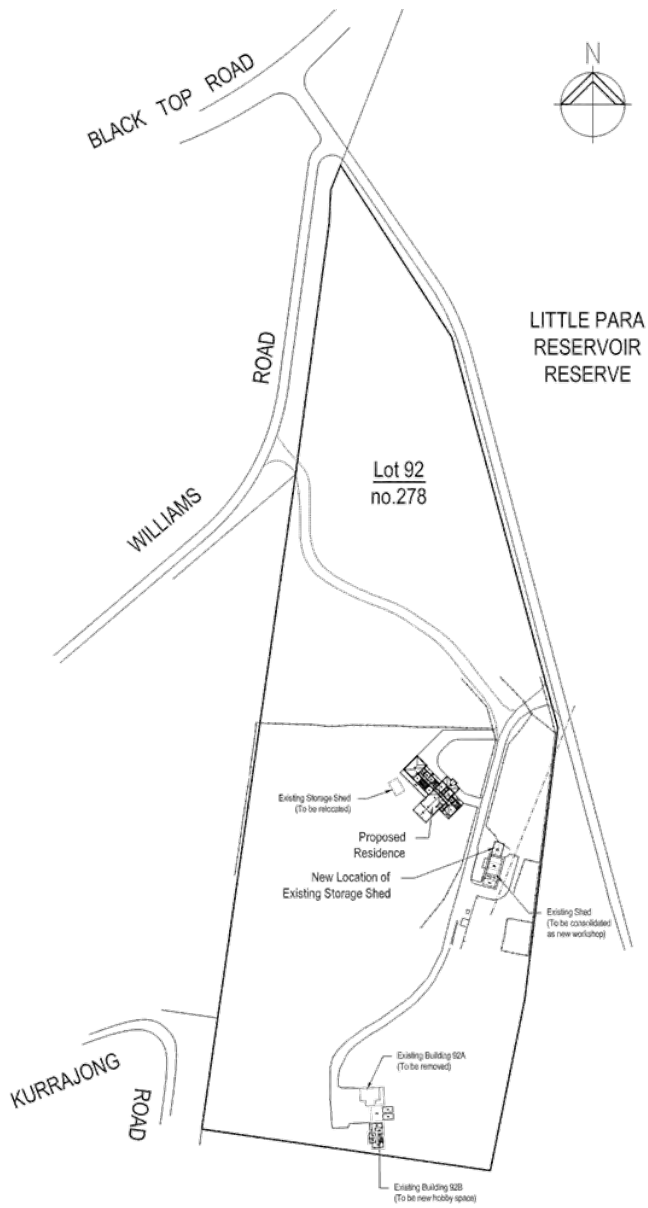
PROPOSED RESIDENCE

client :  
M. & M. Caruso

site :  
no.278 (Lot 92)  
Williams Road  
Gould Creek

PRELIMINARY  
F Preliminary drawing  
(Not for construction)  
SCALE  
1 : 100 21-Jun-16 DATE  
A 2





LOCALITY PLAN

The Bushfire hazard for the area has been assessed as BAL 19

- ACCESS TO DWELLING**  
 The Code Part 2.3.3.1 describes the mandatory provision for "Private" roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large bushfire fighting vehicles.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- WATER SUPPLY**  
 The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.
- WATER SUPPLY**  
 The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.
- WATER SUPPLY**  
 The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.
- WATER SUPPLY**  
 The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

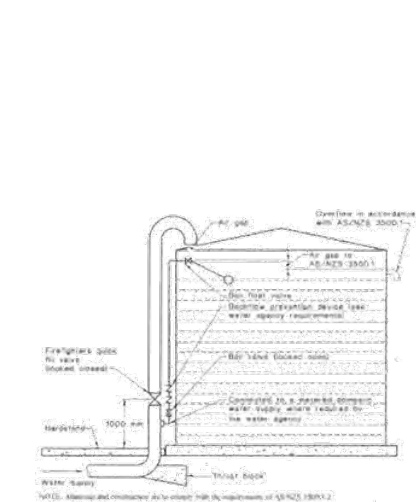


FIGURE 5.2.3 TYPICAL SECTIONAL ELEVATION OF AN ABOVE-GROUND EXTERNAL STORAGE TANK SHOWING FILL AND QUICK-FILL ARRANGEMENTS

- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.
- VEGETATION**  
 The Code Part 2.3.3.1 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- WATER STORAGE NOTES**
- GENERAL**
- WATER SUPPLIES TO STORAGE TANKS**
- Water supply**
- Water supply**
- Water supply**
- Water supply**

- Water supply**
- Water supply**
- Water supply**
- Water supply**
- Water supply**

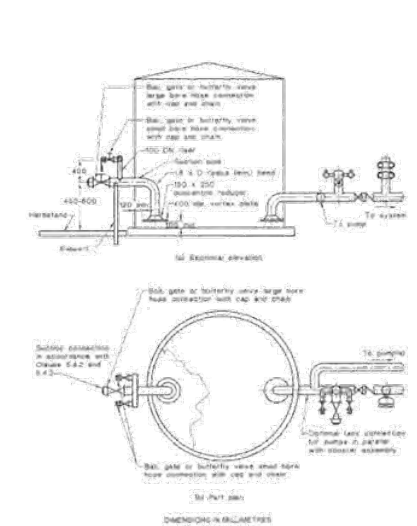


FIGURE 5.2.4 (in part) TYPICAL ARRANGEMENT OF FIRE BRIGADE CONNECTION TO AN ABOVE-GROUND EXTERNAL STORAGE TANK (UP TO 40 000 L)

1562/07/14 pa - 1

Locality Plan

Contractors Note :

Check all dimensions & levels before commencing any work.

Within dimensions take precedence over scale.

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

copyright

zumbo design

PROPOSED RESIDENCE

client :

M. & M. Caruso

site :

no.278 (Lot 92)

Williams Road

Creek Creek

client :

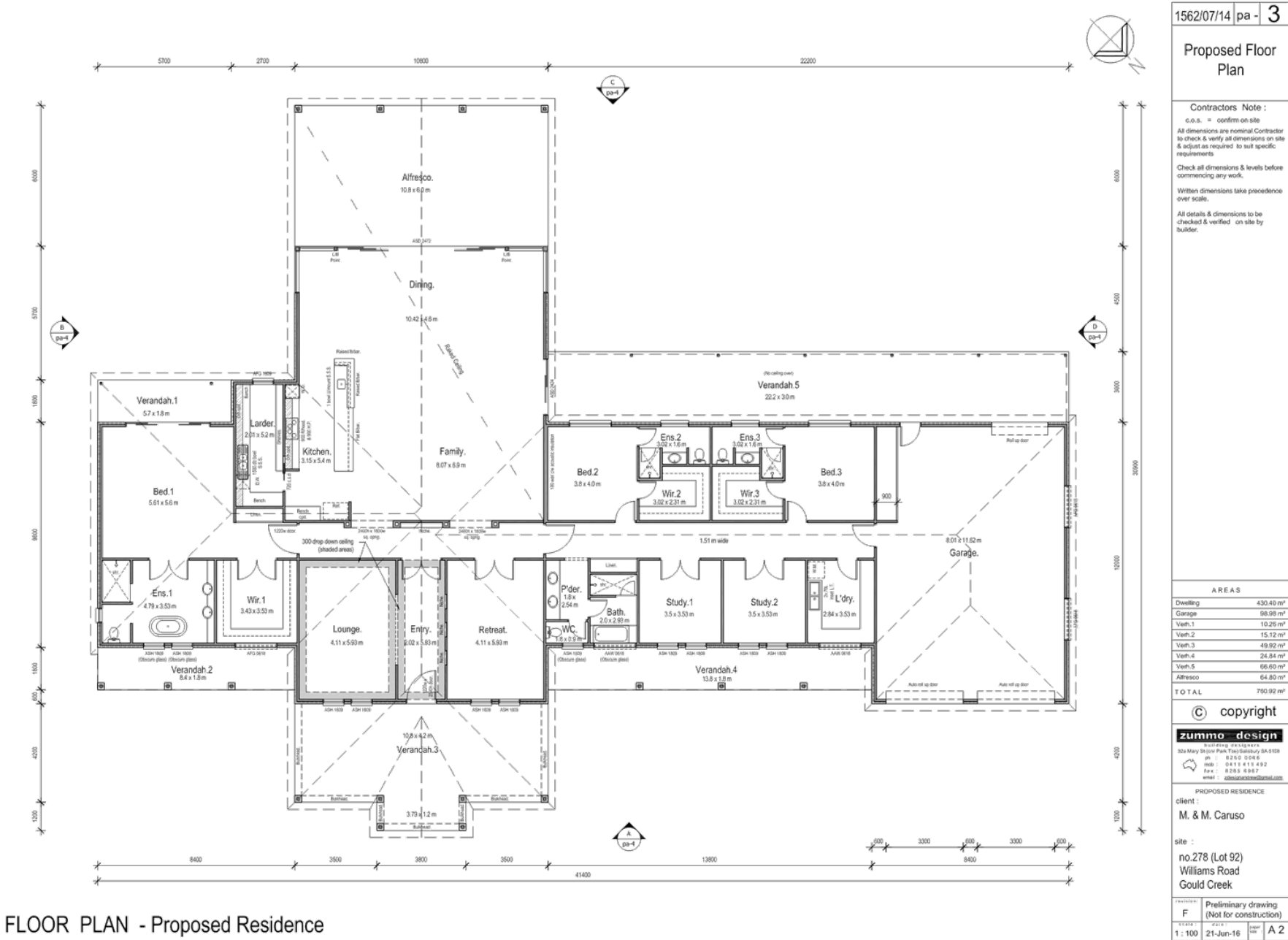
F Preliminary drawing (Not for construction)

1 : 2000 21-Jun-16

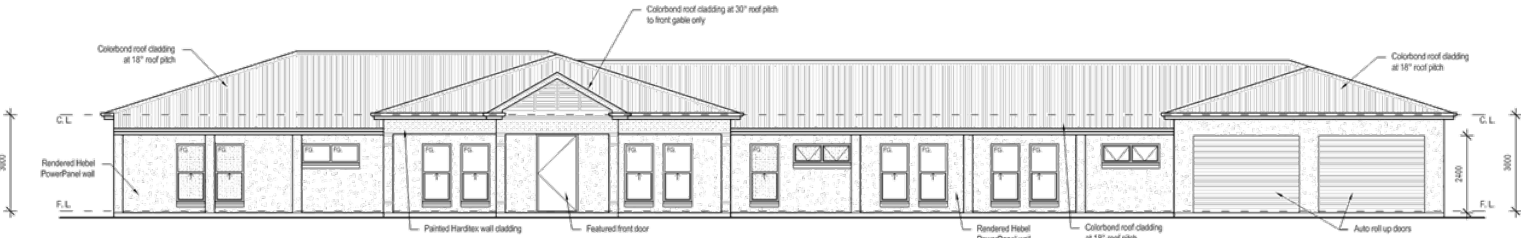
A 2



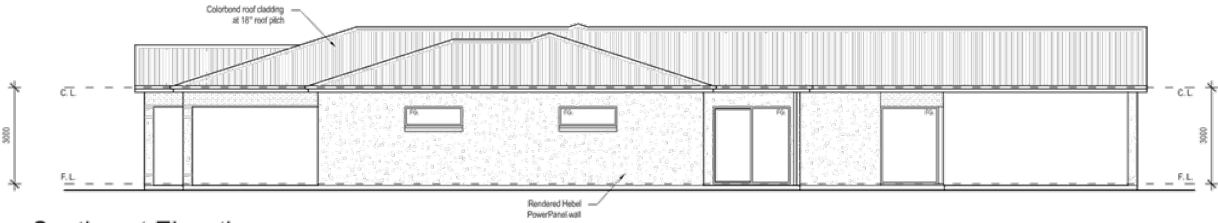
1562/07/14		pa -	2
<b>Proposed Site Plan</b>			
<p><b>Contractors Note :</b>          c.o.s. = confirm on site          All dimensions are nominal Contractor to check &amp; verify all dimensions on site &amp; adjust as required to suit specific requirements          Check all dimensions &amp; levels before commencing any work.          Written dimensions take precedence over scale.          All details &amp; dimensions to be checked &amp; verified on site by builder.</p>			
© copyright			
<p><b>zummo design</b>  <small>building architects</small>          30a Mary St (over Park Trax) Salisbury SA 5108          ph : 08 260 0086          mob : 0411 411 492          fax : 08 260 6387          email : <a href="mailto:design@zummo.com.au">design@zummo.com.au</a></p>			
<p><b>PROPOSED RESIDENCE</b>          client :          M. &amp; M. Caruso</p>			
<p>site :          no. 278 (Lot 92)          Williams Road          Gould Creek</p>			
revision	Preliminary drawing (Not for construction)		
F			
scale	date	sheet	of
1 : 500	21-Jun-16	A	2



FLOOR PLAN - Proposed Residence



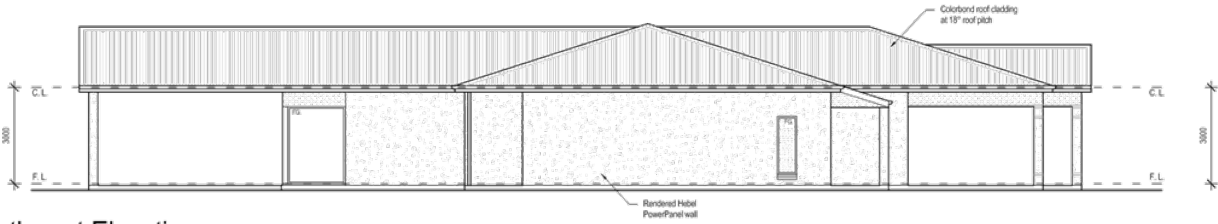
A Northeast Elevation



B Southeast Elevation



C Southwest Elevation



D Northwest Elevation

1562/07/14 pa - 4

Proposed  
Residence  
Elevations

Contractors Note :

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

Check all dimensions & levels before  
commencing any work.

Written dimensions take precedence  
over scale.

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

© copyright

zummo design

Building Practitioners  
30a Mary St (over Park Trax) Salisbury SA 5108  
ph : 82 552 0288  
mob : 0411 411 492  
fax : 82 552 6387  
email : [design@zummo.com.au](mailto:design@zummo.com.au)

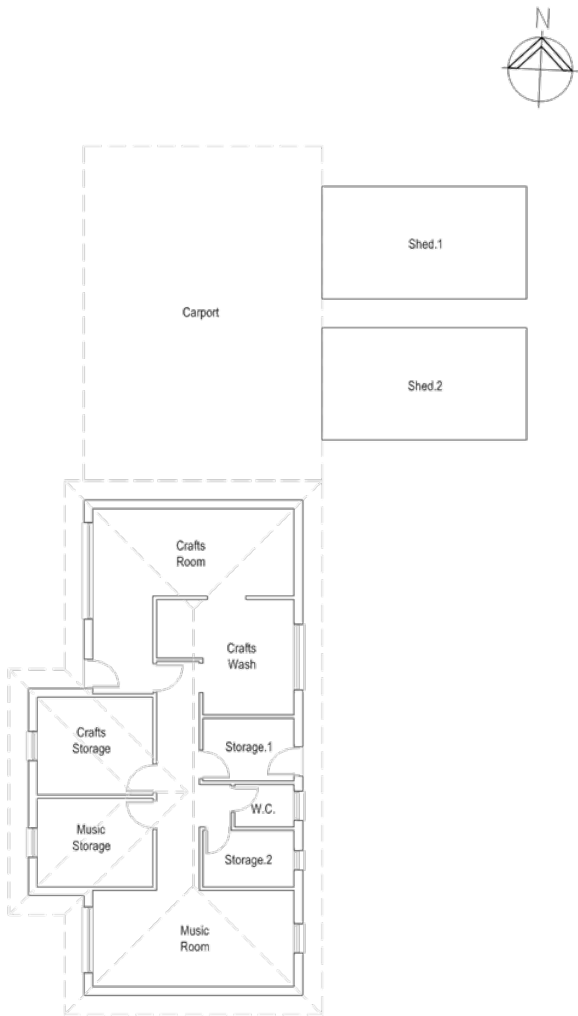
PROPOSED RESIDENCE

client :  
M. & M. Caruso

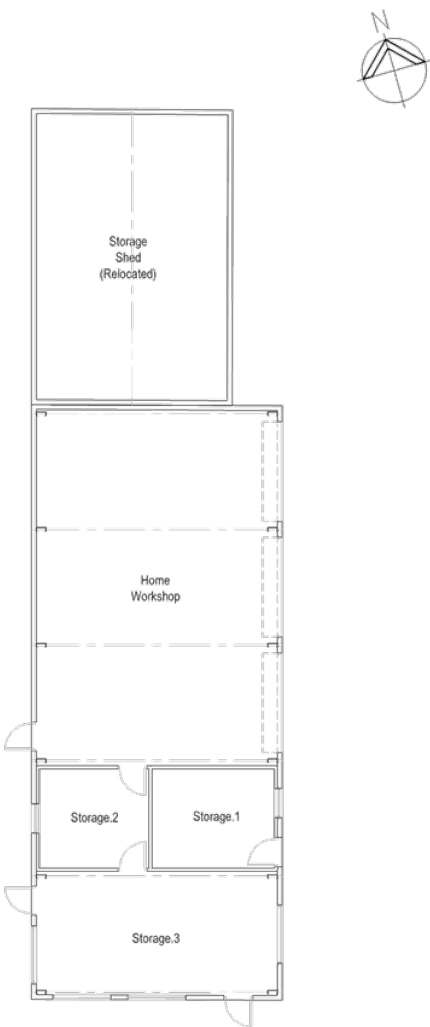
site :  
no.278 (Lot 92)  
Williams Road  
Gould Creek

PRELIMINARY  
F Preliminary drawing  
(Not for construction)  
SCALE  
1 : 100 21-Jun-16 sheet A 2





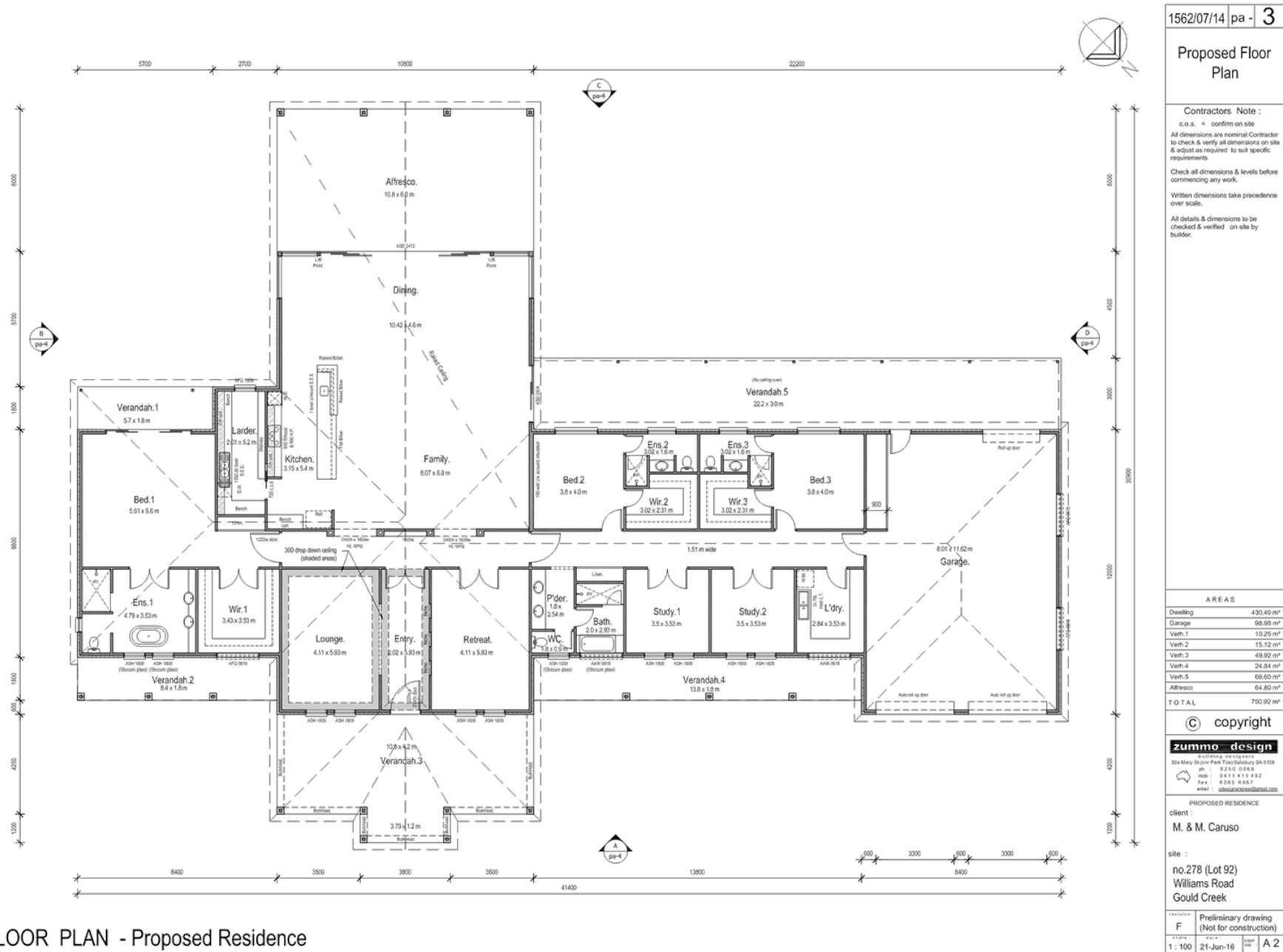
FLOOR PLAN - Existing Building 92B  
(To be new hobby space)

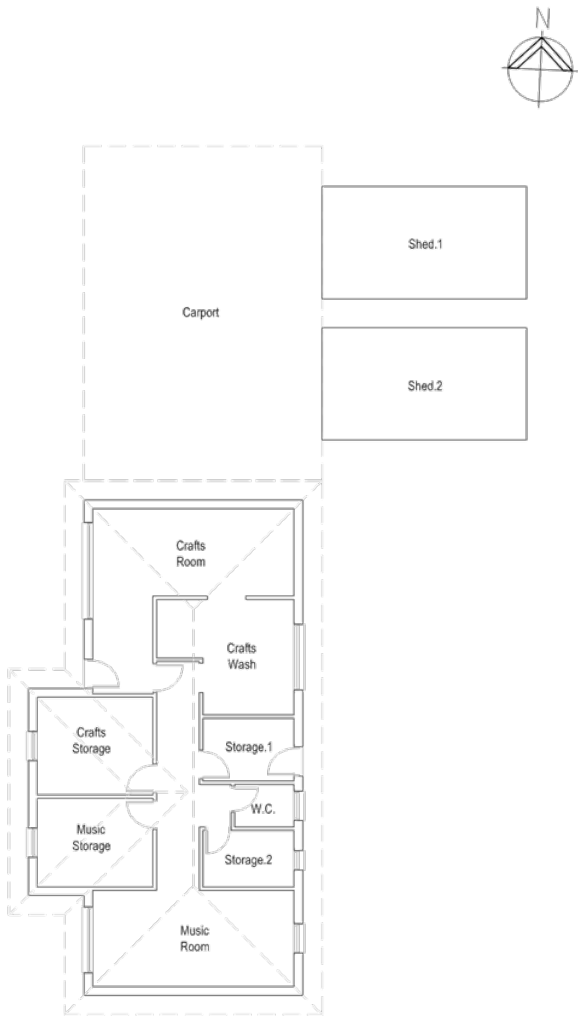


FLOOR PLAN - Existing Shed  
(To be consolidated as new workshop)

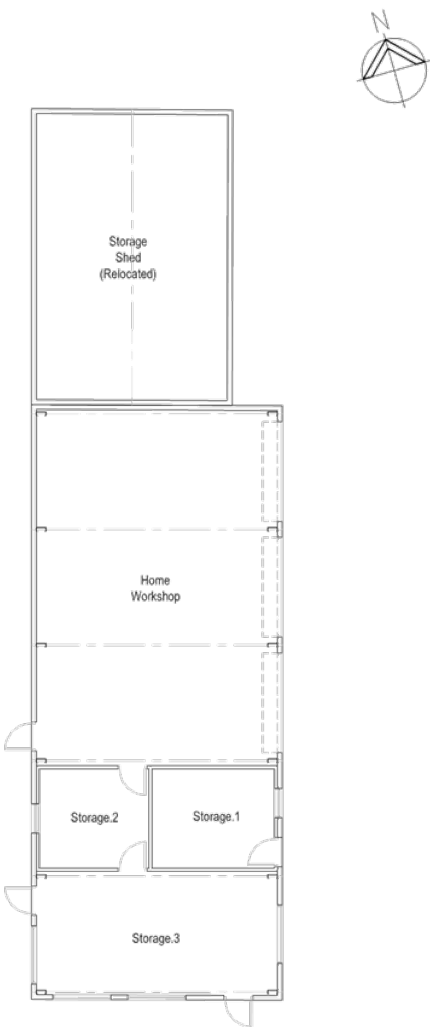
1562/07/14	pa -	5
<b>Floor Plans (Existing Buildings )</b>		
<b>Contractors Note :</b> c.o.s. = confirm on site All dimensions are nominal Contractor to check & verify all dimensions on site & adjust as required to suit specific requirements Check all dimensions & levels before commencing any work. Written dimensions take precedence over scale. All details & dimensions to be checked & verified on site by builder.		
<p>© copyright</p> <p><b>zummo design</b>  <small>building &amp; design</small>  30a Mary St (off Park Tru) Salisbury SA 5108  ph : 08 8360 0088  mob : 0411 411 492  fax : 08 8360 6067  email : <a href="mailto:design@zummo.com.au">design@zummo.com.au</a></p>		
<b>PROPOSED RESIDENCE</b> client : M. & M. Caruso  site : no.278 (Lot 92) Williams Road Gould Creek		
F 1 : 100	Preliminary drawing (Not for construction) 21-Jun-16	A 2







FLOOR PLAN - Existing Building 92B  
(To be new hobby space)



FLOOR PLAN - Existing Shed  
(To be consolidated as new workshop)

1562/07/14	pa -	5
<p><b>Floor Plans (Existing Buildings )</b></p>		
<p><b>Contractors Note :</b>  c.o.s. = confirm on site  All dimensions are nominal Contractor to check &amp; verify all dimensions on site &amp; adjust as required to suit specific requirements  Check all dimensions &amp; levels before commencing any work.  Written dimensions take precedence over scale.  All details &amp; dimensions to be checked &amp; verified on site by builder.</p>		
<p>© copyright</p>		
<p><b>zummo design</b>  BUILDING ARCHITECTS  30a Mary St (opp Park Tru) Salisbury SA 5108  ph : 08 8360 0086  mob : 0411 411 492  fax : 08 8360 6067  email : <a href="mailto:design@zummo.com.au">design@zummo.com.au</a></p>		
<p>PROPOSED RESIDENCE  client :  M. &amp; M. Caruso</p>		
<p>site :  no.278 (Lot 92)  Williams Road  Gould Creek</p>		
<p>PROJECT  F</p>	<p>DESCRIPTION  Preliminary drawing  (Not for construction)</p>	<p>DATE  21-Jun-16</p>
<p>SCALE  1 : 100</p>	<p>DATE  21-Jun-16</p>	<p>REVISION  A 2</p>

**Colour Schedule**

Refer to elevations

**Client : Caruso M + M****Subject Site : No 278 ( Lot 92 ) , Willams Rd , Gould Creek**

<b>Proposed Residence</b>	
<b>Wall colour</b> <i>both facades</i>	<b>Colour</b>
<i>Render</i>	Solaguard - Classic Cream
<i>Fibre Cement Sheet</i>	Solaguard - Classic Cream
<i>Brickwork</i>	Pgh <b>n/a</b>
<b>Roof covering</b>	Colorbond Night Sky
<b>Gutters</b>	Colorbond Night Sky
<b>Fascia</b>	Colorbond Classic Cream
<b>Downpipes</b>	Colorbond Night Sky
<b>Front Door</b>	Solaguard - Night Sky
<b>Roller Door</b>	Colorbond Night Sky
<b>Windows</b> <i>Aluminium windows</i>	Powder coated Night Sky



## **DA 292-1687-2015 M & M Caruso**

278 Williams Road, Gould Creek,  
Statement of Effect for New Detached Single  
Storey Dwelling

October 2015



## Executive Summary

This report is a Statement of Effect for M & M Caruso to support the development of a new detached single storey dwelling at 278 Williams Road, Gould Creek, following the City of Playford's (Council's) Development Assessment Panel determination to proceed to an assessment of the application at its meeting on 21 September 2015.

This Statement of Effect has been prepared in accordance with the requirements of 17 (5) of the Development Regulations 2008, as per below.

Development Regulations 2008:

17 (5) The statement of effect must include—

- (a) a description of the nature of the development and the nature of its locality; and
- (b) a statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development; and
- (c) an assessment of the extent to which the proposed development complies with the provisions of the Development Plan; and
- (d) an assessment of the expected social, economic and environmental effects of the development on its locality; and
- (e) any other information specified by the relevant authority when it resolves to proceed with an assessment of the application (being information which the relevant authority reasonably requires in the circumstances of the particular case), and may include such other information or material as the applicant thinks fit.

## Table of contents

1.	Nature of Development and Locality .....	1
1.1	Subject Site .....	1
1.2	Locality .....	2
1.3	Nature of Locality – views to and from the site .....	3
1.4	Nature of Development .....	6
2.	Relevant Provisions of the Development Plan .....	10
2.1	Introduction – Relevant Zone and Policy Plans summary .....	10
2.2	Hills Face Zone Planning Provisions .....	11
2.3	Watershed Policy Area 2 Planning Provisions .....	20
3.	Extent of Compliance with the Development Plan .....	23
3.1	Hills Face Zone .....	23
3.2	Desired Character .....	23
3.3	Principle of Development Control 1 – Single Dwellings .....	23
3.4	Watershed Zone .....	24
4.	Social, Economic and Environmental Effects .....	25
4.1	Social Effects on Locality .....	25
4.2	Economic Effects on Locality .....	25
4.3	Environmental Effects on Locality .....	25
5.	Summary of Findings .....	26

## Figure index

Figure 1 Subject Site .....	1
Figure 2 Subject site - existing uses .....	2
Figure 3 - Locality Plan .....	3
Figure 4 - <b>View of 278 Williams Road from Williams Road entry (originally a fire track created by SA Water). Note that the existing buildings are obscured from view to the natural slope of the terrain of the site. The proposed new dwelling would also be obscured from this view.</b> .....	4
Figure 5- <b>View of 278 Williams Road from Kurrajong Road looking up at the allotment. Again, the proposed new dwelling would be obscured from this view.</b> .....	4
Figure 6- <b>Certificate of Title</b> .....	5
Figure 7 - <b>Locality Plan / Site Plan of proposed new single detached dwelling</b> .....	7
Figure 8 - <b>Site Plan of proposed new single detached dwelling</b> .....	8
Figure 9 - <b>Detailed Site Plan of proposed dwelling showing proposed septic system</b> .....	8
Figure 10 - <b>Floor Plan of proposed new single detached dwelling</b> .....	9

Figure 11 - Elevations of proposed new single detached dwelling .....	9
Figure 12 - – Zone Map Play/10 showing the subject site within the Hills Face zone.....	13
Figure 13 - Policy Area Map Play/10 showing the subject site diagonally cut through the Watershed policy area. ....	22

## Appendices

Appendix A - Report for M & M Caruso – Statement of Effect Lot 92 Williams Rd, Gould  
Creek, 3318003 (Development Plan Maps)

Appendix B





# 1. Nature of Development and Locality

*A description of the nature of the development and the nature of its locality; (including locality plan & CT)*

## 1.1 Subject Site

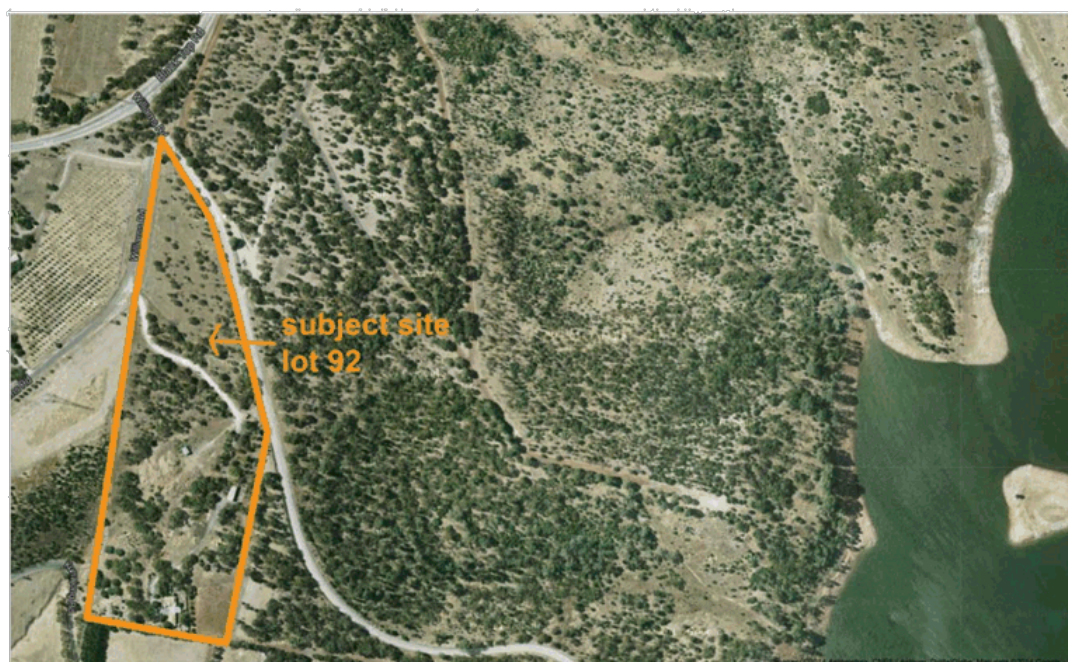
The subject site is a large 21 acres sloping allotment at 278 Williams Road, Gould Creek and is owned by M & M Caruso. It is designated as Lot 92 Black Top Road, Gould Creek SA 5114 LT 92 D52386, Certificate No 064433690. It is located within the City of Playford. (Refer to Figure 6 Certificate of Title below).

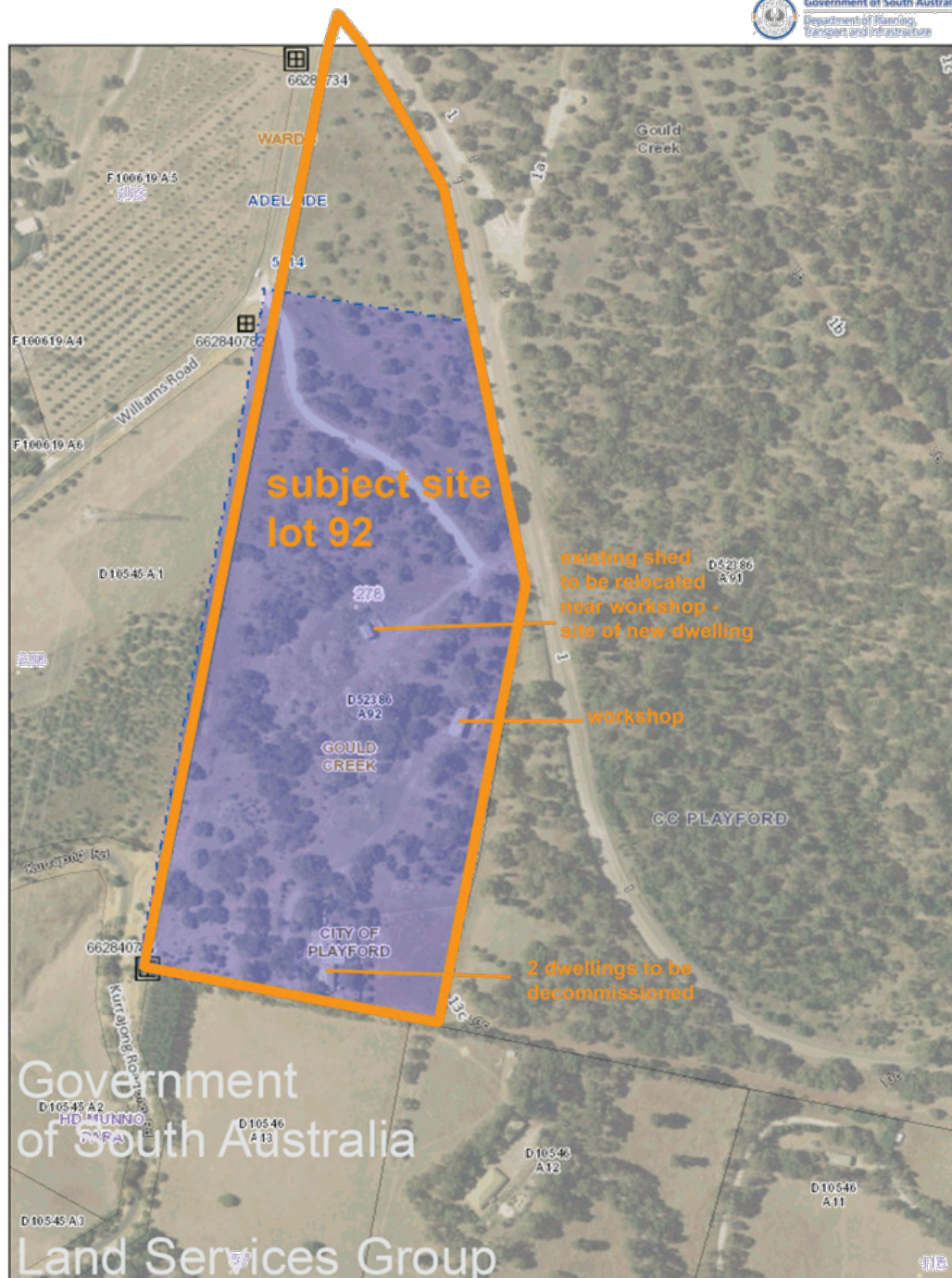
The lot is bounded by a Lookout Access to the eastern boundary and by Kurrajong Road to the south western corner with Williams Road / Black Top Road to the northern corner of the site. Due to the site's steep sloping landform, it has no vehicular access via Kurrajong Road (Refer to Figure 1 and 2 below).

Vehicular access to the site is via the south side of Williams Road by way of an old fire track that was built by SA Water (the previous owner of the site). In addition, the southern easement of Williams Road also provides for ETSA and power lines and towers, which are clearly seen from the Williams Road elevation. The site slopes steeply down off Williams Road to the east and falls towards the Little Para Reservoir. It also has a large number of mature trees on site which provide a visual buffer from Kurrajong Road - the eastern boundary of the site.

Due to the slope of the site, the overall lot is obscured from clear view from Black Top Road and Williams Road. The lot contains an old shed located centrally and to the north with a workshop building located further to the east and lower down the lot. The lot also has two dwellings with car ports and parking located to the southern boundary of the site. (Refer to Figure 2 – Subject Site – existing uses).

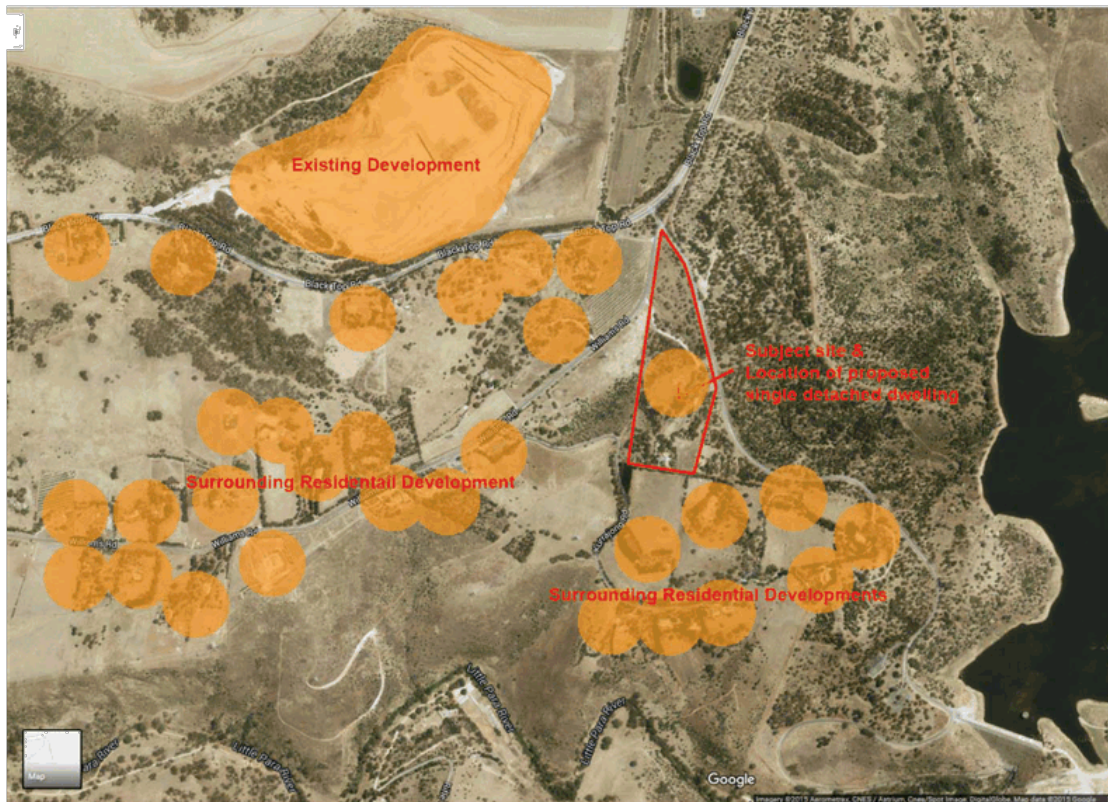
**Figure 1 Subject Site**



**Figure 2 Subject site - existing uses****Land Services Group**The Property Location Browser is available on the Land Services Group Website: [www.sa.gov.au/landservices](http://www.sa.gov.au/landservices)Date created:  
July 7, 2014**1.2 Locality**

The subject site is within 800 m from the Para Substation to the north (off Black Top Road) and a new subdivision to the northwest of the site adjacent Black Top Road. To the east is the scenic Little Para Reservoir. To the south and west are numerous residential properties on large lots. Further to the west is the suburb of Hillbank and further to the south is the suburb of Greenwith. (Refer to Figure 3 – Locality Plan below). The locality is within the Hills Face zone.



**Figure 3 - Locality Plan**

### 1.3 Nature of Locality – views to and from the site

The site and locality provide a rural setting with beautiful views and vistas of rolling hills, mature native trees and views to the Little Para Reservoir. As previously mentioned, these views are not necessarily obvious from the Williams Road elevation but become more apparent to the viewer when travelling along Kurrajong Road. That is, the site and all its buildings are obscured from view from the main roads. This would also be the case for the proposed new dwelling which is designated to be located where the first shed is located (refer to drawings by Zummo Design dated March 2015 in section 1.4 Nature of Development below and Figure 2 above for location of new dwelling).

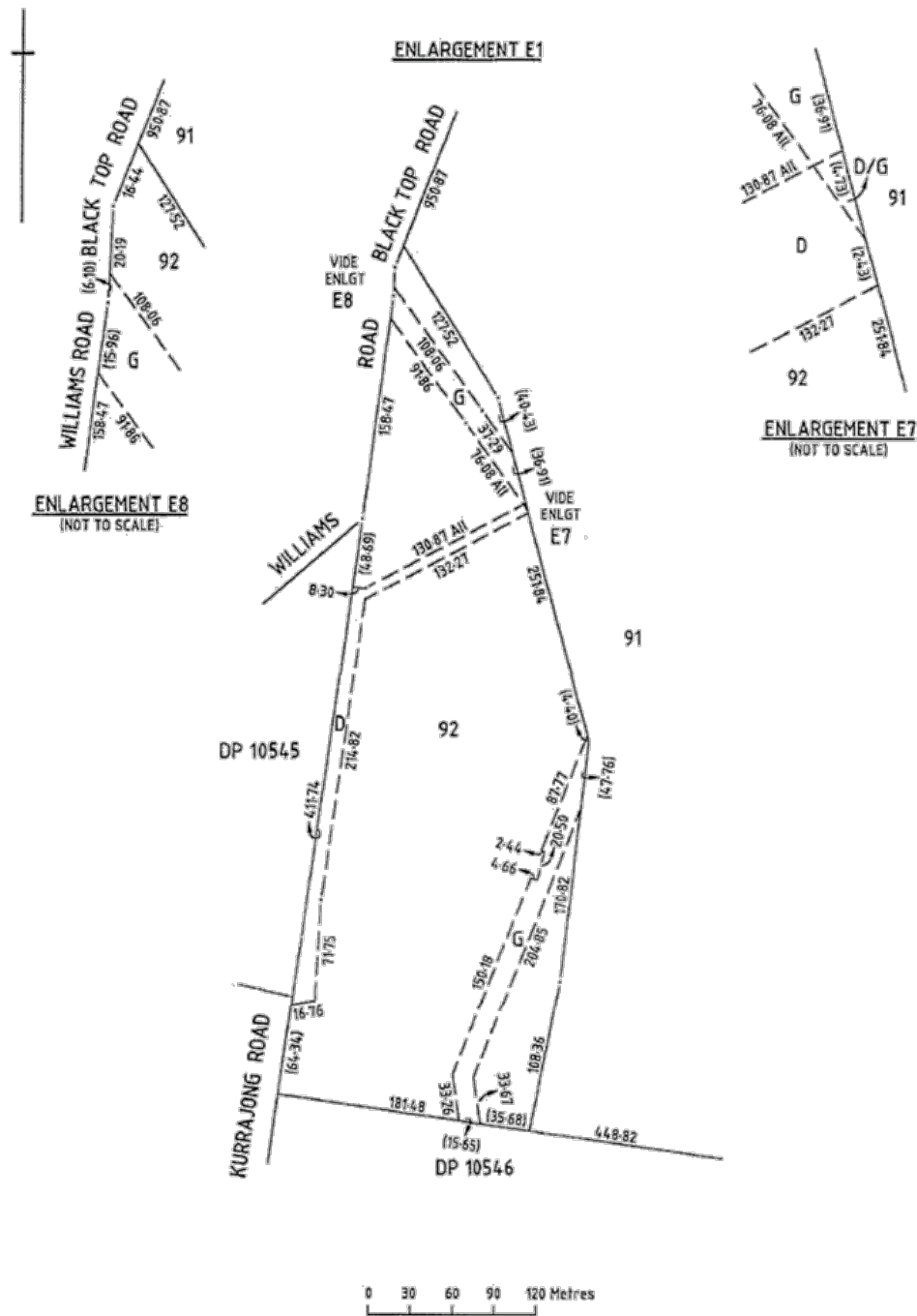
Figure 3 above indicates the location and proximity of existing developments surrounding the site, in particular, a large residential development off Black Top Road to the North West of site. There are also an additional 29 dwellings on large lots to the west and to the south of the subject site.

**Figure 4 - View of 278 Williams Road from Williams Road entry (originally a fire track created by SA Water). Note that the existing buildings are obscured from view to the natural slope of the terrain of the site. The proposed new dwelling would also be obscured from this view.**



**Figure 5- View of 278 Williams Road from Kurrajong Road looking up at the allotment. Again, the proposed new dwelling would be obscured from this view.**



**Figure 6- Certificate of Title**



## **1.4 Nature of Development**

The client, M & M Caruso, through Zummo Design, have lodged a planning application to build a single storey detached home on 278 Williams Road Gould creek, to be located centrally where the existing shed is currently located. The shed is to be relocated near the workshop (located lower down the lot towards the eastern boundary).

The intention is to amalgamate the two sheds to provide additional vehicle/equipment storage and decommission the lower two dwellings i.e. the client intends to remove the kitchens, laundries and one of the bathrooms but retain a toilet and bathroom in one of the buildings and use the buildings for additional storage and as a Home Gym or Granny flat.

Refer to the design drawings by Zummo Design below (Figure 7 to 11).

The following sections respond to the matters raised by Council's Planner:

- Existing use of all buildings;
- Proposed use of existing dwelling/s; and
- Clarification on eastern access point. "

### **1.4.1 Existing Use of Buildings**

The existing use of the buildings is as follows:

- 92A (dwelling 1) – currently tenanted
- 92B (dwelling 2) – currently tenanted
- Workshop – used for storing farm equipment
- Shed – not in current use

### **1.4.2 Proposed use of existing dwellings**

The proposed use of the existing buildings is as follows:

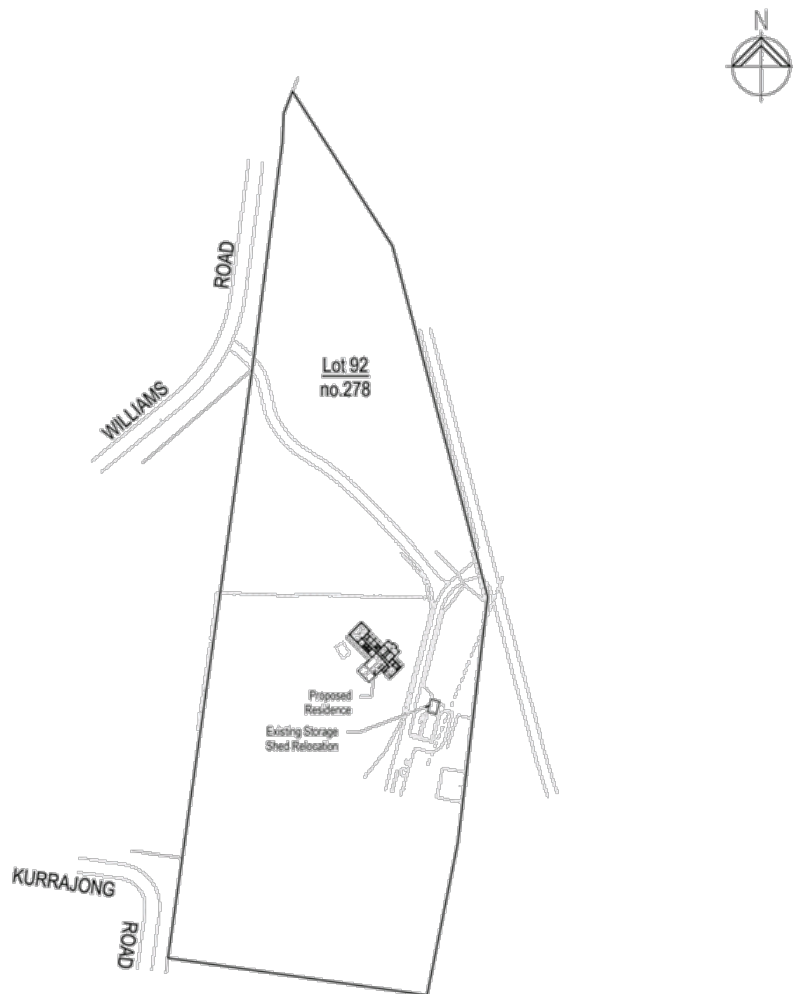
- Workshop – as above
- Shed (will be moved so it is adjacent workshop) – storage of equipment (the client's existing home has a 15 m x 9 m shed – with a large amount of shed equipment to store)
- The clients intend to have some "farm" animals – chickens, sheep, and a vegetable garden so there will need to be space to store items for these.
- Dwellings 92A & 92B – Tenancy will end as soon as the clients move in. The clients intends to live in one of these while the proposed dwelling is built, the other will be used to store excess furniture and household effects (the clients currently have a 4 bedroom home and 92A & B are much smaller than their existing home). When the proposed dwelling is completed - 92A & B will be decommissioned by removing kitchens and laundries and one of the bathrooms but will retain the toilet and the bathroom in the other.
- There is no immediate intention by the clients to use one of the buildings as a granny flat once the proposed dwelling is completed. The clients would like the option to do so in the future. The clients have parents who are still young (aged 58-67) and who may need to live with them in the future. The client's children are currently 6 and 8 and they can see that they might use this space as a teenager's retreat. One child plays guitar the other is currently doing singing lessons. If they continue to play guitar, sing, etc., then they will be able to use this space for practicing without bothering the rest of the household.
- The clients also have a home gym set up (some weights, bike, walking machine) at their current home and we will set up a home gym in one of these buildings.

- Michael Caruso has a number of collections so he will store his collections in one of these dwellings also.

#### 1.4.3 Clarification on eastern access point

With regard to the reference to the 'eastern access' – if the reference is to where the bitumen driveway begins – then this is a "dead end" there is a fence across this former entrance.

**Figure 7 - Locality Plan / Site Plan of proposed new single detached dwelling**



LOCALITY PLAN



Figure 8 - Site Plan of proposed new single detached dwelling

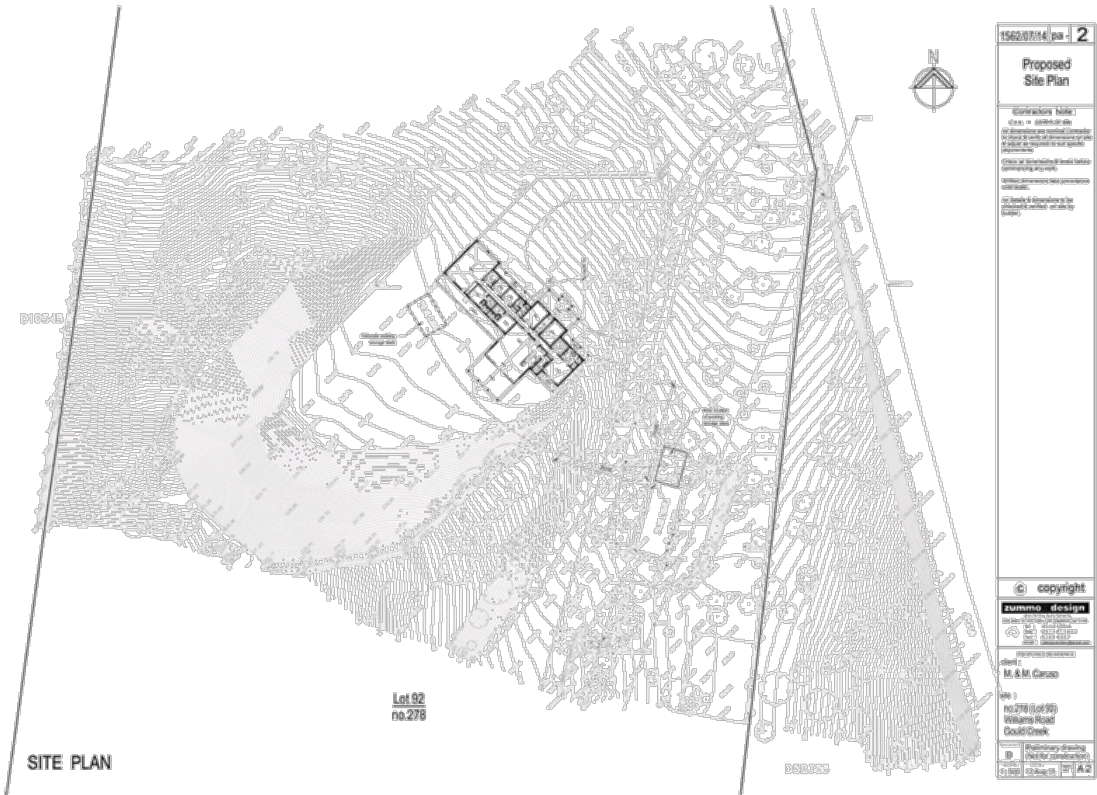
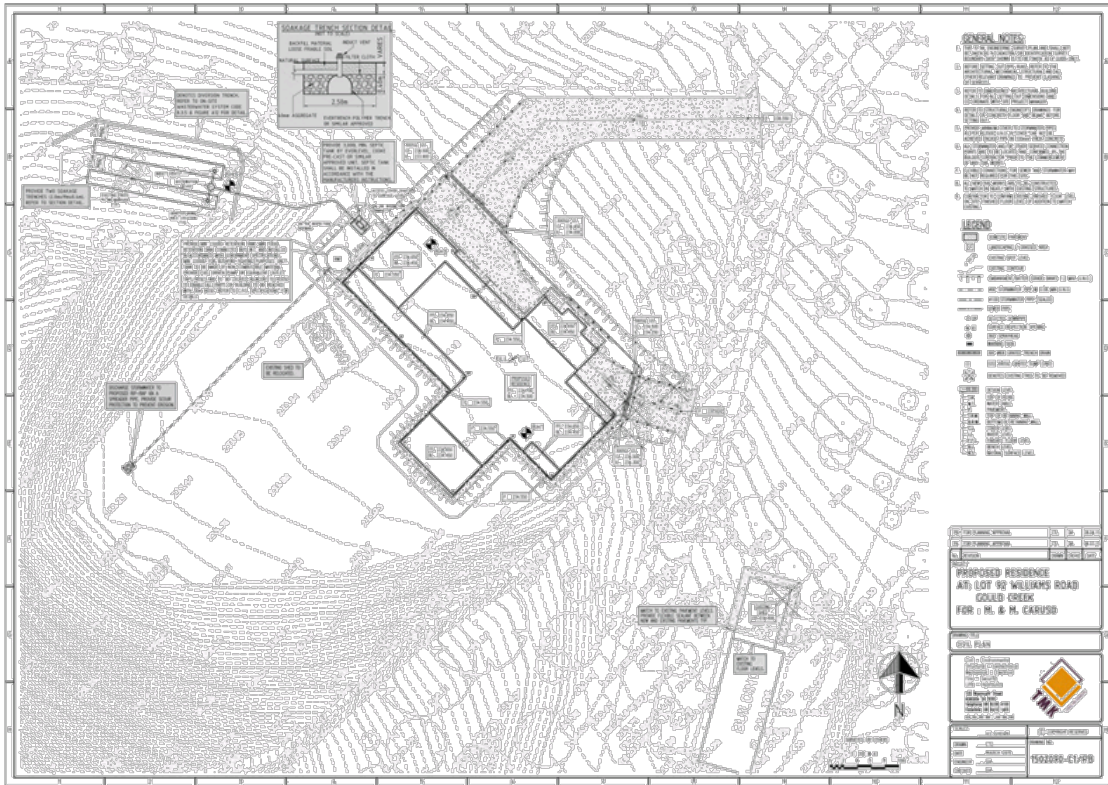
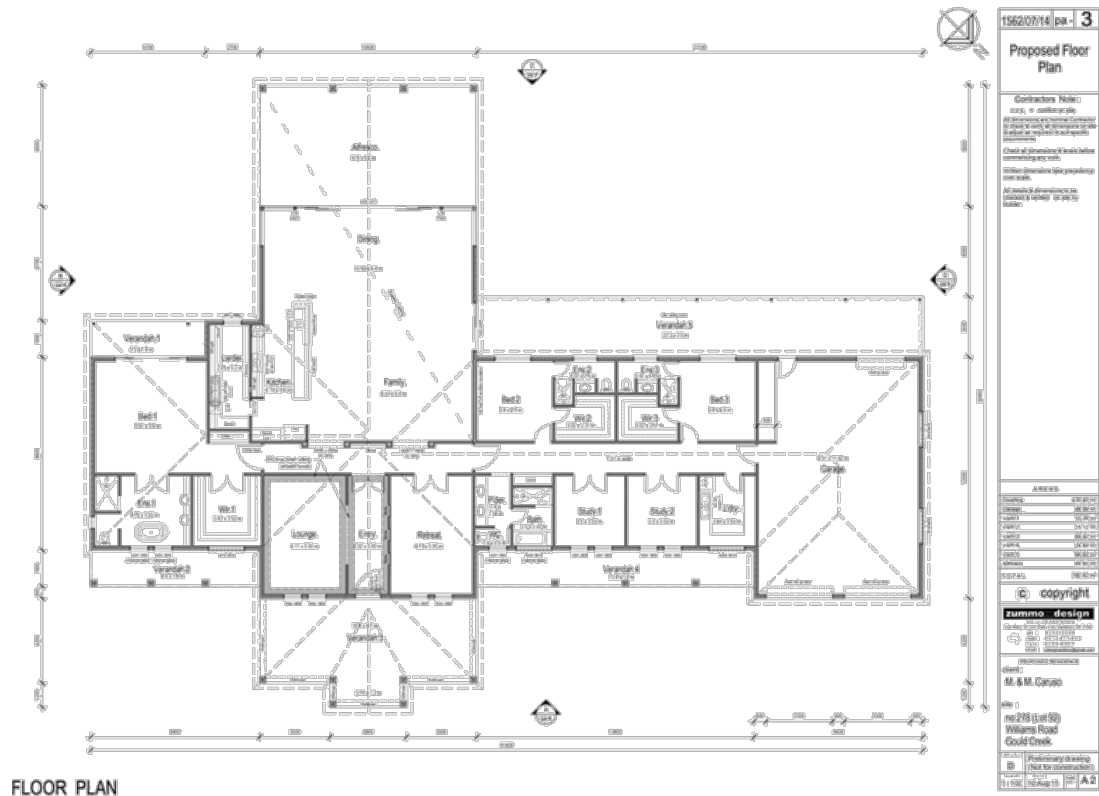


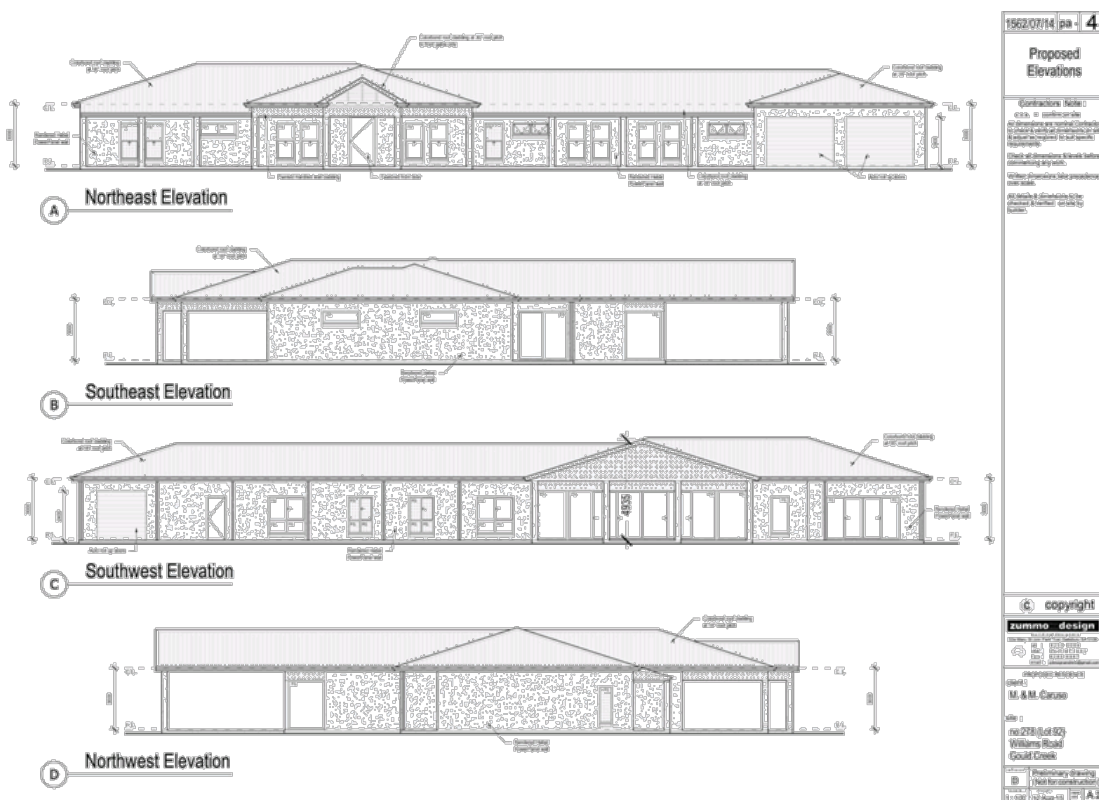
Figure 9 - Detailed Site Plan of proposed dwelling showing proposed septic system



**Figure 10 - Floor Plan of proposed new single detached dwelling**



**Figure 11 - Elevations of proposed new single detached dwelling**



## 2. Relevant Provisions of the Development Plan

*A statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development*

### 2.1 Introduction – Relevant Zone and Policy Plans summary

The subject site is located wholly within Gould Creek as identified in Overlay Map Play/10) of the Playford Council Development Plan – Consolidated 20 March 2014.

The following relevant Development Plan overlay maps refer to the subject site:

- Playford Council Development Plan Overlay Map Play/10 Development Constraints – locates the site within the Mt Lofty Watershed with the boundary running diagonally through the site.
- Playford Council Development Plan Overlay Map Play/10 Heritage – indicates that the site has no State or Local heritage places.
- Playford Council Development Plan Overlay Map Play/10 - Transport – indicates that the site is adjacent to a Secondary Arterial Road – Williams Road and Black Top Road.
- Playford Council Development Plan Policy Area Map Play/10– indicates that the site is diagonally contained (the eastern triangular portion of the site) within the Mt Lofty Ranges Water Shed Policy Area
- Playford Council Development Plan Zone Map Play/10– indicates that the site falls within the Hills Face (HF) zone.

(Refer to Figure 12 below for the Hills Face Zone map and Figure 13 for the Watershed zone map with the subject site shown located on the maps. In addition, the Development Plan maps listed above are in Appendix A).

The following summarises the current planning policy provisions within the Hills Face zone and Watershed policy area within the Playford Council's Development Plan (consolidated 20 March 2015).



## 2.2 Hills Face Zone Planning Provisions

### OBJECTIVES

- 1 *A zone in which the natural character is preserved and enhanced or re-established in order to:*
  - (a) *provide a natural backdrop to the Adelaide Plain and a contrast to the urban area*
  - (b) *preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide*
  - (c) *provide for passive recreation in an area of natural character close to the metropolitan area*
  - (d) *provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges*
  - (e) *ensure that the community is not required to bear the cost of providing services to and within the zone.*
- 2 *A zone accommodating low intensity agricultural activities and public/private open space and one where structures are sited and designed in such a way as to:*
  - (a) *preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone*
  - (b) *limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain*
  - (c) *not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community*
  - (d) *prevent the loss of life and property resulting from bushfires.*
- 3 *Development that contributes to the desired character of the zone.*

(Refer to figure 12 – Zone Map Play/ 10 below showing the site in relation to the Hills Face Zone)

### 2.2.1 Objectives - Planning Response

With regard to Objective 1 above:

The proposal to build a single storey detached home on the site to be located centrally where the existing shed is currently located is not seen to be at variance with the above objectives of the Hills Face Zone, given the size (21 acres) of the allotment, the location of the dwelling and the slope of the site and the existing screening vegetation from the main roads. That is, with the building of the single storey detached home, the natural character of the site will still be preserved. The site will also allow for passive recreation, maintain its buffer area between the metropolitan districts (more so than the current residential development to the North West of the site), and the client will ensure that the community is not required to bear the cost of providing services to and within the zone.

With regard to Objective 2:

The proposal satisfies the provisions of Objective 2 as the site will accommodate low intensity agricultural activities where the proposal is sited and designed in such a way as to:

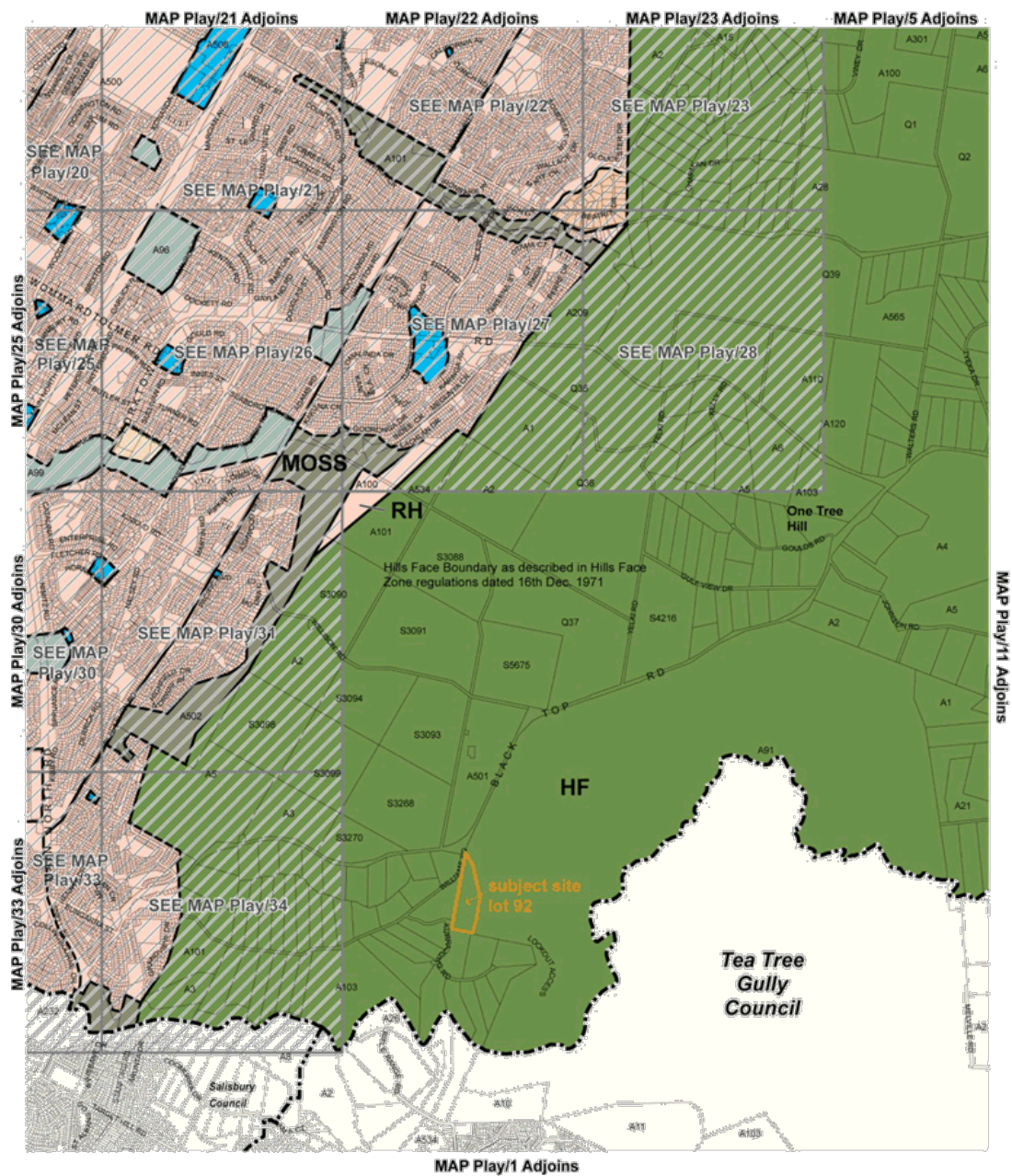
- 2 (a) *preserve and enhance the natural character*
- 2 (b) *limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain*

2 (d) prevent the loss of life and property resulting from bushfires. That is, when the building is occupied it will allow the owners to more regularly maintain the large property and prevent bush fires on the lot.

With regard to Objective 3:

It is considered that the proposed development will not deter from the existing character of the zone because it will not be seen from the key view corridors given its slope, central location within the 21 acres and existing trees. In addition, the existing buildings will be consolidated. That is - the existing shed will be relocated near the workshop and the two dwellings at the southern boundary will be 'decommissioned' and used for storage and as a granny flat.

**Figure 12 -- Zone Map Play/10 showing the subject site within the Hills Face zone.**



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Zones**
- HF Hills Face
  - MOSS Metropolitan Open Space System
  - RH Residential Hills
  - Zone Boundary
  - Development Plan Boundary

## Zone Map Play/10

PLAYFORD COUNCIL  
Consolidated - 20 March 2014



## **DESIRED CHARACTER**

*The western slopes of the south Mount Lofty Ranges in Metropolitan Adelaide are an important natural asset to both the population of the urban area and the tourism industry. Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character. The term "natural character" refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.*

*In those parts of the zone where, prior to 1975, concentrations of smaller than average allotments were created, special attention needs to be paid to the scale, design and landscaping of development because there are fewer location options for development on these allotments.*

*The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.*

*The **Hills Face Zone** is not a residential zone and so services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services. Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained to promote the objectives for the zone and complement the principles of development control relating to this zone. Tourist facilities are appropriate provided they are of a low-scale and are sited unobtrusively.*

### **2.2.2 Desired Character - Planning Response**

The proposal will not undermine the "natural character" of the site, i.e. the natural topography, native vegetation and colours will still be maintained and viewed from the surrounding access roads.

The proposal will enable the owners of the property to regularly maintain and provide fire protection for the lot. The development incorporates fire protection measures to minimize the fire risk.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

*PDC 1 Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.*

*PDC 2 Development listed as non-complying is generally inappropriate.*

*PDC 3 The excavation and/or filling of land outside townships and urban areas should:*

*(a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation*

(b) *only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment*

(c) *only be undertaken if the resultant slope can be stabilised to prevent erosion, and result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.*

**PDC 4** *New mines and quarries should not be developed within the zone.*

**PDC 5** *Extensions to existing mines and quarries should only be undertaken within the zone where:*

(a) *The overall benefit to the community from the minerals produced together with the planned after- use of the site outweighs any loss of amenity or other resources resulting from the extractive operations.*

(b) *The site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available.*

(c) *The proposed operation would maximize the utilisation of the resource but minimize the adverse impacts of extraction.*

(d) *The proposed workings cannot be seen from any part of the Adelaide Plain; from any arterial road, scenic road or other substantial traffic route.*

(e) *An effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation.*

*The operation is to be conducted in accordance with a staged development and rehabilitation scheme which:*

(i) *ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them*

(ii) *provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character*

(iii) *provides for the removal of buildings, plant, equipment and rubbish when operations are completed*

(iv) *provides scope for suitable after-uses.*

**PDC 6** *Landfill operations may be appropriate outside the Mount Lofty Ranges Watershed, provided the site meets at least one of the following criteria:*

(a) *is a disused quarry*

(b) *has ground slopes no greater than 10 per cent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities.*

**PDC 7** *Outside the Mount Lofty Ranges Watershed, small-scale transfer stations may be appropriate in unobtrusive locations.*

**PDC 8** *Horticultural activities should:*

(a) *be located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses*

(b) *be located no closer than 50 metres of a lake, watercourse or wetland.*



*PDC 9 Horticultural activities located within 300 metres of a dwelling, tourist accommodation facility or any other sensitive receptor should incorporate a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and runoff) on the sensitive receptor.*

### **2.2.3 Principles of Development Control – Planning Response**

The proposal meets the requirements of the following Principles of Development Control (PDC) for the Hills Face Zone:

**PDC 1** The development is associated with ... a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.

**PDC 3(b)** The development is being...undertaken in order to reduce the visual impact of buildings, including structures,

**PDC 3(c)** The development is being undertaken where the resultant slope can be stabilised to prevent erosion, and results in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

In addition, it is considered that the proposal is less harmful and intrusive to the overall hills Face Character than what is contemplated in following PDC's:

**PDC 6** **Landfill operations** may be appropriate outside the Mount Lofty Ranges Watershed, provided the site meets at least one of the following criteria:

**PDC 7** Outside the Mount Lofty Ranges Watershed, small-scale **transfer stations** may be appropriate in unobtrusive locations.

**PDC 8** **Horticultural** activities...

#### **Form and Character**

*PDC 10 Development should not be undertaken unless it is consistent with the desired character for the zone.*

*PDC 11 Development should not be undertaken if it is likely to result in:*

- (a) pollution of underground or surface water resources*
- (b) over exploitation of underground or surface water resources*
- (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment*
- (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat*
- (e) denudation of pastures*
- (f) the introduction of or an increase in the number of pest plants or vermin*
- (g) adverse impacts from chemical spray drift, chemical runoff or chemical residue in soils*

- (h) *the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone*
- (a) *increased hazard to the locality from bushfires*
- (b) *loss of amenity to adjoining land or surrounding localities from:*
  - (i) *the visual impact of buildings, structures or earthworks*
  - (ii) *the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.*

**PDC 12**            *Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.*

**PDC 13**            *Buildings, including structures, should be located in unobtrusive locations and, in particular, should:*

- (a) *be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain*
- (b) *have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road*
- (c) *be sited on excavated rather than a filled site in order to reduce the vertical profile of the building*
- (d) *be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain*
- (e) *be located well below the ridge line*
- (f) *be located within valleys or behind spurs*
- (g) *be set well back from public roads, particularly when the allotment is on the high side of the road*
- (h) *be sited on excavated, rather than a filled site in order to reduce the vertical profile of the building*
- (i) *not be sited on landfill which would interfere with the flow of flood waters*
- (j) *not have a septic tank drainage field located in such a way as to pollute watercourses*
- (k) *be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.*

**PDC 14**            *Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:*

- (a) *buildings should be of a single storey*
- (b) *the mass of buildings should be minimized by having separate vehicle storage areas.*

**PDC 15**            *Buildings should have a:*

- (a) *year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health*

- (b) *safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.*

*PDC 16 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.*

*PDC 17 Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.*

*PDC 18 Additions to buildings should maintain the single storey profile of the building and be sited on the side of the dwelling which minimises the obtrusiveness of the completed building.*

*PDC 19 Buildings should be grouped together.*

*PDC 20 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species where possible.*

*PDC 25 Development should only be undertaken if it can be located and designed to maximize the retention of existing native vegetation and, where possible, increase the extent of locally indigenous plant species.*

*PDC 26 Locally indigenous plant species should be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.*

#### **2.2.4 Form and Character – Planning Response**

The proposal is consistent with the above Principles of Development Control with regard to form and character. That is the proposal seeks to align with PDC11.

The proposal, due to its proposed location, will not have any of the following adverse land use issues regarding PDC 11 (a), (b), (c), as the owners will be using an approved wastewater system, and PDC 11 (d), (e), (f) and (g) as the location for the dwelling is already cleared and PDC 11 (h) as the owners are using the existing access tracks that have been created by SA Water.

In addition, we refer to the letter from Council dated 1 May 2015 which grants approval for an application to install a wastewater system at the above site.

As per the approval letter, we refer to the following confirmation:

*I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations), your application has been approved subject to the following conditions.*

- 1. The approved wastewater system incorporates sanitary plumbing and drainage in compliance with AS/NZS 3500.*

The proposal also meets the requirements of PDC 12, ie the proposal will not have adverse impact with regard to the following issues:

- (a) increased hazard to the locality from bushfires
- (b) loss of amenity to adjoining land or surrounding localities from:
  - (i) the visual impact of buildings, structures or earthworks – the buildings and earthworks will be out of view from local residents

(ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.

None of the above criteria apply to the proposed development.

The proposal satisfies PDC 12 as the development does not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion as the site has been graded to allow for a single dwelling.

The proposal satisfies PDC 13 as the buildings, including structures, are located in unobtrusive locations

The proposal satisfies PDC 14 as the Buildings, including structures are unobtrusive and do not detract from the desired natural character of the zone and, in particular:

- (a) the buildings are a single storey
- (b) the mass of buildings has been minimized by having separate vehicle storage areas.

PDC 15 for Buildings is satisfied as the proposal has a year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health and a clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.

PDC 16 is satisfied as the driveways and access tracks follow the contours of the land.

PDC 17 is satisfied as the Development does not in itself create a potential demand for the provision of services at a cost to the community.

PDC 19 is satisfied as the existing shed and workshop Buildings will be grouped together.

PDC 26 is satisfied as Locally indigenous plant species will be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased.

## **2.3 Watershed Policy Area 2 Planning Provisions**

### **OBJECTIVES**

- 1 The enhancement of the Mount Lofty Ranges Watershed as a source of high quality water.*
- 2 The protection of the Mount Lofty Ranges Watershed against pollution and contamination.*
- 3 The prevention of development which could lead to deterioration in the quality of surface or underground waters within the Mount Lofty Ranges Watershed.*
- 4 Development that contributes to the desired character of the policy area.*

#### **2.3.1 Objectives – Planning Response**

The objectives of the Watershed Policy Area 2 are to protect the source of high quality water in the region and contribute to the desired character of the policy area. The development proposal is consistent with this policy as it:

- Incorporates a Septic Tank Disposal Soakage system which has been designed by TMK and approved by Council, and
- Due to its proposed location (central to the site) will not interrupt the visual character of the site and will not impact on the adjoining sites.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Land Use**

*Development should be compatible with its use as a water catchment and storage area for a major urban water supply system, and with its values as an area of agricultural production and scenic quality.*

*Development should primarily be limited to that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities.*

*Activities which produce strong organic, chemical, or other intractable wastes, should not be established.*

*Activities which produce large amounts of waste water should not be established unless they can be connected to an approved sewerage or common effluent scheme.*

#### **2.3.2 Principles of Development Control – Planning Response**

The proposal meets the Principles of Development control. With regard to the residential land use, it is considered that this will have a significantly less impact than such uses as mixed agricultural activities.

#### **Form and Character**

*Development should not be undertaken unless it is consistent with the desired character for the policy area.*

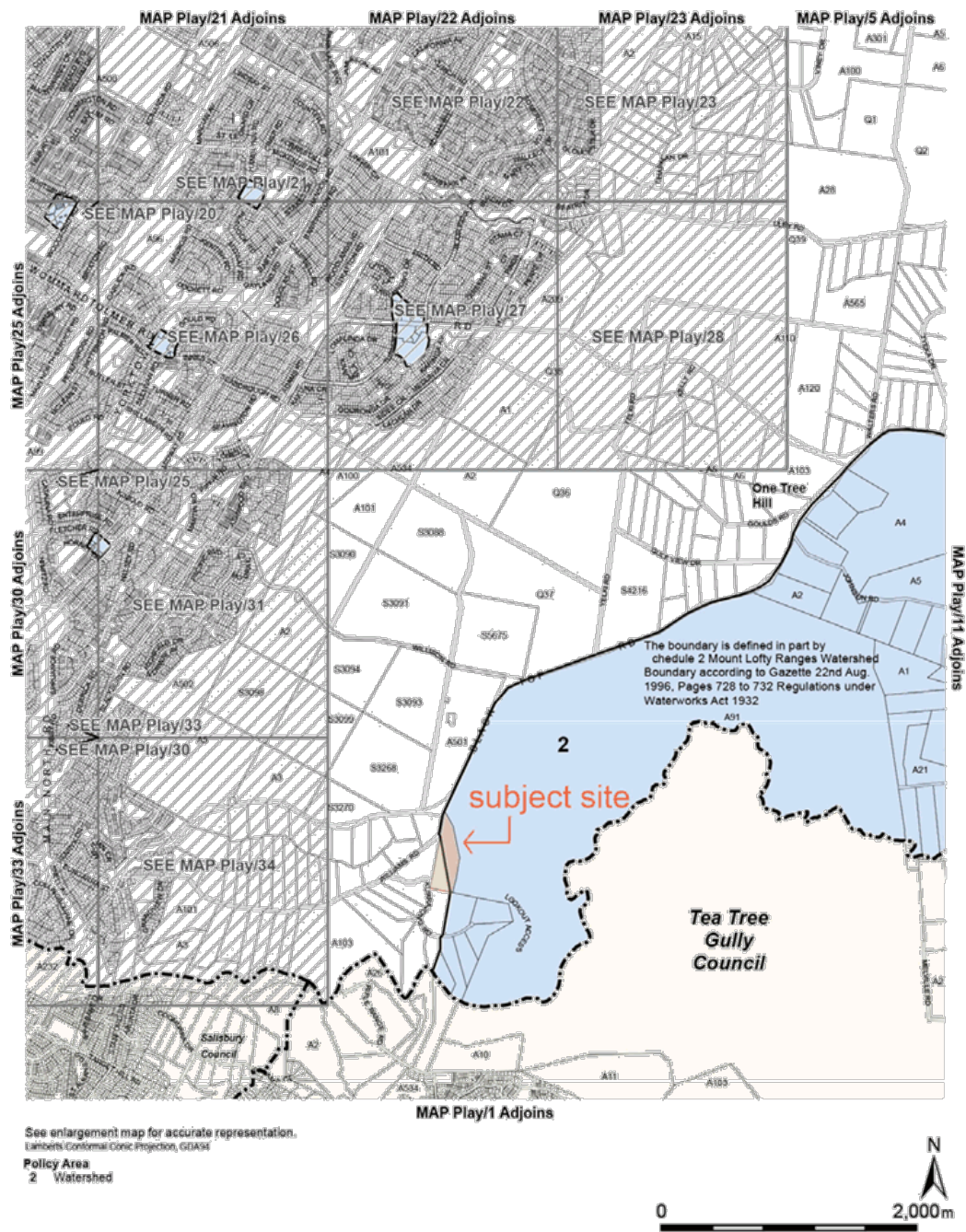
#### **2.3.3 Form and character – Planning Response**

(Refer to figure 13 – Policy Area Map Play/10 below showing the site in relation to the Watershed policy area).

The proposal is considered to be consistent with the desired character of the policy area because it will not impact significantly on the site and the adjoining properties either from an environmental water quality point of view or from a visual scenic stand point.



**Figure 13 - Policy Area Map Play/10 showing the subject site diagonally cut through the Watershed policy area.**



# Policy Area Map Play/10

Policy Area Boundary  
Development Plan Boundary

PLAYFORD COUNCIL  
Consolidated - 20 March 2014



### 3. Extent of Compliance with the Development Plan

*An assessment of the extent to which the proposed development complies with the provisions of the Development Plan*

#### 3.1 Hills Face Zone

With regard to the proposal meeting the requirements of the Hills Face zone planning provisions, we provide the following responses:

The development of a single detached dwelling within 278 Williams Road will maintain the overall Objectives of the Hills Face zone as it will not be visually intrusive or actually be seen from nearby residents or the general locality i.e. the proposal will:

- maintain and preserve the natural character and natural backdrop to the Adelaide Plain;
- preserve the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges.

In addition, the proposal will ensure that the community is not required to bear the cost of providing services to and within the site as all costs of the new development will be borne by the client and owner.

The site will still maintain accommodating low intensity activities and public/private open space and one where structures are sited and designed in such a way as to:

- limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain
- not create a potential demand for the provision of services at a cost to the community
- prevent the loss of life and property resulting from bushfires.(it will maintain the existing bush fire track)

#### 3.2 Desired Character

The proposal also meets the overall Desired Character objectives of the zone as it will not interfere with the overall "natural character" - the natural topography, native vegetation and colours as the proposed new development will be out of view of visitors and residents due to the natural slope and terrain.

#### 3.3 Principle of Development Control 1 – Single Dwellings

With regard to the Principles of Development Control, the proposal meets the above requirements of PDC 1 with regard to land use i.e. Development should not be undertaken unless it...is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.

The application is considered non-complying because there are currently existing dwellings on the site which as a result of this application will no longer be dwellings. The end result will be a detached single storey dwelling with outbuildings and structures normally associated with such dwellings – the shed and workshop will be used as such and the existing dwellings will become outbuildings– ie granny flat/teenager's retreat.

Therefor the development is considered to be "an on-merit application rather than strictly non-complying".

With regard to the provisions of Form and Character, the proposal has an approval for a Waste Water Works approval for a Septic Tank with capacity of 300 litres (CT – 5689/932, reference WST/26/2015).

That is, it accords with PDC 11 (a), (b) and (c) and will not pollute underground or surface water resources or over exploit underground or surface water resources and will not create adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment.

### **3.4 Watershed Zone**

The proposal for a new dwelling will be located just on the edge of the Watershed boundary. The boundary travels diagonally through the site - from the site entry at the top of Williams Road diagonally to the south east corner of the site (refer to Overlay Map Play/10 Development Constraints).

It could be argued therefore that the proposed Waste Water system for the new dwelling is not strictly within the Watershed zone.

With regard to the overall Objectives of the Watershed Zone, the proposal meets the requirements of Objectives 1, 2 and 3 as it will maintain the Watershed as a source of high quality water.

In addition, with regard to the overall Principles of Development Control, it is considered that the proposal is compatible with its use as a water catchment and storage area for a major urban water supply system, and with its values as an area of agricultural production and scenic quality.

The proposal does not create activities which produce strong organic, chemical, or other intractable wastes, should not be established.

The proposal does not generate activities which produce large amounts of waste water and will be connected to an approved sewerage or common effluent scheme.

With regard to the overall Objectives of the Development Plan, again, the proposal meets Objectives 5, 6, 7 and 8 - it will not interfere with the Mt lofty Ranges as a source of high quality water and the development contributes to the desired character of the policy area as it will maintain the overall rural character and beauty of the zone because the new dwelling will not be visually intrusive.

## 4. Social, Economic and Environmental Effects

*An assessment of the expected social, economic and environmental effects of the development on its locality*

### 4.1 Social Effects on Locality

The proposal will have minimal social effect on the locality. It will still maintain the rural character of the lot and is consistent with density of development within the locality. With regard to the existing buildings on site, none of these will be fit for habitation; the existing dwellings will be decommissioned and used either as storage, a gymnasium or granny flat. I.e. there will be only one habitable dwelling on site with the addition of the new single storey detached residence. This is considered to have minimal social effects on adjoining uses and is consistent with the overall character of the Hills Face zone.

### 4.2 Economic Effects on Locality

With regard to the proposed new development, the single storey detached dwelling will provide a new residence for the current owners which will enable them to maintain the grass and vegetation on the site with regard to minimising fire risk. It will also provide Council with additional rates.

### 4.3 Environmental Effects on Locality

The proposal will have minimal environmental effect on the locality because it will be located within the centre of the 21 acre lot i.e. will be visually non-intrusive and be connected to an approved sewerage or common effluent scheme (already approved by Council) and therefore will have minimal effects on the environment on the site and adjacent sites.

In addition, the clients have approval from the City of Playford – refer to letter dated 4 May 2015 with regard to Bushfire Risk Assessment (refer to attached PDF).

*An officer of the SA Country Fire Service [CFS] Development Assessment Service has assessed the proposed development site, allotment and adjoining areas.*

*A site bushfire attack assessment was conducted with reference to the Building Code of Australia [BCA], Australian Standard <sup>TM</sup>3959 [AS3959] "Construction of Buildings in Bushfire Prone Areas"*

The conclusion of the letter is stated as: *'The SA Country Fire Service has no objection to the proposed development.'*

## 5. Summary of Findings

### 5.1.1 Conclusion

The development of a new single detached dwelling within Lot 92 at 278 Williams Road, Gould Creek is considered to be consistent with the Playford Development Plan (consolidated 20 March 2014) provisions for the Hills Face Zone and the Water Shed 2 Policy area. Given the large area of the site, the undulating terrain and existing significant vegetation and landscape with the addition of an approved septic tank, the proposal will not be seen from Williams Road or Kurrajong Road or the immediate locality and will not significantly impact on the Desired Character or Objective of the Hills Face zone and Water shed policy area. With regard to the existing buildings on site, none of these will be fit for habitation; the existing dwellings will be decommissioned and used either as storage, a home gym or granny flat. I.e. there will only be one habitable dwelling on site with the addition of the proposed residence.

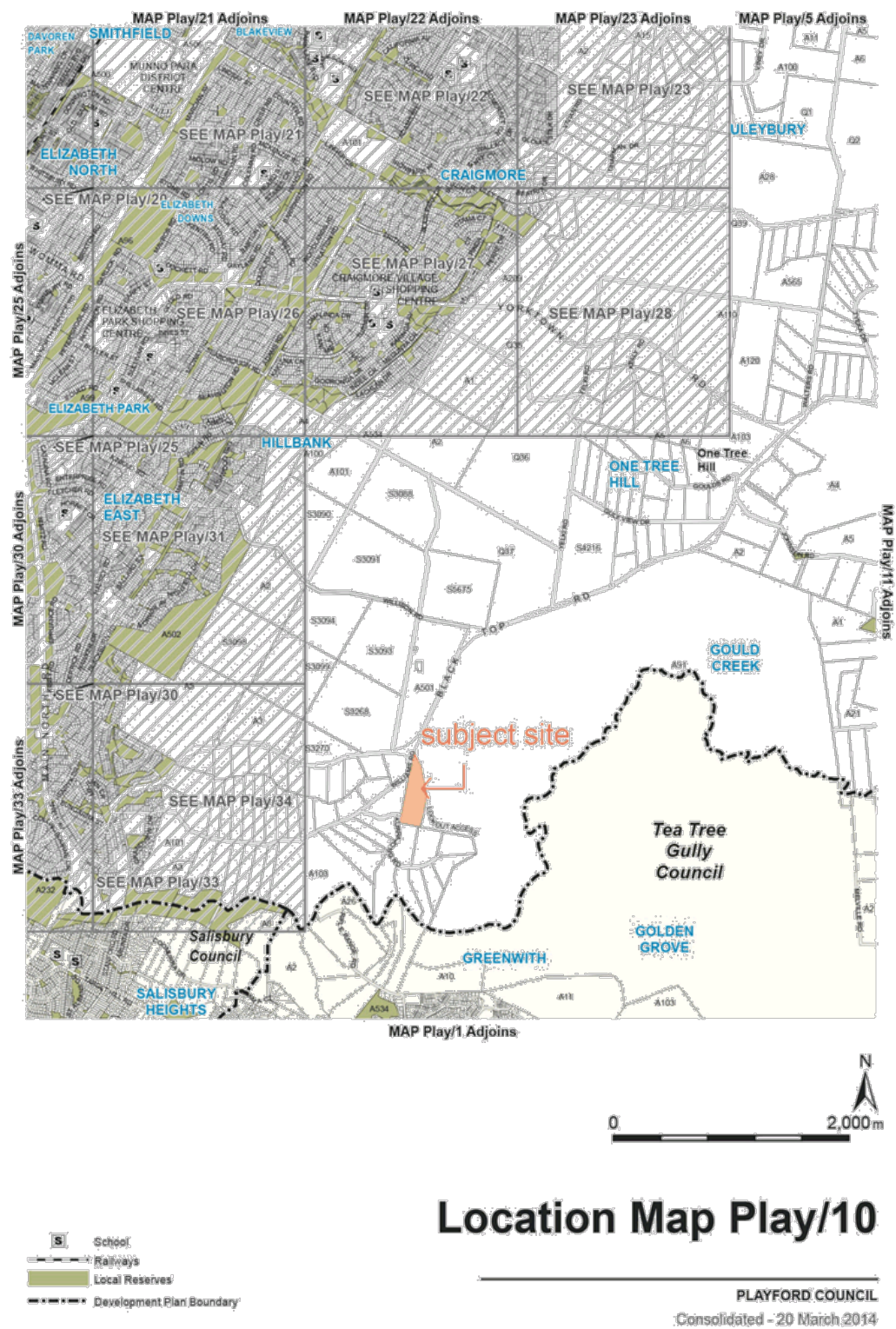
On balance, this development is considered to be an on-merit application rather than strictly non-complying in nature.

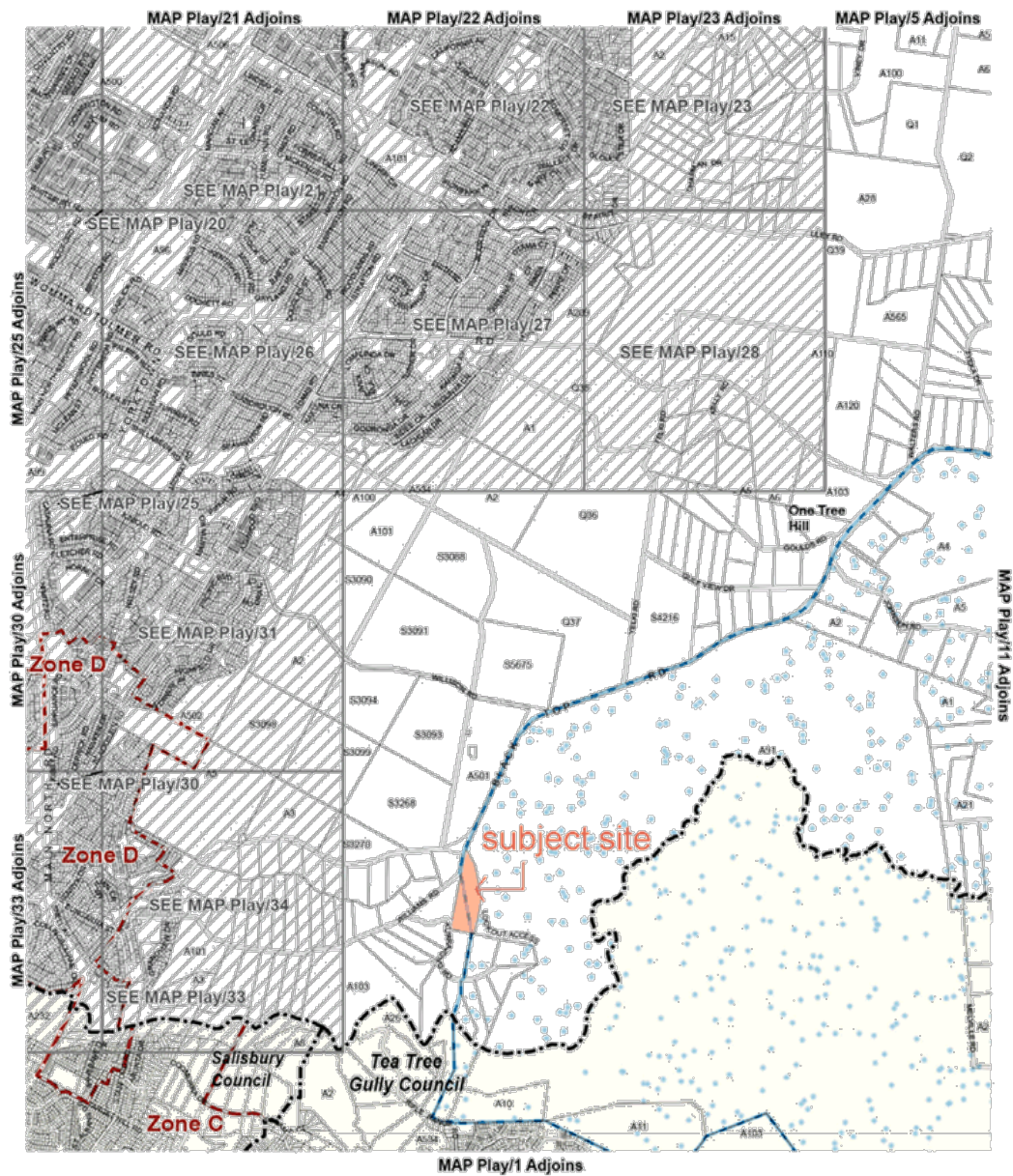
## Appendices



Appendix A - (Development Plan Maps)

Content





#### Airport Building Heights

Zone C All Structures Exceeding 15 metres above existing ground level  
 Zone D All Structures Exceeding 45 metres above existing ground level

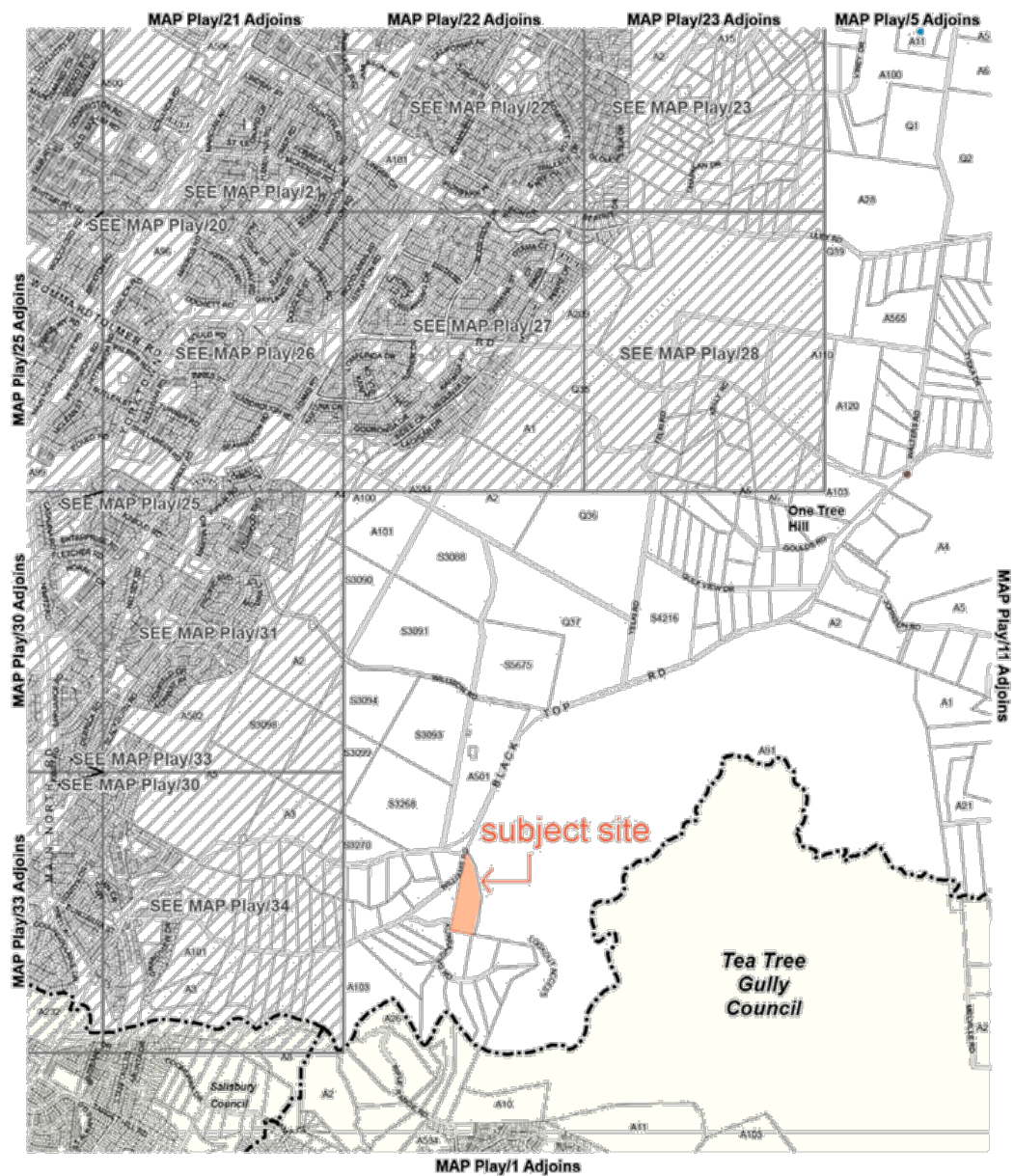
NOTE: Watershed boundary in accordance  
 with the Environmental Protection Act 1993  
 Mt Lofty Ranges Watershed Area, section 61(a)

- Airport Building Heights
- Mt Lofty Watershed Boundary
- Development Plan Boundary

## Overlay Map Play/10 DEVELOPMENT CONSTRAINTS

PLAYFORD COUNCIL  
 Consolidated - 20 March 2014





Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.

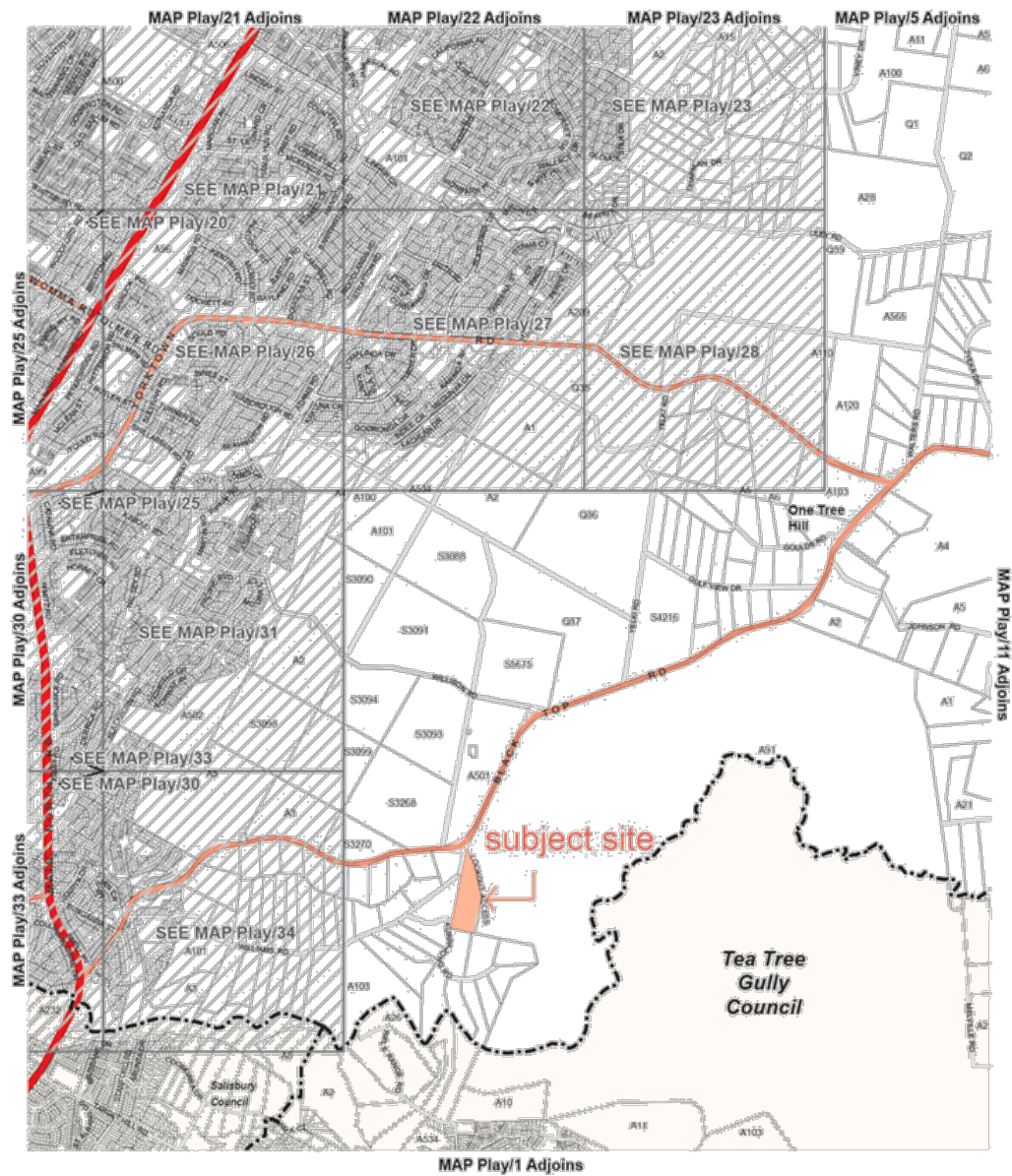


## Overlay Map Play/10 HERITAGE

PLAYFORD COUNCIL

Consolidated - 20 March 2014

- State heritage place
- Local heritage place
- Development Plan Boundary

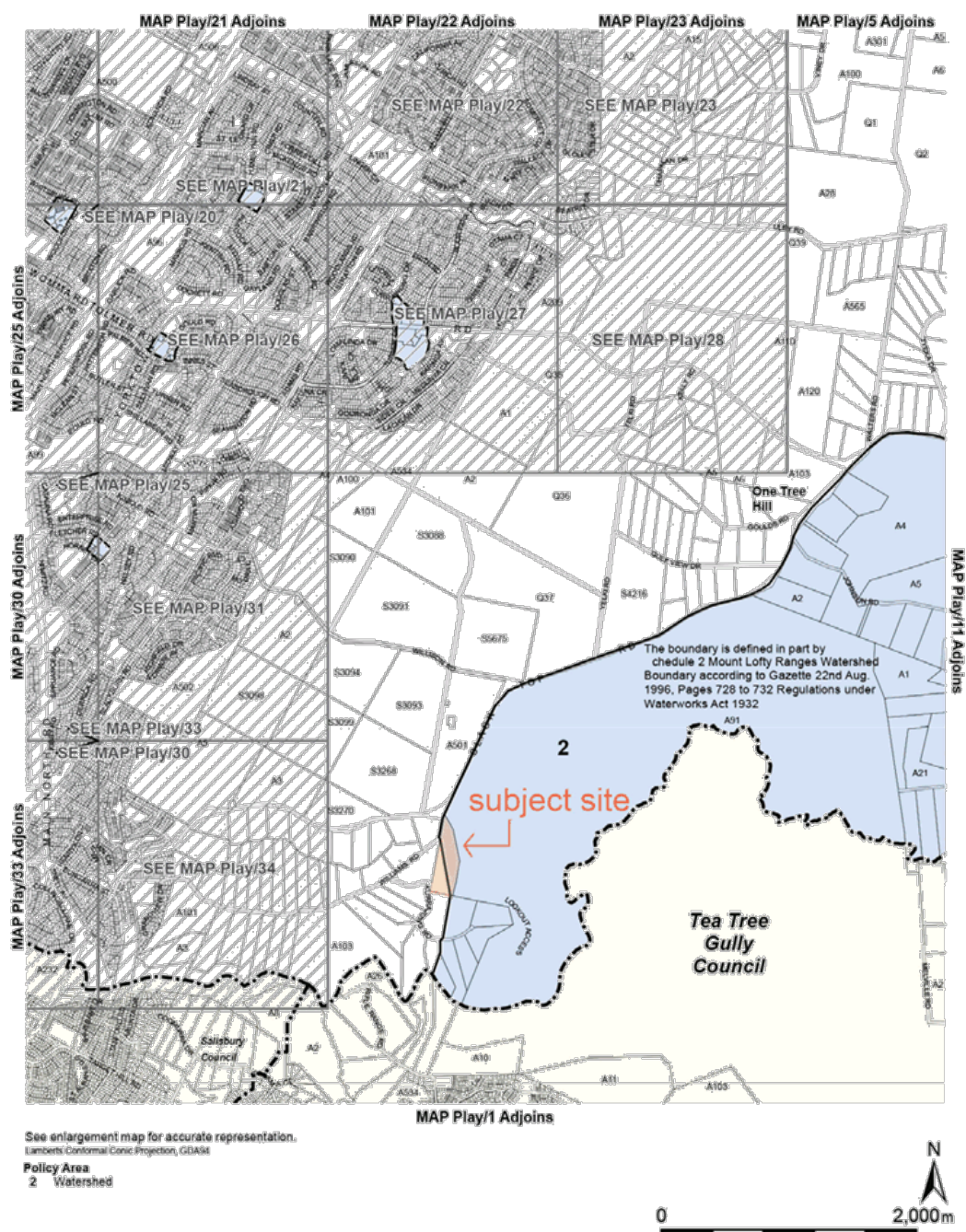


## Overlay Map Play/10 TRANSPORT

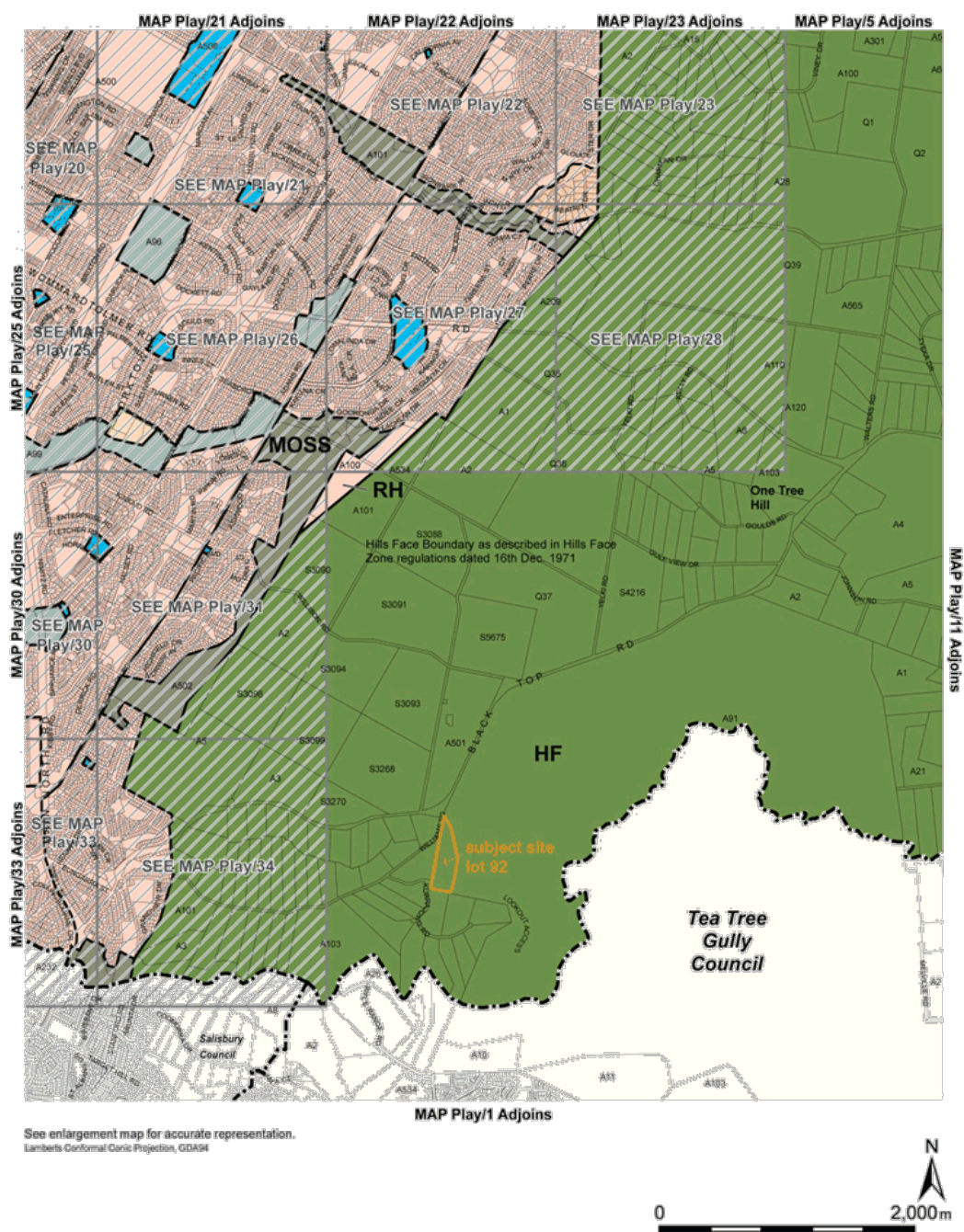
- Primary Arterial Roads
- Secondary Arterial Roads
- - - Development Plan Boundary

PLAYFORD COUNCIL  
Consolidated - 20 March 2014





## Policy Area Map Play/10



## Zone Map Play/10

PLAYFORD COUNCIL  
Consolidated - 20 March 2014





GHD  
OfficeAddressLine1  
OfficeAddressLine2  
T: OfficeTelephone F: OfficeFax E: OfficeEmail

© GHD 2015  
This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.  
Document46

Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
	MSeparovic	JSchmidt		JSchmidt		16.10.2015
	Mseparovic	JSchmidt		JSchmidt		29.10.2015

[www.ghd.com](http://www.ghd.com)



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

Development No: ~~292/1674/2014~~ DA 1687/2014

To: Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Attention: Danni Briar

Name of Person(s) making representation:

ROSTISLAV PIFEL

Postal address:

57 KURRAJONG RD

GOULD CREEK SA 5114

Contact telephone No.

0400343209

Nature of Interest / Affected by Development  
(eg adjoining resident, owner of land in vicinity,  
or on behalf of an organisation or company)

Adjoining Resident & owner of  
2 Adjoining properties.

Reasons for representation

Object to the proposal whereby  
up to 3 Residential Dwellings are in existence currently  
and under the new proposal development. Hillsface  
zone, water shedding area and close proximity to my  
single dwelling at 57 KURRAJONG Rd. and 115 KURRAJONG Rd.  
are values not consistent with the proposed development, seeking  
multi-residential buildings on this single property.

I support the proposal ☐

I do not support the proposal ☒

My representation would be overcome by:  
(state action sought)

allow the erection of new  
residential dwelling if and only if the  
existing buildings (ex EWS Depot Office and recently used  
as a residential dwelling) and the two residential buildings  
92A & 92B are demolished. Decommissioning merely  
delays the process of restoring these buildings for future residential  
purposes.

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

I WILL BE REPRESENTED BY: ☐

Name: \_\_\_\_\_

Signed: Rostislav Pifel

Date: 01/02/2016

1687/14

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

Development No: 292/1674/2014



To: Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Name of Person(s) making representation:

TONY & ROSE MUSOLINO

Postal address:

199 SALISBURY HIGHWAY SALISBURY DOWNS

Contact telephone No.

0402 281 439

Nature of Interest / Affected by Development  
(eg adjoining resident, owner of land in vicinity,  
or on behalf of an organisation or company)

ADJOINING RESIDENT

Reasons for representation

PLEASE ACCEPT OUR SUBMISSION

(FOR 278 WILLIAMS ROAD GOULD CREEK) AS A POSITIVE, WE BOTH APPROVE  
OF THE PROPOSAL - AS ADJOINING NEIGHBOURS WE ARE VERY HAPPY  
FOR OUR NEIGHBOURS AND WISH THEM ALL THE BEST FOR THEIR PROPOSAL

I support the proposal ☒

I do not support the proposal ☐

My representation would be overcome by:  
(state action sought)

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD

☐

I DESIRE TO BE HEARD PERSONALLY

☒

IF THERE IS ANY NEGATIVE FEEDBACK

I WILL BE REPRESENTED BY:

☐

Name:

Signed:

*R. Musolino*

Date: 31st JANUARY 2016



18 February 2016

Ms D Biar Development Officer - Planning

Our ref: 33/18003  
59898

Your ref:

**City of Playford**

12 Bishopstone Road  
DAVOREN PARK SA 5113

(08) 8256 0590  
dbiar@playford.sa.gov.au

Dear Danni

**278 Williams Road, Gould Creek DA 292/1687/2014  
Responses to Representations**

**1 Introduction**

Thank you for advising Zummo Design, on behalf of our client, that during the public notification of the proposal, as required by Section 38 of the Development Act, the following representations were received:

1. R Piffle 57 Kurrajong Road, Gould Creek
2. T and R Musolino 199 Salisbury Highway, Salisbury Downs

Please find attached our response letter to the above representations.

We advise Council that we would like the opportunity to appear before Council DAP in order to respond to any relevant matters raised by the above representors.

**2 Response to representation by R Piffle dated 1 February 2016**

**2.1 Nature of Interest:**

*Adjoining resident and owner of 2 adjoining properties*

**2.2 Reasons for representation:**

*Object to the proposal whereby up to 3 Residential dwellings are in existence currently and under the new proposal development, Hills Face zone, Water Shedding and are in close proximity to my single dwelling at 57 Kurrajong Road and 115 Kurrajong Road.*

*Are values not consistent with the proposed development, seeking multi-residential buildings on this single property.*



**2.3 My representation would be overcome by:**

*Allow erection of new residential dwelling if and only if the existing building (ex EWS Depot Office and recently used as a residential dwelling) and the two residential buildings 92A & 92B are demolished. Decommissioning merely delays the process of restoring these buildings for future residential purposes.*

**2.4 Would desire to be heard personally**

*Would desire to be heard personally.*

**2.5 Response to representation**

57 Kurrajong Road, Gould Creek is the adjoining lot to the south of Lot 92 Williams Road Creek. It appears that 115 Kurrajong Road is to the south of 57 Kurrajong Road, Gould Creek i.e. 115 Kurrajong Road is further away from the subject site than 57 Kurrajong Road is. The two buildings 92A and 92 B are more than 200 m away from the existing dwelling on 57 Kurrajong Road. In addition, there is a strand of mature screen planting along the adjoining boundary between the two lots. In other words, there does not appear to be a significant visual impact currently on 57 Kurrajong Road. 115 Kurrajong Road is even less impacted visually.

We would argue that a 200 m buffer, including mature tree screen planting is more than sufficient with regard to providing a visual barrier to 57 Kurrajong Road.

Furthermore, the site and all its buildings are obscured from view from the main roads. This would also be the case for the proposed new dwelling which is designated to be located where the first shed is located. Refer to location plan below.

The client, M & M Caruso, through Zummo Design, have lodged a planning application to build a single storey detached home on 278 Williams Road, Gould Creek, to be located centrally where the existing shed is currently located. The shed is to be relocated near the workshop (located lower down the lot towards the eastern boundary).

The intention is to amalgamate the two sheds to provide additional vehicle/equipment storage and decommission the lower two dwellings i.e. the client intends to remove the kitchens, laundries and one of the bathrooms but retain a toilet and bathroom in one of the buildings and use the buildings for additional storage and as a Home Gym or Granny flat.

In addition, it should be acknowledged that these two buildings are existing and were present on site when the current owners bought this the property at 278 Williams Road.

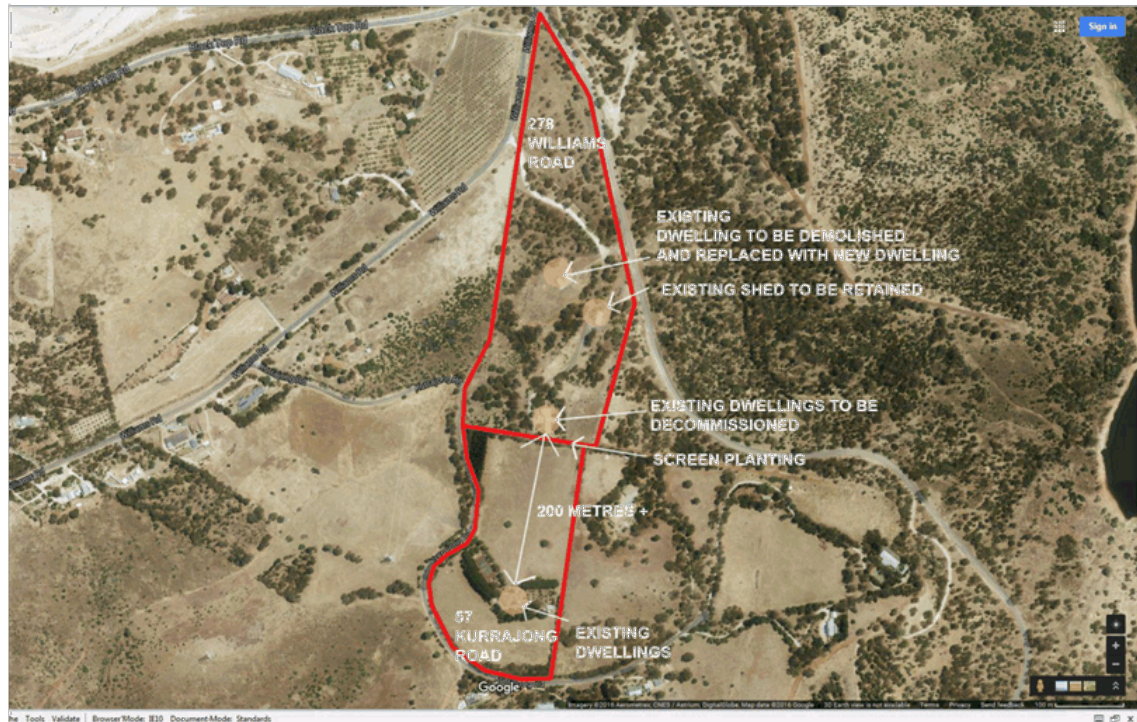
**2.5.1 Existing Use of Buildings**

The existing use of the buildings is as follows:

- 92A (dwelling 1) – currently tenanted
- 92B (dwelling 2) – currently tenanted
- Workshop – used for storing farm equipment
- Shed – not in current use







### 2.5.2 Proposed use of existing dwellings

The proposed use of the existing buildings is as follows:

- Workshop – as above
- Shed (will be moved so it is adjacent workshop) – storage of equipment (the client's existing home has a 15 m x 9 m shed – with a large amount of shed equipment to store)
- The clients intend to have some “farm” animals – chickens, sheep, and a vegetable garden so there will need to be space to store items for these.
- Dwellings 92A & 92B – Tenancy will end as soon as the clients move in. The clients intend to live in one of these while the proposed dwelling is built, the other will be used to store excess furniture and household effects (the clients currently have a 4 bedroom home and 92A & B are much smaller than their existing home). When the proposed dwelling is completed - 92A & B will be decommissioned by removing kitchens and laundries and one of the bathrooms but will retain the toilet and the bathroom in the other.
- There is no immediate intention by the clients to use one of the buildings as a granny flat once the proposed dwelling is completed. The clients would like the option to do so in the future. The clients have parents who are still young (aged 58-67) and who may need to live with them in the future. The client's children are currently 6 and 8 and they can see that they might use this space as a teenager's retreat. One child plays guitar the other is currently doing singing lessons. If they continue to play guitar, sing, etc., then they will be able to use this space for practicing without bothering the rest of the household.

— The clients also have a home gym set up (some weights, bike, walking machine) at their current home and we will set up a home gym in one of these buildings.

— Michael Caruso has a number of collections so he will store his collections in one of these dwellings also.

It is considered that the proposed development will not deter from the existing character of the zone because it will not be seen from the key view corridors given its slope, central location within the 21 acres and existing trees. In addition, the existing buildings will be consolidated. That is - the existing shed will be relocated near the workshop and the two dwellings at the southern boundary will be 'decommissioned' and used for storage and as a granny flat.

The end result of the application will be that the clients will live further away from dwellings 115 and 57 Kurrajong Road.

## **2.6 Social Effects on Locality**

The proposal will have minimal social effect on the locality. It will still maintain the rural character of the lot and is consistent with density of development within the locality. With regard to the existing buildings on site, none of these will be fit for habitation; the existing dwellings will be decommissioned and used either as storage, a gymnasium or granny flat. I.e. there will be only one habitable dwelling on site with the addition of the new single storey detached residence. This is considered to have minimal social effects on adjoining uses and is consistent with the overall character of the Hills Face zone.

## **2.7 Economic Effects on Locality**

With regard to the proposed new development, the single storey detached dwelling will provide a new residence for the current owners which will enable them to maintain the grass and vegetation on the site with regard to minimising fire risk. It will also provide Council with additional rates.

## **2.8 Environmental Effects on Locality**

The proposal will have minimal environmental effect on the locality because it will be located within the centre of the 21 acre lot i.e. will be visually non - intrusive and be connected to an approved sewerage or common effluent scheme (already approved by Council) and therefor will have minimal effects on the environment on the site and adjacent sites.

The development of a new single detached dwelling within Lot 92 at 278 Williams Road, Gould Creek is considered to be consistent with the Playford Development Plan (consolidated 20 March 2014) provisions for the Hills Face Zone and the Water Shed 2 Policy area. Given the large area of the site, the undulating terrain and existing significant vegetation and landscape with the addition of an approved septic tank, the proposal will not be seen from Williams Road or Kurrajong Road or the immediate locality and will not significantly impact on the Desired Character or Objective of the Hills Face zone and Water shed policy area. With regard to the existing buildings on site, none of these will be fit for habitation; the existing dwellings will be decommissioned and used either as storage for vehicles, a home gym or granny flat. I.e. there will only be one habitable dwelling on site with the addition of the proposed residence.

On balance, this development is considered to be an on-merit application rather than strictly non-complying in nature.

### **3 Response to representation by T and R Musolino dated 4 February 2016**

#### **3.1 Nature of Interest:**

*Adjoining resident and owner of 238 Williams Road Gould Creek*

#### **3.2 Reasons for representation:**

*Please accept our submission as appositive, we both approve of the proposal. As adjoining neighbours we are very happy for our neighbours and wish them all the best for their proposal.*

#### **3.3 My representation would be overcome by:**

*N/A*

#### **3.4 Would desire to be heard personally**

*Would desire to be heard personally if there is any negative feedback*

#### **3.5 Response to representation**

There is positive support for this proposal from their adjoining neighbour at 238 Williams Road Gould Creek. They apparently do not have any issues with the decommissioning of the proposal to consolidate the existing building, build a new dwelling in the centre of the site and decommission the existing dwellings 92 A and 92B. In fact, they are happy to be heard if there are any objections from other neighbours.



#### **4 Summary**

On balance, two neighbours have responded – both adjoining 278 Williams Road – one to the west and one to the south. The owner of 238 Williams Road has no objections to the proposal, in fact is wholly supportive. On the other hand, the owner of 57 Kurrajong Road is not supportive of retaining of the existing dwellings 92A and 92 B. Currently these dwellings are occupied and they are approximately 200 meters + away from the owners dwelling, which includes a mature strand of landscaping / tree buffer along the common boundary. As stated by my client, there will be only one residential dwelling on the site when the new dwelling is built – not three and this dwelling will be a further 400 metres away from the adjoining dwelling than at 57 Kurrajong Road. 92 A and 92 B will be decommissioned – that is they will not be fit for habitation.

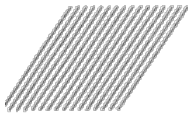
On balance, the views of the owner of 57 Kurrajong Road do not seem to be supported by any reasonable and substantiative evidence.

Sincerely  
GHD Pty Ltd

**Mark Separovic**

Principal Urban Planner  
61 8 8111 6600

Environment Protection Authority  
www.epa.sa.gov.au



GPO Box 2607 Adelaide SA 5001  
250 Victoria Square Adelaide SA  
T (08) 8204 2000 F (08) 8204 2020  
Country areas 1800 623 445

EPA Reference: 33735

4 May 2016

Ms Danni Biar  
Development Officer - Planning  
City Of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Dear Ms Biar

**ADVICE FOR REGARD - Non-complying development within the Mount Lofty Ranges Water Protection Area**

Development Application No.	292/1687/2014
Applicant	Mr Michael Caruso and Mrs Rosemary Caruso (Zummo Design)
Location	A92 DP52386, Hundred Munno Para / Hundred Yatala, 278 Williams Road, Gould Creek SA 5114.
Activity of Environmental Significance	Schedule 8 Item 10(a) - non-complying development in the Mount Lofty Ranges Water Protection Area
Proposal	New dwelling, decommissioning of existing dwelling and relocation of existing domestic outbuilding.

Decision Notification	A copy of the decision notification must be forwarded to: Client Services Officer Environment Protection Authority GPO Box 2607 ADELAIDE SA 5001
-----------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------

I refer to the above development application forwarded to the Environment Protection Authority (EPA) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves an activity of environmental significance as described above.

The following response is provided in accordance with Section 37(4)(a)(i) of the *Development Act 1993* and Schedule 8 Item 10(a) of the *Development Regulations 2008*.

In determining this response the EPA had regard to and sought to further the objects of the *Environment Protection Act 1993*, and also had regard to:

- the General Environmental Duty, as defined in Part 4, Section 25 (1) of the Act; and
- relevant Environment Protection Policies made under Part 5 of the Act.

Please direct all queries relating to the contents of this correspondence to Melissa Chrystal on telephone (08) 8204 1318 or facsimile (08) 8124 4673 or email [Melissa.Chrystal@epa.sa.gov.au](mailto:Melissa.Chrystal@epa.sa.gov.au).

## THE PROPOSAL

This Development Application (DA) proposes the construction of a single storey detached dwelling in the Mount Lofty Ranges Watershed.

## SITE DESCRIPTION

The site of the proposed development is 278 Williams Road, Gould Creek (also described as Allotment 92 of Deposited Plan 52386).

The subject allotment is located within the Hills Face Zone of the *Playford Council Development Plan* (consolidated 10 December 2015).

The subject allotment is partly located within:

- the Mount Lofty Ranges Water Protection Area as declared under Part 8 of the *Environment Protection Act 1993*, and
- Priority 1 Area of the Mount Lofty Ranges Watershed ('the MLR Watershed') as identified by Map D23 of *The 30 Year Plan for Greater Adelaide*.

The subject allotment is in excess of eight hectares in area and currently accommodates two dwellings, each with their own septic tank. The existing dwellings are located on a portion of the allotment outside the Water Protection Area. As proposed by this DA, both of these dwellings would be "de-commissioned" and retained for use as a teenagers' retreat, gym, rumpus room and storage area associated with the proposed dwelling.

A 3,000 litre septic tank with two soakage trenches has been approved alongside the location of the dwelling proposed by this DA. The location of the approved septic tank and soakage trenches appears to be outside the Water Protection Area.

Surrounding land uses are rural in character. An extractive industry operates approximately 550 metres north-west of the subject site.

The site has not been inspected but has been viewed using mapping information available to the EPA, including recent aerial imagery, and considered according to existing knowledge of the site and the locality.

## CONSIDERATION

Advice in this letter includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality. Such advice does not take into account zoning or future development.

In assessing the proposed development, the EPA considered the plans and specifications supplied in the DA including the following documents:

- Four sheets of plans, drawing number 1562/07/14 Rev: C, prepared by Zummo Design and dated 28 November 2014
- *Statement of Effect for New Detached Single Storey Dwelling* prepared by GHD and dated October 2015
- Four sheets of plans, drawing number 1562/07/14 Rev: E, prepared by Zummo Design and dated 25 August 2015
- Email from Andrew Zummo to the EPA on 2 March 2016
- *Responses to Representations* letter from GHD to City of Playford, dated 18 February 2016
- *Civil Plan* (with contours), drawing number 1502090-C1/PB, prepared by TMK Consulting Engineers and dated March 2015, and
- Email from Andrew Zummo to the EPA on 30 March 2016.

---

When assessing DAs referred to the EPA in accordance with the requirements of the *Development Act 1993*, section 57 of the *Environment Protection Act 1993* ('the EP Act') states that the EPA must have regard to, and seek to further, the objects of the EP Act and have regard to the general environmental duty, any relevant environment protection policies and the waste strategy for the State adopted under the *Zero Waste SA Act 2004* (if relevant).

## ENVIRONMENTAL ISSUES

### Water Quality

In South Australia, water quality can be regulated through legislative means including the EP Act and the *Environment Protection (Water Quality) Policy 2015* ('the WQ EPP'). A key objective of the WQ EPP is to protect the environmental values of a water body from pollution. Water pollution includes the inputs of a chemical, waste or sediment into a water body that has the potential to cause an environmental impact.

The environmental goal of the EPA in respect to water quality is to protect surface, ground, coastal and marine waters from pollution. The EP Act also defines Water Protection Areas across South Australia which are identified for the purpose of providing special environmental protection.

The subject site is located in the Priority 1 (P1) area of the MLR Watershed, being a gazetted Water Protection Area. P1 areas are the immediate hydrological catchments of the primary reservoirs and streams that are directly harvested for drinking water supply. In P1 areas, new development is typically only permitted if it results in an improvement in catchment water quality.



Water quality studies undertaken within the MLR Watershed show a direct relationship between development intensity and a decline in water quality. As most water pollution in the MLR Watershed is derived from diffuse sources (such as seepage from septic tanks, sediment run-off from construction sites and the use of pesticides and fertilisers), further pollution can be prevented by avoiding incremental development that intensifies land use towards more polluting activities.

Approval of the proposed dwelling would result in an additional dwelling being constructed within the P1 area of the MLR Watershed. If not properly designed and constructed, the construction of additional dwellings in the MLR Watershed could result in cumulative adverse water quality impacts.

In its consideration of this DA, the EPA notes the following unique characteristics of the site and the proposed development:

- The location of the proposed dwelling is within the MLR Watershed, however the approved septic tank and soakage area appears to be located outside of the MLR Watershed
- An analysis of the site contours indicates that the topography of the site in the vicinity of the proposed dwelling slopes away from reservoirs within the MLR Watershed. As such, any stormwater runoff is more likely to drain towards the south-west and away from MLR Watershed reservoirs.

Having regard to the unique geographical and topographical characteristics of the site, it is considered that the proposed dwelling is unlikely to result in adverse drinking water quality impacts. The most likely source of potential water quality impacts arising from this application would be poor site management during construction. A discussion of construction impacts is provided below.

### **Construction Management**

Construction sites can be major sources of water pollution.

If utilising inappropriate management practices, building sites can be major contributors of sediment, suspended solids, concrete wash, building materials and wastes to the stormwater or other water bodies. Any water run-off (from rain events or the use of water during construction) is likely to be contaminated with pollutants and therefore the risk of contaminated run-off reaching the river should be minimised. In addition, the proposed extent of cut and fill would result in an increased risk of soil erosion, commencing during construction and potentially continuing until the site has stabilised and been re-vegetated. Given the water sensitive nature of the site, precautions should be implemented to minimise the potential for adverse environmental and water quality impacts during construction.

The applicant should also be reminded of their general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. A note to this effect is recommended below.



The EPA *Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry* (1999) [http://www.epa.sa.gov.au/files/47790\\_bccop1.pdf](http://www.epa.sa.gov.au/files/47790_bccop1.pdf) provides practical advice about how to manage construction and building works to ensure compliance with the general environmental duty and the WQ EPP.

The EPA *Handbook for Pollution Avoidance on Commercial and Residential Building Sites* (2004) [http://www.epa.sa.gov.au/files/7619\\_building\\_sites.pdf](http://www.epa.sa.gov.au/files/7619_building_sites.pdf) provides guidance to assist the management of potential pollution sources at construction sites.

A note advising the applicant of these EPA publications is recommended to be included in any approval granted.

#### **Separation Distance to Nearby Quarry**

A quartzite quarry (currently being operated by Boral Quarries Pty Ltd) exists approximately 550 metres north-west of the subject site. The site is licenced by the EPA for extractive industries and a waste or recycling depot (EPA licence 2318). Extractive industries typically generate dust, noise and vibration impacts which may not be compatible with residential land uses if sited too close. The EPA's *Guidelines for Separation Distances* ('the Separation Guidelines') recommends an air and noise separation distance of 300 metres (where no blasting occurs). The separation distance between the proposed dwelling and the quarry exceeds the recommended distance contained in the Separation Guidelines and as such is acceptable to the EPA.

---

On 17 July 2015, the Minister for Mineral Resources and Energy released the *Identification of strategic mineral resource areas in South Australia* report (July 2015). This report identifies strategic resource areas (SRAs) of key importance to South Australia and seeks to maintain access to construction materials while protecting quarrying activities from urban encroachment. While the report does not provide statutory protection for identified SRAs, it is intended to be used by government in prioritising and identifying future land uses and development and extractive mining opportunities.

The abovementioned Boral quarry has been identified in this report as a strategic extractive quarry in the Greater Adelaide region.

#### **CONCLUSION**

While the proposed dwelling is located within the P1 area of the MLR Watershed, the topography of the site appears to direct potential diffuse pollution sources away from drinking water catchments of the MLR Watershed. Provided the proposed dwelling is constructed with appropriate site management techniques to avoid the likelihood of sediment and building materials being washed into waters, the proposal is considered to have a low risk of causing environmental harm or adversely impacting the water quality of nearby drinking water catchments.

#### **ADVICE**

No conditions are advised however the following notes provide important information for the benefit of the applicant and are requested to be included in any approval:

- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- The applicant is reminded that due care should be taken to prevent or minimise adverse impacts and to appropriately manage stormwater runoff during construction and for the long term. Guidance can be found in the EPA *Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry* (1999) [http://www.epa.sa.gov.au/files/47790\\_bccop1.pdf](http://www.epa.sa.gov.au/files/47790_bccop1.pdf) and EPA *Handbook for Pollution Avoidance on Commercial and Residential Building Sites* (2004) [http://www.epa.sa.gov.au/files/7619\\_building\\_sites.pdf](http://www.epa.sa.gov.au/files/7619_building_sites.pdf).
- EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

Yours faithfully



Hayley Riggs  
Delegate  
ENVIRONMENT PROTECTION AUTHORITY

South Australian

**COUNTRY FIRE SERVICE****DEVELOPMENT ASSESSMENT SERVICE**

Your Ref: 292/1687/2014  
Our Ref: Playford BA  
Please refer to: 20150504-02lb

4 May 2015

City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

**ATTN: B FEWSTER**

Dear Brendan

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) – CARUSO  
LOT 92 (278) WILLIAMS ROAD GOULD CREEK**

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) [The Code] as published under Regulation 106 of the *Development Regulations 2008* applies.

The Code, Part 2.1 states *"When submitting an application it is important to remember that the information provided with an application forms the basis upon which the application will be assessed. If the information is inadequate or insufficient (incomplete, incorrect), the application may be delayed."*

An officer of the SA Country Fire Service [CFS] Development Assessment Service has assessed the proposed development site, allotment and adjoining areas.

A site bushfire attack assessment was conducted with reference to the Building Code of Australia [BCA], Australian Standard <sup>TM</sup>3959 [AS3959] "Construction of Buildings in Bushfire Prone Areas"

The Bushfire hazard for the area has been assessed as **BAL 19**

The SA Country Fire Service has no objection to the proposed development.

The Code provides mandatory Bushfire Protection planning requirements as conditions of consent for the development as follows:

**ACCESS TO DWELLING**

The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

**NB: CFS has no objection to the proposed access driveway as detailed on drawing named Proposed Site Plan and Locality Plan dated 28.11.2014**

75 Gawler Street, Mount Barker SA 5251  
T 0883916077 F08 8391 1877 E [das@cfs.sa.gov.au](mailto:das@cfs.sa.gov.au)  
ABN 97 677 077 835 [www.cfs.sa.gov.au](http://www.cfs.sa.gov.au)

[www.cfs.sa.gov.au](http://www.cfs.sa.gov.au)

ABN 97 677 077 835



Government of  
South Australia

- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.

#### ACCESS (to dedicated water supply)

The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND
- Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing.

*(NOTE: the water supply outlet may be remotely located from the tank to provide adequate access).*

**NB: CFS notes the location for the dedicated water supply has not been detailed on drawings provided.**

#### WATER SUPPLY

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adaptor which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
  - A minimum inlet diameter of 38mm, AND
  - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
  - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.

---

#### *CFS Mission*

*To protect life, property and the environment from fire and other emergencies whilst protecting and supporting our personnel and continuously improving.*



- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

### VEGETATION

The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
  - The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2003.
  - Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
  - Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
  - No understorey vegetation shall be established within 1 metre of the dwelling. (Understorey is defined as plants and bushes up to 2 metres in height).
  - Within 10 metres of a building, flammable objects such as plants, mulches and fences must not be located close to vulnerable parts of the building such as windows, decks and eaves
  - The VMZ shall be maintained to be free of accumulated dead vegetation.

---

#### *CFS Mission*

*To protect life, property and the environment from fire and other emergencies whilst protecting and supporting our personnel and continuously improving.*



**BUILDING CONSIDERATIONS**

Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).

For construction requirements and performance provisions, refer to the BCA Part 3.7 "**FIRE SAFETY**" Australian Standard <sup>TM</sup>3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information, please contact the undersigned at the Development Assessment Service on (08) 8391 6077.

Yours faithfully



**LEAH BERTHOLINI**

**ACTING DEVELOPMENT ASSESSMENT OFFICER  
DEVELOPMENT ASSESSMENT SERVICE**

cc:

---

**CFS Mission**

*To protect life, property and the environment from fire and other emergencies whilst protecting and supporting our personnel and continuously improving.*

South Australian

**COUNTRY FIRE SERVICE****DEVELOPMENT ASSESSMENT SERVICE**

Your Ref: 292/1687/2014  
Our Ref: Playford BA  
Please refer to: 20150504-02lb

4 May 2015

City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

**ATTN: B FEWSTER**

Dear Brendan

**RE: BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – CARUSO  
LOT 92 (278) WILLIAMS ROAD GOULD CREEK**

An officer of the SA Country Fire Service (CFS) Development Assessment Service, has assessed the proposed development site, allotment and adjoining areas.

A site bushfire attack assessment was conducted in accordance with the Building Code of Australia and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

This report shall not be considered as SA CFS endorsement of any subsequent development.

This BAL report is considered relevant at the date of assessment.

**ASSESSMENT DETAILS:**

Category of Bushfire Attack	BAL 19
-----------------------------	--------

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'measure of protection' from the approach, impact and passing of a bushfire.

Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8391 6077.

Yours faithfully

**LEAH BERTHOLINI**

**ACTING DEVELOPMENT ASSESSMENT OFFICER  
DEVELOPMENT ASSESSMENT SERVICE**

75 Gawler Street, Mount Barker SA 5251  
T 0883916077 F08 8391 1877 E [das@cfs.sa.gov.au](mailto:das@cfs.sa.gov.au)  
ABN 97 677 077 835 [www.cfs.sa.gov.au](http://www.cfs.sa.gov.au)

[www.cfs.sa.gov.au](http://www.cfs.sa.gov.au)

ABN 97 677 077 835



Government of  
South Australia

**5.2 CONSTRUCTION OF A PLACE OF WORSHIP, TOILET FACILITY & CAR PARK****Snapshot**

<b>Author:</b>	Jamie Hanlon
<b>Proposal:</b>	Construction of a place of worship and associated car park
<b>Development Number:</b>	292/1307/2015
<b>Date of Lodgement:</b>	16 September 2015
<b>Owner:</b>	T H & O T Phan
<b>Applicant:</b>	The United Vietnamese Buddhist Congregation SA
<b>Location:</b>	99 Reedy Road, Buckland Park
<b>Zone:</b>	Primary Production, Metropolitan Open Space System
<b>Classification:</b>	Non-Complying
<b>Public Notification Category:</b>	3
<b>Representation Received:</b>	Yes
<b>Development Plan:</b>	Consolidated 20 March 2014
<b>Request for Additional Information Made?</b>	Yes
<b>Recommendation:</b>	To Grant Development Plan Consent subject to DAC concurrence
<b>Attachments:</b>	See Attachment No: <ol style="list-style-type: none"><li>1. Application Form</li><li>2. Certificate of Title</li><li>3. Zone, Policy Area and Constraint Maps</li><li>4. Statement of Effect Cover</li><li>5. Statement of Effect</li><li>6. Site Plan</li><li>7. Elevations and Floor Plan</li><li>8. Traffic Report</li><li>9. Additional Information to Traffic Report- Outhred English and Associates Pty Ltd</li><li>10. Representation</li><li>11. Response to Representation</li><li>12. Additional Information - Acoustic Fence - Outhred English &amp; Associates Pty Ltd</li><li>13. TMK Storm Water Plan 1</li><li>14. TMK Storm Water Plan 2</li></ol>

## 1. The Subject Land

The subject land is contained within Certificate of Title Volume 5399, Folio 977. It has an irregular shape, primarily due to the location adjacent to the Gawler River and the access arrangements provided to the subject land from Reedy Road. The frontage to Reedy Road is 116.07m and the allotment depth is 549.9m and overall the site area is approximately 33.8 hectares. The land is relatively flat with no discernible slope.

The subject land is utilised for horticultural activities revolving around established greenhouses and associated farm buildings. There are 22 separate greenhouses located on the land for use as primary production totalling an area of approximately 53,000m<sup>2</sup>. An existing farm office and workers accommodation with associated outbuildings is located on the southern portion of the land. Adjacent the office is a 360m<sup>2</sup> farm implement shed.

## 2. The Locality

By virtue of the visibility of the proposed place of worship and the potential impacts from the change in land use, the locality is considered to include:

- The southern portion of the subject land;
- The southern portion of 105 Reedy Road;
- 93 Reedy Road;
- 79 Reedy Road;
- 67 Reedy Road;
- 63 Reedy Road;
- Lot 4 Reedy Road;
- Lot 5 Legoe Road;
- Lot 133 Reedy Road; and
- Lot 134 Reedy Road.

### 2.1 Locality Plan



The locality is typically horticultural in use characterised by greenhouses in the northern portion and open pastoral areas at the southern end.



Four dwellings are associated with the primary production use of the land within the locality, specifically at 105 Reedy road, 93 Reedy Road, 79 Reedy road and 67 Reedy Road and are all situated to the northern portion of the locality. The properties are typically devoid of natural vegetation with landscaping generally located at the front to buffer the existing dwellings from the surrounding land uses.

Overall the locality can be described as rural and open in character that is typically associated with horticultural land uses.

## **2.2 Zoning**

The subject land is depicted on Zone Map Play/3 in the Mapping Section of the Development Plan.

By virtue of its location, the land is entirely within:

- The Primary Production Zone and Metropolitan Open Space System Zone;
- The Horticulture West Policy Area 4; and
- Is covered by the Gawler River Flood Plain Overlay.

## **3. The Proposal**

The proposal is best described as follows:

*“Construction of a place of worship and associated car park.”*

The place of worship is proposed to be constructed in the southern portion of subject land. The building will measure 25m x 18m and have a maximum height of 11.7m. The structure will incorporate a pitched roof clad with terracotta roof tiles at a varying pitch between 17 degrees and 35 degrees. The walls will be cavity brickwork with the inclusion of aluminium windows and timber doors. The building is sited 27m from the southern boundary and approximately 270m from Reedy Road. Seating capacity is proposed to be 104 people.

The car park will be accessed via the existing crossover to the subject land from Reedy Road while a second driveway will be constructed to the north of the existing access point. A total of 30 spaces will be provided in association with the place of worship.

## **4. Procedural Matters**

### **4.1 Classification**

The Procedural Matters of both the Primary Production Zone and Metropolitan Open Space System Zone list a place of worship as a non-complying form of development.

### **4.2 Public Notification**

A place of worship is not listed in the Development Plan as either a Category 1 or 2 form of development. The Regulations prescribe under Schedule 9 Part 1(3) that only the following forms of development can be considered Category 1 when relating to a non-complying development:

*Any development classified as non-complying under the relevant Development Plan which comprises—*

- (a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or*
- (b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or*
- (c) the division of land where the number of allotments resulting from the division is equal to or less than the number of existing allotments.*

As the proposed development does not satisfy any of the above tests to form a Category 1 proposal, the application is therefore subject to Category 3 public notification.

Twelve (12) adjacent properties were notified of the development by mail and an advertisement was placed in the Advertiser newspaper. One Representation was received.

The representation was received from Alan and Maureen Rice and is summarised as follows:

- The representors requests from the applicant, written acceptance of the representor's right to continue the operation of primary production activities without imposing restrictions on the activities.
- The representors suggest relocating proposed car parking to the northern side of the temple.

The representor's were contacted by telephone and their concerns were clarified:

- The representors operate baling operations on a portion of land adjacent to the temple and are concerned that the noise generated by this will attract complaints from the temple. The representors are concerned that the noise will interfere with the temples activities. The representors are concerned that the baling operations would have to be interrupted.
- The representors are concerned that weed control along the boundary would be interrupted with the risk of spray drift to users of the car park.

The applicant has responded to the representors as follows:

- In relation to the representor's request to relocate the car park, the proposal has been amended to relocate the car parking areas further from the southern boundary.
- In relation to the generation of noise from the neighbours baling operations, the applicant acknowledges the concerns of the representors and their right to operate a primary production activity in their usual manner and do not expect the imposition on any restrictions to that operation.
- To further ensure that the representors will continue to be able to operate their baling operations without restraint, or for that matter the operation of any primary production associated activity, an acoustic fence has been added to the proposal.

## 5. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposed place of worship is appropriate within the Primary Production Zone;
- Whether the proposed place of worship is appropriately located within the existing horticultural activities established in the locality;
- Whether the development will detrimentally impact the Gawler River Flood Zone; and
- Whether the existing road network and on-site car parking facilities will be suitable to cater for the increased traffic associated with the place of worship.

## 6. Planning Assessment

### 6.1 Whether the proposed place of worship is appropriate within the Primary Production Zone.

The relevant Objectives and Principal of Development Controls (PDC's) for the Primary Production Zone are intended to preserve and sustain primary production. The Zone also supports other activities such as industry and commerce when they are directly related to primary production. Zone Objective 6 specifically protects primary production from encroachment by incompatible land uses. This objective is supported by Zone PDC 3 which requires development that is not directly associated with the agricultural industry or the handling, packaging or processing of primary produce should not occur within the zone.

The Statement of Effect (Attachment 5, page 13- under heading 'Social') argues that the proposed temple supports Vietnamese workers associated with horticulture – however this does not necessitate a place of worship on horticultural land and a temple within a township would support the same workers.

Notwithstanding this under the same heading 'Social', the Statement of Effect infers a relationship between the existing horticultural activities and the use of the temple. Whilst a standalone place of worship as a primary land use is not appropriate in the Primary Production Zone, in this case the temple will be an additional use resembling an ancillary use to existing horticultural activities.

The proposed site location for the temple and car park is not currently used for cultivation. This general area of the land is where buildings ancillary to the horticultural activities are located. The proposed location of the temple is deep within the allotment adjacent to these buildings, a small dragon fruit grove with greenhouses to the side of the site. The temple will be located amongst horticultural activities rather than at the front of the allotment where it would visually suggest a primary use. Much of the land is being used for horticulture. Potentially 33 hectares of the land may be used for horticulture.

### 6.2 Whether the proposed place of worship is appropriately located within the existing horticultural activities established in the locality.

General Section, Interface between Land Uses - Rural Interface PDC 15 requires that *"Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development"*. Concerns with this issue were raised by the representor as potentially spray drift could affect car park users and noise from the baling operations could interrupt the use of the temple. The concern that the activities on the adjacent allotment to the subject land could attract

complaints from the temple which could possibly affect when the baling activities could operate.

The applicant has satisfactorily dealt with the risks associated with the location of the car park by relocating it from its original location 6m from the southern boundary to 2 smaller car parks, the closest located 25m north from the southern boundary.

In relation to noise from the baling operation, the applicant is proposing a 2.8m acoustic fence. The fence will be 20m from the southern boundary between this boundary and the temple. This is proposed to be 27m from the boundary and will extend 50m parallel with the boundary and the temple and the temple garden.

### **6.3 Whether the development will detrimentally impact the Gawler River Flood Zone.**

The location of the proposed temple is partially within Hazard Zone 1 on the *Flood Hazard Zones of Gawler River Map- GIS Section, Department of Housing and Urban Development*. In Hazard Zone 1 is wading becomes unsafe.

Council's Stormwater Engineer has advised that the flood water on this allotment is in a low flow path and there are many structures in this path. It is unlikely that the development will detrimentally impact the Gawler River Flood Zone.

### **6.4 Whether the existing road network and on-site car parking facilities will be suitable to cater for the increased traffic associated with the place of worship.**

In His Report, Phil Weaver anticipates that on most days traffic volumes will be low. It is anticipated that 30 people attend weekly meetings requiring only 10 on-site parking spaces.

It is anticipated that peak traffic will occur 3 times a year as a result of 3 festivals each year Chinese New Year around the end of January, Buddha's birthday in Mid-May and family day in mid-August.

These are expected to be attended by 90-100 people (See Attachment 9).

Report Phil Weaver Reports this peak will require 30 car parking spaces and will not detrimentally impact on the existing road network, Council Engineers are satisfied with the Traffic Report and the proposed traffic and parking arrangements.

## **7. Conclusion**

Generally a place of worship is not an appropriate land use in the Primary Production Zone. The temple is an additional use to existing horticultural activities on the land rather than a stand alone activity. The proposal will be located on a portion of the land which is not productive and as such the additional land use will not impact on the existing horticulture activities on the property and therefore satisfies the Objectives of the Zone in place to sustain primary production.

The Development Plan requires that existing primary production should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development. The representors identified a potential conflict between the location of the proposed car park and the management of the baling activities and with the noise of the baling activity with the use of the temple. The applicant has mitigated the issue of the location of the car park by relocating it and minimised impacts from noise with the addition of an acoustic fence between the boundary and the temple.



The development will not detrimentally interfere with the flow of flood waters and advice is that sufficient on-site parking will be provided, expected traffic volumes will not detrimentally impact on the road traffic network.

## 8. Recommendation

### STAFF RECOMMENDATION

That Pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

a) Determines that the proposed development is not seriously at variance with the policies on the City of Playford Development Plan; and

b) Grants Development Plan Consent, to the application by The United Vietnamese Buddhist Congregation SA to Construct a place of worship and associated car park at 99 Reedy Road, Buckland Park, as detailed in Development Application No. 292/1307/2015 subject to the concurrence of the DAC, the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The acoustic fence must be finished in an unobtrusive, natural, earthy colour. The paintwork or pre-coloured steel finish must be maintained in good condition at all times. This condition must be complied with within 2 months of the erection of the Temple.

*Reason: To preserve and enhance the amenity of the site and locality.*

3. The proposed car parking layout and access area shall conform to the Australian Standard 2890.1 for Off-Street Parking Facilities.

*Reason: To ensure useable access and appropriate off-street car parking is provided.*

4. All Stormwater Management Systems must be appropriately designed and constructed in accordance with the Stormwater objectives set out in "Stormwater Calculations Job#:1512094" by TMK Consulting Engineers, as submitted to Council.

*Reason: The stormwater drainage system in the area surrounding the subject land has limited capacity. The reason for Condition 4 is to reduce the flow of stormwater off the subject land to a rate which does not exceed the system's capacity.*

# Development Application Form

AP PP / D ☐

Development No. 292.1307.15

Lodge Online: www.playford.sa.gov.au

Lodge in Person: 10 Playford Boulevard Elizabeth

Lodge by Post: 12 Bishopstone Road Davoren Park SA 5113 Phone: 8256 0333

PLEASE FILL OUT ALL SECTIONS

I wish to apply for:	Planning Only <input checked="" type="checkbox"/>	Building Only <input type="checkbox"/>	Planning & Building <input type="checkbox"/>	Building will be privately certified <input type="checkbox"/>	Residential Code <input type="checkbox"/>
----------------------	---------------------------------------------------	----------------------------------------	----------------------------------------------	---------------------------------------------------------------	-------------------------------------------

Applicant: THE UNITED VIETNAMESE BUDDHIST CONGREGATION SA  
 Postal Address: C/- OUTHRED ENGLISH + ASS P/L URBAN + REGIONAL PLANNERS  
 Email: john@outhredengish.com.au Phone No: 8342 4848 Postcode: 5006

Owner: HIEN KIM PHAM, HOA PHAN + OANH THI PHAN as JOINT TENANTS  
 Postal Address: 217 BRIDGE ROAD, INGLE FARM  
 Email: \_\_\_\_\_ Phone No: \_\_\_\_\_ Postcode: 5098

The City of Playford provides consents, approvals and stamped plans electronically via Council's website. In the event that you would like to receive hard copies instead of electronic copies, please check the following box.

N.B. Hard copy documents are subject to administration and postage delay.

I request a hard copy of correspondence and plans ☐

Builder/Supervisor: Not Yet Known  
 Postal Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone No: \_\_\_\_\_ Postcode: \_\_\_\_\_

Contact person for further information is the:

Applicant ☐ Owner ☐ Builder ☐ Other (please specify below) ☒ PLANNING CONSULTANT  
 Other: OUTHRED ENGLISH + ASS P/L  
 Name: OUTHRED JOHN LEONARD URBAN + REGIONAL PLANNERS  
 Postal Address: PO Box 20 NORTH ADELAIDE  
 Email: john@outhredengish.com.au Phone No: 8342 4848 Postcode: 5006

DESCRIPTION OF PROPOSED DEVELOPMENT: Place of worship - Buddhist Temple

LOCATION OF PROPOSED DEVELOPMENT

House No: \_\_\_\_\_ Lot No: 137 Street: REEDY ROAD  
 Volume: 5399 Folio: 977 Suburb: BUCKLAND PARK

TO ENABLE PROMPT PROCESSING OF YOUR APPLICATION, ALL FIELDS MUST BE COMPLETED.



DEVELOPMENT COST: \$ 850,000 Building Rules Classification sought: Class 9(6)

Has the Construction Industry Training Fund Act 1993 Levy been paid? Yes ☐ No ☒

WORK TYPE New ☒ Addition ☐ Alteration ☐ Other ☐

WALLS  
Brick Veneer ☒ Colorbond ☐ Fibro Cement ☐ Other ☐ (please specify)

FRAME  
Steel ☒ Timber ☐ Other (please specify) ☐

ROOF  
Metal ☐ Colorbond ☐ Tiles ☒ Other ☐ (please specify)

FLOORS  
Concrete ☒ Timber ☐ Area of proposed development: 450 m2

### Applicant Declaration

#### Building Near Power Lines and Underground Cables

I declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

NB: If this declaration is not made, a referral to the Office of the Technical Regulator is required.

#### Copyright of Plans

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Act 1993 & Regulations 2008, this includes display on Councils website and electronic media.

#### Street Infrastructure and Driveways / Entranceways

I declare that I have examined the site of the application and drafted site plans and drainage plans for my proposal and to the best of my understanding acknowledge the proposed entranceways, crossways and driveways are not less than one (1) metre from existing or proposed street infrastructure. In the event that a proposed entranceway, crossway and/or driveway is less than 1 metre from existing or proposed street infrastructure, I will amend any such proposal to comply with the one (1) metre clearance required from such street infrastructure. I understand that the City of Playford is not obligated to relocate any street infrastructure as a result of my development proposal, and is not liable to meet any costs associated with the relocation of any street infrastructure.

Signed: J. L. Outred Date: 10 September 2015  
on behalf of Applicants.

CREDIT CARD PAYMENT – CARD TYPE Mastercard ☐ Visa ☐

Card number:

Expiry Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Cardholder's Name: \_\_\_\_\_ Amount: \_\_\_\_\_

Signature: \_\_\_\_\_

Redact the above box in Trapeze – Privacy Act 1988 (Cth) S14



**CERTIFICATE OF TITLE****REAL PROPERTY ACT, 1886****South Australia**

VOLUME 5399 FOLIO 977

Edition 6

Date Of Issue 25/02/1997

Authority CONVERTED TITLE

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.

*B P*

ACTING REGISTRAR-GENERAL

**REGISTERED PROPRIETORS IN FEE SIMPLE**

HIEN KIM PHAM AND THE HOA PHAN AND OANH THI KIM PHAN ALL OF 217 BRIDGE ROAD INGLE FARM SA 5098 AS JOINT TENANTS

**DESCRIPTION OF LAND**

ALLOTMENT 137 FILED PLAN 162486  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

**EASEMENTS**

NIL

**SCHEDULE OF ENDORSEMENTS**

NIL

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

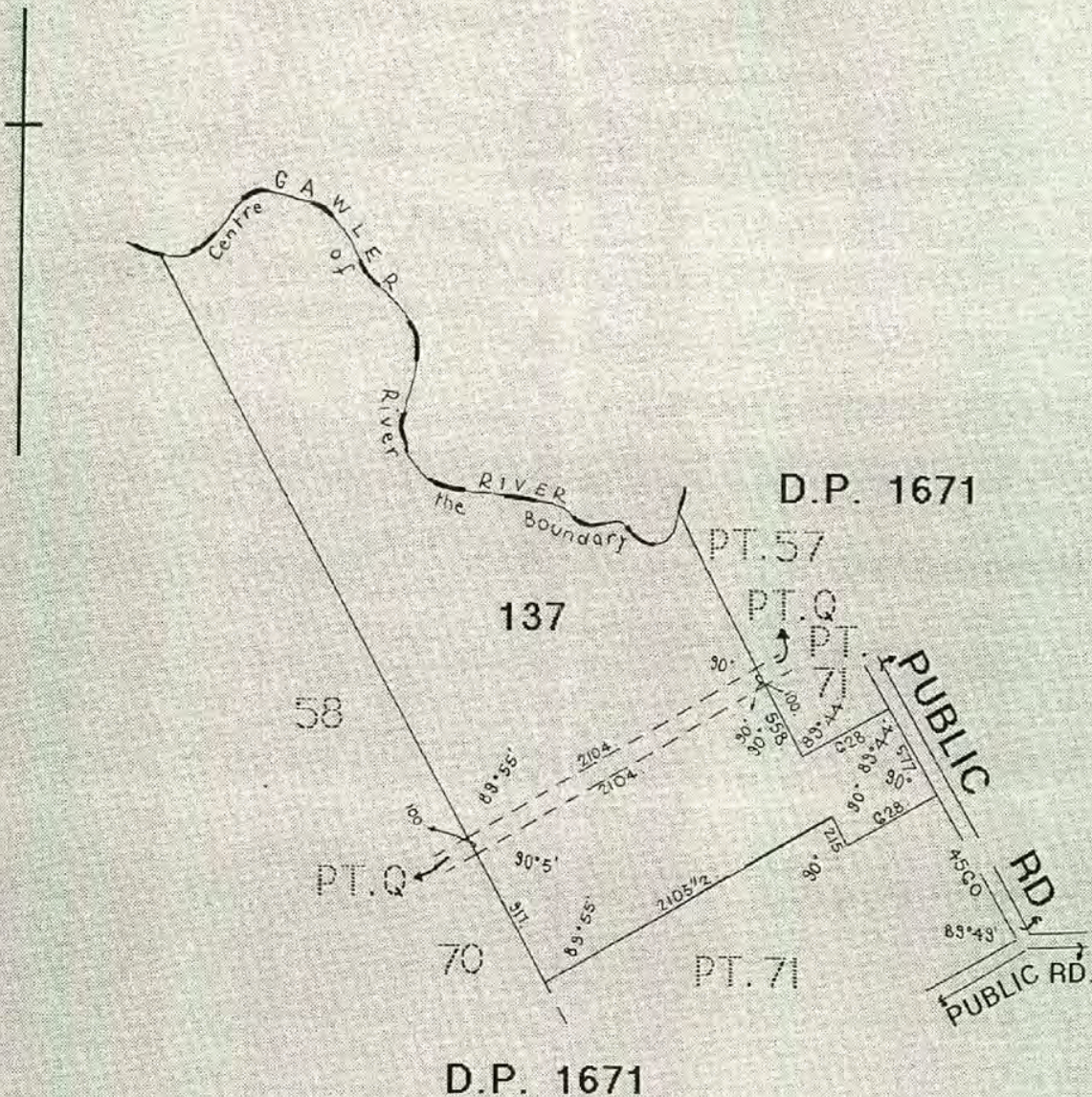


VOLUME 5399 FOLIO 977

0Ha9p

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3050/44

LAST PLAN REF: D.P. 1671

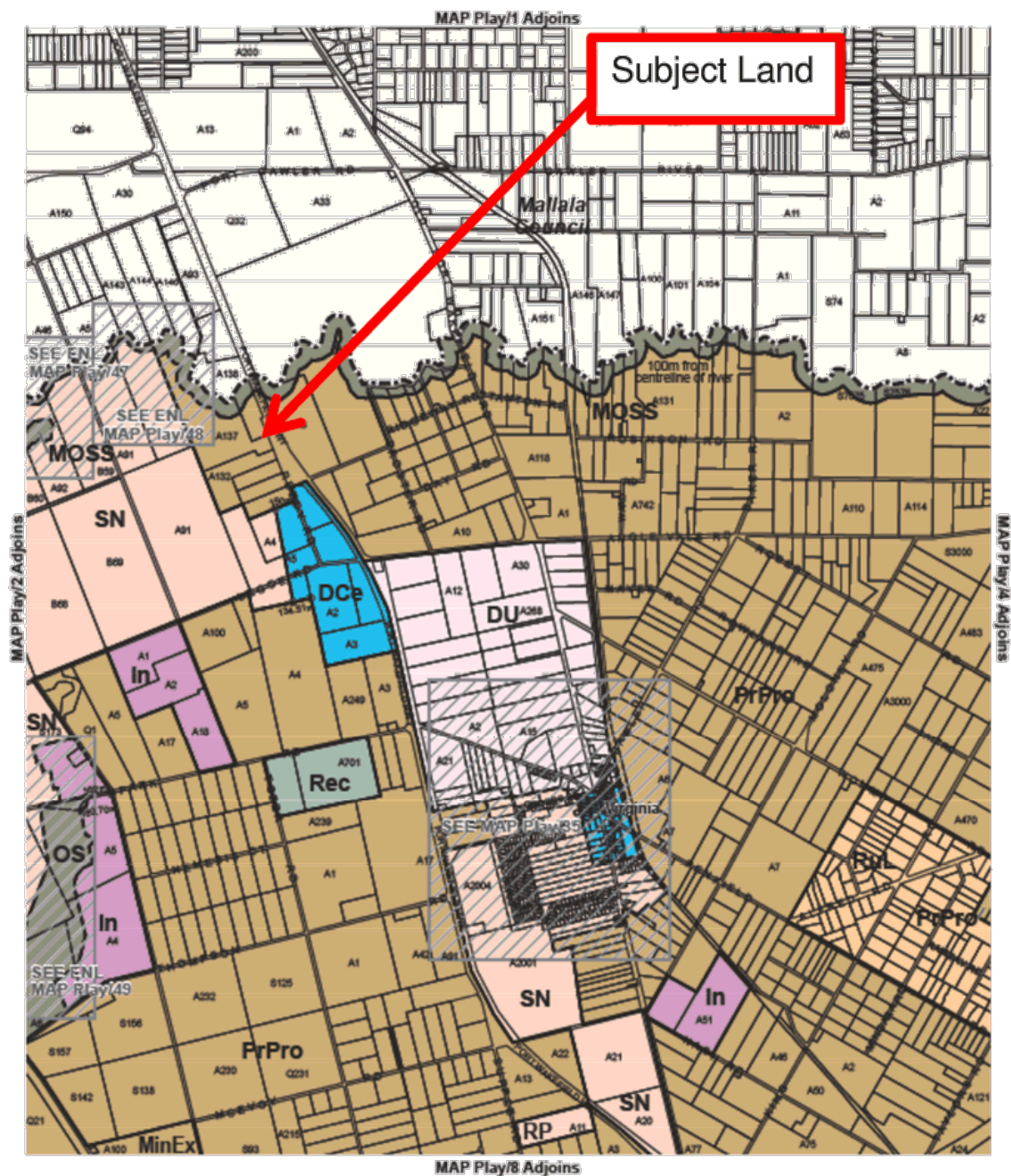


10 5 0 10 CHAINS

DISTANCES ARE IN LINKS  
FOR METRIC CONVERSIONS  
1 LINK = 0.201168 METRES  
1 CHAIN = 100 LINKS

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION





See enlargement map for accurate representation.  
 Lambert's Conformal Conic Projection, GDA84

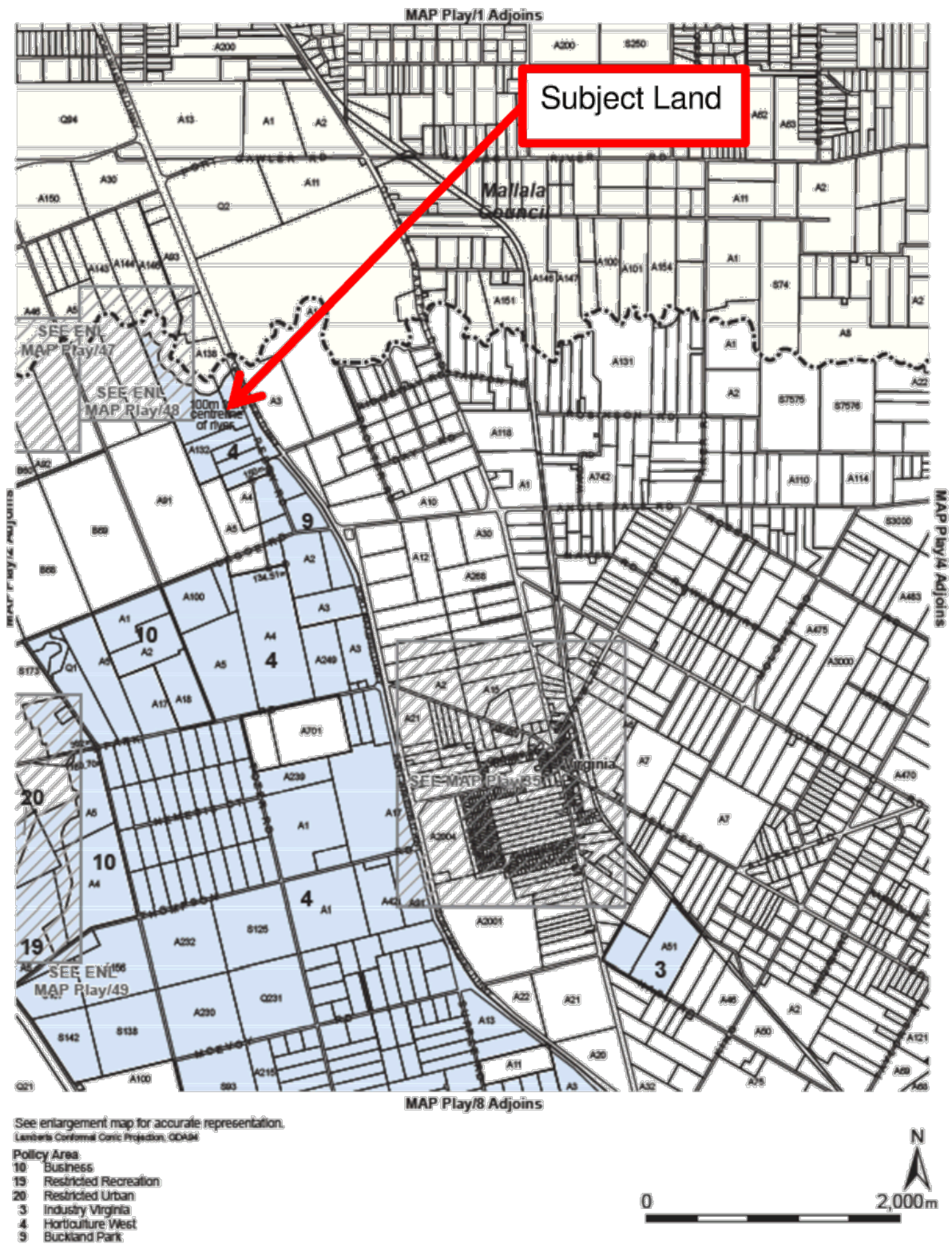


Zones	
DU	Deferred Urban
DCe	District Centre
In	Industry
MOSS	Metropolitan Open Space System
MinEx	Mineral Extraction
OS	Open Space
PrPro	Primary Production
Rec	Recreation
RP	Residential Park
RuL	Rural Living
SN	Suburban Neighbourhood
	Zone Boundary
	Development Plan Boundary

## Zone Map Play/3

PLAYFORD COUNCIL

Consolidated - 20 March 2014



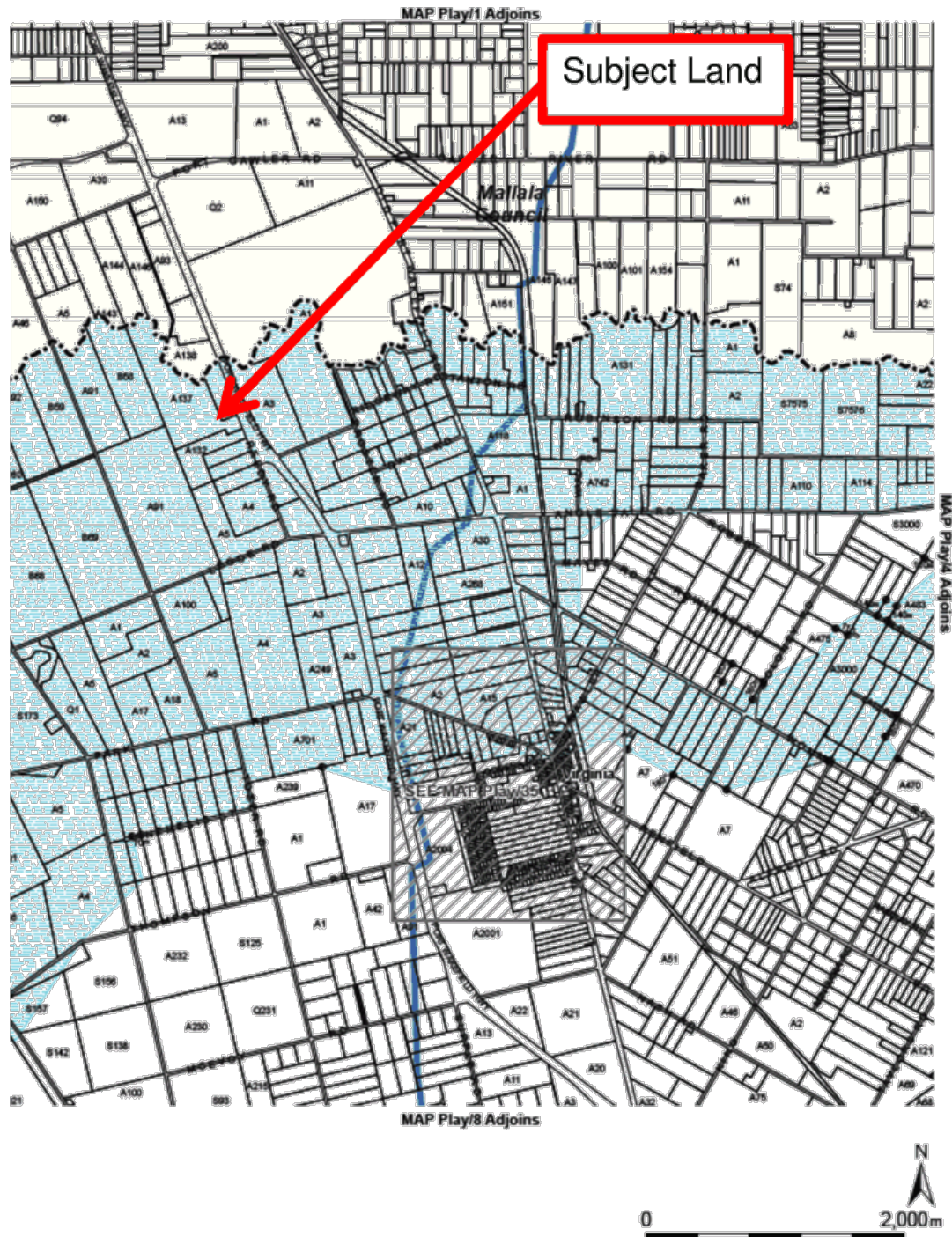
## Policy Area Map Play/3

 Policy Area Boundary  
 Development Plan Boundary

PLAYFORD COUNCIL

Consolidated - 20 March 2014

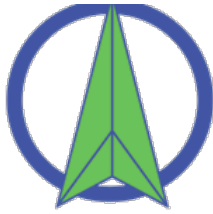




## Overlay Map Play/3 DEVELOPMENT CONSTRAINTS

 Gawler River Flood Plain  
 Epic Energy Gas Pipeline  
 Development Plan Boundary

PLAYFORD COUNCIL  
Consolidated - 20 March 2014



**OUTHRED ENGLISH**  
Urban & Regional Planners

---

## **STATEMENT OF EFFECT**

**For proposed Buddhist Temple**

**Portion of Allotment 137, Reedy Road, Buckland Park  
C/T 5399/977**

DA Number 292/1307/2015

The United Vietnamese Buddhist Congregation SA

January 2016



## STATEMENT OF EFFECT

### For proposed Buddhist Temple – portion of Allotment 137, Reedy Road, Buckland Park

This statement has been prepared in accordance with *Regulation 17* of the *Development Regulations 2008* in support of the proposal by the United Vietnamese Buddhist Congregation SA to erect a Temple on portion of Allotment 137, Reedy Road, Buckland Park.

The subject land is located within the *Primary Production Zone* as delineated on *Zone Map Play/3* of the Playford (City) Development Plan, dated 20 March 2014. In addition, the subject land is located within *Horticulture West Policy Area 4* as delineated on *Policy Map Play/3*.

#### 1. The Subject Land

The subject land consists of one allotment with a frontage of 116.07 metres to Reedy Road, Buckland Park. The subject land is situated about 3 kilometres north-west from Virginia.

The allotment is contained in Certificate of Title Volume 5399 Folio 977.

The subject land contains an existing dwelling, glasshouses, orchards and small sheds. In addition, a storage farm implement shed was recently given development approval (DA No 292/773/2014).

The area of the land is about 33.6 hectares.

An existing dwelling is located about 55 metres to the north-east of the proposed temple site.

The subject land has a frontage of 116.07 metres to Reedy Road and the northern boundary of the land is the Gawler River.

An existing access driveway to Reedy Road services the horticultural activity and the dwelling.

The land is primarily used for horticulture. A number of large glasshouses (22) associated with the horticultural activities are located on the land.

Small areas of native vegetation remain on the subject land, near the north-eastern boundary along the banks of the Gawler river.

#### 2. The Proposal

The proposed Temple is to be located 27 metres from the southern boundary of the allotment and about 260 metres from Reedy Road.

Details of the Temple proposal are as follows:

Dimensions of building including verandahs – 18m x 25m

Area of enclosed portion of Temple – 242.44m<sup>2</sup>

Area of verandahs – 207.56m<sup>2</sup>

Total area – 450m<sup>2</sup>

Maximum height of building – 11.7m above FFL

External building materials

- walls – cavity brick
- doors – timber veneer
- windows – aluminium frame
- roof – terracotta tiles

Internal seating capacity – 104

Additional car parking spaces proposed - 35

### 3. Nature of the Development

A 'place of worship' is listed as non-complying in the *Primary Production Zone*.

### 4. Nature of the Locality

The locality is almost entirely rural in nature with land used primarily for horticultural purposes. Buildings in the locality are primarily dwellings and outbuildings associated with the primary activities of horticulture.

### 5. Relevant Development Plan Provisions

The subject areas covered by the provisions of the *Playford (City) Development Plan* of particular relevance to the proposed land division are as follows:

- *Primary Production Zone*
- *Horticulture West Policy Area 4*
- *Strategic Transport Routes Overlay*
- *General Section*
  - Community Facilities*
  - Design and Appearance*
  - Energy Efficiency*
  - Hazards*
  - Infrastructure*
  - Interface between Land Uses*
  - Landscaping, Fences and Walls*
  - Natural Resources*
  - Orderly and Sustainable Development*
  - Siting and Visibility*
  - Transportation and Access*
  - Waste*
- *Zone Maps Play/3 & Play/48*
- *Policy Area Maps Play/3 & Play/48*
- *Overlay Map Play/3 – Development Constraints*
- *Overlay Map Play/3 – Transport*
- *Overlay Map Play/3 – Strategic Transport Routes*
- *BPA Maps Play/11 & Play/16 - Bushfire Protection Area*
- *Concept Plan Map Play/29 – Buckland Park*
- *Table Play/3 – Off-street Vehicle Parking Requirements*

#### 5.1 Primary Production Zone

*Objective 1: 'Economically productive, efficient and environmentally sustainable primary production.'*

*Objective 2: 'A zone characterised by open rural areas, horticulture, glasshouses, vineyards, orchards and pasture.'*

*Objective 3: 'A zone comprising primary production activities supported by primary production related industrial and commercial activities such as packing sheds, cold storage facilities and small-scale processing facilities.'*

*Objective 4: 'Preservation and enhancement of the rural character and the retention of land of horticultural purposes.'*

*Objective 5: 'Allotments of a size and configuration that promote the efficient use of land for primary production.'*

*Objective 6: 'Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.'*

*PDC 1: 'The following forms of development are envisaged in the zone:*

- *Bulk handling and storage facility*
- *Commercial forestry within Precinct 17 Horticultural*
- *Diary farming*
- *Diversification of existing farming activities through small-scale tourist accommodation:- within existing buildings; or in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integrated part of the farm buildings complex*
- *Farming*
- *Horticulture.'*

*PDC 2: 'Development listed as non-complying is generally inappropriate.'*

The portion of the land to be used for the temple (including associated car parking area, garden & wastewater system) is presently not used for horticulture and represents less than 1% of the subject land. The remaining 99% is either used for horticulture production or is able to be used. This amounts to over 33 hectares retained on the land for horticultural pursuit. This is an area larger than the combined areas of the other 5 allotments within the isolated portion of *Policy Area 4* bounded by Port Wakefield Road (east), the Gawler River (north), the *District Centre* zone (south) and the *Suburban Neighbourhood* zone (west).

Albeit that the proposed temple use is not consistent with the intent of *Objectives 1 – 5* and *PDC's 1 & 2*, the majority of the land is used and will continue to be used in accord with the intent of these objectives and principles. In addition, there is an inter-relationship between the uses, in that the Vietnamese workers associated with the horticultural activities are supported by the religious activities provided by the temple facilities on the land.

In respect to *Objective 6*, the scenic quality of the rural landscape is maintained, in that:

- There is a significant setback from Reedy Road and Port Wakefield Road (260 metres)
- Over 99% of the subject land is retained for horticultural purposes
- No stands of significant vegetation are affected
- The temple is grouped with other buildings on the land associated with horticulture

The existing horticultural use of the land is maintained in association with the proposed temple on the land and thus is substantially in accord with the provisions of the *Primary Production Zone*. In particular:

- The primary horticultural activities on the land is in accord with *Objectives 1 – 6* and *PDC 1*
- The scenic rural qualities of the rural landscape is largely maintained consistent with *Objective 6*
- Shared use of land and facilities for horticulture and the temple is achieved – *PDC 11*

*Objective 7: 'Increased employment opportunities in primary production and related industries.'*

While the temple will not directly provide employment opportunities in primary production activities on the land, it will provide increased amenity (car parking, toilet facilities & landscaping) and religious support for workers involved in horticultural activities on the land. This may indirectly encourage an increase in horticultural production and a resulting increase in employment opportunities.

*PDC 3: 'Development that is not directly associated with the agricultural industry or the handling, packaging or processing of primary produce should not occur within the zone.'*

The proposed temple involves minimal change to the use of the land for horticulture, and substantially retains the rural character of the locality. In addition, as mentioned previously in this statement, there is a relationship between the horticultural activities and the proposed temple in respect to the Vietnamese workers.

*PDC 7: 'Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:*  
*(a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads*  
*(b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.'*

The proposed temple occupies a small portion of the land, and will have minimal impact upon the continuing use of the land for horticulture. The temple and associated car parking area will not disrupt the ongoing farm activities on the subject land.

The use of the land will not change significantly as a result of the temple proposal. Existing buildings, driveways, vegetation, horticulture will remain largely in their present state.

#### Form and Character

*PDC 11: 'Where possible development should facilitate shared use of land and facilities such as parking areas, packing sheds, infrastructure, services and stormwater management structures.'*

The facilities associated with the proposed temple are integrated with the primary horticulture use of the land. The existing car parking area associated with the horticulture activities and the proposed temple car park are only about 40 metres apart and provide shared use for both uses.

Infrastructure facilities are shared including the driveway access from Reedy Road, power supply and stormwater management. In addition, the amenity block to be installed with the proposed temple will also service the horticulture workers.

*PDC 14: 'Buildings should not detract from the rural character of the locality in terms of built form elements and should:*  
*(a) have a maximum building height of 6 metres*  
*(b) be setback a minimum of 15 metres from a public road.'*

The proposed buildings are located about 260 metres from a public road, satisfying *PDC 14(b)* and ensuring that the rural character of the locality is not compromised by the structures. However, it is recognised that the height of the proposed temple is not consistent with *PDC 14(a)*. This is compensated to some extent by the significant setback from the public road (260m) and a setback of 27m from the nearest property boundary.

*PDC 15: 'A setback of at least 2 metres should be provided around all structures to allow access for weed and fire control.'*

Both the temple and amenity block provide setbacks well in excess of 2 metres around the structures for weed clearance and fire access.



*PDC 19: 'Development adjacent to a residential zone, Township Zone, Rural Living Zone or Rural Policy Area 5 should incorporate a landscape buffer on the boundary of at least 5 metres in width, to avoid or minimise potential adverse impacts. The design of the landscape buffer should consider the nature, source and frequency of potential adverse impacts; prevailing winds in the locality; topography of the area; existing vegetation and the presence of potentially sensitive adjacent uses.'*

The subject land abuts the *Suburban Neighbourhood Zone* and can satisfy the buffer requirements contained in *PDC 19*.

## **5.2 Horticulture West Policy Area 4**

### Form and Character

*Objective 1: 'Development that is compatible with the saltfields and saltfield operations in the adjacent Mineral Extraction Zone.'*

*PDC 5: 'Development should not occur where it is likely to impact the viability of the saltfields, located within the adjacent Mineral Extraction Zone, by surface or ground water contamination or airborne contamination.'*

The subject land is located within a small isolated section of the *Horticulture West Policy Area 4* that is surrounded by the Gawler River, *Suburban Neighbourhood Zone*, *District Centre Zone* and Port Wakefield Road. The interface between the *Mineral Extraction Zone* and *Policy Area 4* is about 4 kilometres south-west of the subject land.

Therefore, there is no relevance to that portion of the *Horticultural West Policy Area 4* containing the subject land.

*Objective 2: 'Development that contributes to the desired character of the policy area.'*

#### *Desired Character:*

*'The Northern Adelaide horticulture area provides significant economic benefit to the State and region. The location and seasonal advantages of the horticulture area including proximity to the produce markets, major transport routes, labor supply and extended growing periods are unique within the South Australian context. The policy area is also strategically located to take advantage of the Adelaide to Darwin railway.'*

*It is envisaged that, in association with packaging sheds and irrigated horticulture, there will be demand for modern greenhouses including hydroponics on allotments. Such developments are promoted within the policy area.*

*A threat to the long-term economic viability of the policy area is the conversion of horticultural land to residential/rural living activities. These activities are incompatible with horticulture production (eg due to noise, spray drift etc) and often raise the cost of production for those remaining in production.'*

*PDC 4: 'Development should not be undertaken unless it is consistent with the desired character for the policy area.'*

### Land Use

*PDC 1: 'The following forms of development are considered appropriate in the policy area:*

- farming*
- horticulture*
- light industry and service industry associated with the processing, packaging and distribution of produce*

- *small-scale tourist development in association with wineries, farms and local heritage places.'*

The policy area strongly reinforces the importance of the area for horticultural use. The horticultural use of the subject land will continue as the primary use of the land. The area of land incorporating the proposed temple, associated car parking area, wastewater scheme and building curtilage represents less than 1% of the land.

### 5.3 Community Facilities

#### *Objectives 1 & 2*

#### *PDC's 1, 2 & 3*

#### *Concept Plan Map Play/29 – Buckland Park*

The proposed temple will provide a community facility for persons of the Buddhist faith living in the north-west areas of metropolitan Adelaide. A sizable number of people of Vietnamese heritage, work in the horticultural industry and therefore the proposed temple will be conveniently accessible to the population that it will serve.

Of particular relevance is *Objective 2* that encourages the provision of community facilities advance of need. The proximity of the Buckland Park *Suburban Neighbourhood Zone* means that the temple will be providing a community facility advance of future residential development at Buckland Park.

### 5.4 Design and Appearance

#### *Objectives 1 & 2*

#### *PDC's 1, 2 & 4*

The appearance of the temple is unusual, exhibiting architecture unique to the Buddhist faith. Albeit that the appearance of the building is not consistent with other buildings in the area, the proposed building satisfies the relevant provisions, in the following respects:

- It incorporates façade articulation and detailing
- It incorporates verandahs
- The building is setback 27 metres from the southern property boundary
- There is an absence of highly reflective materials that could cause glare
- The main façade faces the street and lines up with the driveway entrance, albeit that it is located a considerable distance from the public road
- The building is integrated with landscaping and paving
- There is not excessive areas of uninterrupted walling
- Pedestrian entry points have direct access from the car parking area

#### Relationship to the Street and Public Realm

#### *PDC's 15, 16, 17 & 18*

The proposed temple and associated facilities, is significantly consistent with the relationship to the street and public realm in the following respects:

- The main façade faces the street frontage, albeit that the distant between is considerable (260m)
- The temple building is coordinated with the associated gardens, car parking areas and paving
- Walling incorporates articulation and detailing, thus avoiding extensive areas of uninterrupted walling facing areas exposed to public view
- Building design emphasises pedestrian entry points providing direct access to vehicle parking areas

### Building Setbacks from Road Boundaries

*PDC's 23 & 24*

The temple is setback 260m from the nearest public road. This satisfies *Table Play/2*.

In respect to *PDC 26*, the significant setback distance is consistent with existing buildings on the site.

## **5.5 Energy Efficiency**

### *Objective 1*

*PDC's 1, 2, 3, 4 & 5*

While the proposed building is of a unique design consistent with the requirements of the Buddhist faith, it does incorporate elements of energy efficiency. It incorporates north-facing windows to ensure natural light in winter and a verandah to provide shade in summer. Further, the internal open worship assembly area contains very high ceilings providing excellent air circulation.

The roof pitch would facilitate the efficient use of solar collectors and photovoltaic cells, if required.

## **5.6 Hazards**

### *Objectives 1 & 2*

*Principles of Development Control 1, 2, 3*

*Overlay Map Play/3 – Development Constraints*

### Flooding

*Objectives 4 & 7*

*PDC's 4, 5, 7, 8, 9, 10 & 11*

The subject land is within the Gawler River Flood Plain as shown on *Overlay Map Play/3 – Development Constraints*. Reference to the Gawler River Floodplain Mapping – 1:100 Year ARI Flood Hazard Map, indicates that the southern portion of the subject land is within a low hazard category area. The elevation plans of the proposed temple show a FFL one metre above natural ground level. This ought to be sufficient to protect the building from an extreme flood event. In addition, the Stormwater Management Plan prepared by TMK Engineering addresses stormwater management.

### Bushfire

*Objectives 5 & 6*

*PDC's 12, 13, 14, 15 & 17*

*BPA Maps Play/11 & Play/16 – Bushfire Protection Area*

Albeit that the land is located in a general bushfire risk area as identified on *BPA Maps Play/11 & 16*, the majority of the land is clear of significant vegetation and the temple will be separated from existing buildings. The existing development satisfies the criteria contained in the Development Plan in the following respects:

- All weather access is provided from Reedy Road;
- The terrain is flat and will accommodate emergency vehicles if required in the event of a bushfire;
- The temple site is located away from areas of intensive vegetation;
- An adequate building protection zone exists; and
- Existing rainwater tanks associated with existing buildings on the site will provide a water supply to the building for fire fighting purposes.

## 5.7 Infrastructure

*Objectives 1, 2 & 4*

*PDC's 1, 2, 5, 7 & 9*

The land use will not place any additional demand on essential services, as the land is currently serviced by all-weather roads, electricity and telecommunications services.

An on-site waste disposal system is proposed to service the temple. On-site waste disposal already exists to service the horticultural activity on the land.

In regard to the specific provisions, the proposal is substantially consistent in the following respects:

- The temple development will make economical use of existing infrastructure – *Objective 1 & PDC 1*
- The temple will provide social infrastructure to a segment of the population largely advance of need – *Objective 2 & PDC 2*
- The development makes efficient and cost-effective use of existing infrastructure – *Objective 4*

## 5.8 Interface between Land Uses

*Objectives 1, 2 & 3*

*PDC's 1, 2, 3, 5 & 6*

The site of the temple is surrounded by land in horticultural use, both on the subject land and the adjacent land. There are minimal aspects of the use that would cause impact beyond the site. In particular:

- There is no generation of pollutants
- Noise generation is minimal, limited to vehicles in reasonably small numbers
- Associated traffic impact is minimal considering the likely maximum number of persons attending (about 60) and the capacity of the temple (104)
- Hours of operation is infrequent
- There will be no vibration, electrical interference, light spill or glare
- It is sufficiently isolated from the adjacent land and the yet to be developed *Suburban Neighbourhood Zone* to satisfy *PDC's 2, 3 & 6*

The nature of the use involves the infrequent gathering of persons, significantly minimising any potential adverse impact from horticultural activity in the vicinity.

## 5.9 Landscaping, Fences and Walls

*Objective 1*

*PDC's 1, 2 & 3*

An existing garden and pond area of about 600m<sup>2</sup> already provides a frontage to the proposed temple as seen from the entry driveway. The proposal includes an additional garden area (about 250m<sup>2</sup> in area) in front of the temple.

There are no fences or walls proposed.

## 5.10 Natural Resources

*Objectives 1, 2, 5, 6, 7, 10 & 13*

*Principles of Development Control 1, 2, 3 & 4*



### Water Sensitive Design

*PDC's 5, 6, 7, 8, 9, 10, 11, 14 & 17*

### Soil Conservation

*PDC 43*

The proposal would have little impact in respect to natural resources, water quality, rural production, native vegetation and amenity. The proposed temple and curtilage will use a very small portion of the land and will result in insignificant impact or causation in respect to the following matters:

- Natural resources
- Water quality
- Sustainability of rural production
- Native vegetation
- Amenity and landscape
- Risk of flooding
- Erosion

## **5.11 Orderly and Sustainable Development**

*Objectives 1, 2, 3, 4, 5, 6 & 7*

*PDC's 1, 2, 3 & 9*

The proposed development is an orderly and sustainable form of development, in that the land is serviced by good quality public roads, the land has access to existing infrastructure and the proposed temple will place no burden on public utilities or services.

In addition, the proposed development:

- Will not jeopardise the continuance of adjoining authorised land uses
- Will not jeopardise the continued use of the majority of the subject land for authorised horticultural use
- Will not prejudice, in any significant way, the achievement of the provisions of the Development Plan
- Will not diminish the continued use of the subject land for primarily horticulture

## **5.12 Siting and Visibility**

*Objective 1*

*PDC's 1, 2, 3, 4, 5, 6, 7, 8 & 9*

The siting of the proposed temple substantially satisfies the relevant provisions of the Development Plan in the following respects:

- It is located about 260 metres distant from Reedy Road
- It is located about 400 metres from the Gawler river
- It is grouped with other buildings on the land
- The proposed temple, associated car parking, garden area and curtilage represent less than 1% of the subject land, thus maintaining the primarily rural character of the locality
- Albeit that the unique design of the temple results in a maximum height of 11.7 metres above the FFL, it does incorporate variations in wall and roof lines, large eaves and verandahs to reduce the bulky appearance of the building

## **5.13 Transportation and Access**

*Objective 2*

*Overlay Map Play/3 – Transport*

*Table Play/3 – Off-street Vehicle Parking Requirements*

Land Use*PDC 1*Movement Systems*PDC's 2, 9 & 15*Access and Access for People with Disabilities*PDC's 23, 24, 32 & 33*Vehicle Parking*PDC's 35, 36, 37, 38, 39, 40, 41, 42 & 43*

The allotment has a substantial frontage to Reedy Road with existing driveway access.

No additional access points are required, albeit that the position of the driveway is proposed to be located about 10 metres further north. The driveway access is adequate to service both the exiting horticulture use and the proposed place of worship.

Reedy Road connects to an existing controlled access junction with Port Wakefield Road about 300 metres to the south.

The proposed incorporates the provision of an additional 35 car parking spaces. This is consistent with *Table Play/3* that requires one space for every 3 seats in a place of worship. Further, there are additional existing car parking spaces available on the site.

**5.14 Waste***Objectives 1 & 2**PDC's 1, 2, 3, 14, 15, 17, 18, & 19*

The proposal incorporates a separate toilet block consistent with the requirements of a Class 9(b) building. A proposed wastewater disposal solution incorporates an on-site wastewater disposal system involving a septic tank and irrigation area.

**5.15 Strategic Transport Routes Overlay***Objective 1**PDC's 1 & 2*

The subject land technically has frontage to Port Wakefield Road. Port Wakefield Road is a primary arterial road and a strategic transport route as depicted on *Overlay Map Play/3 – Strategic Transport Routes*. However, the land has no direct access to Port Wakefield. Reddy Road functions as a service road, consistent with *PDC 1(b)*.

The development is entirely in accord with maintaining a strategic transport route without impeding traffic flow or creating hazardous conditions – consistent with *Objective 1* and *PDC's 1 & 2*.

**6. Extent to which the proposed development complies with the relevant Provisions of the Development Plan**

While the proposed temple is a non-complying form of development in the *Primary Production Zone*, it is consistent with a number of the relevant provisions of the Development Plan.

A brief summary of the assessment against the various provisions of the Development Plan, as detailed in Section 5 of this statement, is contained on the following table:

Subject Area	Relevant Policy	Summary of Consistency
Maintenance of primary production	PPZ Objectives 1 – 7 and PDC's 1 – 3 & 7	Albeit that a place of worship is not consistent with the maintenance of primary production, the proposed development has little impact, maintaining over 99% of the land for the retention of primary production use.
Maintenance of scenic qualities and rural landscape	PPZ Objective 6	Scenic qualities and rural landscape of area substantially maintained in accord with policy.
Form and character	PPZ PDC's 14, 15, & 19 HWPAA4 Objectives 1 & 2; Desired Character and PDC's 4 & 5	Inconsistent with policy relating to height of structures. However satisfies policy in respect to setback distances, shared use of facilities and isolation from saltfields.
Land use	PPZ PDC 1 HWPAA4 PDC 1	Not consistent with land use envisaged within zone and policy area. However, the proposed use has a significant inter-relationship with the primary horticultural use, that is to be maintained and is entirely consistent with policy.
Community Facilities	GS Objectives 1 & 2 and PDC's 1 - 3	Satisfies policy.
Design and appearance	GS Objectives 1 & 2 and PDC's 1, 2, 4, 15 – 18, 23 & 24	Albeit that the height of the temple is greater than contemplated in policy, and the appearance is unusual, the development generally satisfies remaining policy.
Energy Efficiency	GS Objective 1 and PDC's 1 - 5	Substantially satisfies policy.
Hazards	GS Objectives 1, 2 & 4 – 7 and PDC's 1 – 5, 7 -15 & 17	Satisfies criteria for a general bushfire risk area. Within Gawler River Flood Plain. However, location of temple within low hazard category area. TMK Engineers stormwater management plan addresses this issue.
Infrastructure	GS Objectives 1, 2 & 4 and PDC's 1, 2, 5, 7 & 9	In accord with policy.
Interface between Land Uses	GS Objectives 1 – 3 and PDC's 1 – 3, 5 & 6	No significant impacts generated that would impose on adjacent properties. Therefore, substantially in accord with policy.
Landscaping, Fences and walls	GS Objective 1 and PDC's 1 - 3	In accord with policy.
Natural Resources	GS Objectives 1, 2, 5 – 7, 10 & 13 and PDC's 1 – 11, 14, 17 & 43	Little impact to natural resources. Issues relating to water quality and risk of flooding addressed in supporting reports. Therefore substantially consistent with policy.
Orderly and Sustainable Development	GS Objectives 1 – 7 and PDC's 1 – 3 & 9	Substantially consistent with policy.
Siting and Visibility	GS Objective 1 and PDC's 1 - 9	Substantially consistent with policy.
Transport and Access	GS Objective 2 and PDC's 1, 2, 9, 15, 23, 24, 32, 33 & 35 – 43 Strategic Transport Routes Overlay Objective 1 and PDC's 1 & 2	Substantially consistent with policy. Supported by Traffic Engineers report, that recommends only minor amendments to car parking layout.
Waste	GS Objectives 1 & 2 and PDC's 1 – 3, 14, 15 & 17 - 19	Substantially consistent with policy.

## **7. Assessment of Economic, Social and Environmental Effects of the Development on its Locality**

### **Economic**

#### *Employment*

The proposed development will provide a minor economic stimulus, providing work for local builders and other related professions. In addition, the inter-relationship between the existing horticulture use of the land and the proposed temple, provides improved amenities and religious support for the Vietnamese workers, that could result in the expansion of horticultural activity and an increase in employment opportunities.

#### *Infrastructure*

The subject land is already serviced by all-weather public roads, telecommunications and electricity supply. The development will place no additional demand upon existing public infrastructure.

No negative economic impacts are foreseen in the proposal.

### **Social**

The development will provide for people of the Buddhist faith living in the north-west areas of Metropolitan Adelaide. It will be conveniently accessible to people of Vietnamese heritage working in the horticultural industry – on the land and in the locality.

In addition, the development will provide a community facility in advance of future development at Buckland Park.

Overall the development provides significant social benefit.

### **Environmental**

#### *Vehicle Movements*

Vehicle generation is not significant. This is supported by the Traffic Engineers assessment.

#### *Flood Hazard*

A Stormwater Management Plan has been prepared by TMK Engineers.

#### *Wastewater*

A wastewater system has been designed by TMK Engineers to address an appropriate environmental solution.

Additional matters of an environmental nature are addressed in the body of this statement.

## **8. Conclusion**

Whilst recognising the non-complying nature of the proposed place of worship, the proposal is substantially consistent with the relevant provisions of the Playford (City) Development Plan and warrants approval for the following reasons:

- Albeit that the Place of Worship is not in accord with the primary production activities contemplated in the *Primary Production Zone*, it occupies only a small portion of the land with the great majority of the land being maintained for the continuation of the existing horticultural use



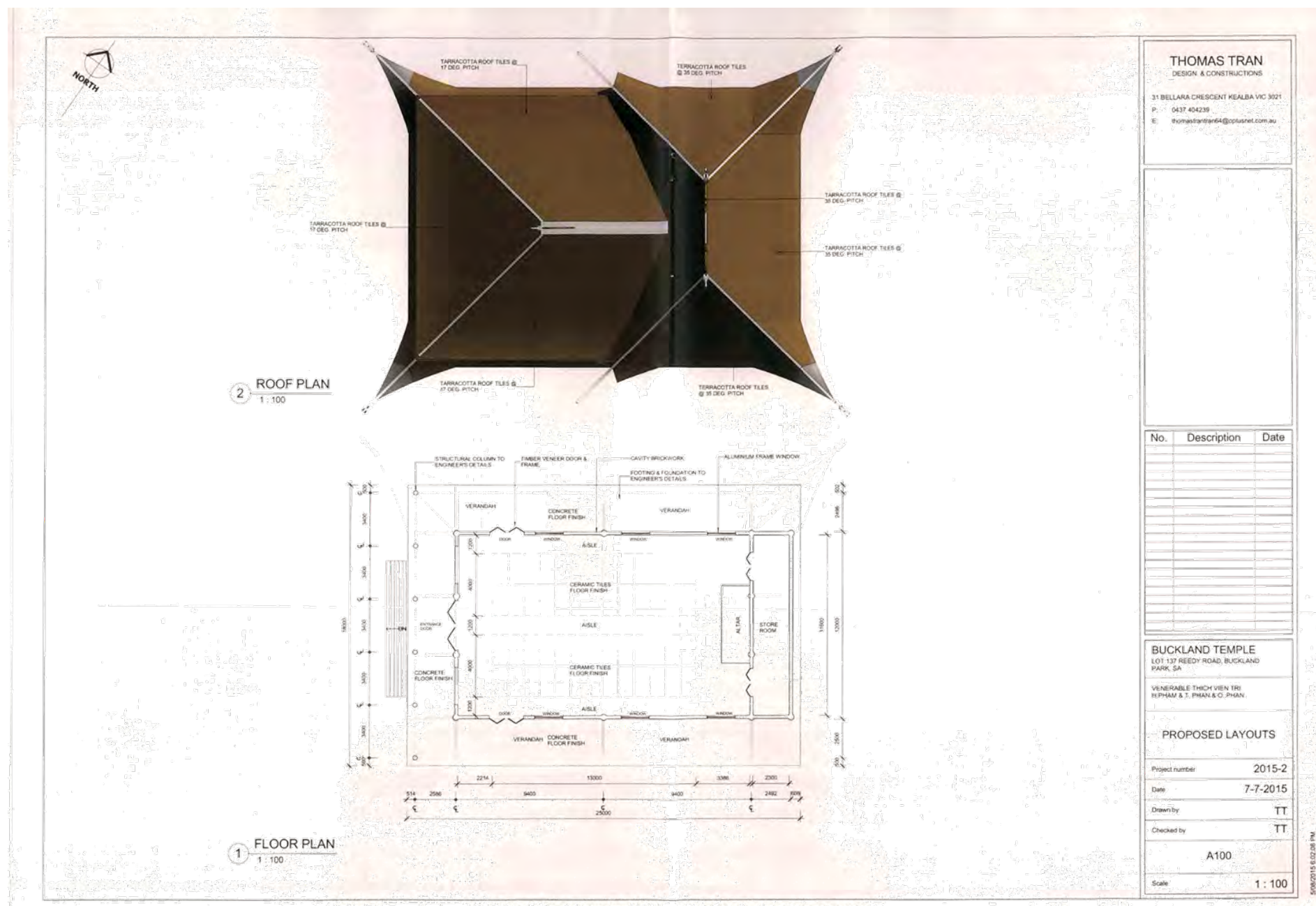
- The primary horticultural use of the subject land will continue in accord with the relevant provisions of *Horticulture West Policy Area 4*
- The rural character of the subject land and locality is substantially maintained
- A suitable buffer distance from the *Suburban Neighbourhood Zone* is in accord with *Primary Production Zone PDC 19*
- The proposed temple will provide a community facility for persons of the Buddhist faith living in the north-west metropolitan area of Adelaide, horticultural workers on the site and in the locality and future residents of the *Buckland Park Suburban Neighbourhood Zone*
- Albeit that the appearance of the temple is unusual – exhibiting unique architectural features of the Buddhist faith, it satisfies many of the relevant provisions relating to *Design and Appearance*
- The temple satisfies most of the relevant provisions relating to *Energy Efficiency*
- The development can achieve appropriate bushfire risk protection for a general bushfire risk area
- The proposed FFL of the building is sufficient to address a low flood hazard category area within the Gawler River flood plain
- The proposal satisfies the relevant provisions of the Development Plan relating to *Infrastructure*
- The proposal satisfies the relevant provisions of the Development Plan relating to *Interface between Land Uses*
- The proposal incorporates a significant area of landscaping
- The proposal will have minimal impact upon matters relating to *Natural Resources*
- It is an orderly and sustainable form of development
- The development substantially satisfies the relevant provisions of the Development Plan relating to *Siting and Visibility*
- The development is entirely consistent with the relevant provisions of the Development Plan relating to *Transportation and Access* and the *Strategic Transport Routes Overlay*
- The development incorporates adequate waste water facilities to satisfy the relevant provisions of the Development Plan relating to *Waste*

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Outhred', enclosed in a thin black rectangular border.

John Outhred BA (Planning) MPIA  
Principal, Planning and Property













1 FRONT VIEW



### 2 ISOMETRIC VIEW

THOMAS TRAIL  
DESIGN & CONSTRUCTION

31 BELLARA CRESCENT KEALBA VIC 3008  
P: 0437 404239  
E: thomastrantran64@optusnet.com.au

[illegible]

**BUCKLAND TEMPLE**  
LOT 137 REEDY ROAD, BUCKLAND  
PARK, SA

VENERABLE THICH VIEN TRU  
H PHAM & T. PHAN & O. PHA

## ISOMETRIC VIEW

Project number 2015-2

Date: 7-7-2015

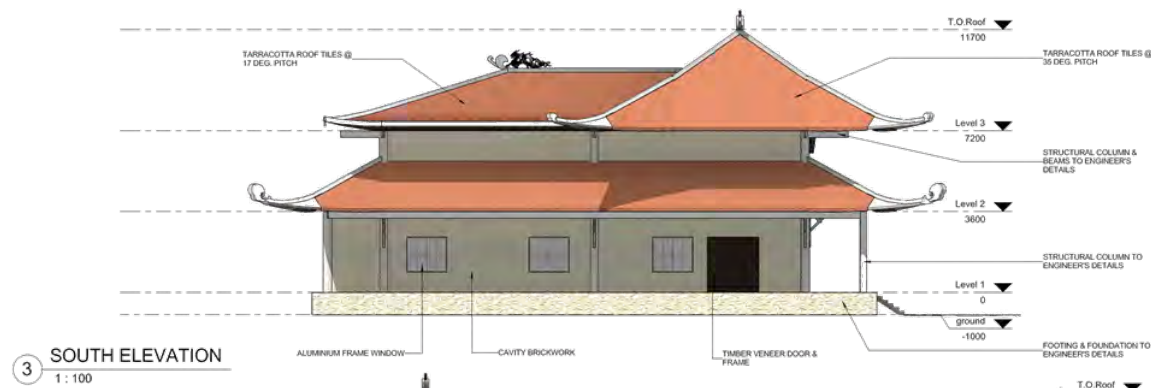
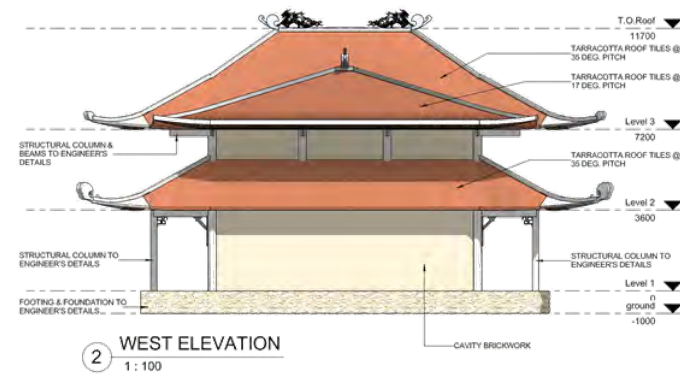
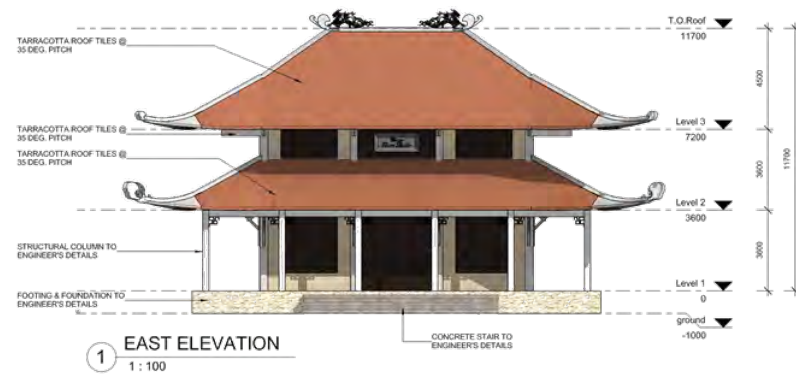
Drawn by

Checked by \_\_\_\_\_ TT

A1C

Scale

08/08/2015 4:52:53 PM



THOMAS TRAN  
DESIGN & CONSTRUCTIONS

31 BELLARA CRESCENT KEALBA VIC 3021  
P: 0437 404239  
E: [thomastrantran64@optusnet.com.au](mailto:thomastrantran64@optusnet.com.au)

[illegible]

**BUCKLAND TEMPLE**  
LOT 137 REEDY ROAD, BUCKLAND  
PARK, SA

VENERABLE THICH VIEN TRI  
H. PHAM & T. PHAN & O. PHAN

## ELEVATIONS

Project number	2015-2
----------------	--------

Date	7-7-2015
------	----------

Drawn by TT

Checked by	TT
------------	----

A101

Scale 1 : 100

5/08/2015 5:49:31 PM





31 BELLARA CRESCENT KEALBA VIC 3021  
P: 0437 404239  
E: [thomastrantran64@optusnet.com.au](mailto:thomastrantran64@optusnet.com.au)

Scale
-------

1111





**Consultant Traffic Engineers**

ABN 67 093 665 680

204 Young Street  
Unley SA 5061**P: 08 8271 5999****F: 08 8271 5666****E: mail@philweaver.com.au**

File: 162-15

27 January 2015

Mr John Outhred  
Outhred English and Associates Pty Ltd  
52 Prospect Road  
PROSPECT SA 5802

Dear Mr Outhred,

**PROPOSED PLACE OF WORSHIP - 99 REEDY ROAD, BUCKLAND PARK (DA 292/1307/2015) -  
TRAFFIC AND PARKING ASSESSMENT**

I refer to our previous discussions with respect to the proposed construction of a Vietnamese Buddhist Temple and associated car parking on the above site.

As requested I have undertaken the following review of the traffic and parking related aspects of the subject development.

**EXISTING SITUATION**

The subject site is located on the south-western side of Reedy Road, Buckland Park.

The subject site is primarily used for horticulture but also accommodates a residential dwelling. A number of large glasshouses, orchards and a shed are located on the subject site all of which are associated with the existing horticultural use.

The subject site has a frontage of approximately 116m to Reedy Road and extends in a south westerly direction for a distance of approximately 550m.

There are currently two access points onto the subject land from Reedy Road including the main access point which is located approximately midblock along the eastern frontage of the site and a secondary access located in the north-eastern corner of the site.

The main access point into the site is flanked by ornamental poles on either side of the driveway entrance and provides a clearance of approximately 6.5 m between the two poles. However the effective width of this access point is reduced by the location of an existing olive tree on the northern side of the access, within the road verge.

The secondary access point has a width of approximately 3 m and is suitable for the limited number of vehicular movements associated with the current operation of the subject site.

The existing buildings on the subject site are set back approximately 200m from the eastern boundary of the property and are accessed via an internal gravel driveway. The main section of driveway has been constructed primarily with a driveway width of approximately 3.5 to 4.0m. However, the entry and exit lanes of this carriageway are separated over a distance of approximately 45m from a point immediately within the subject site.

Reedy Road extends in a north-west / south-east direction and runs parallel with Port Wakefield Road. This section of Reedy Road extends for a total distance of approximately 2 kilometres and from a point slightly north of the subject site to the intersection with Legoe Road to the south.

However, the east-west section of Reedy Road, of approximately 100m in length, links Port Wakefield Road to the main section of Reedy Road. The intersection of the two sections of Reedy Road is located approximately 450m from the northern extremity of the roadway. This northern section of Reedy Road is a no through road. This northern section of Reedy Road is constructed with an approximately 6.5 m wide sealed roadway and a verge width between the sealed pavement and the property boundary approximate 8m.

The remaining sections of Reedy Road are also sealed with a pavement width of approximately 6.5m.

The northern section of Reedy Road provides access to a total of seven properties of which five include residential dwellings and outbuildings including glasshouses.

Based on the existing land uses accessed via the northern section of Reedy Road I estimate this section of roadway would have a weekday traffic volume of between 50 and 100 vehicles per day.

While not signposted as such, I understand that both sections of Reedy Road would have a speed limit of 50 km/h.

Vehicular access into and out of the subject section of Reedy Road would primarily consist of right turn movements from the east-west leg of this roadway and left turn movements from the northern section of Reedy Road i.e. most of the traffic movements on the northern section of Reedy Road would occur to and from Port Wakefield Road.

The intersection of the east-west section of Reedy Road with Port Wakefield Road consists of a channelised at grade intersection with an opening provided in the central median between the northbound and southbound carriageways of Port Wakefield Road. The design of this intersection includes large radii on the south western and north western corners of the intersection and an approximately 20m separation between the northbound and southbound carriageways of Port Wakefield Road within the median.

I am advised that there are currently three workers employed on site between Monday and Saturday with one worker currently accommodated within the existing dwelling on the subject land.

## **PROPOSED DEVELOPMENT**

The proposed development is identified on a series of plans prepared by Thomas Tran including a Site Plan (Drawing No. 2015-2 / A001) and a Floor Plan (Drawing No. 2015-2 / A100). I note that the development includes:-

- Construction of a proposed Temple of 450 m<sup>2</sup> and associated garden area,

- Duplication of the existing driveway by the provision of an additional driveway to the north of the existing driveway. These driveways will provide separate entry and exit lanes, and
- Formal car parking area to be provided between the boundary fence and the proposed Temple. This car parking area would nominally provide 35 parking spaces.

The design of the at-grade car parking area provides: -

- Car parking spaces of 2.6m in width,
- Car parking spaces of 5.4m in length, and
- An Aisle width of approximately 6m.

The proposed car park indicates the provision of up to 5 spaces for use by the disabled. Such a provision would appear excessive and it is therefore recommended that a total of two disability spaces should be provided with each space provided on either side of a shared area. The width of these spaces should be a minimum of 2.4 m including the shared area.

While not identified on the plans it would be necessary to provide a turnaround area at the western end of the car park in order that drivers can turn within the car park even in the event that each car parking space is occupied. This could be accommodated by specific use of one of the car parking spaces as a designated turning area.

The dimensions of the entry and exit driveways are not shown on the plan. However it is understood that the width of each driveway will be at least 3.5 m and would therefore accommodate the requirements of cars and rigid body trucks accessing the subject driveway.

The main access point onto the subject land will be reconstructed in order to accommodate simultaneous entry and exit. This could potentially require removal of the existing olive tree on the northern side of the existing access point.

Subject to the above recommendations being incorporated into the design, I consider that the design of the on-site car parking areas would conform to the requirements of the relevant off-street car parking standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009).

The proposed Temple will have a capacity to accommodate a maximum of 104 persons.

Activities to be held on site, in addition to current farming practices, will include:

- Religious ceremonies conducted three times a year. Typically these ceremonies will occur on Sundays between 10.00 am and 1.00 pm. It is anticipated that there would be a maximum of 90 people attending these ceremonies,
- Meetings on each Friday night with approximately 20 to 30 people attending. These meetings will be conducted between 7.00 pm and 9.00 pm, and
- A five-day retreat held on site once a year. I am advised that a maximum of 60 people would attend such a retreat.

While there could potentially be some increase in the numbers of people attending ceremonies on-site in the longer term, the increase in attendance levels is not expected to be overly significant and will be accommodated by the subject development.

Typically there will be only one person on site during weekday periods associated with the proposed Temple. This person will be employed as a caretaker and is one of the farm workers on the site and will continue to reside existing dwelling of the subject land.

### Parking Assessment

**Table Play/3** within the Playford (City) Development Plan, as consolidated on 10<sup>th</sup> December 2015, identifies an applicable car parking provision as follows:-

- **Place of Worship -** 1 space per 3 seats.

On the above basis, the proposed development would require, in theory, 35 spaces. Such a car parking requirement would be met by the provision of 35 car parking spaces. In any event there would be an opportunity to provide additional informal car parking on the subject land.

However as noted above, it is anticipated the maximum attendance of worshippers on-site will be 90 persons would generate a car parking requirement for only 30 spaces.

The level of car parking demand associated with both the theoretical capacity of the Temple and also the anticipated peak attendance levels would therefore be fully accommodated by the proposed 35 space car parking area proposed to be provided on site. However such a level of demand is anticipated to occur on only three occasions per year.

On most weeks throughout the year there would be a maximum of 30 persons attending the subject site in any one week. This would be associated with meetings held on Friday nights and would generate a demand for approximately 10 on-site parking spaces.

### Traffic Assessment

Based on previous assessments of similar **places of worship**, and the proposed capacity of the Temple, I anticipate that there would be a maximum of 35 traffic movements entering the site prior to an event and a similar volume of traffic leaving the site at the end of the service.

I consider that the entry movements would most likely occur over a period of approximately half an hour i.e. between 9.30 am and 10.00 am on those Sunday mornings when ceremonies are to be held on site. This would reflect an equivalent entry flow of 60 vehicles per hour, which I consider could be readily accommodated by the adjoining road network. However, based on recent experience of similar developments exit movements would potentially occur over a longer period, i.e. up to an hour following the conclusion of a ceremonial service, and would therefore be equivalent to approximately 30 vehicles per hour.

However as identified above such a level of traffic generation will occur very infrequently on Sundays and typically the volumes of traffic generating the subject development would be significantly lower. This aspect relates to meetings to be held on site on Friday nights with anticipated maximum of 30 persons attending such activities. Such a level of attendance would equate to of the order of only 10 entry movements before a meeting and 10 exit movements after a meeting.



Significantly the traffic flows associated with the proposed development will primarily be tidal in nature with entry movements occurring before the ceremony or meeting and exit movements occurring at the conclusion of these activities. Given the very low traffic volumes on the road network directly adjoining subject site I consider that such forecast traffic movements would be readily accommodated.

The weekday traffic volumes of the proposed development will continue to be low and there would be minimal change to the existing traffic volumes entering and exiting the subject site during weekday periods.

### Summary and Conclusions

In summary, the proposed development will:-

- Theoretically generate a car parking demand equivalent to 35 spaces associated with the proposed development based upon a capacity to accommodate up to 104 persons.

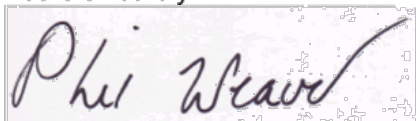
However I understand the peak attendances are likely to be of the order of 90 persons which would equate to a peak parking demand equivalent to only 30 car parking.

Therefore both the level of car parking demand associated with the theoretical capacity of the Temple and the anticipated peak attendance levels would therefore be fully accommodated by the proposed 35 space car parking area proposed to be provided on site.

However such a level of demand is anticipated to occur on only three occasions per year with typically no more than 30 persons attending subject site associated with meetings held on Friday nights. This would be equivalent to a car parking demand for only 10 on-site parking spaces,

- Not result in adverse capacity impacts on the adjacent road network, particularly given the relatively steady rates of traffic arriving and departing the site before and after services and the low levels of traffic currently using the adjoining road network, and
- Provide a design standard which reflects the relevant Australian/New Zealand Standard for off-street car parking areas subject to the recommendations within this report.

Yours sincerely

A handwritten signature in dark ink, reading 'Phil Weaver', is written over a light blue grid background. The signature is fluid and cursive.

Phil Weaver  
Phil Weaver and Associates Pty Ltd

## Jamie Hanlon

---

**From:** John Outhred <john@outhredenglish.com.au>  
**Sent:** Tuesday, 24 May 2016 10:50 AM  
**To:** Jamie Hanlon  
**Subject:** Buddhist Temple Buckland Park  
**Attachments:** 1526-Revised layout concept.pdf; OEA symbol.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jamie

Further to our meeting last Tuesday, I have prepared a draft concept plan showing a layout incorporating the temple and car parking moved further from the southern boundary and an acoustic fence, consistent with our discussion on site.

I have forwarded this concept plan to the Engineers for consideration before amending plans. See draft layout concept attached.

Note that this layout avoids any trees or land used for primary production.

In respect to the occasional festival, I have found my notes and would advise as follows:

Chinese new year - week-end nearest 30 Jan - Initially up to 90 - 100 persons. Could grow to 150 persons in the long term.

Buddha's birthday - Mid May always on a weekend - May 22 this year. Numbers expected would be similar to Chinese new year.

Family day - mid August - weekend - 10am - 3pm usually - again up to 90 - 100 persons. Could grow to 150 in the long term.

Refer to Phil Weavers traffic report that incorporates these occasional events.

In regard to toilet facilities, in addition to the proposed amenity block containing Male 2 cubicles and 2 urinals & Female 3 cubicles, the existing dwelling contains two sets of male & female toilets.

Regards John

**John Outhred MPIA**  
Principal, Planning and Property  
Outhred English & Associates Pty Ltd

52 Prospect Road

Prospect SA 5082

PO Box 20  
North Adelaide SA 5006

Ph: 08 8342 4848  
Fax: 08 8342 2848  
Mob: 0488 225 160

Email: [john@outhredenglish.com.au](mailto:john@outhredenglish.com.au)  
Website: [www.outhredenglish.com.au](http://www.outhredenglish.com.au)

This message and any attachments to it is intended only for the individual or company to which it is addressed and may contain information which is privileged, confidential or prohibited from disclosure or unauthorised use. If the recipient of this transmission is not the intended recipient, or the employee or agent responsible for delivering such materials to the intended recipient, you are hereby notified that any use, any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this email message or its attachments other than by its intended recipient is strictly prohibited by the sender. If you have received it in error, please return it to the sender and destroy the message and all copies in your possession.

## DEVELOPMENT ACT, 1993

## STATEMENT OF REPRESENTATION

Pursuant to Section 38 of the Development Act, 1993

Development No: 292/1307/2015

To: Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Name of Person(s) making representation:

Postal address:

ALAN RICE + MAUREEN RICE  
PO BOX 556 VIRGINIA 5120

Contact telephone No.

0416176843

Nature of Interest / Affected by Development  
(eg adjoining resident, owner of land in vicinity,  
or on behalf of an organisation or company)

Adjoining Resident.

Reasons for representation

See Attachment

I support the proposal ☒I do not support the proposal ☐

My representation would be overcome by:  
(state action sought)

<sup>written</sup>  
clear acknowledgement from the  
leadership of the occupiers of the proposed  
facility that they understand our concerns regarding their  
use of the Temple and accept our right to operate in our usual  
manner without imposing any restrictions on us.  
A suggestion - The Carpark could be relocated to the Northern  
side of the Temple

Please indicate in the appropriate box below whether or not you wish to be heard by Council in  
respect to this submission:

I DO NOT WISH TO BE HEARD

☐

I DESIRE TO BE HEARD PERSONALLY

☒

I WILL BE REPRESENTED BY:

☐

Name: A.C. Rice M.E. Rice

Signed:



Date: 11/4/16.





# OUTHRED ENGLISH

## Urban & Regional Planners

Our Ref: 1526/066

30 June 2016

Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Attention: Jamie Hanlon

Dear Jamie

**RE: DA 292/1307/2015 – Construction of a place of worship, toilet facility & car park – 99 Reedy Road, Buckland Park – Response to Representation.**

I write on behalf of my client, United Vietnamese Buddhist Congregation SA in response to the representation received pursuant to DA 292/1307/2015.

I have been requested by my client to respond in writing, pursuant to *Regulation 36(1)* of the *Development Regulations 2008*, to the representation lodged in relation to the application for a place of worship at 99 Reedy Road, Buckland Park.

Council have received a representation from the adjacent property to the south. In particular, the representation has been received from:

Alan & Maureen Rice

PO Box 556, Virginia

In response to the issues raised in the representations I would advise as follows:

My clients acknowledge the concerns of the representors in respect to the location of the proposed car park adjacent the boundary and the potential impact from the use of herbicide and pesticide sprays near the boundary. Therefore, the proposal has been amended to relocate the car parking areas further from the southern boundary as suggested by the representors.

In respect to the generation of noise from the baling operations, my clients acknowledge the concerns of the representors and their right to operate a primary production activity in their usual manner and my clients do not expect the imposition on any restrictions to that operation.

To further ensure that the representors will continue to be able to operate their baling operations without restraint, or for that matter the operation of any primary production associated activity, an acoustic fence has been added to the proposal – see amended plan.

I would advise that I have discussed the amendments with Alan Rice and forwarded by email a copy of the amended plan.

It is noted that Alan & Maureen Rice wish to be heard at the DAP meeting. I would advise that my client or a representative of my client will be available to speak in response to the verbal representations.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. Outhred', is enclosed within a rectangular box. The signature is written in a cursive, slightly slanted style.

John Outhred  
Principal Planner  
Planning and Property

## Jamie Hanlon

---

**From:** John Outhred <[john@outhredenglish.com.au](mailto:john@outhredenglish.com.au)>  
**Sent:** Tuesday, 5 July 2016 4:39 PM  
**To:** Jamie Hanlon  
**Subject:** DA 292/1307/2015  
**Attachments:** OEA symbol.pdf

Jamie

Further to our phone discussion yesterday in respect to the height of the acoustic fence, I would advise 2.8m.

The ground level at the boundary and where the fence is to be located is about 10.25m.

The FFL of the temple is 11.5m, a difference of 1.25m.

Thus to ensure that the fence provides a noise barrier to the occupiers of the temple an additional height of 1.55m will be necessary.

In respect to the type of materials for the fence, the proposed material to be used is AcoustiSorb panels by Modular Wall Systems or something similar.

Regards John

**John Outhred MPIA**  
Principal, Planning and Property  
Outhred English & Associates Pty Ltd

52 Prospect Road  
Prospect SA 5082

PO Box 20  
North Adelaide SA 5006

Ph: 08 8342 4848  
Fax: 08 8342 2848  
Mob: 0488 225 160

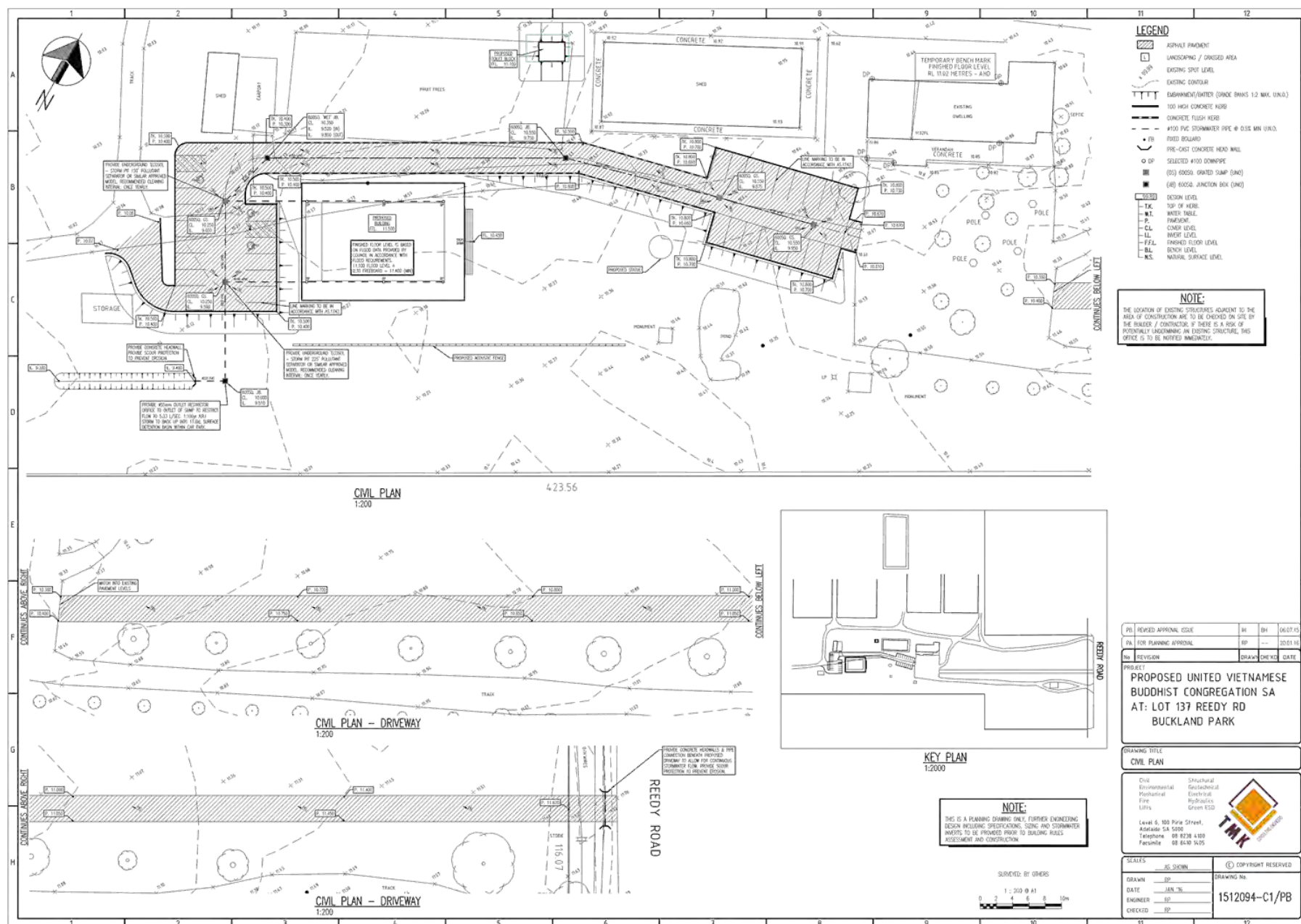
Email: [john@outhredenglish.com.au](mailto:john@outhredenglish.com.au)  
Website: [www.outhredenglish.com.au](http://www.outhredenglish.com.au)

This message and any attachments to it is intended only for the individual or company to which it is addressed and may contain information which is privileged, confidential or prohibited from disclosure or unauthorised use. If the recipient of this

transmission is not the intended recipient, or the employee or agent responsible for delivering such materials to the intended recipient, you are hereby notified that any use, any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this email message or its attachments other than by its intended recipient is strictly prohibited by the sender. If you have received it in error, please return it to the sender and destroy the message and all copies in your possession.







**5.3 THE DEMOLITION OF AN EXISTING BULKY GOODS OUTLET, THE ADDITION AND ALTERATION TO AN EXISTING BULKY GOODS OUTLET COMPRISING AN INDOOR RECREATION CENTRE AND BULKY GOODS OUTLET AND ASSOCIATED CAR PARKING.**

**Snapshot**

<b>Author:</b>	Megan Stewart
<b>Proposal:</b>	The demolition of an existing bulky goods outlet, the addition and alteration to an existing bulky goods outlet comprising an indoor recreation centre and bulky goods outlet and associated car parking.
<b>Development Number:</b>	292/729/2016
<b>Date of Lodgement:</b>	17 May 2016
<b>Owner:</b>	Calardu Munno Para Pty Ltd
<b>Applicant:</b>	Calardu Munno Para Pty Ltd
<b>Location:</b>	Unit 1 Konanda Road, Munno Para
<b>Zone:</b>	District Centre
<b>Classification:</b>	Merit
<b>Public Notification Category:</b>	2
<b>Representation Received:</b>	Yes
<b>Development Plan:</b>	Consolidated 21 April 2016
<b>Request for Additional Information Made?</b>	No
<b>Recommendation:</b>	To Grant Development Plan Consent

**Attachments:**

1. Development Application Form
2. Certificate of Title
3. Aerial Photograph
4. Zone Map
5. Demolition Plan
6. Site Plan
7. Elevation Plan
8. Stormwater Management Report and Plans
9. Traffic Report
10. Planning Report
11. Representation Received
12. Response to Representation

## 1. The Subject Land

The land is rectangular in shape and relatively flat with a total site area of 6,857m<sup>2</sup>. It is located on the western side of Munno Para Boulevard, in the suburb of Munno Para.

At present, the allotment accommodates a bulky goods outlet in the form of Harvey Norman Big Buys and associated car parking and deliveries area with direct access from Munno Para Boulevard. The area to the rear of the building is vacant.

## 2. The Locality

By virtue of the visibility of the subject allotment, the extent of the locality is considered to include:

- 48 Bagalowie Crescent;
- 50 Bagalowie Crescent;
- 52 Bagalowie Crescent;
- 54 Bagalowie Crescent;
- 56 Bagalowie Crescent;
- 600 Main North Road;
- Lot 1001 Main North Road;
- 7 Tepco Court;
- 9 Tepco Court;
- 11 Tepco Court.

### 2.1 Locality Plan



The locality contains predominantly of retail land uses and associated car parking, being Munno Para Shopping Centre. The rear yards of adjacent residential allotments that front onto Tepco Court and Bagalowie Crescent are also within the locality.



## 2.2 Zoning

The subject land is depicted on Zone Map Play/21 in the Mapping Section of the Development Plan.

By virtue of its location, the land is entirely within the District Centre Zone.

## 3. The Proposal

The proposal is best described as follows:

*'The demolition of an existing bulky goods outlet, the addition and alteration to an existing bulky goods outlet comprising an indoor recreation centre and bulky goods outlet and associated car parking'.*

The Applicant seeks to demolish the existing Harvey Norman Big Buys, alter the front entrance and increase the height of the parapet wall of the existing Harvey Norman store, increase the size of the existing bulky goods outlet for indoor recreation centre and bulky goods outlet and create an additional 77 car parking spaces.

## 4. Procedural Matters

### 4.1 Classification

The demolition of an existing bulky goods outlet, the addition and alteration to an existing bulky goods outlet comprising an indoor recreation centre and bulky goods outlet and associated car parking is not assigned as *Complying* or *Non-Complying* either in Council's Development Plan or in the *Development Regulations 2008* (Regulations).

As such, the proposal has been dealt with as a *Merit* form of development.

### 4.2 Public Notification

The Procedural Matters section of the District Centre Zone Section in the Development Plan assigns all forms of development located adjacent to a Residential Zone boundary as a Category 2 development.

Eleven properties were notified of the development. One representation was received opposing the development and they have indicated that they wish to be heard by the Development Assessment Panel.

No amendments to the plans were made by the Applicant or requested by Council in response to this representation.

## 5. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposal is consistent with the Desired Character as expressed in the Development Plan;
- Whether there is adequate car parking provided for the proposed land uses;
- Whether sufficient setbacks are provided from the existing residential development to afford visual relief and to buffer any associated nuisances; and
- Whether the additions are of an appropriate form and scale.

## **6. Planning Assessment**

### **6.1 Consistency with the Desired Character**

In order to determine whether the form and scale of the proposal is appropriate, it is first necessary to understand the Desired Character for the District Centre Zone in the Development Plan.

The Zone comprises a range of retail and commercial facilities, including offices, consulting rooms, shops, petrol filling stations, department stores, banks, indoor recreation areas and restaurants.

According to the Development Plan, development in the area should create a centre that provides mainly 'convenience' goods as well as a sufficient range of comparison goods and community facilities to serve the major weekly shopping needs.

Further, a range of retail facilities, offices, consulting rooms, cultural, community, public administration, and entertainment, educational, recreational, religious and residential facilities should be provided to serve the community and visitors within the surrounding district.

The demolition of an existing bulky goods outlet, the addition and alteration to an existing bulky goods outlet comprising an indoor recreation centre and bulky goods outlet and associated car parking is considered to be consistent with the Desired Character of the District Centre Zone as it provides recreational and retail facilities to serve the community and visitors within the surrounding district.

### **6.2 Adequate car parking**

The proposed development will result in an indoor recreation centre of 2,463m<sup>2</sup> and an additional 941m<sup>2</sup> added to the existing bulky goods outlet for retail sales. This will result in an increase in the number of people visiting the site and will increase car parking demand.

The Traffic Report prepared by GTA Consultants (GTA) considers this increase in people visiting the site and anticipates that it will generate up to 106 additional vehicles per day. GTA concludes that the 77 car parking spaces, 47 of which are additional to the subject land, is sufficient to manage the additional demand. Further, the surrounding shopping centre road network can accommodate the additional traffic generated from the proposal.

Council's Engineer has reviewed the report and accepts the conclusions and findings within the report. A condition has been included within the recommendation to reinforce the car park layout is in accordance with the relevant standards.

The 77 car parking spaces meet the requirements stipulated for off street vehicle parking requirements in Table Play/3 of Council's Development Plan. Although this table stipulates that 3 car parking spaces must be provided per 100 square metres of gross leasable area in the District Centre Zone, it also states that a lesser number of parking spaces may be provided if the development is integrated with shared parking.

This also satisfies Principle of Development Control 22 of the District Centre Zone of the Development Plan which states:

*“Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A – Off Street Vehicle Parking Requirements for Designated Areas (whichever applies), unless:*

- a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces*
- (b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park*

Further, Principle of Development Control 23 of the District centre Zone of the Development Plan is satisfied which states; *“car parking areas located outside of the area marked ‘Retail Core’ should be sited to the rear and/or side of buildings”.*

The loading zone to the rear of the subject land will cater for Heavy Rigid Vehicles (HRV) and accommodate a turning area within the site. This ensures that the vehicles will exit and enter the site in a forward motion to restrict the impact to Munno Para Boulevard. The proposed crossover will be a minimum of 1 metre from the existing street infrastructure and reinforced in a condition contained within the recommendation.

### **6.3 Appropriate separation from residential development**

Although the built form of the indoor recreation centre and loading dock for the bulky goods outlet will be constructed to the southern site boundary, it is considered to be sufficiently separated from the existing residential development by Munno Para Boulevard. There are also existing trees within the verge between Munno Para Boulevard and the rear fences of the residential development to provide screening from the proposal.

The main entrances to the proposed buildings and customer car parking are provided on the opposite side away from the established residential development, reducing the impact of associated traffic and noise.

This satisfies Principle of Development Control 12 of the District Centre Zone of the Development Plan which states; *“centre development adjoining residential development, should be set back to afford visual relief and to buffer any associated nuisances”.*

### **6.4 Appropriate Form and Scale**

The subject site is located within the area marked ‘Service Trade Area’ which provides for the development of retail activities and should include activities such as bulky goods outlets and service trade premises. The proposed additions meet this requirement as they seek to increase the existing bulky goods outlet and provide an indoor recreation area.

This satisfies Principle of Development Control 4 (d)(i) of the District Centre Zone of the Development Plan as follows:

*“the area marked ‘Service Trade Area’, provides for the development of retail activities which complement the adjoining areas marked ‘Retail Core’ and ‘Main North Road Area’ and should include:*

- (i) retail activities such as bulky goods outlets and service trade premises that have expansive display and/or storage requirements and generate lower customer turnover, including garden centre, hardware and timber supplies, automotive products and services, toys, furniture, floor coverings and household appliances”.*

The additions and alterations are proposed to use the same materials and colours and as the existing building to the North West (Harvey Norman) and they have been designed to be integrated into the existing building, so when viewed at street level, it provides a cohesive built form. Internal doors link the additions to the existing bulky goods outlet and the additional car parking spaces have been designed to fit in with the current car park layout.

This satisfies Principle of Development Control 4 (d)(ii) of the District Centre Zone of the Development Plan as follows:

- (ii) *“be designed to a high standard consistent with its exposed, highly visible location and project a cohesive built-form with a maximum of 12 metres in roof height and provide strong visual and physical links to and between the adjoining areas marked ‘Retail Core’ and ‘Main North Road Area’.”*

It also satisfies Principle of Development Control 5(a) of the District Centre Zone of the Development Plan which states that development should *“integrate unifying elements and/or develop new features that assist to unify and connect individual buildings and different areas”*.

## 7. Conclusion

The proposal is considered to be consistent with the Desired Character of the District Centre Zone and an appropriate land use. The development adds to the established range of retail and commercial facilities. The proposed building will use the same materials and colours as the existing building to the North West (Harvey Norman) and has been designed to be integrated into the building, so when viewed at street level, it provides a cohesive built form.

The proposal will increase demand for car parking which has been sufficiently accommodated with the inclusion of an additional 47 spaces to the existing car parking area, as confirmed in the GTA Traffic Report. The surrounding shopping centre road network can accommodate the additional traffic generated from the proposal.

The built form of the indoor recreation centre and loading dock for the bulky goods outlet will be constructed to the southern site boundary. It is considered to be sufficiently separated from the established residential dwellings to the south of the subject land by Munno Para Boulevard and existing trees in the verge

Based on the assessment undertaken, the proposed development has merits to warrant approval.

## 8. Recommendation

### STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the Playford Council Development Plan; and
- B. GRANTS Development Plan Consent to the application by Calardu Munno Para Pty Ltd for the demolition of an existing bulky goods outlet, the addition and alteration to an existing bulky goods outlet comprising an indoor recreation centre and bulky goods outlet and associated car parking at Unti 1 Konanda Road, Munno Para, as detailed in



Development Application 292/729/2016 subject to the following conditions:

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this application except where varied by any condition(s) listed below
2. All loading and unloading of goods and merchandise shall be carried out upon the subject land and no loading of any goods or merchandise shall be permitted to be carried out in the street in conjunction with the consent herein granted.

*Reason: To minimise the impact on adjacent properties, roads, road users and infrastructure.*

3. All driveways, parking and manoeuvring areas must be formed, sealed with concrete, bitumen or paving, and be properly drained. They must be maintained in good condition thereafter.

*Reason: To ensure useable and safe car parking.*

4. The driveway crossing place must not be closer than 1 metre to the existing street

*Reason: To ensure safe and convenient access and protect the existing infrastructure.*

5. All off-street car parking spaces must be line marked, in accordance with the approved plans and Australian Standards AS 2890.1:2004 and 1742.2.2009. The line marking, signposting and directional arrows must be maintained to a clear and visible standard at all times.

*Reason: To maintain safety for users.*

6. Any noise generated by the development during the day (7am to 10pm) shall not exceed 52 dB(A) and 45 dB(A) at night (10pm to 7am) at the adjacent noise affected premises within a habitable room as detailed in the Environment Protection (Noise) Policy 2007.

*Reason: To maintain an acceptable noise level within the adjacent rural residential properties.*

7. Free and unrestricted access must be available to both the designated car parking spaces and the vehicle access ways at all times.

*Reason: To ensure useable access and appropriate off-street car parking is provided.*

8. Any lights on the subject land must be directed and screened so that overspill of light into the nearby properties is avoided and motorists are not distracted.

*Reason: To minimise the impact on adjoining properties and drivers.*

## DEVELOPMENT APPLICATION FORM

COUNCIL: CITY OF PLAYFORD

APPLICANT: CALARDU MUNNO PARA PTY LTD

Postal Address: C/- MASTERPLAN

33 CARRINGTON STREET, ADELAIDE SA 5000

OWNER: AS ABOVE

Postal Address:

BUILDER: TBA

Postal Address:

Licence No:

## CONTACT PERSON FOR FURTHER INFORMATION:

Name: DAVID BILLS

Telephone: 8193 5600

Facsimile: 8221 6001

Mobile: 0404 056 648

## EXISTING USE:

BULKY GOODS RETAIL

## DESCRIPTION OF PROPOSED DEVELOPMENT:

CONSTRUCTION OF STAGE 2 OF SHOPPING CENTRE

## LOCATION OF PROPOSED DEVELOPMENT:

House No: 51 Lot No: 502, 503 AND 505 Street: KONANDA ROAD Town/Suburb: SMITHFIELD

Section No (full/part): Hundred: MUNNO PARA Volume: 6020 Folio: 8

Section No (full/part): Hundred: Volume: Folio:

## LAND DIVISION:

Site Area (m<sup>2</sup>): Reserve Area (m<sup>2</sup>): No of Existing Allotments:Number of Additional Allotments - (Excluding Road and Reserve): Lease: YES: ☐ NO: ☐

## BUILDING RULES CLASSIFICATION SOUGHT:

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Female: Male:

If Class 9a classification is sought, state the number of persons for whom accommodation is required:

If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises:

## DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 1993 APPLY?

YES: ☐ NO: ☒

## HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID?

YES: ☐ NO: ☒

DEVELOPMENT COST (Do not include any fit-out costs): \$4 MILLION

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993.

SIGNATURE:

FOR AND ON BEHALF OF CALARDU MUNNO PARA PTY LTD

Dated: 9 MAY 2016

## FOR OFFICE USE

Development No: 292/729/2016

Previous Development No:

Assessment No:

<input type="checkbox"/> Complying	Application forwarded to DA			
<input type="checkbox"/> Non-complying	Commission/Council on:			
<input type="checkbox"/> Notification Cat 2	Decision: / /			
<input type="checkbox"/> Notification Cat 3	Type: / /			
<input type="checkbox"/> Referrals/Concurrence	Date: / /			
<input type="checkbox"/> DA Commission	Date: / /			
	Decision	Fees	Receipt No	Date
Planning:				
Building:				
Land Division:				
Additional:				
Dev Approval:				



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 6020 FOLIO 8 \*

COST : \$17.40 (GST exempt )  
REGION : EMAIL  
AGENT : BTPL BOX NO : 000  
SEARCHED ON : 18/03/2009 AT : 12:56:45  
CLIENT REF 12390  
PARENT TITLE : CT 5992/504 & OTHERS  
AUTHORITY : RTC 10833221  
DATE OF ISSUE : 09/10/2008  
EDITION : 1

### REGISTERED PROPRIETOR IN FEE SIMPLE

CALARDU MUNNO PARA PTY. LTD. OF A1 RICHMOND ROAD FLEMINGTON NSW 2140

### DESCRIPTION OF LAND

ALLOTMENT 503 DEPOSITED PLAN 64283  
IN THE AREA NAMED SMITHFIELD  
HUNDRED OF MUNNO PARA

### EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED Q TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (RTC 9039456)

SUBJECT TO THE EASEMENT OVER THE LAND MARKED T AND UU TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (TG 8933040)

TOGETHER WITH THE EASEMENT OVER PORTION OF ALLOTMENTS 502 AND 504 MARKED BB (RTC 10596555)

TOGETHER WITH THE EASEMENT OVER THE LAND MARKED ZZ FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 9039456)

TOGETHER WITH EASEMENTS OVER THE LAND MARKED MM.NN AND PP FOR DRAINAGE PURPOSES (RTC 9039456 TG 9039457 AND TG 9039458 RESPECTIVELY)

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED AA

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED LA ON DP 72938

### SCHEDULE OF ENDORSEMENTS

10065435 MORTGAGE TO P.T. LTD.

10600961 ENCUMBRANCE TO CHAPLEY NOMINEES PTY. LTD. (SINGLE COPY ONLY)

CONT.





# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 6020 FOLIO 8 \*

REGION : EMAIL

AGENT : BTPL BOX NO : 000

SEARCHED ON : 18/03/2009 AT : 12:56:45

PARENT TITLE : CT 5992/504 & OTHERS

AUTHORITY : RTC 10833221

DATE OF ISSUE : 09/10/2008

EDITION : 1

### NOTATIONS

#### DOCUMENTS AFFECTING THIS TITLE

RTF 10734817 UNREGISTERED

L 11055914 UNREGISTERED

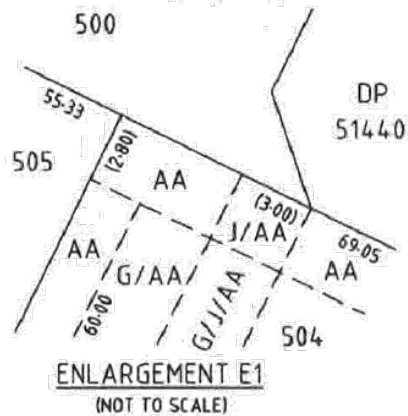
#### REGISTRAR-GENERAL'S NOTES

PLAN FOR LEASE PURPOSES GP 374/99

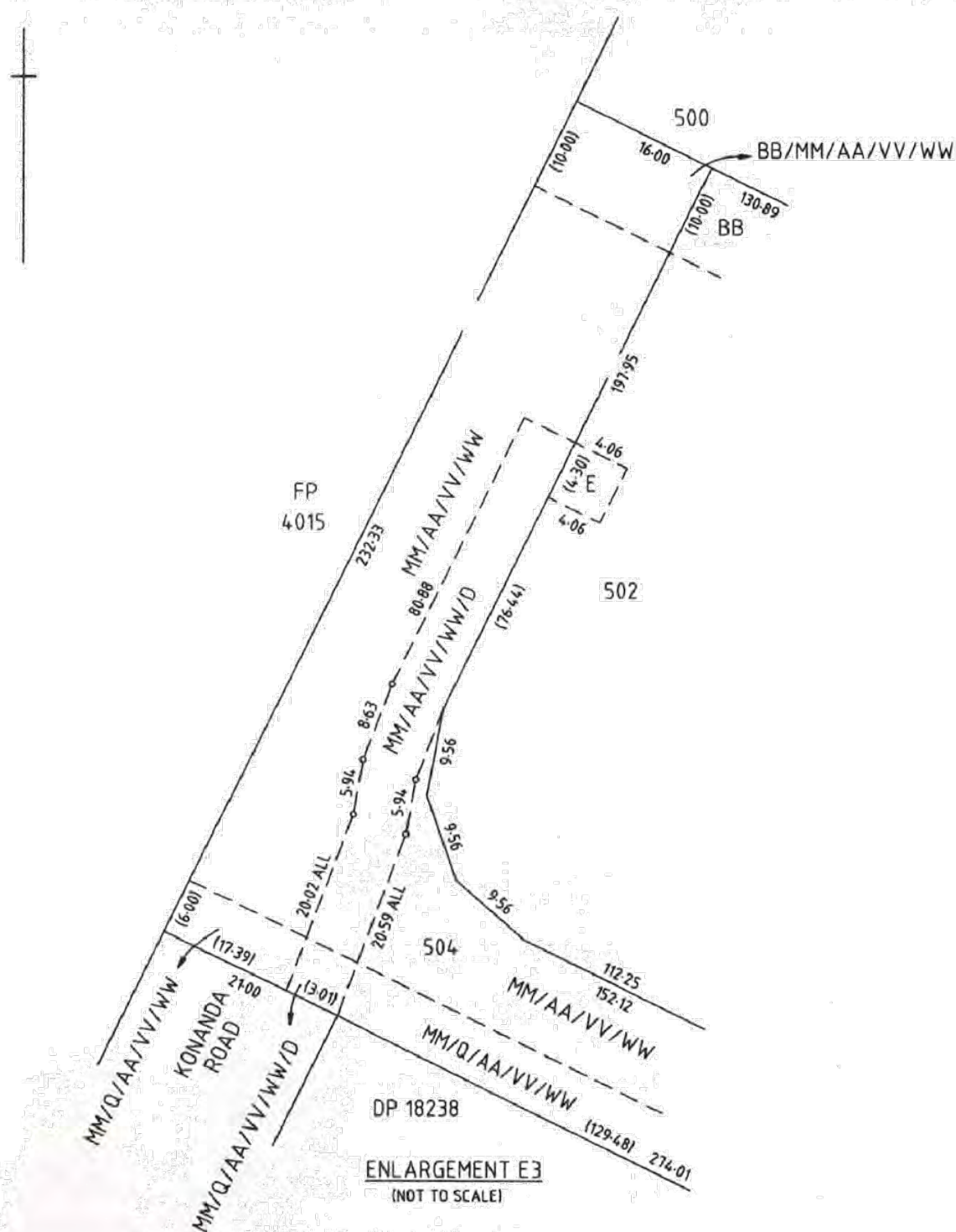
END OF TEXT.



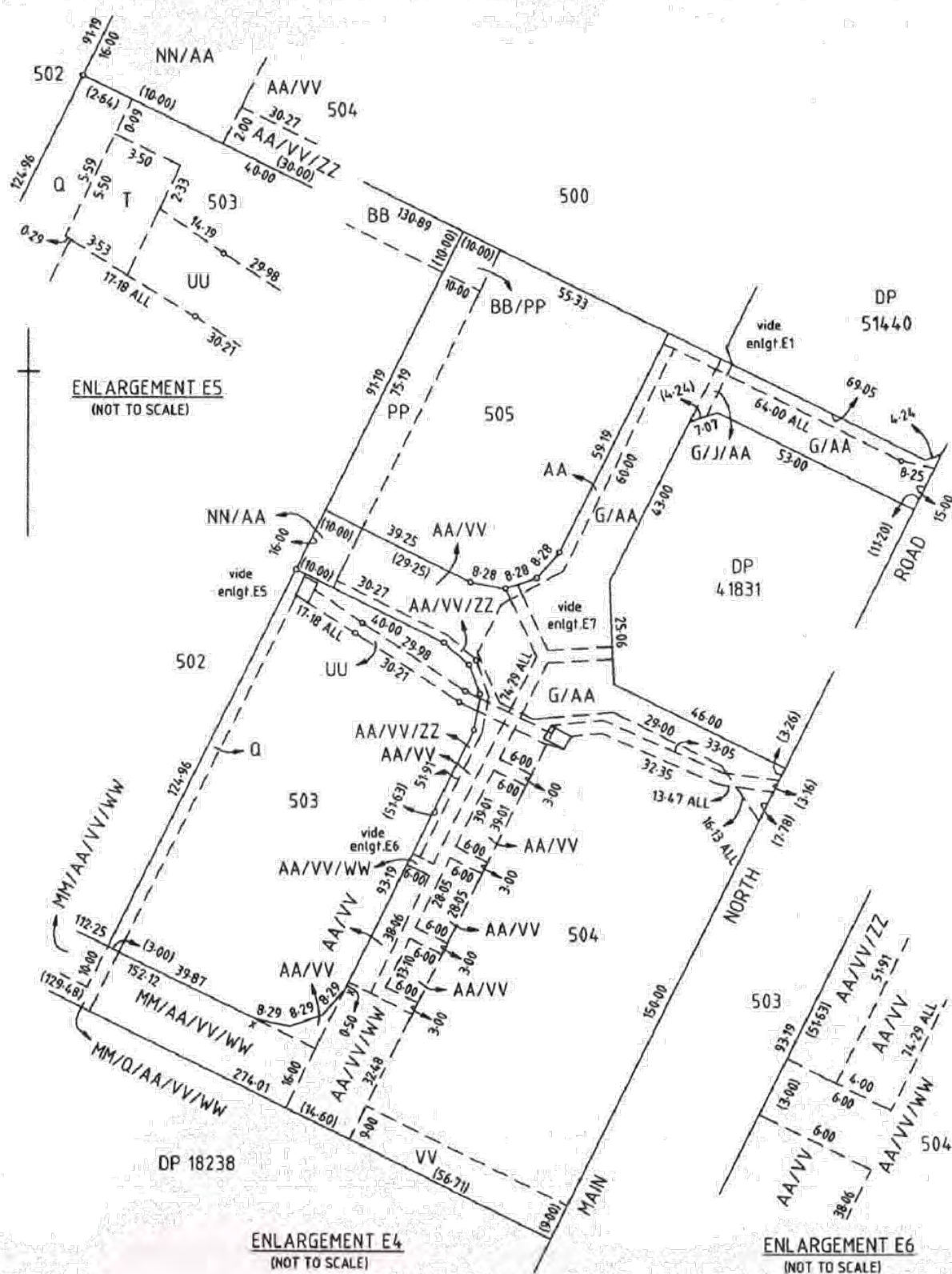
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA  
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6020 FOLIO 8  
SEARCH DATE : 18/03/2009 TIME: 12:56:45



SEARCH DATE : 18/03/2009 TIME: 12:56:45



SEARCH DATE : 18/03/2009 TIME: 12:56:45





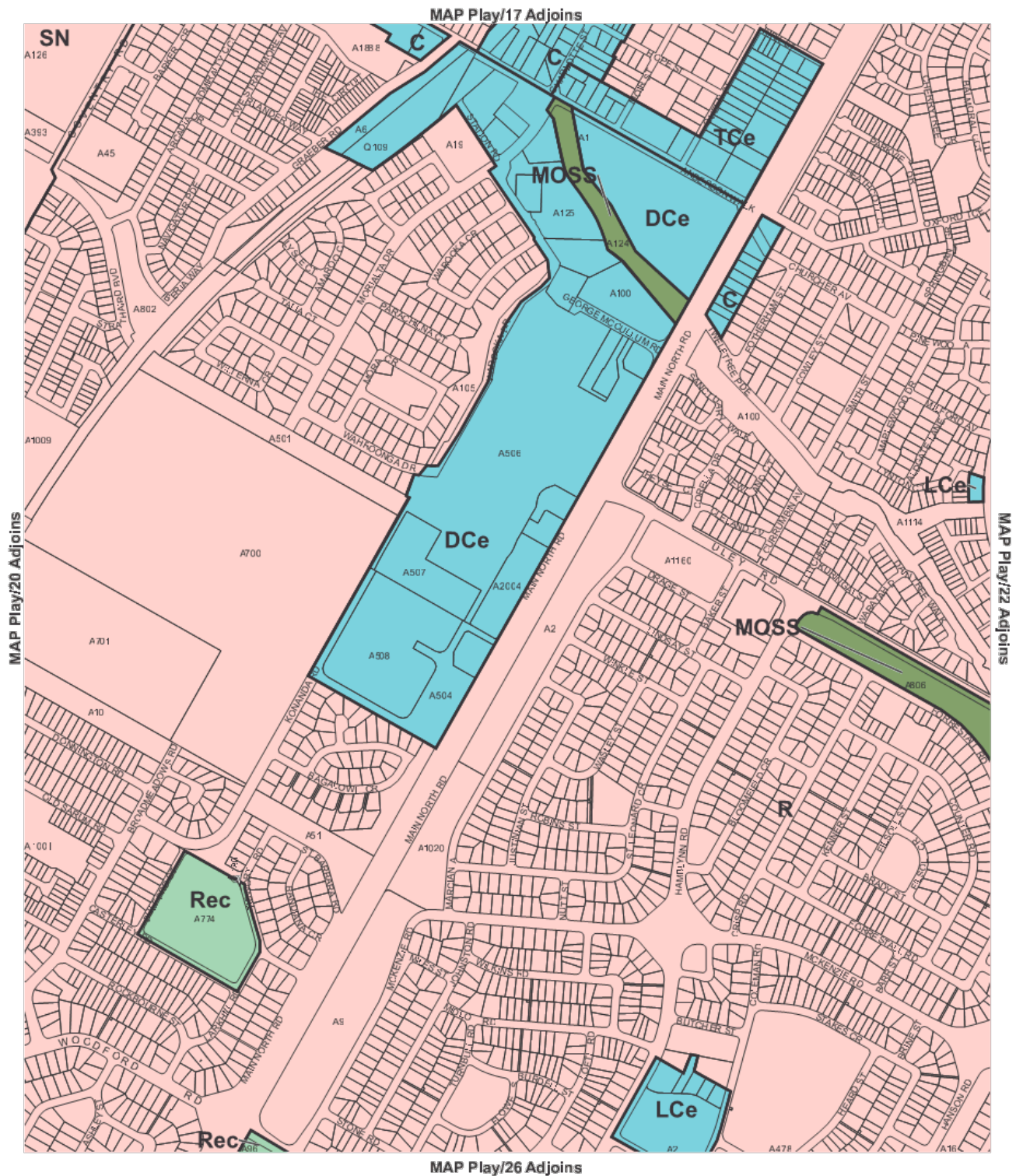
SEARCH DATE : 18/03/2009 TIME: 12:56:45











L:\m16\16 Content\16 Conis Project\01 GIS\A94

#### Zones

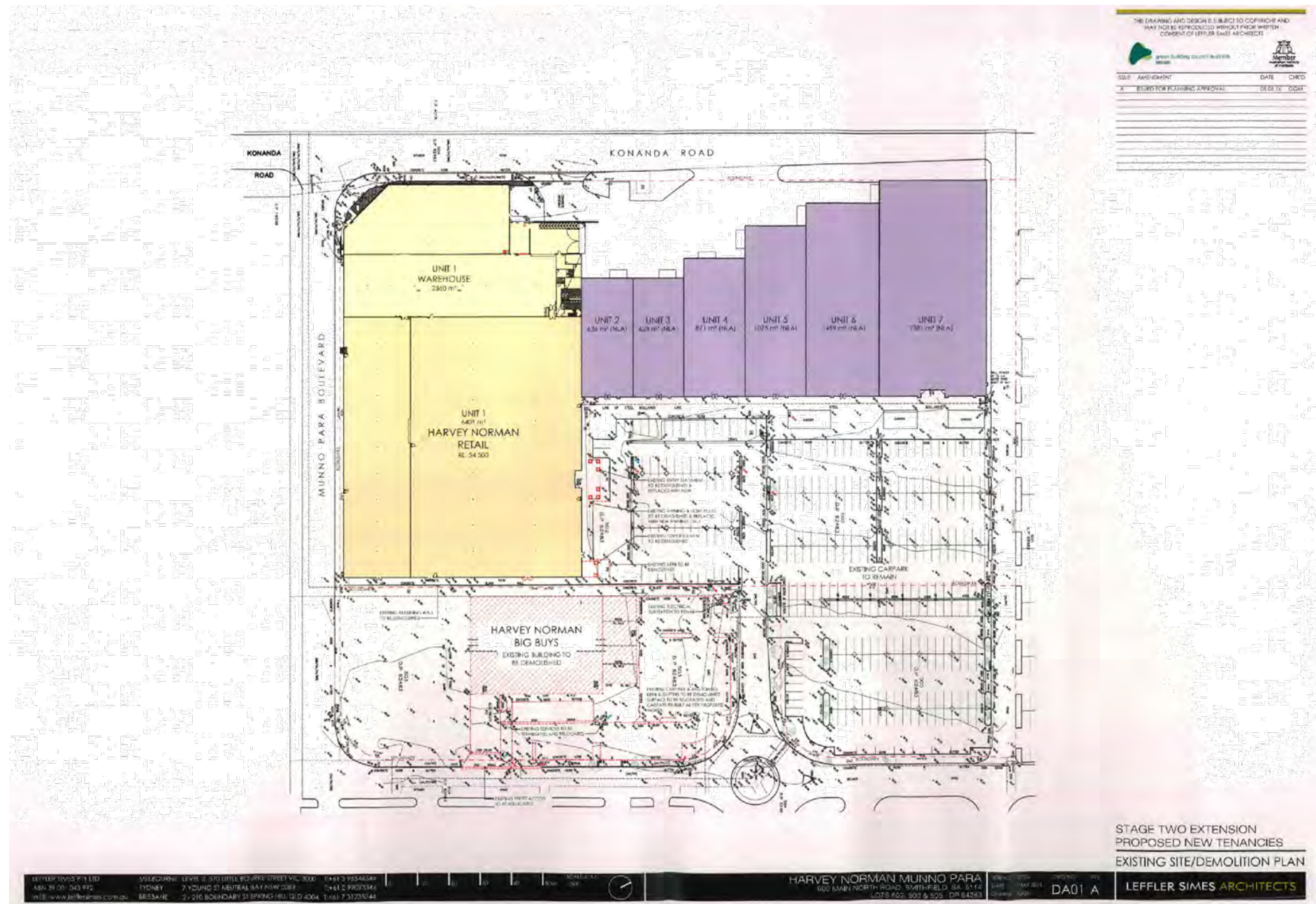
C	Commercial
DCE	District Centre
LCE	Local Centre
MOSS	Metropolitan Open Space System
Rec	Recreation
R	Residential
SN	Suburban Neighbourhood
TCe	Town Centre
	Zone Boundary



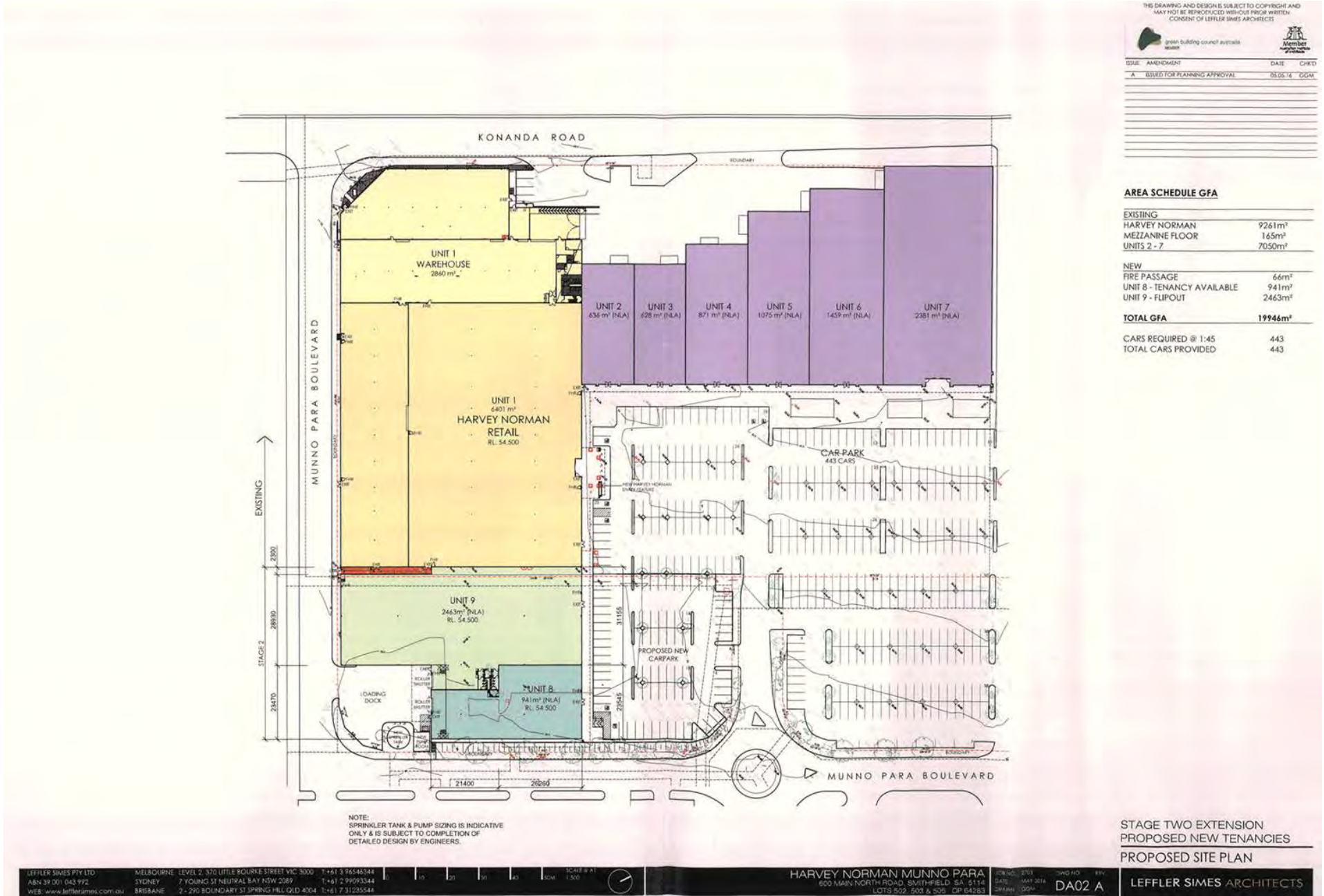
## Zone Map Play/21

PLAYFORD COUNCIL

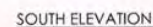












FINISHES SCHEDULE	
FINISH	DARK HARVEY NORMAN (RD) (CODE A-150)
FINISH	DARK MAHA GREY (CODE PG303)
FINISH	DARK PLOOFED GRAY (CODE PG303C)
FINISH	COLORBOND TURFPAVE (CODE BAUR)
FINISH	DARK WHITE ON WHITE (CODE PG201S)
FINISH	DARK BIRDAIR (CODE PG301)
FINISH	DARK DURATEC THERMA-SEVER KEMIC - 3/4" (CODE RD218C)

STAGE TWO EXTENSION  
PROPOSED NEW TENANCIES  
PROPOSED ELEVATIONS



**WALLBRIDGE & GILBERT**  
Consulting Engineers

60 Wyatt Street, Adelaide  
South Australia 5000  
Telephone 08 8223 7433  
Email [adelaide@wga.com.au](mailto:adelaide@wga.com.au)

29<sup>th</sup> April 2016

Job No: WAD160476

Calardu Munno Para  
c/- Norman & Assoc  
5 Peel Street  
Adelaide  
SOUTH AUSTRALIA 5000

Attention: Mr Ben Norman

Dear Sir

**HARVEY NORMAN MUNNO PARA STAGE 2 EXTENSION  
STORMWATER MANAGEMENT REPORT**

Wallbridge & Gilbert (W&G) has been engaged by Calardu Munno Para to provide civil engineering consultation services for the proposed extension to the Harvey Norman store at Munno Para. This letter details a conceptual design for the management of the stormwater runoff at the site.

**1. SITE DESCRIPTION**

The proposed development site covers a total area of approximately 7,500m<sup>2</sup>. It is located on the eastern side of the existing Harvey Norman Retail store on the northern side of Munno Para Boulevard.

The current site is occupied by an existing building and asphalt car park on the northern and eastern side of the building. The southern portion of the site is vacant.

The majority of existing site falls to the north, however the vacant southern portion falls to the existing road on the southern side of the site.

Refer to Attachment A for a copy of the current aerial photograph.

**2. DEVELOPMENT DESCRIPTION**

The development includes the demolition of the existing building, construction of approximately 3,500m<sup>2</sup> of new building, a re-configured car park and a new loading area.

Refer to Attachment B for a copy of the Architectural site plan.

**3. CURRENT STORMWATER DRAINAGE INFRASTRUCTURE**

The current site is served by a series of underground stormwater pipes that ultimately connect to the existing underground stormwater pipes in the surrounding roads.

The southern (vacant) portion of the site is connected to an existing SEP in the road that is drained by a 375mm dia RCP. This continues across the road and then falls to the west.

The northern portion of the site contains a series of pipes that collect runoff from the building and car parking areas. This pipe system connects to a side entry pit on the north west corner of the site.

Refer to Attachment C for a marked up copy of the engineering survey that shows the extent of existing stormwater drainage.

**ADELAIDE | DARWIN | MELBOURNE | PERTH | WHYALLA**

W&G Engineers Pty Ltd trading as Wallbridge & Gilbert ACN 052 528 926 ABN 90 743 056 456





**WALLBRIDGE & GILBERT**  
Consulting Engineers

#### 4. COUNCIL REQUIREMENTS

W&G liaised with Neil Langley from the City of Playford to determine Council's stormwater management requirements for the site. These requirements are outlined below:

- Peak flows generated from the post-development site in a 1 in 100 year storm event are to be limited to the peak flows generated from the pre-development site in a 1 in 10 year storm event. This only applies to the southern portion of the site that is currently undeveloped.
- Flows from the northern portion of the site do not need to be reduced as this portion of the site is already fully developed.
- A Gross Pollutant Trap or similar is not required as the drainage for the site will connect into the existing Shopping Centre drainage system which has treatment devices further downstream. It is noted that the existing site does not currently contain any water quality improvement measures.

#### 5. PROPOSED STORMWATER MANAGEMENT METHODOLOGY

To meet the Council requirement outlined above, a preliminary stormwater management methodology has been established.

It is proposed that the downpipes on the southern side of the new building plus surface runoff from the loading area is collected by a series of pits and underground pipes and connected to the existing 375mm dia pipe in the northern side of the southern roadway. This will require a new junction pit to be constructed over the top of the existing pipe. In order to reduce the flow rate to the pre-development in 1 in 10 year rate, approximately 40m<sup>3</sup> of on-site detention is required. This would take the form of underground storage such as Humes StormTrap unit or similar. These units would be located under the concrete pavement in the loading dock area.

A copy of the detention calculations are shown in Attachment D.

The downpipes from the northern side of the building plus the surface runoff from the northern re-aligned car park would be collected by a series of pits and underground pipes and connected to the existing side entry pit on the north-western corner of the site. As noted above, this section of the stormwater drainage system does not require any on-site detention as the site is already fully developed.

A layout plan of the proposed stormwater management plan is shown in Attachment E.

#### 6. SUMMARY

The preliminary stormwater information provided in this letter has been prepared to demonstrate the philosophy behind the proposed treatment of the stormwater runoff from this development. The information provided is preliminary and will be subject to detailed design and documentation.

Yours faithfully

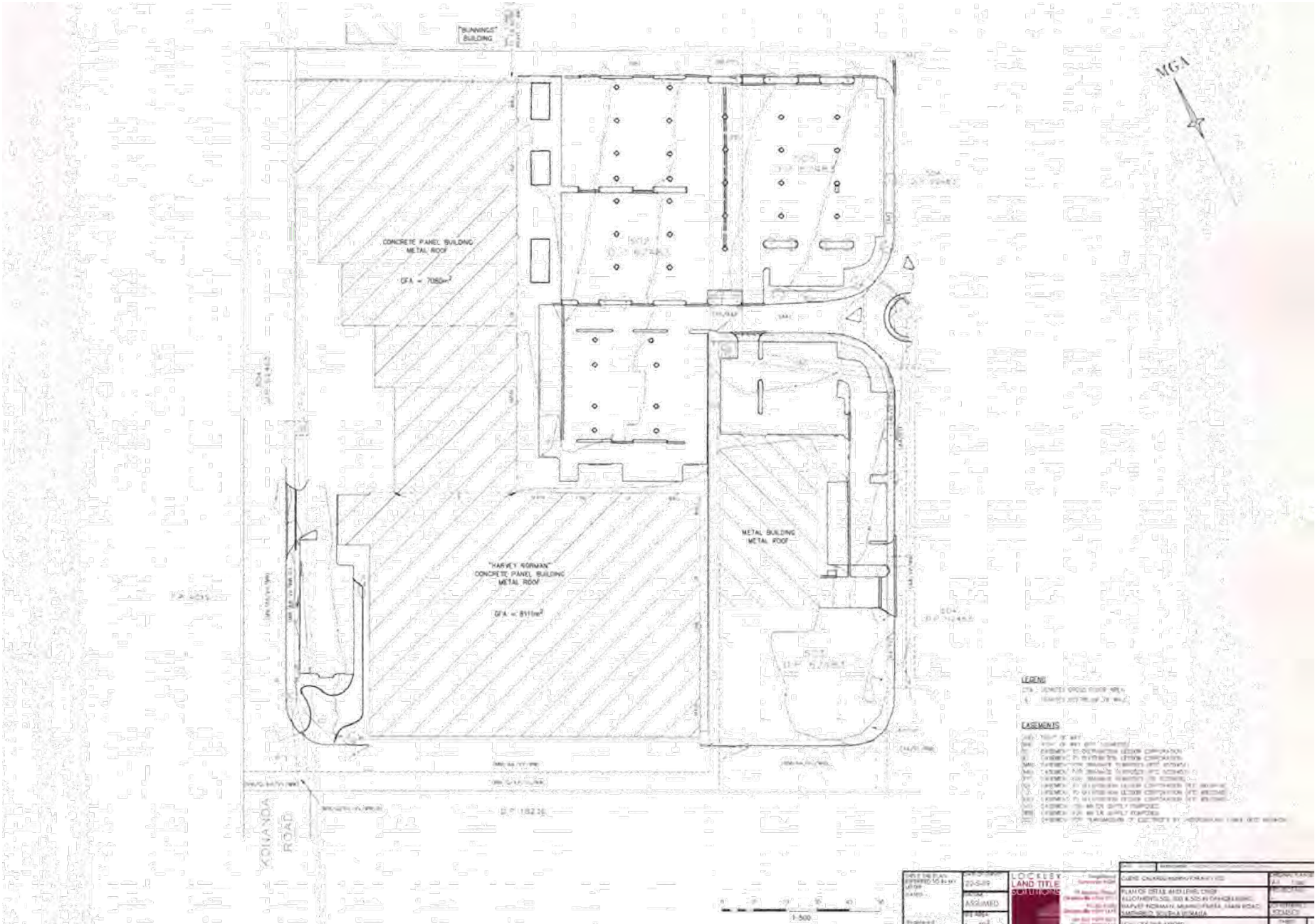
Colin Hill  
for  
**WALLBRIDGE & GILBERT**

Attached:

- Attachment A – Existing Aerial Photograph
- Attachment B – Preliminary Site Layout Plan
- Attachment C – Existing Stormwater Infrastructure
- Attachment D – Calculations
- Attachment E – Preliminary Stormwater Management Plan

CH:an

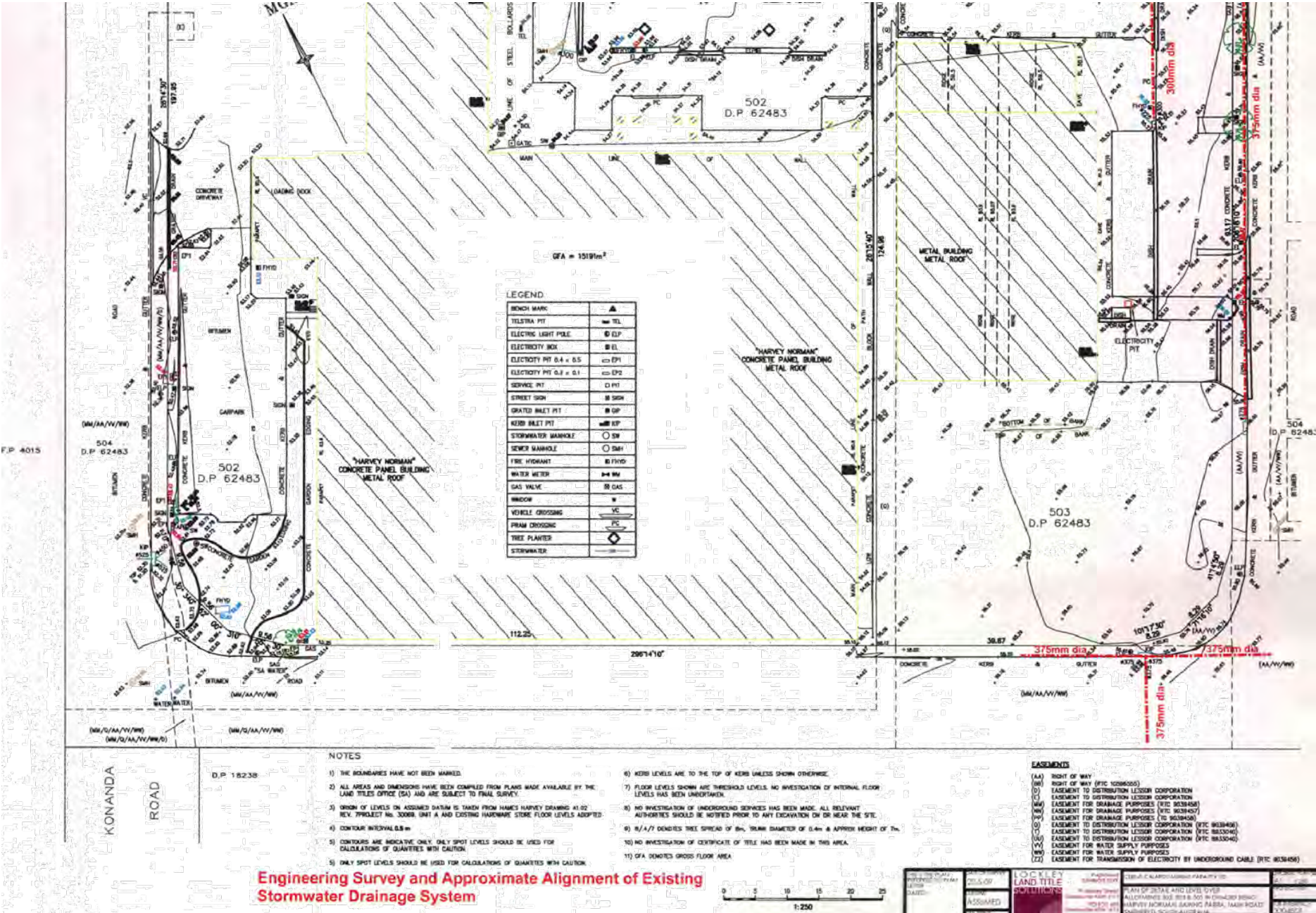
1604761001 - Rev A Stormwater















**WALLBRIDGE & GILBERT**  
Consulting Engineers

60 Wyatt Street  
Adelaide, South Australia 5000  
Phone (08) 8223 7433  
Facsimile (08) 8232 0967

Job Number WAD160476

Designer CH

Date 28/4/16

Page Number 1

### Harvey Norman, Munnab Para - Stormwater Drainage

Council advise that

- In the undeveloped areas, the peak flow rates from the developed 1 in 100 year storm events are to be limited to the peak flow rates from the undeveloped 1 in 10 year storm events.
- Where the site is developed, no detention is required as the difference in peak flow rates is nil.

Southern portion - catchment (pre-dev) =  $2,200m^2$   
runoff coeff.  $C = 0.6$  (mix of rubble & compacted soil)  
time of conc.  $t_c = 10 \text{ mins}$   
 $I_{10} = 72 \text{ mm/hr}$   
 $\Rightarrow Q_{10} = 2.78 \times 0.6 \times 72 \times 0.22$   
 $= 27 l/s$

catchment (post-dev) =  $2,200m^2$   
runoff coeff.  $C = 0.9$   
time of conc.  $t_c = 10 \text{ mins}$

Proposed direction to reduce  $Q_{100} \rightarrow Q_{10} = 40 l/s$   
(refer attached spreadsheet)

Wallbridge and Gilbert  
60 Wyatt Street  
Adelaide SA 5000

## Basic Stormwater Detention Assessment

Title: Harvey Norman Munno Para

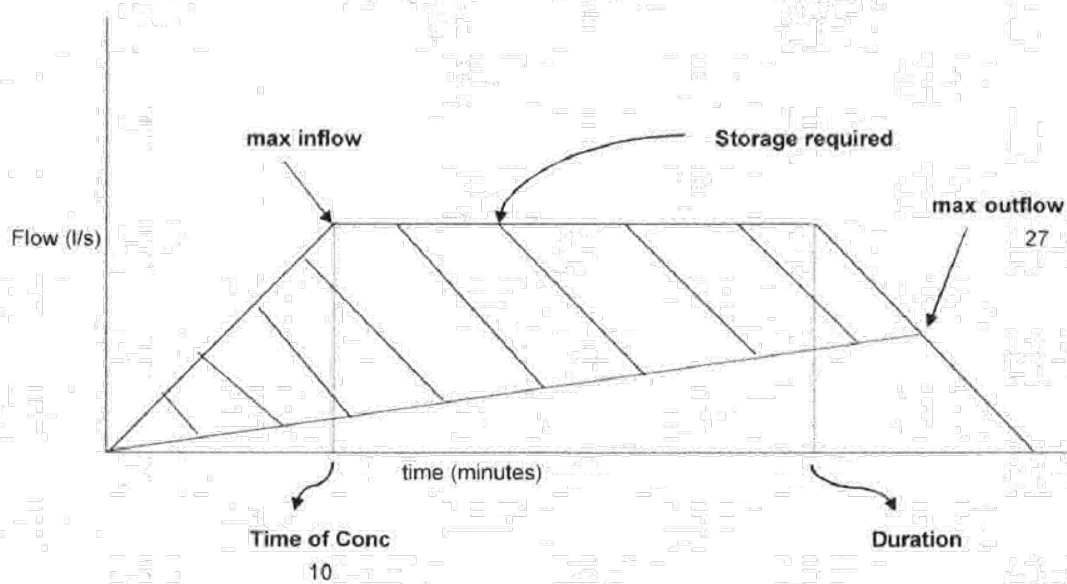
Date: 28/04/16

Job No: WAD160476

Area 2200 m<sup>2</sup>  
Coeff Permeability 0.9  
Time of conc. 10 min  
ARI Storm 100 Year  
Max Outflow Qp 27 l/sec

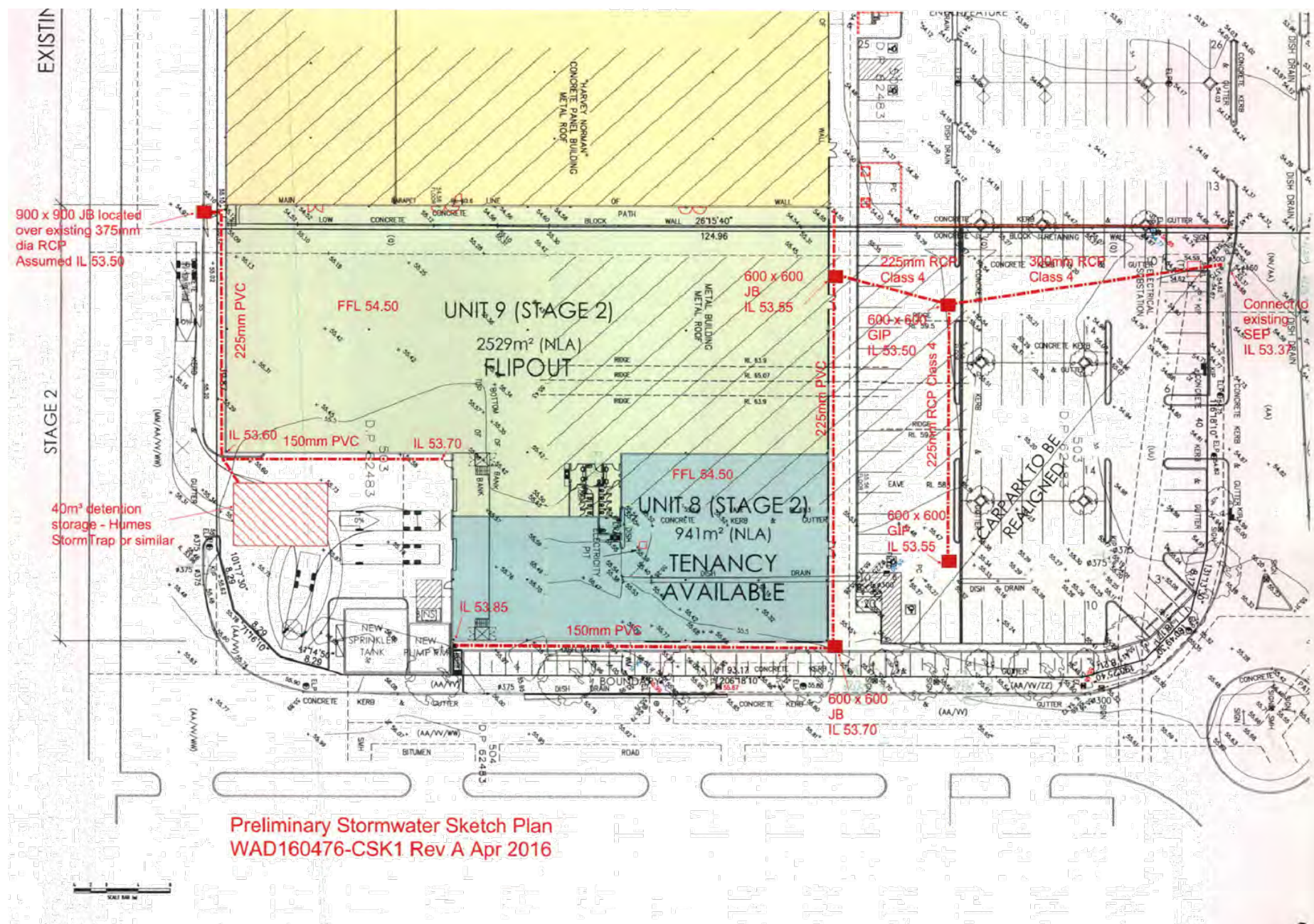
Building Roof

Duration min	Intensity mm/hr	Inflow rate Ip l/sec	Inflow Vol Vi m3	Max Storage Smax m3
5	186	102.3	30.69	18.54
10	136	74.8	44.88	28.68
15	110	60.5	54.45	34.20
30	74	40.7	73.26	40.86
45	57	31.4	84.65	40.10
60	46.7	25.7	92.47	35.77
75	40.2	22.1	99.50	30.65



Print Date : 29/04/2016









Reference: #16A1231000

05 May 2016

Leffler Simes Architects  
7 Young Street  
NEUTRAL BAY NSW 2089

Attention: Ms Georgina Mackean

Dear Georgina

**RE: HARVEY NORMAN, MUNNO PARA – TRAFFIC AND TRANSPORT IMPACT APPRAISAL**

I refer to our discussion recently and email regarding the proposed expansion to the Harvey Norman site at Munno Para. The following letter summarises our traffic and parking assessment for the proposed development.

**Subject Site**

The subject site is the existing Harvey Norman site located in Munno Para adjacent the Munno Para Shopping Centre.

The subject site and its surrounds are shown on Figure 1 below.

Figure 1: Subject Site and Surrounds



(PhotoMap courtesy of NearMap Pty Ltd)

melbourne  
sydney  
brisbane  
canberra  
**adelaide**  
gold coast  
townsville  
perth

Suite 4, Level 1,  
136 The Parade  
NORWOOD SA 5067

PO Box 3421  
NORWOOD SA 5067

t// +618 8334 3600

[www.gta.com.au](http://www.gta.com.au)

### Existing Conditions

The existing tenancies include:

- Harvey Norman Retail – 6,401 sq.m
- Harvey Norman Warehouse – 2,860 sq.m
- Beacon Lighting – 636 sq.m
- Petstock – 628 sq.m
- SCA – 871 sq.m
- Forty Winks – 1,075 sq.m
- JB HI-FI – 1,459 sq.m
- Fantastic Furniture – 2,381 sq.m
- Existing Bulky Goods – 1,665 sq.m (measured)

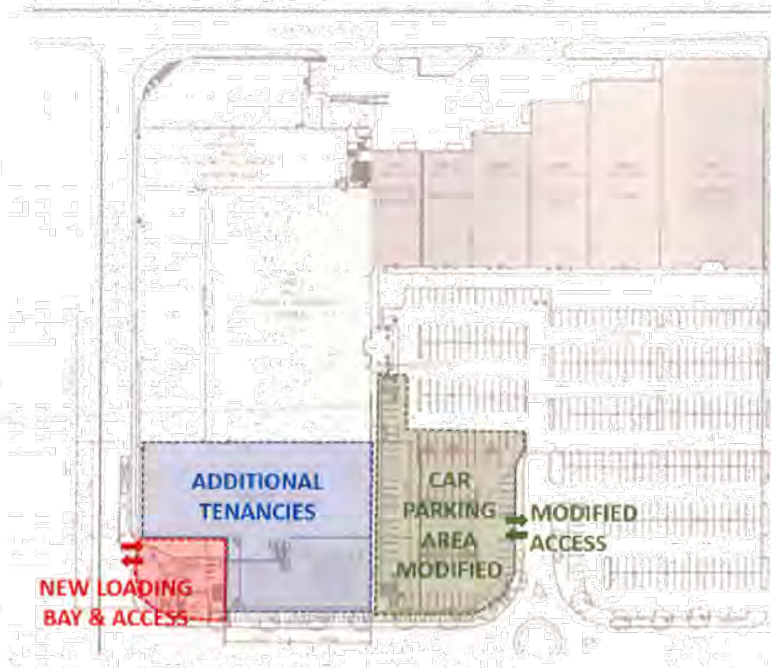
The subject site currently has 428 car parking spaces total for 17,976 sq.m. This equates to 2.4 spaces per 100sq.m of floor space.

The neighbouring Munno Para Shopping Centre comprises some 2,336 parking spaces which will have some sharing occur through available accessibility between sites (i.e. there is no physical demarcation).

### Proposed Development

The proposed development seeks to add two new tenancy spaces to the site, demolish an existing tenancy (Harvey Norman Big Buys) and realign a section of adjacent car park. Figure 2 below summarises the changes to the subject site as part of the proposed development.

Figure 2: Proposed Development





The proposal will result in the following changes to floor area:

- o Demolish Existing Bulky Goods Tenancy -1,665 sq.m
- o New Flipout (indoor trampolining) +2,463 sq.m
- o New Tenancy +941 sq.m (nett reduction of 724sqm of bulky goods)

This will result in a total decrease in 'bulky goods' floor area of 724sq.m with an additional 2,463sq.m Flipout.

The car parking area will be realigned to provide an additional 77 car parking spaces adjacent these two tenancies. This will bring the subject sites total parking provision to 505 car parking spaces.

The proposed development will close the existing crossover to the eastern boundary of the site, and shift the easternmost access on the northern boundary of the site further east. A new crossover is proposed to Munno Para Boulevard to the south for the proposed loading bay, which is located in the southeast corner of the subject site.

## Car Parking

### Empirical Car Parking Demand

GTA's database includes the results of a car parking survey conducted at Bounce, a similar trampolining facility, in Marleston. This survey indicated that for the 2,600sq.m Bounce the peak parking demand was some 103 spaces on a Saturday at 1:15pm. GTA notes that Flipout will have a capacity of 160 people in any one hour. Given the nature of the use (trampolining) it is anticipated that on average each vehicle travelling to the site will carry on average 2.5 people based on families and couples attending.

Based on the above Table 1 below summarises the additional car parking demand generated by the proposal. GTA notes the existing sites car parking demand is catered for within the existing Harvey Norman site.

Table 1: Additional Car Parking Demand

Use	Size	Car Parking Rate	Source	Car Parking Requirement
Flipout	160 people per hour	2.5 people per car (avg)	Assumption	64

Based on the above the proposed Flipout will require 64 spaces.

### Car Parking Adequacy

The proposed development includes 77 additional car parking spaces, bringing the total to 505 spaces. GTA notes that the reduction in bulky goods floor area (from existing) will reduce the sites car parking requirement by 17 spaces (based on 724sq.m reduction in bulky goods floor area and a parking rate of 2.4 spaces/100sq.m).

The subject site will have a nett additional parking requirement of 47 spaces (based on 64 spaces required for Flipout minus the 17 surplus spaces created by the proposal).

As such the proposed additional 77 spaces will adequately cater for the additional car parking requirement generated by the proposal (47 spaces).





Two parking spaces will be allocated for people with disability parking permits. Two spaces will be adequate for anticipated demand and meets the requirements of the Building Code of Australia.

#### Site Layout

##### Car Parking Layout

The proposed development seeks to realign a section of the car park to the south of the existing Harvey Norman Retail entry and to the south of the main access service road into the site. GTA notes that the car parking spaces will be maintained at a minimum of 2.6m wide and 5.4m long set within a 6.6m wide aisle. The proposed disabled spaces are 2.4m wide, 5.4m long with a 2.4m wide associated shared space adjacent each space.

##### Car Park Access

The proposed realignment of a section of the subject site's car parking area will include relocating an existing east most crossover on the northern boundary of the subject site further east. This crossover will be relocated approximately 20m west of the roundabout intersection of Munno Para Boulevard and the sites main access service road. This proposed access will be approximately 6.6m wide.

The proposed development will make a crossover to Munno Para Boulevard on the eastern boundary of the site redundant. The proposed development will close the redundant crossover.

All other car park access points will remain as existing.

##### Loading

A new loading bay for the two new tenancies is proposed in the southeast corner of the subject site. A new crossover is proposed off Munno Para Boulevard to the south of the subject site.

The loading bay is designed to cater for vehicles up to a HRV (Heavy Rigid Vehicle) to enter the site in a forward direction, manoeuvre within the site to reverse into the loading bay, and exit the site in a forward direction back onto Munno Para Boulevard. GTA notes the body of a HRV will overhang the kerb as part of the manoeuvre to access the second loading bay, as shown on Figure 5. The swept path assessment is conservative and it is likely a HRV would overhang the kerb less than shown by this assessment. Furthermore smaller trucks (10m for example) would be able to reverse into the loading bay with minimal overhang over the kerb as shown in Figure 7.

Figure 3 to Figure 7 below show the swept path assessment of the access to and from the loading bays.

Figure 3: Loading Bay Swept Path Assessment – HRV Entering First Loading Bay

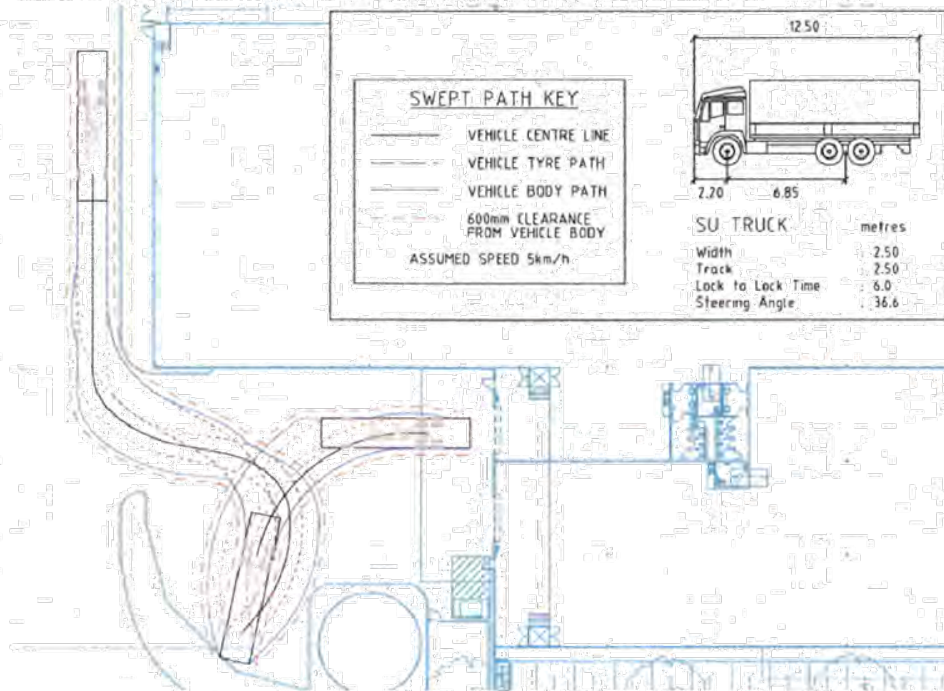
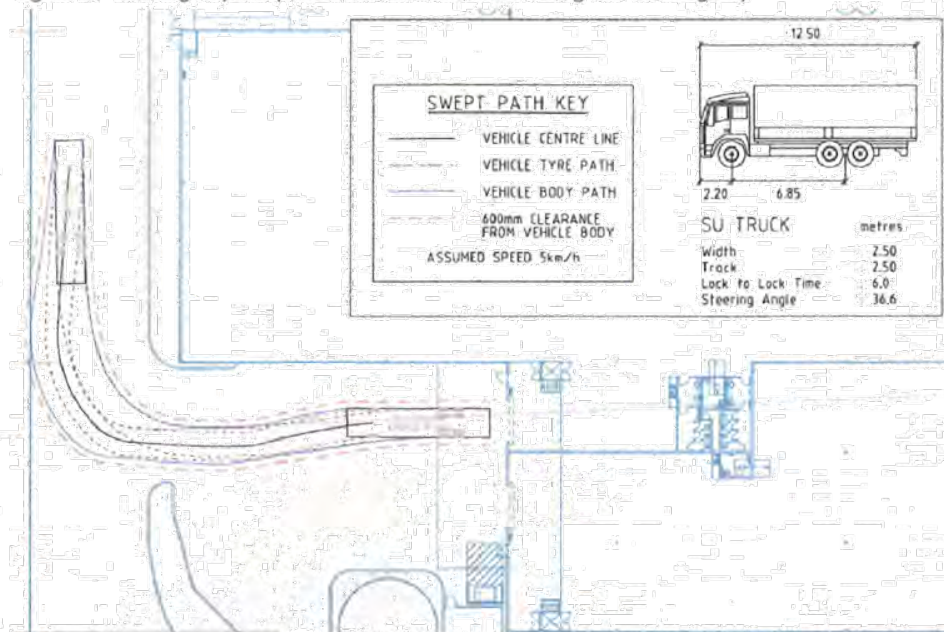


Figure 4: Loading Bay Swept Path Assessment – HRV Exiting First Loading Bay





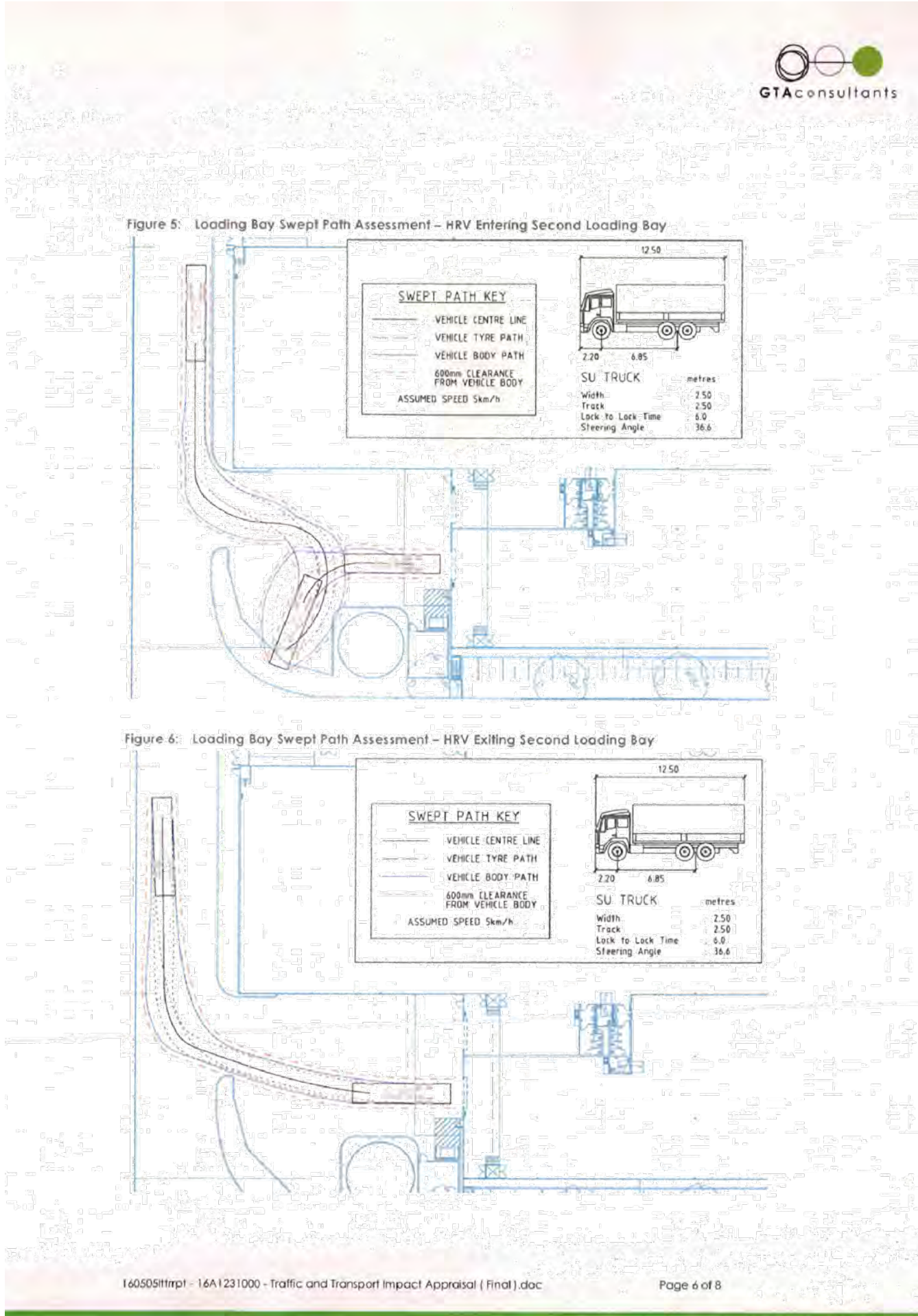
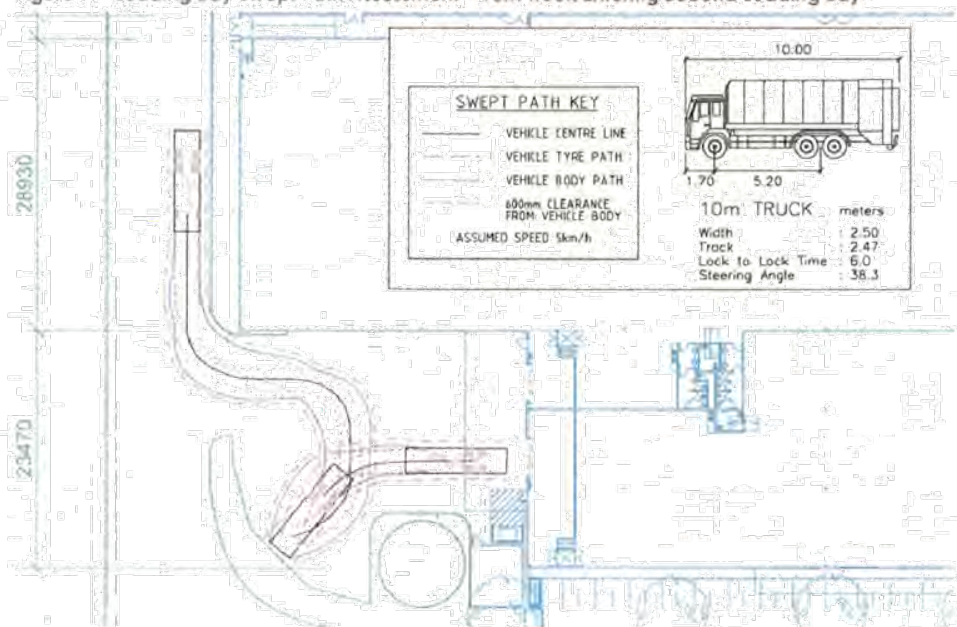


Figure 7: Loading Bay Swept Path Assessment – 10m Truck Entering Second Loading Bay



## Traffic Impact

### Traffic Generation

Traffic generation rates for the proposed development have been sourced from GTA's Database of previous surveys for similar bulky goods/homemaker sites around the country. The average peak traffic generation recorded was 1.76 movements per 100sq.m in the weekday PM peak and 2.96 movements per 100sq.m in the weekend peak. As such the reduction in bulky goods floor area (724 sq.m) will reduce traffic generation of the existing site by some 22 movements in the weekend peak.

GTA notes that Flipout will have a capacity of 160 people in any one hour. Given the nature of the use (trampolining) it is anticipated that on average each vehicle travelling to the site will carry 2 to 3 people, resulting in some 64 vehicles at the site in each peak hour. Assuming all vehicles arrive and depart within the same hour this will result in traffic generation of some 128 movements.

Table 2 below summarises the additional traffic generation resulting from the proposed development.

Table 2: Additional Traffic Generation

Use	Size	Traffic Generation Rate	Source	Traffic Generation
Flipout	160 people per hour	3 people per car, 2 movements per vehicle	Assumption	128





Based on the above the proposed development will generate some 128 movements associated with the proposed Flipout. The reduction in bulky goods space will reduce the existing sites traffic generation by some 22 movements, and as such the proposed development will result in 106 additional movements in the weekend peak hour.

By way of comparison the existing site theoretically generates approximately 530 movements in the peak hour.

#### **Traffic Impact**

Based on the above the proposed development will increase traffic volumes associated with the subject site by some 149 vehicles in the weekend peak hour. There is adequate capacity on the road network surrounding the site (in the shopping centre precinct) and the increase in turning movements is not anticipated to compromise the safety or function of the surrounding roads and intersections.

#### **Conclusion**

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

- i The proposed development will increase the car parking requirement of the subject site by some 47 spaces.
- ii The proposed development will seek to increase the parking supply by some 77 spaces to a total of 505 spaces, which will cater for the increase in parking demand.
- iii The proposed development will include a loading zone in the south east corner of the site. The loading bay will cater for HRV vehicles entering the site in a forward direction, reversing into the loading bay within the site, then exiting in a forward direction.
- iv The proposed parking layout is consistent with the dimensional requirements as set out in the Australian/New Zealand Standards for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).
- v The site is expected to generate up to 106 additional vehicle movements in any peak hour.
- vi There is adequate capacity in the surrounding shopping centre road network to cater for the additional traffic generated by the proposed development.

Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Adelaide office on (08) 8334 3600.

Yours sincerely

**GTA CONSULTANTS**

A handwritten signature in black ink, appearing to read "Paul Morris".

**Paul Morris**  
**Director**



## PLANNING REPORT

# ALTERATIONS AND ADDITIONS TO SHOPPING CENTRE

AT: LOTS 502, 503 & 505 MAIN NORTH ROAD, SMITHFIELD

FOR: CALARDU MUNNO PARA PTY LTD

## 1.0 INTRODUCTION

MasterPlan has been engaged by Calardu Munno Para Pty Ltd to prepare a Planning Report to accompany a development application for proposed extensions to the Harvey Norman Bulky Goods Retail Complex located on Main North Road, Smithfield. These works are a new Stage 2 for the Centre.

Development Plan Consent for the original application was provided on 17 November 2009 (refer DA 292/515/2009), and was for a development of a bulky goods retail expansion at an existing Harvey Norman store over two stages. Stage 1 was undertaken, and whilst a number of extensions of time were granted for Stage 2, that part of the development was not commenced. This application is for a new Stage 2 that will complete the development of this part of the Centre.

This report contains a brief background of the subject site, a description of the proposed development and an assessment of the proposed development against the relevant provisions of the Development Plan.

Relevant documentation that is submitted with this report include the following:

- Plans and Elevations prepared by Leffler Simes;
- Traffic Assessment prepared by GTA; and
- Stormwater Management Plan prepared by Wallbridge and Gilbert.

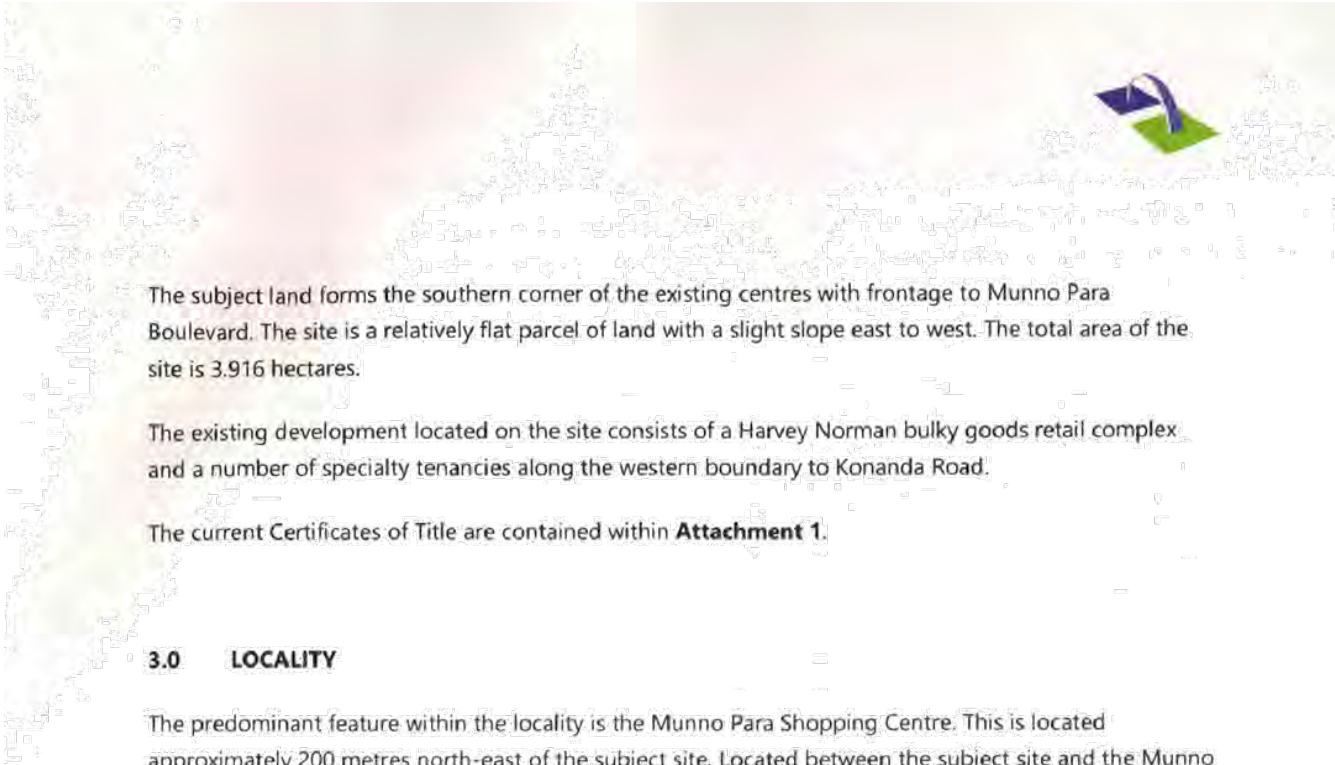
## 2.0 SITE

The subject site is formally identified as the following three Certificates of Title:

- Volume 6020 Folio 7 in Deposited Plan 64283;
- Volume 6020 Folio 8 in Deposited Plan 64283; and
- Volume 6020 Folio 10 in Deposited Plan 64283.

12390REP03





The subject land forms the southern corner of the existing centres with frontage to Munno Para Boulevard. The site is a relatively flat parcel of land with a slight slope east to west. The total area of the site is 3.916 hectares.

The existing development located on the site consists of a Harvey Norman bulky goods retail complex and a number of specialty tenancies along the western boundary to Konanda Road.

The current Certificates of Title are contained within **Attachment 1**.

### 3.0 LOCALITY

The predominant feature within the locality is the Munno Para Shopping Centre. This is located approximately 200 metres north-east of the subject site. Located between the subject site and the Munno Para Shopping Centre is a large Bunnings hardware store. Adjacent the rear (west) boundary of the subject site is a large parcel of land that is used as an ordnance depot by the Army.

To the south of the site is an established residential area. To the east of the site is further assorted retail followed by Main North Road.

The extended locality is predominantly residential with various schools and parks. Other notable features amongst the extended locality include an Army Munitions Store, the Edinburgh RAFF Base, the Defence Science and Technology Organisation and the Elizabeth Shopping Centre.


The site is located approximately 1.1 kilometres away from the Smithfield Railway Station and approximately 700 metres away from bus stops located at Munno Para Shopping Centre which also provide a link to the Smithfield Railway Station.

### 4.0 PROPOSED DEVELOPMENT

The proposed staged development consists of:

- demolition of existing former hardware centre on the subject land;
- creation of two new tenancies;
- creation of new loading facilities at the south western corner of the site
- new entry feature to existing Harvey Norman tenancy; and
- associated civil works and landscaping.





The proposal is more fully illustrated on the plans prepared by Leffler Simes:

The proposal plans can be found at **Attachment 2**.

The proposed loading dock and design of the new tenancies have been specifically designed to complement the existing centre. The proposed built form is to be constructed of tilt up concrete panels with texture paint finish. The loading dock will accept deliveries at all times.

Access to centre car parking area is currently provided via an existing roundabout and no change to parking access is proposed.

The car parking area will be realigned to provide an additional 77 car parking spaces adjacent these two tenancies. This will bring the subject sites total parking provision to 505 car parking spaces.

The proposed development will close the existing crossover to the eastern boundary of the site, and shift the easternmost access on the northern boundary of the site further east. A new crossover is proposed to Munno Para Boulevard to the south for the proposed loading bay, which is located in the southeast corner of the subject site.



## 5.0 RELEVANT PROVISIONS OF THE DEVELOPMENT PLAN

The relevant Development Plan for assessment purposes is the Playford Council Development Plan consolidated version 21 April 2016. The provisions which are most relevant to an assessment of the proposal's planning merits are summarised below.

GENERAL SECTION POLICY	2.0	OBJECTIVES	3.0	PRINCIPLES
Advertisements		1, 2, 3		1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17 and 18
Centres and Retail Development		1, 2, 3, 5 and 6		1, 2, 3, 4 and 5
Design and Appearance		1 and 2		1, 2, 3, 4, 12, 13, 15, 18, 19, 20, 21, 22, 24 and 25
Interface between land uses		1 and 2		1, 2, 3, 6, 7 and 8
Natural Resources		2, 5 and 7		5, 7, 8, 9, 10, 11, 12, 13, 14 and 15
Orderly and Sustainable Development		1, 2, 3, 4, 6 and 7		1, 4 and 9
Transportation and Access		1, 2, 4 and 5		1, 2, 11, 14, 20, 22, 23, 25, 26, 27, 30, 31, 32, 33, 34, 35, 37, 38, 39 and 40
DISTRICT CENTRE ZONE POLICY	5.0	OBJECTIVES	6.0	PRINCIPLES
District Centre Zone		1, 2, 3, 4 and 5		1, 2, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 18, 19, 22, 28, 29, and 32

## 6.0 PLANNING ASSESSMENT

Rather than assessing the proposal against each identified provision listed in Section 5.0 of this report, the planning issues most relevant to the proposed land use have been identified in order to determine the proposal's compliance or non-compliance, as the case may be, with those provisions. The relevant planning issues to be addressed are land use suitability, design and appearance, interface of land uses, access and parking and stormwater.

### Zone Provisions


The subject site is located within the District Centre Zone. An assessment against the relevant Zone provisions is provided in the Table below:

ZONE OBJECTIVES	RESPONSE
1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, recreational, religious and residential facilities to serve the community and visitors within the surrounding district.	The new tenancies will complete the development of this part of the centre and will provide for new opportunities for the provision of the desired range of uses. Intended uses for these tenancies will likely include retail and recreational type uses.
2 Development of a visually and functionally cohesive and integrated district centre.	The design of the centre is in keeping with the established character and places particular emphasis on the primary frontage into the car parking area which will maintain a visually and functionally cohesive centre.
3 A centre that is easily accessed from the principal transport corridors, well served by public transport and includes clearly identifiable pedestrian corridors within the centre and strong links to the surrounding areas.	The existing centre is easily accessed and no change to access is proposed as part of this application.
4 A centre that provides mainly 'convenience' goods as well as a sufficient range of 'comparison' goods and community facilities to serve the major weekly shopping needs.	The development will allow for a small increase in the range of opportunities for comparison goods, and in particular bulky goods in keeping with the remainder of the existing and established centre.





<p>5 A centre developed in accordance with Concept Plan Map Play/1 - Munno Para District Centre.</p>	<p>The development is in accordance with this concept plan and in particular provides large tenancy floor plates within the Services Trades Area as well as allowing for movement around the centre on Munno Para Boulevard.</p>
ZONE PRINCIPLES OF DEVELOPMENT CONTROL	RESPONSE
<p>1 The following forms of development are envisaged in the zone:</p> <ul style="list-style-type: none"> <li>bank</li> <li>child care centre</li> <li>cinema</li> <li>commercial development</li> <li>community centre</li> <li>civic centre</li> <li>consulting room</li> <li>discount department store</li> <li>dwelling in conjunction with non-residential development</li> <li>educational establishment</li> <li>emergency services facility</li> <li>entertainment facility</li> <li>hall</li> <li>health facility</li> <li>hospital</li> <li>hotel</li> <li>indoor games centre</li> <li>indoor recreation centre</li> <li>library</li> <li>medium density residential</li> <li>motor repair station</li> <li>office</li> <li>personal service establishment</li> <li>petrol filling station</li> <li>place of worship</li> <li>pre-school</li> </ul>	<p>The District Centre supports a wide range of land uses. The occupation of each tenancy is subject to change over time, however uses including retail, bulky goods, indoor games/recreation centre, and fitness centre can all be readily accommodated by the proposed development.</p>



<p>recreation area</p> <p>residential flat building in conjunction with non-residential development</p> <p>restaurant</p> <p>school</p> <p>shop</p> <p>supermarket</p> <p>swimming pool.</p>	
<p>4 Development should be designed and sited in accordance with Concept Plan Map Play/1 - Munno Para District Centre, and in particular:</p> <p>(d) the area marked 'Service Trade Area', provides for the development of retail activities which complement the adjoining areas marked 'Retail Core' and 'Main North Road Area' and should include:</p> <p>(i) retail activities such as bulky goods outlets and service trade premises that have expansive display and/or storage requirements and generate lower customer turnover, including garden centre, hardware and timber supplies, automotive products and services, toys, furniture, floor coverings and household appliances</p> <p>(ii) be designed to a high standard consistent with its exposed, highly visible location and project a cohesive built-form with a maximum of 12 metres in roof height and provide strong visual and physical links to and between the adjoining areas marked 'Retail Core' and 'Main North Road Area'</p>	<p>The proposed new tenancies are located within the area marked Service Trade Area.</p> <p>The configuration and design of the tenancies make them suitable for bulky goods outlets and service trade premises.</p> <p>The design of the tenancies is consistent with, and designed to match, the remainder of that part of the centre, including overall bulk and scale, use of materials and presentation to public areas and streets.</p>

12390REP03

<p>5 Development should:</p> <p>(a) integrate unifying elements and/or develop new features that assist to unify and connect individual buildings and different areas</p> <p>(b) provide interest and scale through articulation of form and facades and the use of texture, pattern, graphics and colour</p> <p>(c) avoid blank walls along pedestrian paths by incorporating display windows, entry points, continuous pedestrian shelter (e.g. verandas), and public art that enhance viewing and/or articulating wall treatments</p> <p>(d) use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, and prominent pedestrian entrances to highlight building corners</p> <p>(e) define public places, such as road reserves and open space, with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure</p> <p>(f) orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, open spaces; pedestrian, cycle paths and public transport interchanges</p> <p>(g) develop visual and physical connections into buildings and active interior space from adjacent pedestrian paths</p> <p>(h) include lit water features and/or public art to enhance the public arena</p> <p>(i) include verandas, wide eaves, breezeways and pergolas to minimise energy consumption used for lighting, heating, cooling and ventilation.</p>	<p>The design of the development proposed:</p> <p>has an overall form and presentation to deliberately integrate with the existing centre and ensure the development is connected and reads a whole;</p> <p>provides active shop frontages whilst retaining the overall form and presentation to Munno Para Boulevard and Konanda Road as established by the extensive existing development on the site;</p> <p>defines public places with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure;</p> <p>orients building elements such as main entries, lobbies, windows, and balconies to face public parks and open spaces;</p> <p>retains existing pedestrian and cycle connections; and includes an extension of the existing verandah around the centre.</p>
<p>6 Buildings adjacent to designated pedestrian pathways and central public spaces should:</p> <p>(a) be designed to face onto those spaces</p> <p>(b) be of a pleasing scale and form to the pedestrian environment</p>	<p>The proposed building is an extension of the existing centre and its established built form. The building maintains pathways as well as extending a covered pedestrian shelter. The buildings open to face onto the central car park and pedestrianised space.</p>






(c) afford shelter for convenient pedestrian movement.	
<p>7 Exterior lighting should:</p> <p>(a) be integrated with the overall design concept for building's</p> <p>(b) highlight the developments architectural elements, landscaping and public art</p> <p>(c) enhance the pedestrian environment</p> <p>(d) include the use of integrated identification advertisements, and pedestrian oriented night-lighting systems that offer safety, interest, and diversity to pedestrians.</p>	<p>The proposed development will be provided with exterior lighting to match the existing level of illumination provided to the centre.</p>
<p>8 Development should reinforce activity generators (e.g. land uses that are open for long hours and generate significant customers) along an active edge and along pedestrian paths adjacent to and within the centre where it will not impact on residential development.</p>	<p>The development provides for an active edge along the spaces fronting the car park. To the rear of the development is the back fences of residential development and an army ordinance depot, neither of which are active or ever likely to be activated. Accordingly the development focuses on the central car park area which is consistent with the remainder of development within the centre.</p>
<p>11 Development should include artist-designed elements utilising local materials and local imagery which acknowledge surroundings, provides a unique sense of place, reflects cultural identity and generates a sense of community pride.</p>	<p>The development does not intent to incorporate artist designed elements as the location of the works is at the southern edge of an existing centre which is identified as not the most appropriate location for such elements. Nevertheless the proposed works do not preclude such features being installed separately from this proposal in other more appropriate locations within the District Centre. Such locations would typically include highly pedestrianised spaces which is not a feature of this locality.</p>
<p>12 Centre development adjoining residential development, should be set back to afford visual relief and to buffer any associated nuisances.</p>	<p>The development maintains the existing setbacks from residential development. Visual relief is provided by the existing high fences and separation by a roadway.</p>



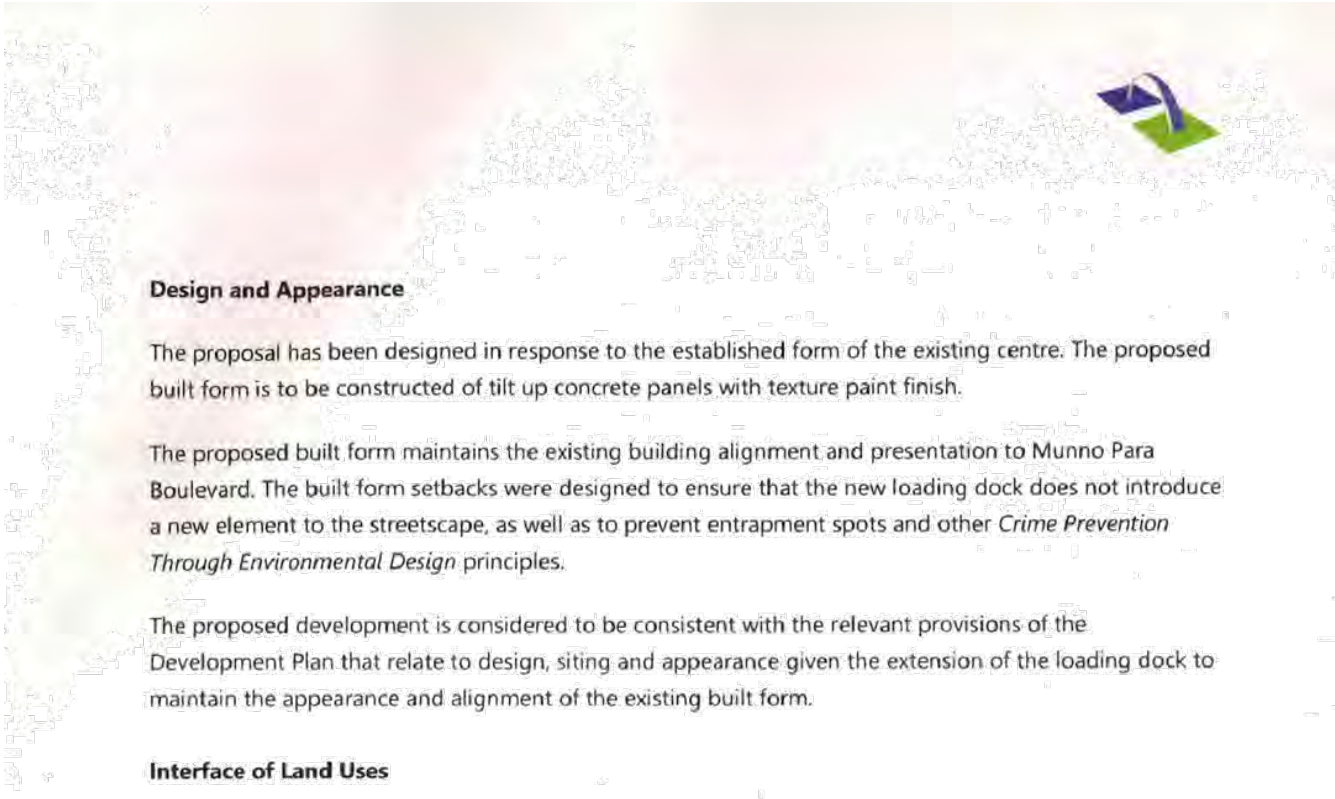
13 Landscaping should be undertaken along common boundaries and also to screen service yards and areas liable to become unsightly.	Landscaping is proposed along eastern boundary as shown on the proposal plans.
14 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.	The proposed development maintains the existing linkages within the centre.
18 Points of access onto Konanda Road should be co-ordinated with grouped car parking in the area marked 'Service Trade Area' on Concept Plan Map Play/1 - Munno Para District Centre.	The proposed development maintains the existing linkages within the centre and access points that are consistent with the Concept Plan.
19 Points of access from car parking areas should be co-ordinated and no direct access to parking spaces should be provided.	<p>The proposed development seeks to realign a section of the car park to the south of the existing Harvey Norman Retail entry and to the south of the main access service road into the site. GTA notes that the car parking spaces will be maintained at a minimum of 2.6m wide and 5.4m long set within a 6.6m wide aisle. The proposed disabled spaces are 2.4m wide, 5.4m long with a 2.4m wide associated shared space.</p> <p>The proposed realignment of a section of the subject site's car parking area will include relocating an existing east most crossover on the northern boundary of the subject site further east. This crossover will be relocated approximately 20m west of the roundabout intersection of Munno Para Boulevard and the sites main access service road. This proposed access will be approximately 6.6m wide.</p> <p>The proposed development will make a crossover to Munno Para Boulevard on the eastern boundary of the site redundant. The proposed development will close the redundant crossover.</p> <p>All other car park access points will remain as existing.</p>





<p>22 Vehicle parking should be provided in accordance with the rates set out in Table Play/3 – Off Street Vehicle Parking Requirements or Table Play/3A – Off Street Vehicle Parking Requirements for Designated Areas (whichever applies), unless:</p> <p>(a) an agreement is reached between the Council and the applicant for a reduce number of parking spaces</p> <p>(b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.</p>	<p>The proposed development includes 77 additional car parking spaces, bringing the total to 505 spaces. GTA notes that the reduction in bulky goods floor area (from existing) will reduce the sites car parking requirement by 17 spaces (based on 724sq.m reduction in bulky goods floor area and a parking rate of 2.4 spaces/100sq.m).</p> <p>The subject site will have a nett additional parking requirement of 47 spaces (based on 64 spaces required for Flipout minus the 17 surplus spaces created by the proposal).</p> <p>As such the proposed additional 77 spaces will adequately cater for the additional car parking requirement generated by the proposal (47 spaces).</p>
<p>23 Car parking areas located outside of the area marked 'Retail Core' should be sited to the rear and/or side of buildings.</p>	<p>The car parking areas are provided in the same location as the established location of parking for the centre.</p>
<p>28 Advertising on buildings should not cover more than 15 per cent of a single wall face and contain elements that provide uniformity throughout the zone.</p>	<p>The new Harvey Norman sign is proposed to improve legibility of the primary tenant within the Centre. The location, size and position of the sign is considered to be appropriate.</p>
<p>29 Where a building contains more than one tenancy, a maximum of one wall mounted sign per tenancy should be erected and the sum total of the advertisement area should not exceed 15 per cent of a single wall face.</p>	<p>One sign per tenancy is proposed.</p>





### Design and Appearance

The proposal has been designed in response to the established form of the existing centre. The proposed built form is to be constructed of tilt up concrete panels with texture paint finish.

The proposed built form maintains the existing building alignment and presentation to Munno Para Boulevard. The built form setbacks were designed to ensure that the new loading dock does not introduce a new element to the streetscape, as well as to prevent entrapment spots and other *Crime Prevention Through Environmental Design* principles.

The proposed development is considered to be consistent with the relevant provisions of the Development Plan that relate to design, siting and appearance given the extension of the loading dock to maintain the appearance and alignment of the existing built form.

### Interface of Land Uses


The subject land is located in a District Centre Zone which forms part of a fully developed locality consisting of both residential and centre development. The proposed alterations and additions to the shopping centre are considered to have limited impact upon this locality due to the following:

- the proposed operating hours and level of noise likely to be generated by the use will not prejudice the level of amenity to be experienced by the locality;
- the shopping centre will continue to operate in accordance with the *Shop Trading Hours Act, 1977*;
- off-street car parking is to be provided for staff and customers at a satisfactory rate;
- all waste will be disposed of in an environmentally sound manner;
- the nature of the proposal will not typically give rise to the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants; and
- the shopping centre does not generate an unacceptable level of noise.

For all these reasons, the proposal is considered to satisfy those provisions nominated in Objectives 1 and 2 and Principles 1 and 2 which relate to protection of amenity (Interface between Land Uses).

### Access and Parking

The following is a summary of the access and parking arrangements for the proposed development. A detailed traffic impact assessment has been prepared by GTA and is provided in **Attachment 3**.



The report concludes that:

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

- the proposed development will increase the car parking requirement of the subject site by some 47 spaces;
- the proposed development will seek to increase the parking supply by some 77 spaces to a total of 505 spaces, which will cater for the increase in parking demand;
- the proposed development will include a loading zone in the south east corner of the site. The loading bay will cater for HRV vehicles entering the site in a forward direction, reversing into the loading bay within the site, then exiting in a forward direction. Some kerb modification of the loading area is required to facilitate access to both loading bays;
- the proposed parking layout is consistent with the dimensional requirements as set out in the Australian/New Zealand Standards for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009);
- the site is expected to generate up to 106 additional vehicle movements in any peak hour; and
- there is adequate capacity in the surrounding road network to cater for the additional traffic generated by the proposed development.

#### Stormwater

A Stormwater Management Plan has been prepared by Wallbridge and Gilbert Consulting Engineers and is provided in **Attachment 4**. This report notes that the current site is served by a series of underground stormwater pipes that ultimately connect to the existing underground stormwater pipes in the surrounding roads.

To meet the Council requirement outlined above, a preliminary stormwater management methodology has been established. It is proposed that the downpipes on the southern side of the new building plus surface runoff from the loading area is collected by a series of pits and underground pipes and connected to the existing 375mm diameter pipe in the northern side of the southern roadway. This will require a new junction put to be constructed over the top of the existing pipe. In order to reduce the flow rate to the pre-development in 1 in 10 year rate, approximately 40m<sup>3</sup> of on-site detention is required. This would take the form of underground storage such as *Humes StormTrap* unit or similar. These units would be located under the concrete pavement in the loading dock area.

The downpipes from the northern side of the building plus the surface runoff from the northern realigned car park would be collected by a series of pits and underground pipes and connected to the existing side entry pit on the north-western corner of the site. As noted above, this section of the stormwater drainage system does not require any on-site detention as the site is already fully developed.

A copy of the detention calculations and a layout plan of the proposed stormwater management plan is shown in the stormwater report in **Attachment 4**.

## 7.0 CONCLUSIONS

In conclusion it is considered that the proposed development is overall consistent with the relevant objectives and principles of the Development Plan. Most notably the proposed development;

- is located within the District Centre Zone which has been identified for infill retail development and the proposed works will complete the development of this part of the centre;
- has been designed to maintain the appearance and presentation of the remainder of the centre and is a sympathetic approach to the adjacent residential area;
- provides appropriate car parking for the anticipated demand of the proposed use as verified by the accompanying GTA Parking Assessment Report; and
- is an appropriate land use within the District Centre Zone and Service Trades Area.

On balance, we have concluded that the proposal is an orderly and economic form of development and, above all, one which demonstrates a considerable degree of planning merit.

For all those reasons specified herein, we are of the express view that the proposal warrants Development Plan Consent.



David Bills      MPIA  
B.Planning (Hons)

9 May 2016



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

Development Application No: **292/729/2016**

To: Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Name of Person(s) making representation:

Postal address:

Contact telephone No.

Nature of Interest / Affected by Development  
(eg adjoining resident, owner of land in vicinity,  
or on behalf of an organisation or company)

Reasons for representation (please attach  
additional sheet(s) if required)

Theodore & Kristy Petrizza  
52 Bagalowie Crescent  
Smithfield.  
0458 281354  
Adjoining resident  
Dispatch behind our  
house is too close. This will cause noisy  
trucks and increase traffic 7 days a week.  
160 cars every hour, very dangerous for  
residences, but worse for us. Constant smelly  
fumes from trucks. Our bedrooms are all close ->

I support the proposal ☐

I do not support the proposal ☒

(attach sheet)

My representation would be overcome by:  
(state action sought) (please attach additional  
sheet(s) if required)

Please indicate in the appropriate box below whether or not you wish to be heard by Council in  
respect to this submission:

I DO NOT WISH TO BE HEARD ☐

I DESIRE TO BE HEARD PERSONALLY ☒

(if more than one person is making the representation, the first named person will be  
taken to be the representative, unless otherwise specified in this form)

I WILL BE REPRESENTED BY ☐

Name: \_\_\_\_\_

Signed: K Petrizza

Date: 21/6/16



To the fence. My wife suffers from asthma. I suffer from a heart condition. This will make our lives hell. Alarms going off through the night. Accidents will increase.

Please consider changing your plans, and put the noisy dispatch on the opposite side of the building. This may well devalue our property, so we can never sell our property in the future. So please let us feel safe in our backyard, & home!, without constant noise.

from

Mr & Mrs Petrigga

52 Bagalowle. Crst.

Smithfield.



7 July 2016

Development Officer - Planning  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Attention: Megan Stewart

Dear Megan

**Re: Response to Representation (292/729/2016)**

MasterPlan SA Pty Ltd has been engaged by Calardu Munno Para, the owner of the property at Unit 1/ Konanda Road, Smithfield and the proponent of the development, which proposes to demolish an existing bulky goods outlet, alterations to an existing bulky goods outlet and an addition comprising of an indoor recreation centre and bulky goods outlet with associated car parking.

We have been asked to examine and respond as required to the representations received following notification of the Category 2 Development Application.

Having reviewed the documentation forwarded by Council following the notification of the proposed development, we note that there was one valid representation received by adjoining property owners.

The matters raised in the representations can be summarised as follows:

1. Impact on residential amenity.
2. Location of loading facilities.
3. Traffic Impacts.
4. Impact on property values.

Please find following our response to the matters of concern as expressed in the representations summarised above.

**SOUTH AUSTRALIA**

33 Carrington Street  
Adelaide, 5000  
P (08) 8193 5600

masterplan.com.au

**NORTHERN TERRITORY**

Unit 33, 16 Charlton Court  
Woolner, 0820  
P (08) 8942 2600

ISO 9001:2008 Certified

**QUEENSLAND**

104/139 Commercial Road  
Teneriffe, 4005  
P (07) 3852 2670

plan@masterplan.com.au

ABN 30 007 755 277  
12390LET14





### **Impact on residential amenity**

The representor has raised a number of issues which they perceive will impact on their residential amenity. These include noise and fumes from trucks and increased traffic.

The proposed development is located within a District Centre Zone which is both long standing and the second highest order centre-type zone within the South Australian Planning system. Only Regional Centre Zones are above a District Centre within the hierarchy and there are only five across Metropolitan Adelaide.

Within the District Centre, the primary Objective is:

1. **A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, recreational, religious and residential facilities to serve the community and visitors within the surrounding district.**

The following forms of development are envisaged in the zone:

- bank;
- child care centre;
- cinema;
- commercial development;
- community centre;
- civic centre;
- consulting room;
- discount department store;
- dwelling in conjunction with non-residential development;
- educational establishment;
- emergency services facility;
- entertainment facility;
- hall;



- health facility;
- hospital;
- hotel;
- indoor games centre;
- indoor recreation centre;
- library;
- medium density residential;
- motor repair station;
- office;
- personal service establishment;
- petrol filling station;
- place of worship;
- playing field;
- pre-school;
- recreation area;
- residential flat building in conjunction with non-residential development;
- restaurant;
- school;
- shop;
- supermarket; and
- swimming pool.

The proposed development presents less impact on the adjoining properties than most of those listed as desired within the zone.



The image below shows the existing fences and setbacks of dwellings to the south, noting the location of the proposed development on the right, and loading facilities associated with existing development to the left.



**Figure 1: Existing character (image from Google)**

The proposed development replaces the existing Harvey Norman Big Buys facility and as a result of this development, the existing carpark access is being removed so there is a change to the access location. It is now safer as it is from the roundabout and traffic is less likely to go around the back of the centre. Moreover, the new building will screen the residential development to the south of the subject land from the car parking areas.

We consider that any impacts on residential areas from this development will be both minimised and well within expected levels given the District Centre zoning that applies to the subject land.

Zone Principles 12 notes that centre development adjoining residential development should be set back to afford visual relief and to buffer any associated nuisances. We note that the development maintains the existing setbacks from residential development and relief is provided by the existing high fences and separation by a roadway.





### **Location of loading facilities**

The representor has raised the location of the loading facilities and has proposed that it be relocated to the opposite side of the building.

Such a relocation would place the loading facilities within the middle of the existing visitor parking area which is an unacceptable outcome in terms of practicality, visitor safety, urban design and functionality of the centre.

The proposed loading dock and design of the new tenancies have been specifically designed to complement the existing centre.

The Objectives for the Zone specifically seek a visually and functionally cohesive and integrated district centre (Obj 2) and Konanda Road is already characterised by a mix of back of house and loading areas. The proposed design and location of the loading facilities is supported by the Development Plan provisions as well as the Traffic and Parking report prepared by GTA which forms part of the application.

### **Traffic Impacts**

The representor notes that traffic and associated noise will impact their amenity and that 160 cars per hour will affect them and their safety.

This is a mistaken interpretation of the traffic report provided with the Development Application, with GTA noting that the proposed tenant of the building will have a capacity for 160 people per hour and that it is anticipated that on average each vehicle travelling to the site will carry 2 to 3 people.

The proposed carpark is situated to the north of the proposed new buildings and is screened from the residences to the south by these building. This is an improvement on the existing parking which is currently open to the south.

Access to the carpark is improved by removing the existing driveway off Munno Para Boulevard and providing access only from the existing roundabout.

Based on the above the proposed development will increase traffic volumes associated with the subject site by some 149 vehicles in the weekend peak hour. There is adequate capacity on the road network surrounding the site (in the shopping centre precinct) and the increase in turning movements is not anticipated to compromise the safety or function of the surrounding roads and intersections.

This level of traffic and impact is appropriate and anticipated within a District Centre zone.

**Impact on property values**

The effect, either positive or negative, on property values is not a valid planning assessment consideration and accordingly we cannot make any comment on this issue.

We note that the representor desires to make verbal representation in support of their written representation.

Would you please advise us of the time and date of the meeting when this matter will be considered so that our client or their representative can be in attendance to respond to any representations made to the Development Assessment Panel in person.

Yours sincerely

**David Bills**  
MasterPlan SA Pty Ltd

cc: Calardu Munno Para

# **APPLICATIONS FOR CONSIDERATION**

---

## **APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD**

---



## 6.1 THE CONSTRUCTION OF A CARPORT

### Snapshot

<b>Author:</b>	Megan Stewart
<b>Proposal:</b>	The construction of a carport
<b>Development Number:</b>	292/757/2016
<b>Date of Lodgement:</b>	25 May 2016
<b>Owner:</b>	Mr B McCabe
<b>Applicant:</b>	Mr C. Rowe
<b>Location:</b>	8 Lindon Street, Elizabeth Vale
<b>Zone:</b>	Residential
<b>Classification:</b>	Merit
<b>Public Notification Category:</b>	1
<b>Representation Received:</b>	No
<b>Development Plan:</b>	Consolidated 21 April 2016
<b>Request to vary Application Made?</b>	Yes
<b>Recommendation:</b>	To Refuse Development Plan Consent

<b>Attachments:</b>	See Attachment No:	<ol style="list-style-type: none"><li>1. Development Application Form</li><li>2. Certificate of Title</li><li>3. Site Plan</li><li>4. Elevations</li><li>5. Engineering</li><li>6. Specifications</li><li>7. Zone Map</li></ol>
---------------------	--------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### 1. The Subject Land

The land is rectangular in shape and is located on the western side of Lindon Street in the suburb of Elizabeth vale. The allotment features a frontage of 20m and a depth of 35m, with the overall area of the land being 700m<sup>2</sup>.

The land currently features a single storey detached dwelling, a single carport, dependent accommodation and two ancillary outbuildings.

## 2. The Locality

Based on the visibility of the proposed carport, the extent of the locality is considered to include:

- The subject land;
- 4 Haslam Crescent;
- 6 Haslam Crescent;
- 3 Lindon Street;
- 4 Lindon Street;
- 5 Lindon Street;
- 6 Lindon Street;
- 7 Lindon Street;
- 1/9 Lindon Street;
- 10 Lindon Street;
- 11 Lindon Street;
- 12 Lindon Street
- 14 Lindon Street; and
- 27 Broughton Road

### 2.1 Locality Plan



The locality contains low-density residential development consisting of single storey detached dwellings and ancillary structures and outbuildings, to the side and rear of the allotments.

The streetscape is characterised by large front setbacks to the dwellings, open landscaped front gardens and low or open fencing to the street.

## **2.2 Zoning**

The subject land is depicted on Zone Map Play/33 in the Mapping Section of the Development Plan.

By virtue of its location, the land is entirely within the Residential Zone.

## **3. The Proposal**

The proposal is best described as follows:

‘The construction of a carport’.

The carport is proposed to be constructed with steel framing, pitched colourbond roof sheeting in Heritage Green Colour and a 3.6m post height to accommodate a caravan.

It is proposed to be constructed in front of the main face of the dwelling, 3.5m from the primary street frontage and 1.4m from the southern side property boundary.

The applicant was informed Council staff could not support the carport due to its intrusion on the established large setbacks of the locality and the adverse amenity impact the structure, forward of the dwelling, would have on the existing open character of the streetscape.

It was recommended the applicant discuss with the owner the idea of altering the existing carport to the side of the dwelling, to accommodate the caravan, rather than constructing a new carport forward of the dwelling.

Council was informed, due to the way it is constructed and attached to the existing dwelling, that there is no possible way to alter the existing carport to allow for the owner to have his caravan undercover.

The applicant and owner confirmed that no amendments would be forthcoming in regard to the above mentioned items and hence a decision is required in relation to the plans currently provided.

## **4. Procedural Matters**

### **4.1 Classification**

The construction of a carport forward of the dwelling is not assigned as *Complying* or *Non-Complying*, either in Council's Development Plan or in the *Development Regulations 2008* (Regulations).

As such, the proposal has been dealt with as a *Merit* form of development.

### **4.2 Public Notification**

Part 1, Clause 2(d) of Schedule 9 of the Regulations assigns the construction of a carport, if it will be ancillary to a dwelling, as a Category 1 development.

For this reason, no public notification was undertaken.



## 5. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the construction of a carport forward of the dwelling is consistent with the Desired Character;
- Whether the carport is setback sufficiently from the street and property boundaries; and
- Whether the carport has an adverse amenity impact on the streetscape.

## 6. Planning Assessment

### 6.1 Residential Assessment Table Snapshot

Development Plan Provision	Standard	Proposed
Site Area	300sqm	700sqm
Frontage Width	10m	20m
Setbacks from primary frontage	5.5m and not less than 0.5m behind the main face of the dwelling	3.5m from primary street frontage and 7m forward of the main face of the dwelling
Setbacks from side boundary <ul style="list-style-type: none"> <li>• Ground floor</li> <li>• Upper floor</li> </ul>	Either constructed on the side property boundary or setback a minimum of 600mm for an open structure	1.4m from the southern side property boundary
Setbacks from rear boundary <ul style="list-style-type: none"> <li>• Ground floor</li> <li>• Upper floor</li> </ul>	Either constructed on the rear property boundary or setback a minimum of 600mm for an open structure	16.3m
Private Open Space	20% of site area	21% of site area
Site Coverage	40% of site area for allotments greater than 450m <sup>2</sup>	51%
Car parking	2 on site car parking spaces, 1 of which is covered, the second can be tandem	2 undercover car parking spaces provided by the existing carport attached to the side of the existing dwelling.

### 6.2 Consistency with the Desired Character

The Zone comprises a majority of the residential areas within Playford and as such is a mixed area consisting of predominately private, low-density dwellings in established areas, developed from the 1980's to current and Housing Trust developed areas, of mixed ownership.

According to the Development Plan, a future character comprising the re-development of areas and upgrading of dwellings having a low level of amenity, development integrated with communities in the adjoining Residential Regeneration Zone, varied streetscapes with a focus on high public amenity, an attractive public environment enhanced by pleasant streetscapes, landscaping and various public works, with an emphasis on good urban design and limited vehicular intrusion to protect residential areas from through traffic is desired.

Further, in order to promote an improved quality of life to residents within Playford, it is essential that good design practices be encouraged to not only ensure innovation and sustainability in the design of any new development, but also to preserve and improve the quality of the surrounding residential environment.

The construction of a carport forward of the dwelling is considered to be inconsistent with the Desired Character of the Residential Zone as it would be intrusive on the pleasant streetscape and urban design desired and would contribute to vehicular intrusion on the surrounding residential environment.

Therefore the proposal is at odds with Principle of Development Control 6 of the Residential Zone in the Zone Section of the Development Plan which states;

*'Development should not be undertaken unless it is consistent with the desired character of the Zone'.*

### **6.3 Setbacks from Street and Property Boundaries**

The carport is proposed to be constructed forward of the main face of the dwelling, 3.6m in height and 3.5m from the primary street frontage.

There are no other structures within the locality constructed forward of the main face of the dwellings to which they relate. The existing streetscape is characterised by large front setbacks to the dwellings, open landscaped front gardens and low or open fencing to the street.

The construction of a carport forward of the associated dwelling does not meet PDC 23 of the Design and Appearance Section in the General Section of the Development Plan, which states:

*'Except in areas where a new character is desired, the setback of buildings from public roads should:*

- (a) Be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality, and;*
- (b) Contribute positively to the function, appearance and/or desired character of the locality'.*

The proposal also fails to satisfy PDC 40 of the Residential Development Section in the General Section of the Development Plan which states:

*'Except where otherwise specified in a particular zone, policy area or precinct, garages, carports, pergolas, outbuildings and other similar buildings should be set back a minimum of 5.5 metres from the primary road frontage and not less than 0.5 metres behind the main face of the dwelling'.*

### **6.4 Streetscape Impact**

As stated previously, there are no other structures within the locality constructed forward of the main face of the dwellings to which they relate. Further, the locality consists of low-density dwellings, ancillary structures and outbuildings to the side and rear of the allotments.

The streetscape is characterised by large front setbacks to the dwellings, open landscaped front gardens and low or open fencing to the street. The construction of a carport forward of the main face of the dwelling, 3.5m from the primary street frontage will be intrusive on the large front setbacks to the dwellings and the established streetscape.

## 7. Conclusion

The proposal does not satisfy numerous Principles of Development Control within Council's Development Plan to warrant support.

The construction of a carport forward of the dwelling is considered to be inconsistent with the Desired Character of the Residential Zone as it would be intrude on the pleasant streetscape and urban design desired and would contribute to vehicular intrusion on the surrounding residential environment.

There are no other structures within the locality constructed forward of the main face of the dwellings to which they relate and the existing and desired character is for an open landscaped streetscape.

The locality consists of low-density dwellings, ancillary structures and outbuildings to the side and rear of the allotments. The construction of a carport forward of the main face of the dwelling and 3.5m from the primary street frontage, will be intrusive on the established large setbacks of the locality and would have an adverse impact on the established streetscape.

## 8. Recommendation

### STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

REFUSES Development Plan Consent to the application by Mr C. Rowe to construct a carport at 8 Lindon Street, Elizabeth Vale, as detailed in Development Application 292/757/2016 on the following grounds:

1. Overall, the proposal is at odds with the Desired Character for the Zone, particularly as it relates to the pleasant streetscape and urban design desired and would contribute to vehicular intrusion on the surrounding residential environment;
2. By virtue of its location, the proposed carport will have an unreasonable impact of the character of the locality which consists of low-density dwellings, ancillary structures and outbuildings to the side and rear of the allotments;
3. The construction of a carport forward of the main face of the dwelling, 3.5m from the primary street frontage will be intrusive on the established large setbacks of the locality and would have an adverse impact on the established streetscape, characterised by open landscaped front gardens and low or open fencing to the street; and
4. The proposal is considered to be at variance with the relevant provision of the City of Playford Development Plan, including:

### General Section

Design and Appearance

#### Objectives:

- |       |                                                                                                                                                |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Obj 1 | Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form. |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|



**Principles of Development Control:**

PDC 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

PDC 23 Except in areas where a new character is desired, the setback of buildings from public roads should:

- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality;
- (b) contribute positively to the function, appearance and/or desired character of the locality.

PDC 24 Except where specified in a particular zone, policy area or precinct, buildings should be set back from road boundaries having regard to the requirements set out in *Table Play/2 – Building Setbacks from Road Boundaries*.

**Residential Development****Objectives:**

Obj 3 Redevelopment of existing residential areas, including comprehensive renewal in degraded areas, that enhances the residential amenity of the zone through sensitive infill, the development of attractive streetscapes and the retention of reasonable levels of privacy and amenity.

**Principles of Development Control:**

PDC 10 Garages, carports, pergolas, outbuildings and other similar buildings (except where otherwise specified) should not dominate the streetscape and be designed within the following parameters:

<b>Parameter</b>	<b>Value</b>
Minimum dimensions for a single car garage or carport	3 metres x 6 metres
Minimum dimensions for a double carport or garage	5.8 metres x 6 metres
Maximum width for a carport or garage	7 metres
Maximum floor area for sites less than 400 square metres	36 square metres
Maximum floor area for sites greater than 400 and less than 600 square metres	54 square metres
Maximum floor area for sites greater than 600 square metres	80 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	2.8 metres
Maximum height of finished floor level	0.3 metres above natural ground level

PDC 40 Except where otherwise specified in a particular zone, policy area or precinct, garage, carports, pergolas, outbuildings and other similar buildings should be set back a minimum of 5.5 metres from the primary road frontage and not less than 0.5 metres behind the main face of the dwelling.

**Transportation and Access**

PDC 38 Vehicle parking area should be sited and designed to:

- (i) not dominate the character and appearance of a site when viewed

from public roads and spaces.

**Zone Section**

**Objectives:**

Objective 5      Development that contributes to the desired character of the zone.

**Principles of Development Control:**

PDC 6      Development should not be undertaken unless it is consistent with the desired for the zone.

## Development Application Form



AP PP / D

Development No. 292/757/2016

Lodge Online: www.playford.sa.gov.au

Lodge in Person: 10 Playford Boulevard Elizabeth

Lodge by Post: 12 Bishopstone Road Davoren Park SA 5113 Phone: 8256 0333

## PLEASE FILL OUT ALL SECTIONS

I wish to apply for:	Planning Only <input type="checkbox"/>	Building Only <input type="checkbox"/>	Planning & Building <input checked="" type="checkbox"/>	Building will be privately certified <input type="checkbox"/>	Residential Code <input type="checkbox"/>
----------------------	----------------------------------------	----------------------------------------	---------------------------------------------------------	---------------------------------------------------------------	-------------------------------------------

Applicant: ROWE Surname CHIE Given Names

Postal Address: 1 Crest Court Gulf View Heights

Email: CHRIS. ROWE@bigpond.com Phone No: 0419869209 Postcode: 5096

Owner: M'CAVE Surname BRUCE WILLIAM Given Names

Postal Address: 8 Lindon St Elizabeth Vale

Email: N/A Phone No: Postcode: 5112

The City of Playford provides consents, approvals and stamped plans electronically via Council's website. In the event that you would like to receive hard copies instead of electronic copies, please check the following box.

N.B. Hard copy documents are subject to administration and postage delay.

I request a hard copy of correspondence and plans ☒

Builder/Supervisor: ROWE Surname CHIE Given Names

Postal Address:

Email: AS ABOVE Phone No: Postcode:

Contact person for further information is the:

Applicant ☐ Owner ☐ Builder ☒ Other (please specify below) ☐

Other: ROWE Surname CHIE Given Names

Postal Address: AS ABOVE

Email: Phone No: Postcode:

DESCRIPTION OF PROPOSED DEVELOPMENT: CARPORT

LOCATION OF PROPOSED DEVELOPMENT

8 LINDON ST ELIZABETH VALE

House No: Lot No: Street:

Volume: Folio: Suburb:

TO ENABLE PROMPT PROCESSING OF YOUR APPLICATION, ALL FIELDS MUST BE COMPLETED.



<b>DEVELOPMENT COST:</b> \$5500.		<b>Building Rules Classification sought:</b> Class	
Has the Construction Industry Training Fund Act 1993 Levy been paid?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>WORK TYPE</b>		New <input checked="" type="checkbox"/>	Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Other <input type="checkbox"/>
<b>WALLS</b>	Brick Veneer <input type="checkbox"/>	Colorbond <input type="checkbox"/>	Fibro Cement <input type="checkbox"/> Other (please specify) <input type="checkbox"/>
<b>FRAME</b>	Steel <input checked="" type="checkbox"/>	Timber <input type="checkbox"/>	Other (please specify) <input type="checkbox"/>
<b>ROOF</b>	Metal <input checked="" type="checkbox"/>	Colorbond <input type="checkbox"/>	Tiles <input type="checkbox"/> Other (please specify) <input type="checkbox"/>
<b>FLOORS</b>	Concrete <input checked="" type="checkbox"/>	Timber <input type="checkbox"/>	Area of proposed development: 49 m2

**Applicant Declaration****Building Near Power Lines and Underground Cables**

I declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

NB: If this declaration is not made, a referral to the Office of the Technical Regulator is required.

**Copyright of Plans**

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Act 1993 & Regulations 2008, this includes display on Councils website and electronic media.

**Street Infrastructure and Driveways / Entranceways**

I declare that I have examined the site of the application and drafted site plans and drainage plans for my proposal and to the best of my understanding acknowledge the proposed entranceways, crossways and driveways are not less than one (1) metre from existing or proposed street infrastructure. In the event that a proposed entranceway, crossway and/or driveway is less than 1 metre from existing or proposed street infrastructure, I will amend any such proposal to comply with the one (1) metre clearance required from such street infrastructure. I understand that the City of Playford is not obligated to relocate any street infrastructure as a result of my development proposal, and is not liable to meet any costs associated with the relocation of any street infrastructure.

Signed: \_\_\_\_\_ Date: 22/5/16.

<b>CREDIT CARD PAYMENT - CARD TYPE</b>		Mastercard <input type="checkbox"/>	Visa <input type="checkbox"/>
Card number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Expiry Date:	____/____		
Cardholder's Name:	_____		Amount: _____
Signature:	_____		
Redact the above box in Trapeze - Privacy Act 1988 (Cth) S14			





Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product  
Date/Time  
Customer Reference  
Order ID  
Cost

Register Search  
12/05/2016 09:01AM  
20160512001214  
\$27.25

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.



Registrar-General

## Certificate of Title - Volume 5095 Folio 28

Parent Title(s) CT 4037/759  
Dealing(s)  
Creating Title CONVERTED TITLE  
Title Issued 29/10/1992  
Edition 4  
Edition Issued 08/09/1997 [Previous Edition]  
Diagram  
Reference 4037759

REAL PROPERTY ACT, 1886



South Australia

### Estate Type

FEE SIMPLE

### Registered Proprietor

BRUCE WILLIAM MCCABE  
OF 8 LINDON STREET ELIZABETH VALE SA 5112

### Description of Land

ALLOTMENT 25 DEPOSITED PLAN 9968  
IN THE AREA NAMED ELIZABETH VALE  
HUNDRED OF MUNNO PARA

### Easements

NIL

### Schedule of Dealings


Dealing Number	Description
8354625	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD.

### Notations

#### Dealings Affecting Title

NIL

#### Priority Notices



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product

Date/Time

Customer Reference

Order ID

Cost

Register Search

12/05/2016 09:01AM

20160512001214

\$27.25

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

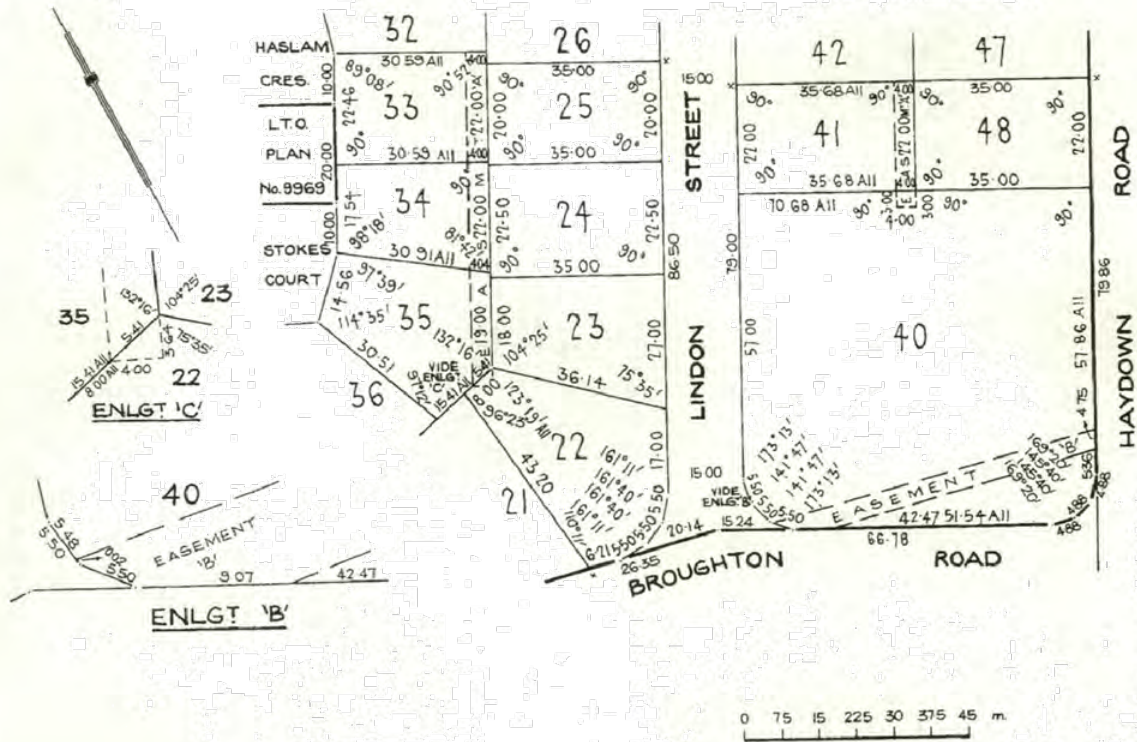
NIL

\* Denotes the dealing has been re-lodged.

Land Services Group

Page 2 of 3





Product Register Search  
Date/Time 12/05/2016 09:01AM  
Customer Reference  
Order ID 20160512001214  
Cost \$27.25

CONSTRUCTION NOTES:

Construction to be in accordance with the current edition of the Building Code of Australia Volume 2, All referenced Australian Standards to be current edition.

Termite Management and subfloor ventilation to comply with the AS 3690.1.

Footings to comply with engineer's specification & A.S 2870

All waste plumbing to be structural grade uPVC sewer pipe.

All plumbing to comply with AS/NZS 3500.

Relevant authorities should be contacted for possible locations of under-ground and above-ground services and detailed locations of all services & easements.

NOTE: It is the responsibility of the owners to ensure all survey pegs are present and in the correct location. The builder reserves the right to have the boundaries re-surveyed should any discrepancy be found. All associated costs will be forwarded to the owners.

ROOF WATER DISPOSAL:

Stormwater runs are drawn as a guide only. Final locations may vary on site. A sealed system may be used subject to gutter level & water discharge level (determined by engineer). All pipes to be fully sealed and water tight.

Stormwater drainage, gutters and downpipes to comply with AS/NZS 3500.3.

DP Denotes 900 down pipe

--- Denotes 900 uPVC stormwater pipe

Ensure bench is grated away from house.

DETENTION AND RETENTION TANKS:

(By owner) to be in compliance with the BCA & council requirements. Tank to be insect proof to manufacturer's details in compliance with the BCA.

All roof stormwater from proposed granny flat to be directed to 1000L rainwater tank. Rainwater tank plumbed to WC. Connection by owner, plumbing provision by builder. Tank overflow directed out to council water table or as shown.

REFER TO ENGINEER'S CONSTRUCTION REPORT FOR SITEWORKS, SITE LEVELS & RETAINING WALL DETAILS & LOCATIONS (IF REQUIRED / APPLICABLE)

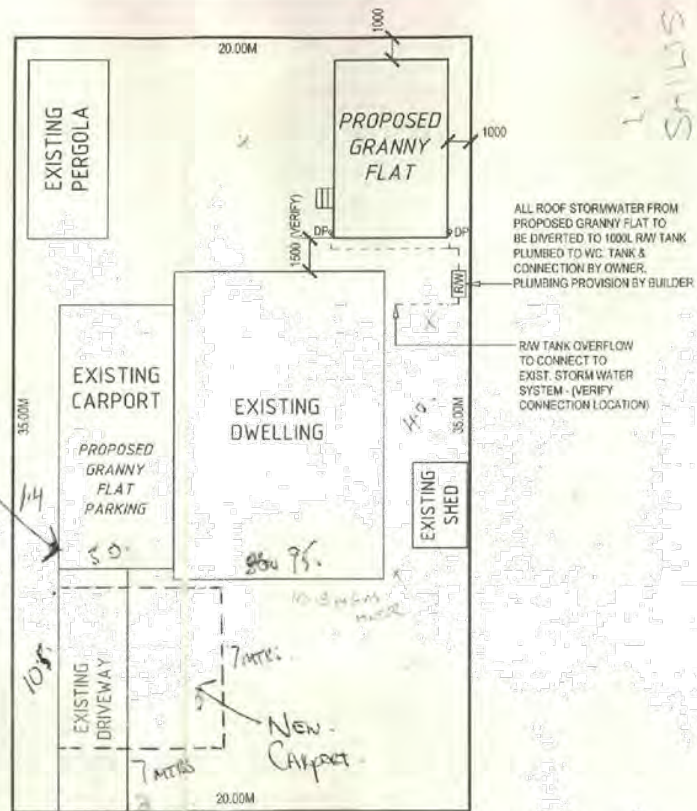
Storm Water to Existing Downpipe.

Free Standing.



APPROX.

ALLOTMENT 25 DEPOSITED PLAN 9988  
IN THE AREA NAMED ELIZABETH VALE  
HUNDRED OF MUNNO PARA



ACCEPTANCE OF FINAL PLANS  
WE ACCEPT THE DRAWINGS & DETAILS HEREIN  
AS OUR FINAL PLANS FOR CONSTRUCTION AND  
WE ACCEPT THAT CHANGES MAY NOT  
BE POSSIBLE FROM THIS POINT ONWARDS.

SIGNED OWNER/S:

DATE:

Satellite  
names FOR OFFICE USE ONLY  
PLANS AUTHORISED BY (ALL SHEETS):  
DATE:  
SIGN:

INSERT  
M. Steward

SITE PLAN

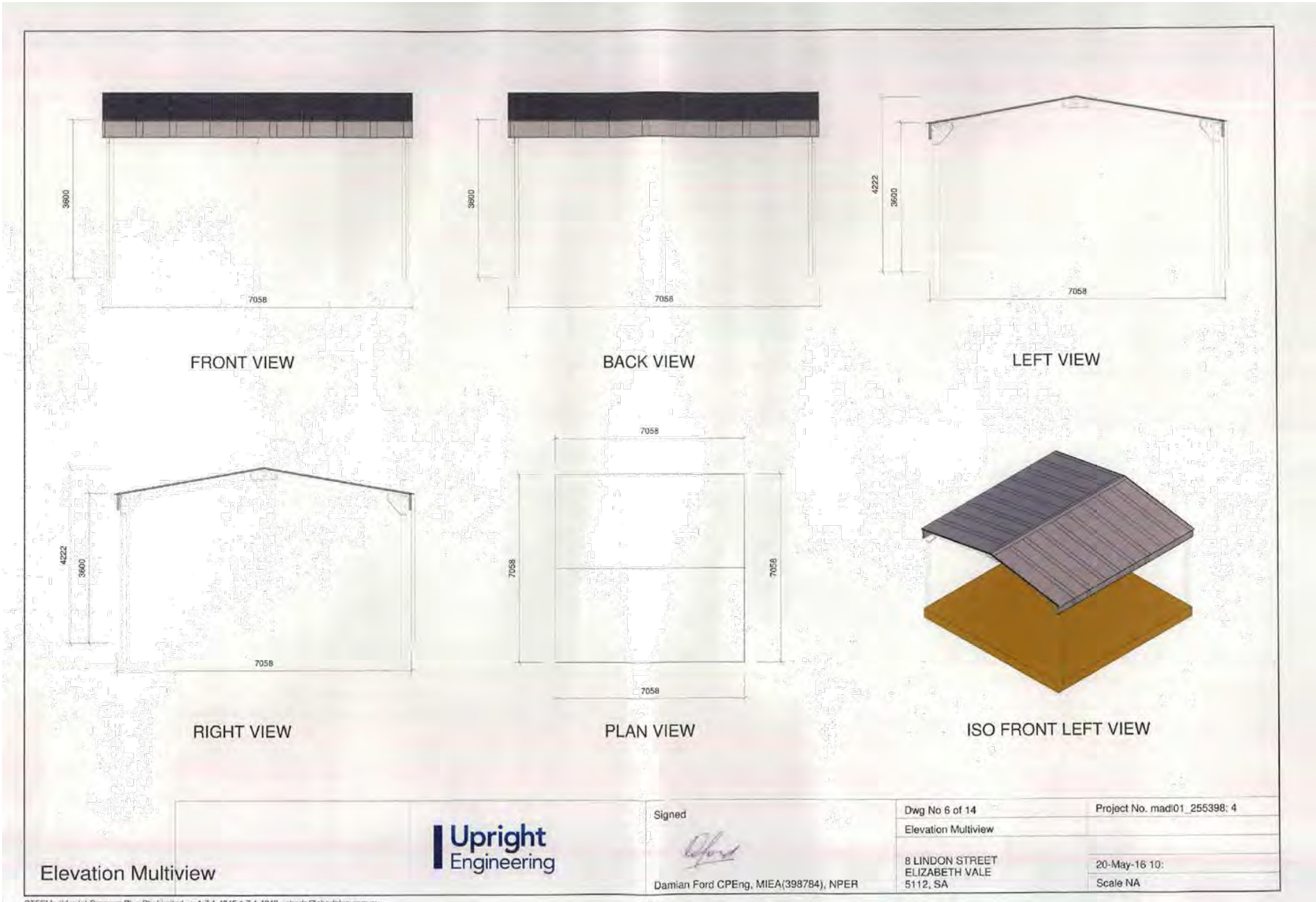
LINDON STREET

PROJECT:	PROPOSED GRANNY FLAT	SCALE:	1:200	AMENDMENTS	DATE
CLIENT:	BRUCE & RAYLENE McCABE	DATE:	15/12/11		
SITE:	8 LINDON STREET ELIZABETH VALE S.A. 5112	ISSUE:	1		

GENERAL NOTES: Measurements are in millimeters unless otherwise stated. Written dimensions are to be taken in preference to scaled drawings. Contractors to verify levels and dimensions on site prior to commencement of building set out. These drawings are to be read in conjunction with the design calculations & client specifications. Report any discrepancy to the designer immediately. No site survey has been undertaken on this site. Measurements given for boundary offsets are approximate only. Owner & builder are to verify exact boundary locations & comply with any setback requirements. Plans may need to be altered to reflect other requirements.

<b>Cheryl Cummings</b> Residential Design & Drafting Services Ph: 0422 459 121 PO Box 174 Smithfield S.A. 5114 Email: ccummings@primus.com.au	<b>SHEET</b> <b>01 of 04</b>
-----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------







## **SLAB AND FOOTING ENGINEERS RECOMMENDATION**

SITE CLASSIFICATION	- A   S   M   H   E   A&P   P
FLOOR	- NO SLAB   SLAB

**SLAB 1**   PNEUMATIC TYRES ONLY   MAXIMUM VEHICLE MASS = 2000KGG - 25mPa

**SLAB 2**   PNEUMATIC TYRES   MAXIMUM VEHICLE MASS = 4000KGG - 32mPa

### **FLOOR SLABS:**

SITE = A or S   - SLAB 1 =   100mm WITH SL72 MESH 30 TOP COVER 225mm LAPS  
150 x 300 EDGE THICKENING AT OPENING  
JOINTS AT 18mm CENTRES

SLAB 2 =   125mm -> then as per SLAB 1

SITE = M,H   - SLAB 1 =   100mm WITH SL72 MESH 40 TOP COVER  
JOINTS AT 18MTR CENTRES PLUS THICKENING AS DETAILED

SLAB 2 =   125mm WITH SL72 MESH 40 TOP COVER  
JOINTS AT 18MTR CENTRES PLUS THICKENING AS DETAILED

SITE = E   Slab and earthworks to be designed by a local engineer.

SITE = A & P/ SITE P   Site to be classified by a local experienced person and the requirements for earthworks to bring the site to a classification without the 'p' criteria is to be defined by this person.  
Once the appropriate work has been completed and the site has been re-classified without the 'p' criteria then a slab suitable for the re-classified category of the site can be adopted.

**Upright  
Engineering**

Signed



Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

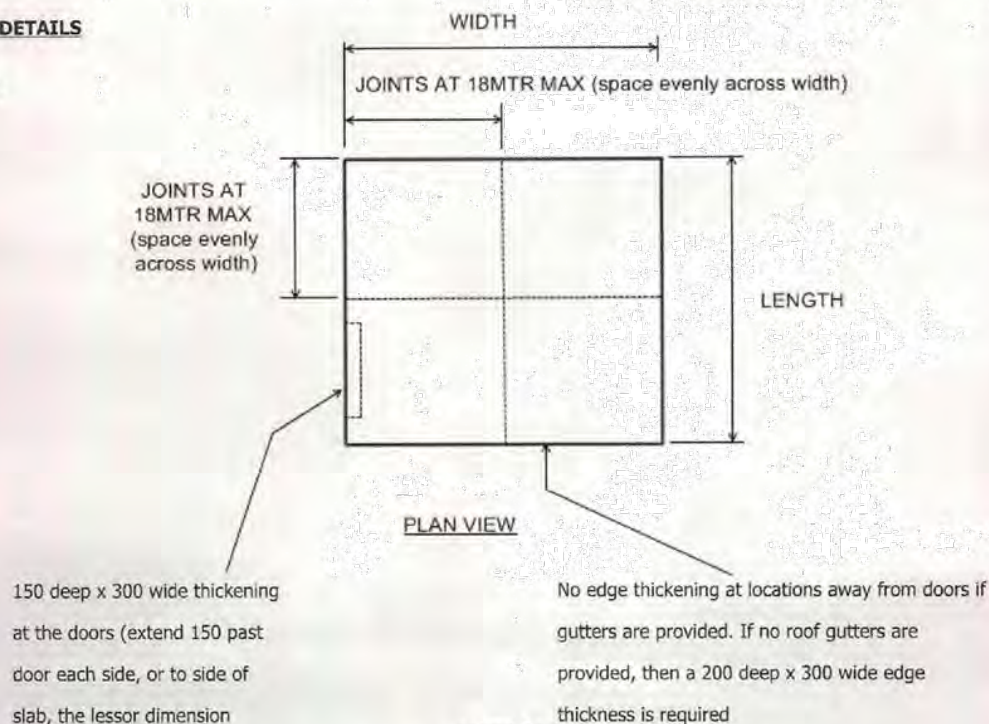
20-May-2016

Page 1 of 7

## **SLAB AND FOOTING ENGINEERS RECOMMENDATION**

### **FLOOR SLAB DETAILS**

SITE = A or S



### **NOTE**

1. THIS SLAB DRAWING IS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
2. THE FOUNDATION SOIL IS TO BE CLEAN COMPACT NATURAL GROUND FREE OF EXCESS MOISTURE AND FREE OF DELETERIOUS MATERIAL.
3. THE SOILS COMPARISON CAN BE ASSESS BY A LOCAL EXPERIENCED PERSON, OR A COMPACTION TO BE AS FOLLOWS:
 

SAND SOIL -	MINIMUM 5 BLOWS /300mm PERTH SAND PENETROMETER
COHESIVE/GRAVEL SOIL -	MINIMUM 4 BLOWS/100mm DYNAMIC CONE PENETROMETER.
SAND SITES TO BE TESTED FOR 1050 mm DEPTH.	
COHESIVE/GRAVEL SITES TO BE TESTED FOR 600mm DEPTH	
4. THE SITE IS TO BE COMPACTED AS PER AS PER NOTE 3 FOR A MINIMUM OF 1500mm BEYOND THE BUILDING CODE.
5. THE SLAB EDGE IS TO BE NO CLOSER THAN 2500mm FROM THE TOP OF A SOIL EMBANKMENT. THIS SOIL BANK IS TO BE BATTERED AT AN ANGLE NOT EXCEEDING THREE ACROSS ANY ONE DOWN.



**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

6. THE ROOF RUNOFF AND ALL SURFACE WATER IS TO BE DRAINED SUCH THAT PONDING CANNOT OCCUR ADJACENT TO THE BUILDING.



Signed

A handwritten signature in blue ink, appearing to read "D Ford".

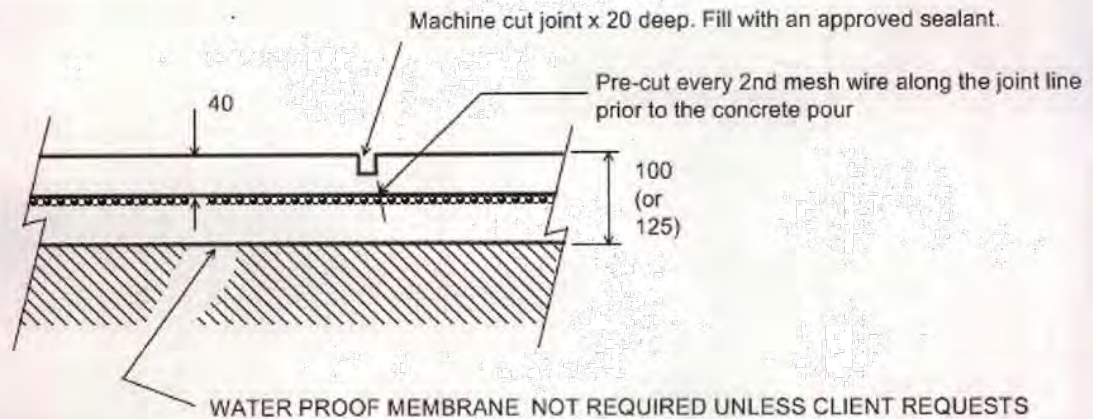
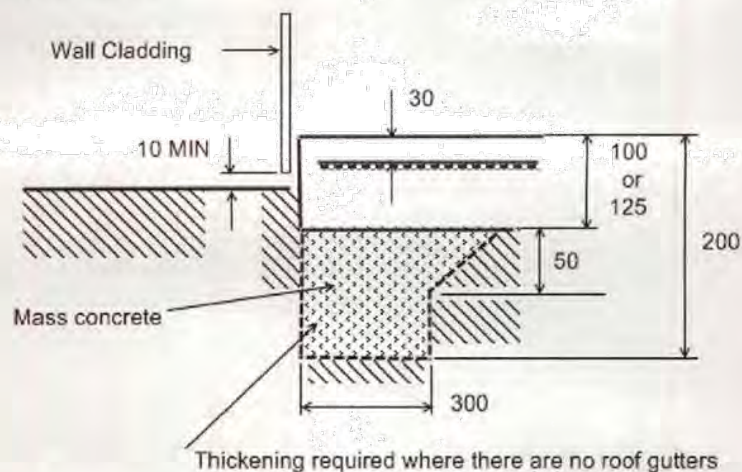
Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

Page 3 of 7



**SLAB AND FOOTING ENGINEERS RECOMMENDATION****SITE A & S DETAILS****SLAB JOINT FOR CLASS A TO S SITES****SLAB EDGE DETAIL FOR CLASS A TO S SITES****EDGE THICKENING AT DOOR****Upright  
Engineering**

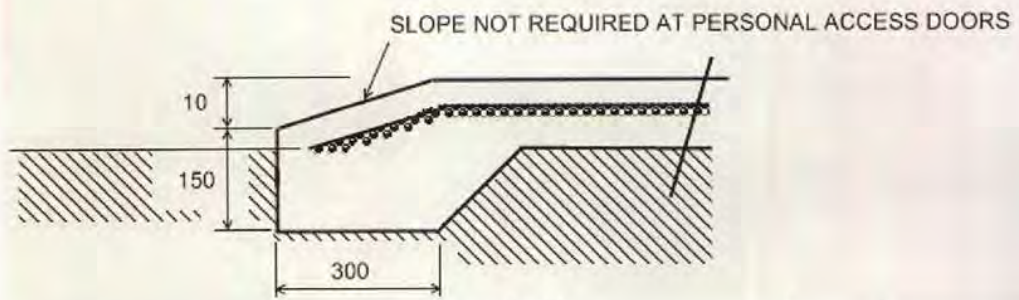
Signed

Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

Page 4 of 7

**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

**Upright**  
Engineering

Signed

Damian Ford CPEng, MIEA(398784), NPER

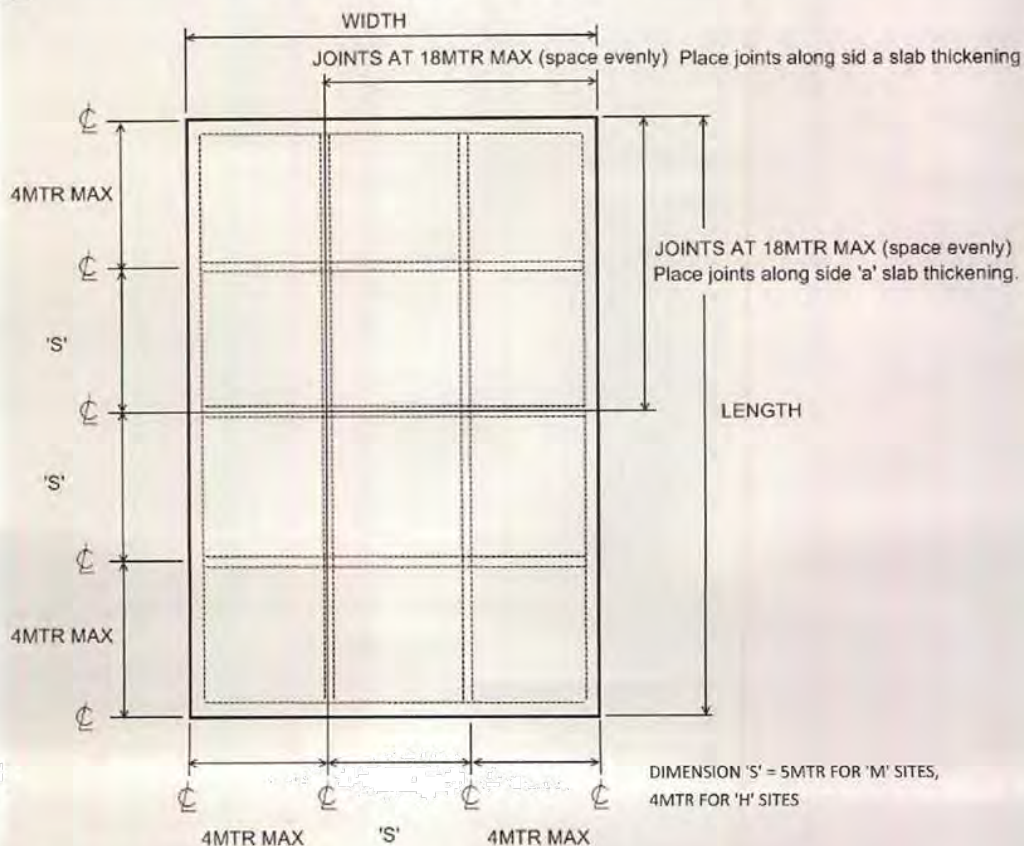
8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

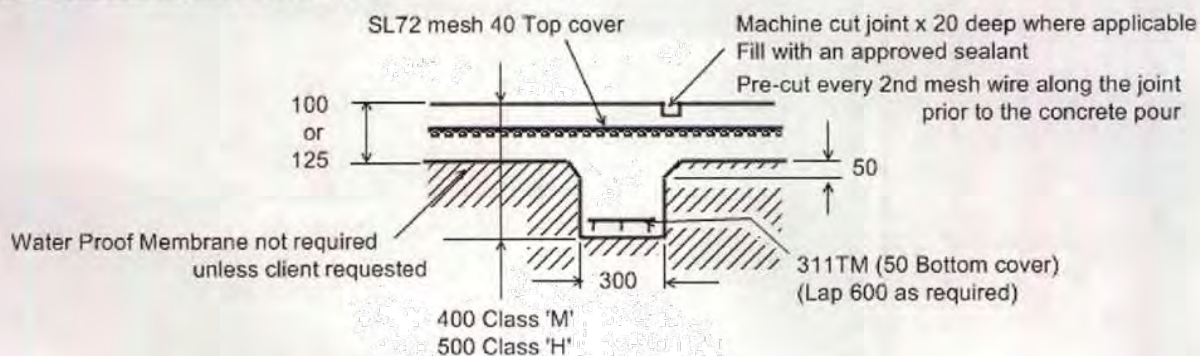
Page 5 of 7



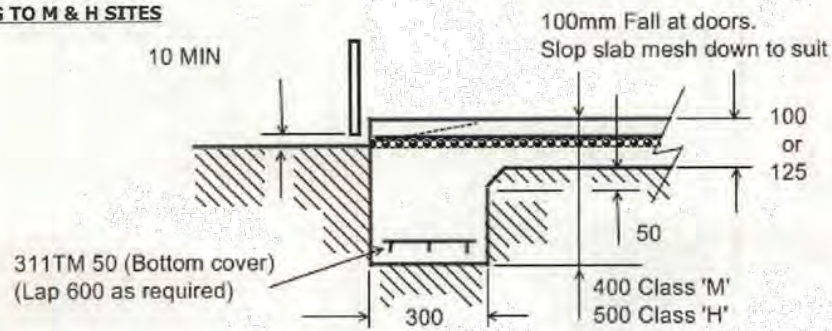
### SITE M & H DETAILS



### INTERNAL SLAB THICKENING TO M & H SITES





**SLAB AND FOOTING ENGINEERS RECOMMENDATION****EDGE SLAB THICKENING TO M & H SITES**

**Upright**  
Engineering

Signed

Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

Page 7 of 7

**engineering structural detail report****METROLL SA PTY LTD**

9 MENGEL COURT

SALISBURY SOUTH, 5107, SA

phone: 08 8282 3300

fax: 08 8282 3390

web site: [www.aussieoutdoorsheds.com.au](http://www.aussieoutdoorsheds.com.au)email: [sales@adelaide.metroll.com.au](mailto:sales@adelaide.metroll.com.au)

date: 20-May-2016

page: 1

user: Jay Hook

**project:** madl01\_255398; 4**size (l x w x h):** 7,058 x 7,000 x 3,600**structure group:** Gable Carport**engineering**

**design wind speed:** 37  
**average roof height:** 4,500.00  
**public impact:** 2  
**human hazard:** 2  
**wind probability:** 500  
**importance level:** 2

**wind region:** A1  
**region wind speed:** 45  
**terrain category:** 3.0  
**terrain multiplier:** 0.83  
**shielding multiplier:** 1.00  
**topography multiplier:** 1.00  
**directional multiplier:** 1.00

**Cladding Components****Cladding**

.42 BMT CORODEK Z/ALUME

.42 BMT TRIMCLAD Z/ALUME

**Frame Components****Columns**

C SECTION 150 X 1.5mm

**Rafters**

C SECTION 150 X 1.5mm

**Girt Components**

TOP HAT 64mm X 1.0mm

C SECTION 100 X 1.9mm

**Purlin Components**

TOP HAT 64mm X 1.0mm

FRC

FWC

C-1, C-2

R-1

G-1

G-2

P-1




**General Notes**

1. The shed has been designed for loads derived from AS/NZS 1170.1, AS/NZS 1170.2, AS/NZS 1170.3, AS 1170.4 and AS 4055. The shed's structural members have been designed to comply with AS 3600, AS 4100 and AS/NZS 4600. All standards are the current version at the time of construction.
2. Refer to the Engineering Structural Detail Report for the design criteria for the shed and for member sizes.
3. The basis of certification for Class 10a sheds: Building Code of Australia 2014 (Volume Two, Part 3.11).
4. The basis of certification for Class 2-9 sheds: Building Code of Australia 2014 (Volume One, Section B1).
5. All sheeting and roofing comply with Cyclonic Low/High/Low testing of specification B1.2 of National Construction Code Volume One and Section 3.10.1 of the Building Code of Australia 2014 Volume 2. (Testing was conducted by an approved testing facility).
6. The footings and slabs shown on the structural drawings are the minimum size required for supporting the design loads on the shed onto natural undisturbed soil of 100kPa allowable bearing capacity.

**Program Plus (Building) Notes**

7. The installer (builder) shall refer to the current issue of Program Plus Shed Installation Guide for the shed's installation. Construction (temporary) bracing shall be fixed to an end wall frame and to every second internal portal frame beyond. Alternatively, the construction bracing, connections and anchorage can be designed in accordance with Table 3.3 of AS/NZS 1170.0.
8. The installer (builder) is responsible for maintaining the shed in a stable and safe condition throughout the shed's installation.
9. The installer (builder) is responsible for the shed's compliance with the minimum requirements of the National Construction Code (NCC) and the relevant Australian Standards (AS).
10. The shed's site classification is unknown at the time of its design. When required, the installer (builder) shall obtain the site classification and select a suitable design from the Slab and Footing Engineers Recommendation.
11. Only after the installer (builder) has fixed the permanent bracing systems on the shed's walls and roof as shown on the drawings can the construction (temporary) bracing can be safely removed.
12. The installer (builder) shall fix the side wall sheeting on the Front and Back Views first and then fix the end wall sheeting on the Right and Left Views. The installer (builder) shall fix the roofing last. This cladding sequence can be modified to suit construction bracing designed in accordance with Table 3.3 of AS/NZS 1170.0.
13. The installer (builder) shall refer to the Program Plus Shed Installation Guide for all other details.

---

Signed

Damian Ford CPEng, MIEA(398784), NER



## Regulation 88 Certificate

---

**To**

Relevant building surveyor:

**From**Building practitioner: **Damian Ford**Postal address: **1 Wemyss Ave., Hawthorn, SA 5062**

---

**Property Details**Address: **8 LINDON STREET****ELIZABETH VALE****5112**

Lot/s:

LP/PS:

Volume:

Folio:

Crown allotment:

Section: **Gable Carport N2**

Parish:

County:

Municipal District:

---

**Compliance**

I did not prepare the design and I certify that the part of the design described as:

Project MADL01\_255398 Sheets 1 to 21  
Engineering Structural Detail Report  
Slab and Slab and Footing Recommendations

Complies with the following provisions of the Regulations:

AS 1170.1, AS1170.2, AS1170.4, AS3600, AS4055, AS4100, AS4600. All referenced standards shall be the current version at the time of construction. National Construction Code (Volume Two, Part 3.11). Importance level 2

---

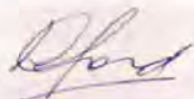
**Design documents**

Project MADL01\_255398 Sheets 1 to 21  
Engineering Structural Detail Report  
Slab and Slab and Footing Recommendations

---

**Signature**

Signed:



Date: 20-May-2016

Name of Signatory - **Damian Ford**Position - **Certifying engineer**Professional Qualifications - **MIE 398784 (Aust), CPeng (Aust), NER (Aust), RPEQ 16301 (Qld), EC1296 (Vic), CC4078W (Tas)**Registration Number - **CPeng, MIEA(398784), NER**

**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

SITE CLASSIFICATION

- A S M H E A&amp;P P

FLOOR

- NO SLAB SLAB

**SLAB 1** PNEUMATIC TYRES ONLY MAXIMUM VEHICLE MASS = 2000KGG - 25mPa**SLAB 2** PNEUMATIC TYRES MAXIMUM VEHICLE MASS = 4000KGG - 32mPa**FLOOR SLABS:**

SITE = A or S

- SLAB 1 = 100mm WITH SL72 MESH 30 TOP COVER 225mm LAPS  
150 x 300 EDGE THICKENING AT OPENING  
JOINTS AT 18mm CENTRES

SLAB 2 = 125mm -> then as per SLAB 1

SITE = M,H

- SLAB 1 = 100mm WITH SL72 MESH 40 TOP COVER  
JOINTS AT 18MTR CENTRES PLUS THICKENING AS DETAILED

SLAB 2 = 125mm WITH SL72 MESH 40 TOP COVER  
JOINTS AT 18MTR CENTRES PLUS THICKENING AS DETAILED

SITE = E Slab and earthworks to be designed by a local engineer.

SITE = A &amp; P/ SITE P

Site to be classified by a local experienced person and the requirements for earthworks to bring the site to a classification without the 'p' criteria is to be defined by this person.

Once the appropriate work has been completed and the site has been re-classified without the 'p' criteria then a slab suitable for the re-classified category of the site can be adopted.

**Upright**  
Engineering

Signed



Damian Ford CPEnq, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

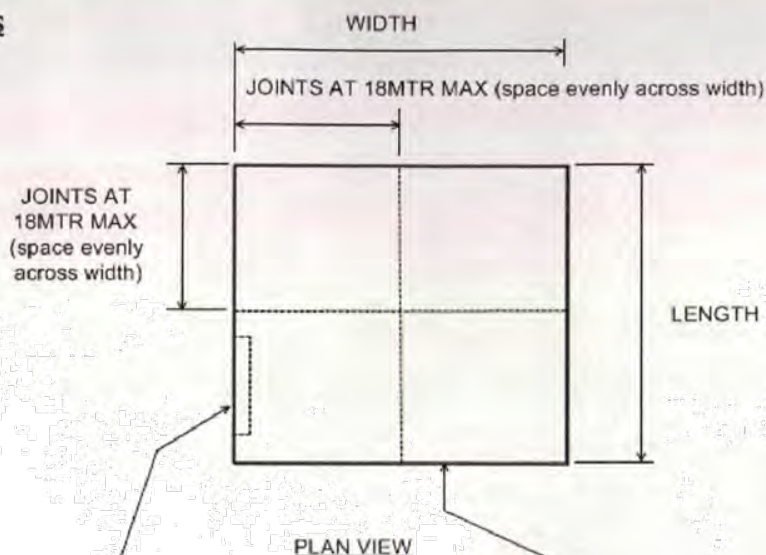
Page 1 of 7



## **SLAB AND FOOTING ENGINEERS RECOMMENDATION**

### **FLOOR SLAB DETAILS**

SITE = A or S




150 deep x 300 wide thickening at the doors (extend 150 past door each side, or to side of slab, the lesser dimension)

No edge thickening at locations away from doors if gutters are provided. If no roof gutters are provided, then a 200 deep x 300 wide edge thickness is required

#### **NOTE**

1. THIS SLAB DRAWING IS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
2. THE FOUNDATION SOIL IS TO BE CLEAN COMPACT NATURAL GROUND FREE OF EXCESS MOISTURE AND FREE OF DELETERIOUS MATERIAL.
3. THE SOILS COMPARISON CAN BE ASSESS BY A LOCAL EXPERIENCED PERSON, OR A COMPACTION TO BE AS FOLLOWS:
  - SAND SOIL - MINIMUM 5 BLOWS /300mm PERTH SAND PENETROMETER
  - COHESIVE/GRAVEL SOIL - MINIMUM 4 BLOWS/100mm DYNAMIC CONE PENETROMETER.
  - SAND SITES TO BE TESTED FOR 1050 mm DEPTH.
  - COHESIVE/GRAVEL SITES TO BE TESTED FOR 600mm DEPTH
4. THE SITE IS TO BE COMPACTED AS PER AS PER NOTE 3 FOR A MINIMUM OF 1500mm BEYOND THE BUILDING CODE.
5. THE SLAB EDGE IS TO BE NO CLOSER THAN 2500mm FROM THE TOP OF A SOIL EMBANKMENT. THIS SOIL BANK IS TO BE BATTERED AT AN ANGLE NOT EXCEEDING THREE ACROSS ANY ONE DOWN.

<b>Upright Engineering</b>	Signed  Damian Ford CPEng, MIEA(398784), NPER	8 LINDON STREET ELIZABETH VALE 5112 20-May-2016
----------------------------	----------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------



**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

6. THE ROOF RUNOFF AND ALL SURFACE WATER IS TO BE DRAINED SUCH THAT PONDING CANNOT OCCUR ADJACENT TO THE BUILDING.

**Upright**  
Engineering

Signed



Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

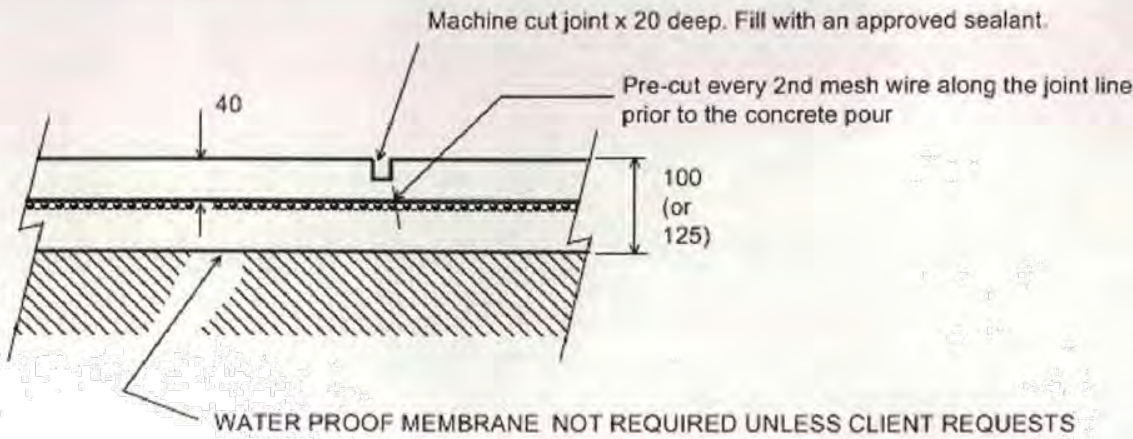
20-May-2016

Page 3 of 7

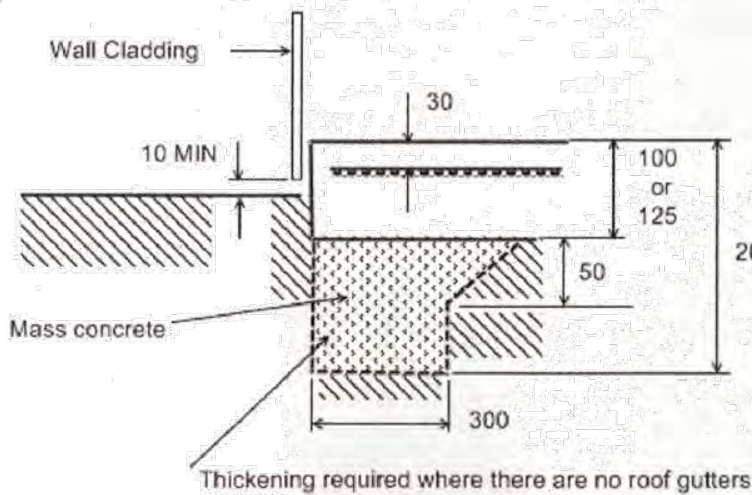
SLAB AND FOOTING ENGINEERS RECOMMENDATION

SITE A & S DETAILS


SLAB JOINT FOR CLASS A TO S SITES



SLAB EDGE DETAIL FOR CLASS A TO S SITES

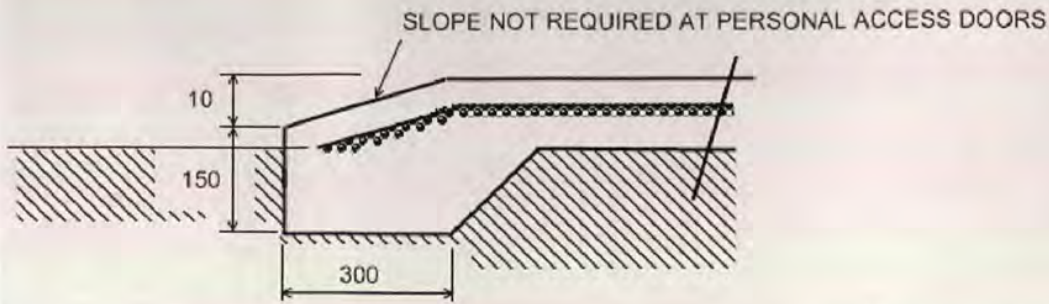




EDGE THICKENING AT DOOR

<b>Upright</b> Engineering	Signed  Damian Ford CPEnq, MIEA(398784), NPER	8 LINDON STREET ELIZABETH VALE 5112 20-May-2016 Page 4 of 7
-------------------------------	----------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------



**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

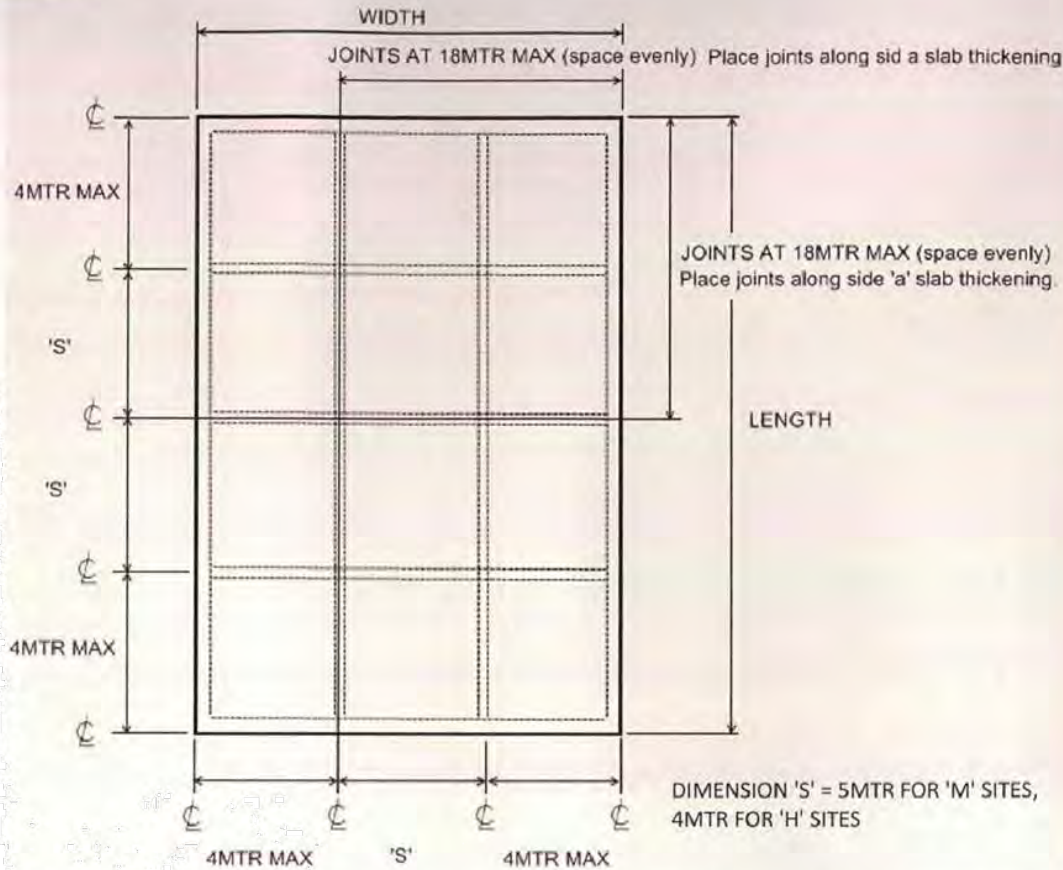


	<p>Signed</p>  <p>Damian Ford CPEng, MIEA(398784), NPER</p>	<p>8 LINDON STREET ELIZABETH VALE 5112</p> <p>20-May-2016</p> <p>Page 5 of 7</p>
-------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------

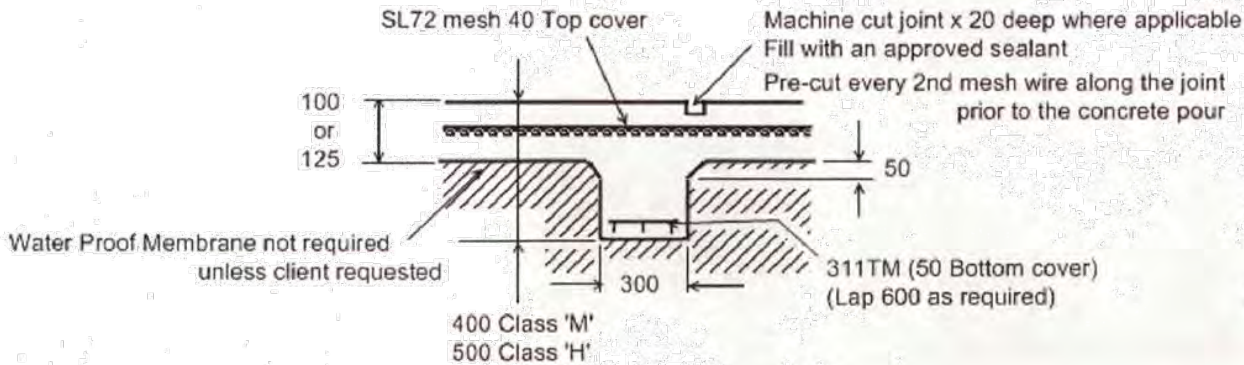



SLAB AND FOOTING ENGINEERS RECOMMENDATION

SITE M & H DETAILS



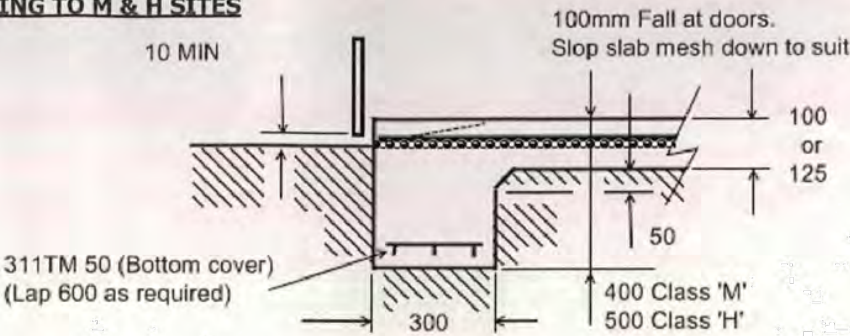
INTERNAL SLAB THICKENING TO M & H SITES





<div>Upright Engineering</div>	<div>Signed</div> <div></div> <div>Damian Ford CPEnq, MIEA(398784), NPER</div>	<div>8 LINDON STREET ELIZABETH VALE 5112</div> <div>20-May-2016</div> <div>Page 6 of 7</div>
--------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------

**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

**EDGE SLAB THICKENING TO M & H SITES**



	<p>Signed</p>  <p>Damian Ford CPEng, MIEA(398784), NPER</p>	<p>8 LINDON STREET ELIZABETH VALE 5112</p> <p>20-May-2016</p> <p>Page 7 of 7</p>
-------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------



**SLAB AND FOOTING ENGINEERS RECOMMENDATION****SITE CLASSIFICATION**

- A S M H E A&amp;P P

**FLOOR**

- NO SLAB SLAB

**SLAB 1** PNEUMATIC TYRES ONLY MAXIMUM VEHICLE MASS = 2000KGG - 25mPa**SLAB 2** PNEUMATIC TYRES MAXIMUM VEHICLE MASS = 4000KGG - 32mPa**FLOOR SLABS:**

SITE = A or S

- SLAB 1 = 100mm WITH SL72 MESH 30 TOP COVER 225mm LAPS  
150 x 300 EDGE THICKENING AT OPENING  
JOINTS AT 18mm CENTRES

SLAB 2 = 125mm -&gt; then as per SLAB 1

SITE = M,H

- SLAB 1 = 100mm WITH SL72 MESH 40 TOP COVER  
JOINTS AT 18MTR CENTRES PLUS THICKENING AS DETAILED

SLAB 2 = 125mm WITH SL72 MESH 40 TOP COVER  
JOINTS AT 18MTR CENTRES PLUS THICKENING AS DETAILED

SITE = E

Slab and earthworks to be designed by a local engineer.

SITE = A &amp; P/ SITE P

Site to be classified by a local experienced person and the requirements for earthworks to bring the site to a classification without the 'p' criteria is to be defined by this person.

Once the appropriate work has been completed and the site has been re-classified without the 'p' criteria then a slab suitable for the re-classified category of the site can be adopted.

**Upright  
Engineering**

Signed



Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

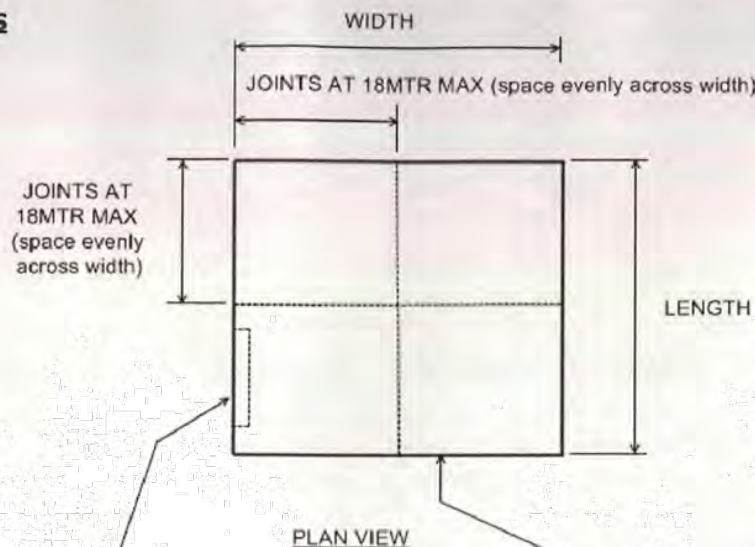
Page 1 of 7



## SLAB AND FOOTING ENGINEERS RECOMMENDATION

### FLOOR SLAB DETAILS

SITE = A or S



150 deep x 300 wide thickening at the doors (extend 150 past door each side, or to side of slab, the lesser dimension)

No edge thickening at locations away from doors if gutters are provided. If no roof gutters are provided, then a 200 deep x 300 wide edge thickness is required

#### NOTE

1. THIS SLAB DRAWING IS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
2. THE FOUNDATION SOIL IS TO BE CLEAN COMPACT NATURAL GROUND FREE OF EXCESS MOISTURE AND FREE OF DELETERIOUS MATERIAL.
3. THE SOILS COMPARISON CAN BE ASSESSED BY A LOCAL EXPERIENCED PERSON, OR A COMPACTION TO BE AS FOLLOWS:
  - SAND SOIL - MINIMUM 5 BLOWS /300mm PERTH SAND PENETROMETER
  - COHESIVE/GRAVEL SOIL - MINIMUM 4 BLOWS/100mm DYNAMIC CONE PENETROMETER.
  - SAND SITES TO BE TESTED FOR 1050 mm DEPTH.
  - COHESIVE/GRAVEL SITES TO BE TESTED FOR 600mm DEPTH
4. THE SITE IS TO BE COMPACTED AS PER AS PER NOTE 3 FOR A MINIMUM OF 1500mm BEYOND THE BUILDING CODE.
5. THE SLAB EDGE IS TO BE NO CLOSER THAN 2500mm FROM THE TOP OF A SOIL EMBANKMENT. THIS SOIL BANK IS TO BE BATTERED AT AN ANGLE NOT EXCEEDING THREE ACROSS ANY ONE DOWN.

**Upright**  
Engineering

Signed

Damian Ford CPEng, MIEA(398784), NPER



8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

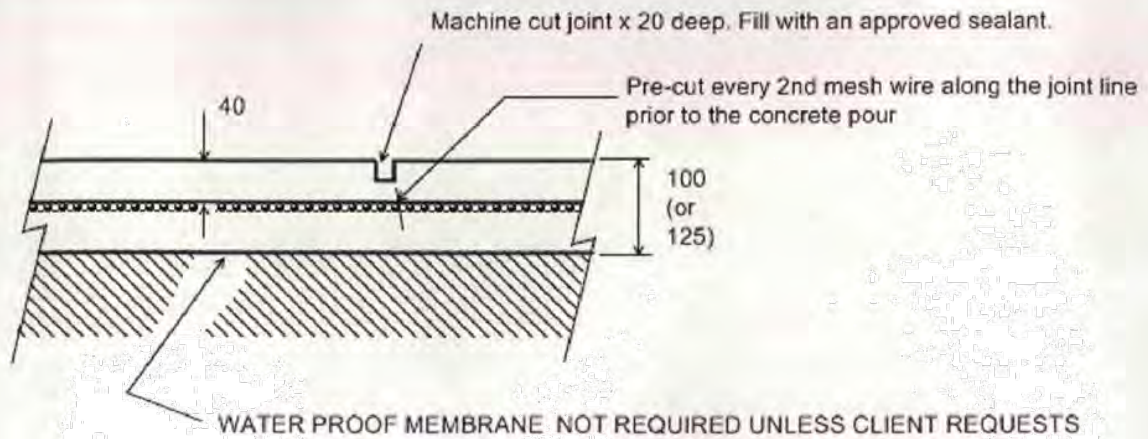
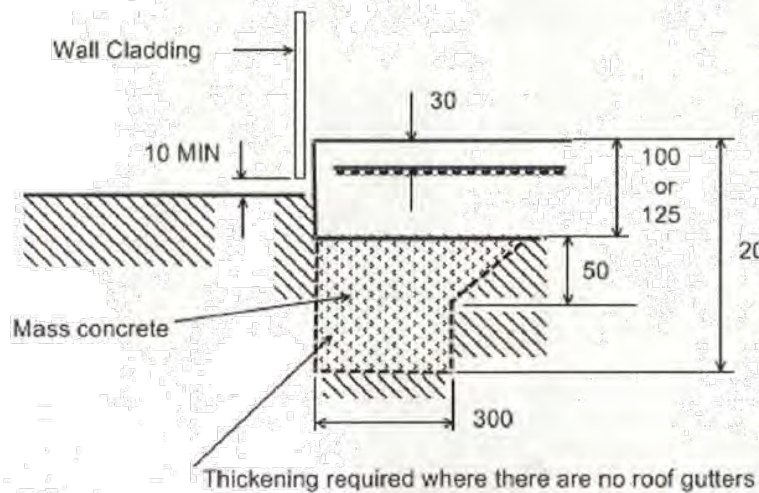
Page 2 of 7


**SLAB AND FOOTING ENGINEERS RECOMMENDATION**

6. THE ROOF RUNOFF AND ALL SURFACE WATER IS TO BE DRAINED SUCH THAT PONDING CANNOT OCCUR ADJACENT TO THE BUILDING.

	<div>Signed</div> <div></div> <div>Damian Ford CPEng, MIEA(398784), NPER</div>	<div>8 LINDON STREET ELIZABETH VALE 5112</div> <div>20-May-2016</div> <div>Page 3 of 7</div>
-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------

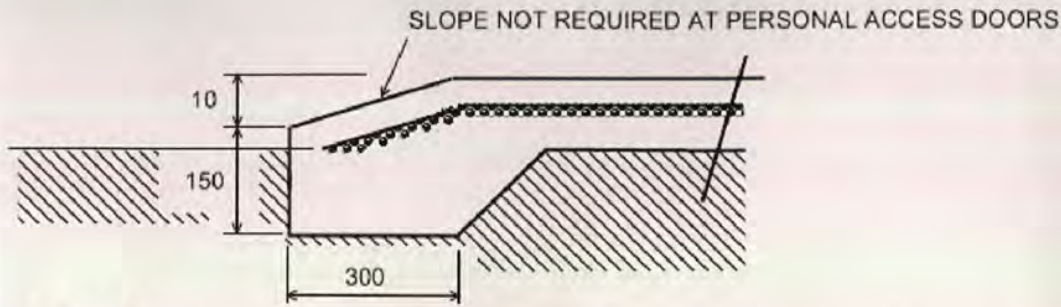


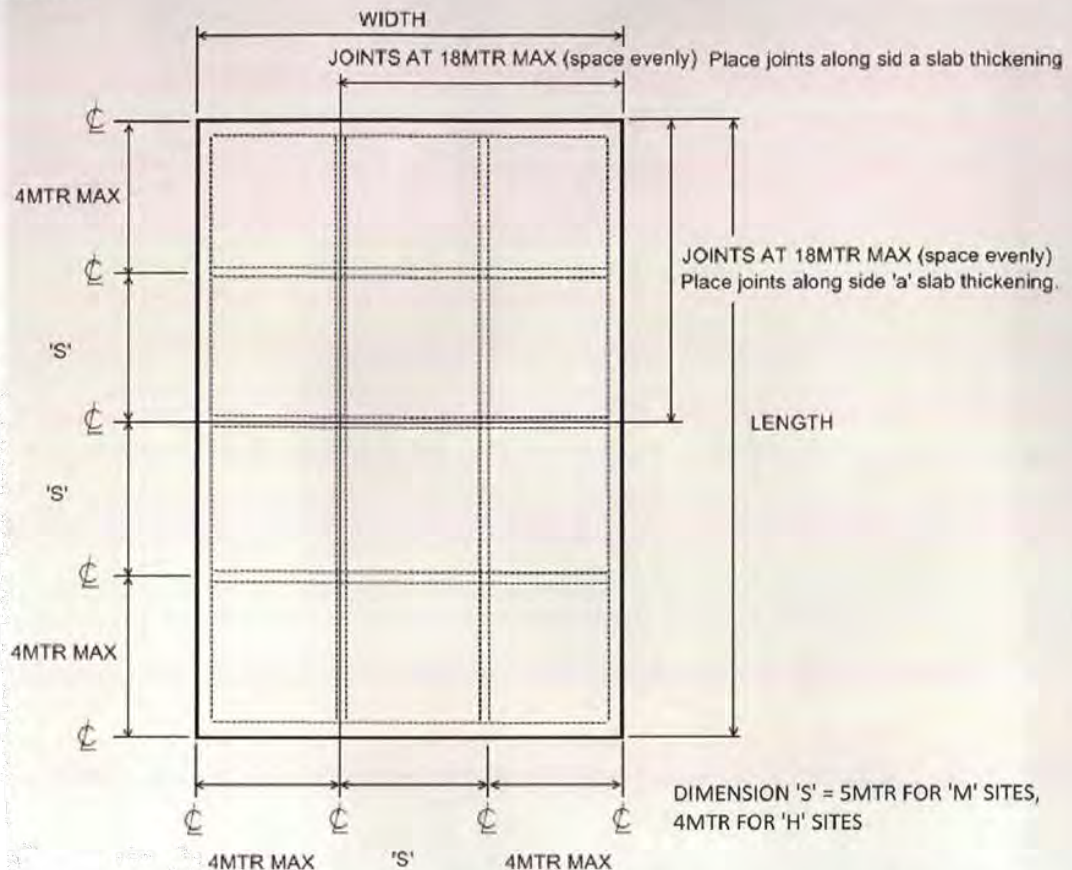
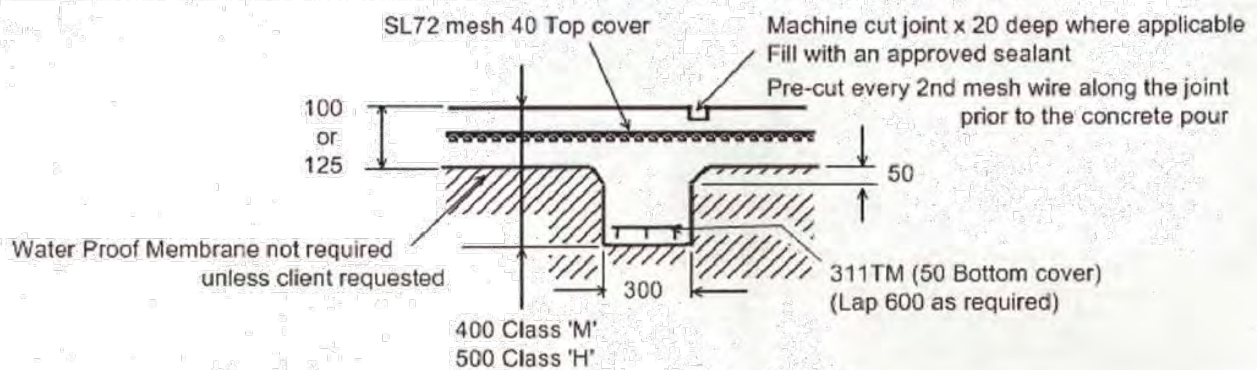
**SLAB AND FOOTING ENGINEERS RECOMMENDATION****SITE A & S DETAILS****SLAB JOINT FOR CLASS A TO S SITES****SLAB EDGE DETAIL FOR CLASS A TO S SITES****EDGE THICKENING AT DOOR**

<b>Upright Engineering</b>	Signed  Damian Ford CPEng, MIEA(398784), NPER	8 LINDON STREET ELIZABETH VALE 5112 20-May-2016 Page 4 of 7
--------------------------------	----------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------



**SLAB AND FOOTING ENGINEERS RECOMMENDATION**



**SLAB AND FOOTING ENGINEERS RECOMMENDATION****SITE M & H DETAILS****INTERNAL SLAB THICKENING TO M & H SITES**

**Upright**  
Engineering

Signed

Damian Ford CPEng, MIEA(398784), NPER

8 LINDON STREET  
ELIZABETH VALE  
5112

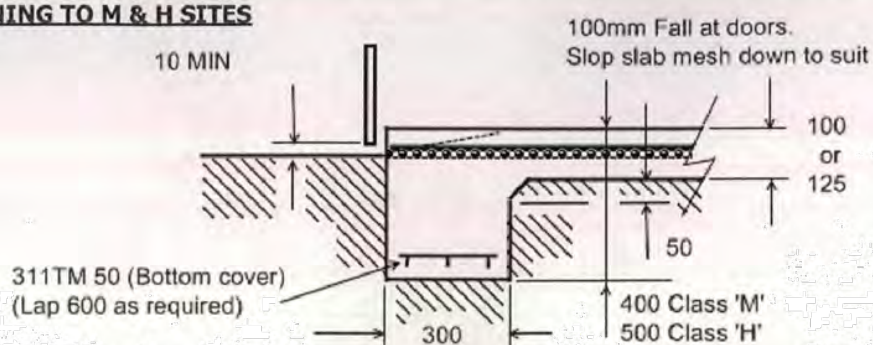
20-May-2016

Page 6 of 7



### SLAB AND FOOTING ENGINEERS RECOMMENDATION

### EDGE SLAB THICKENING TO M & H SITES

Upright  
Engineering

Signed

Djord

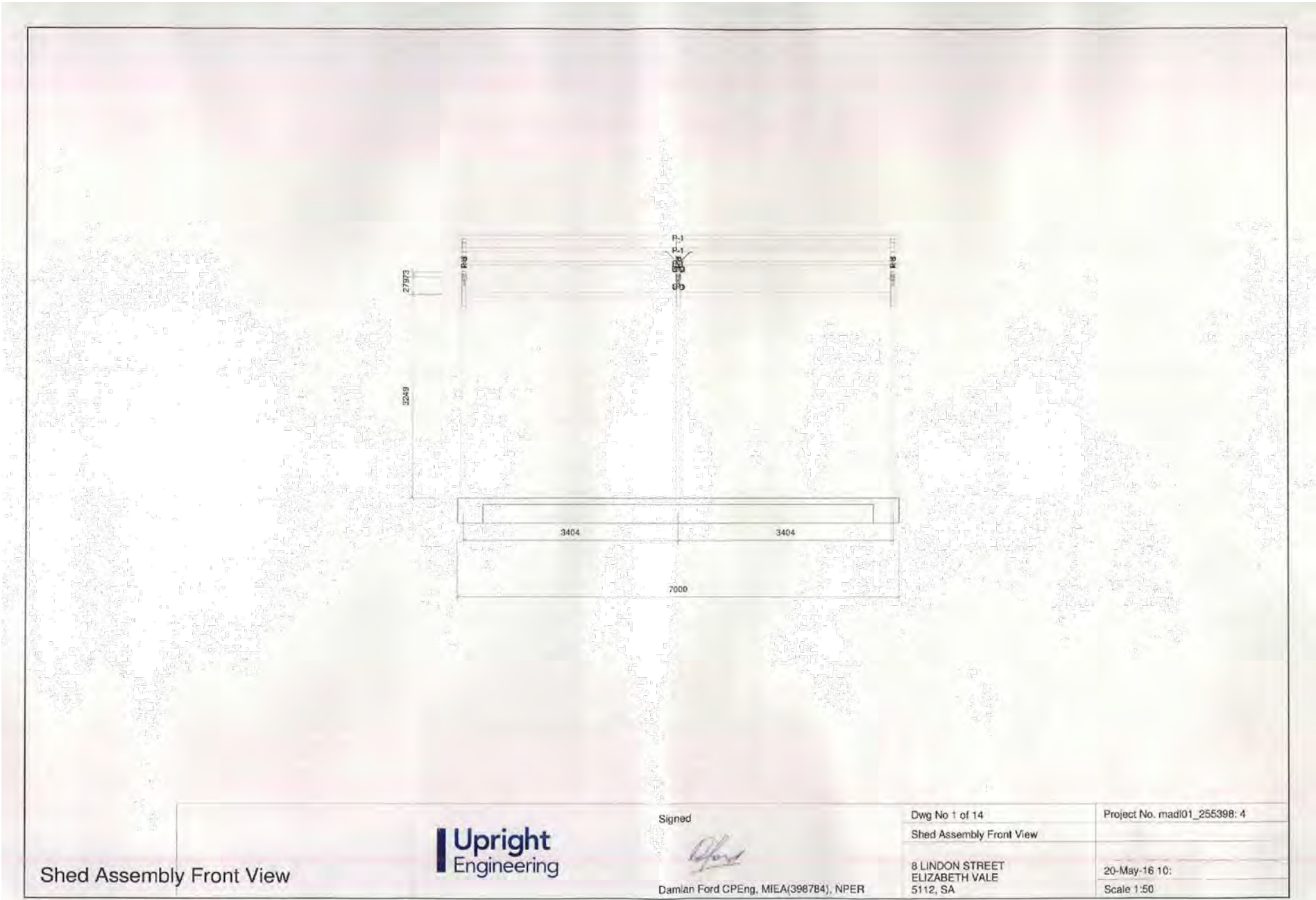
Damian Ford CPEng, MIEA(398784), NPER

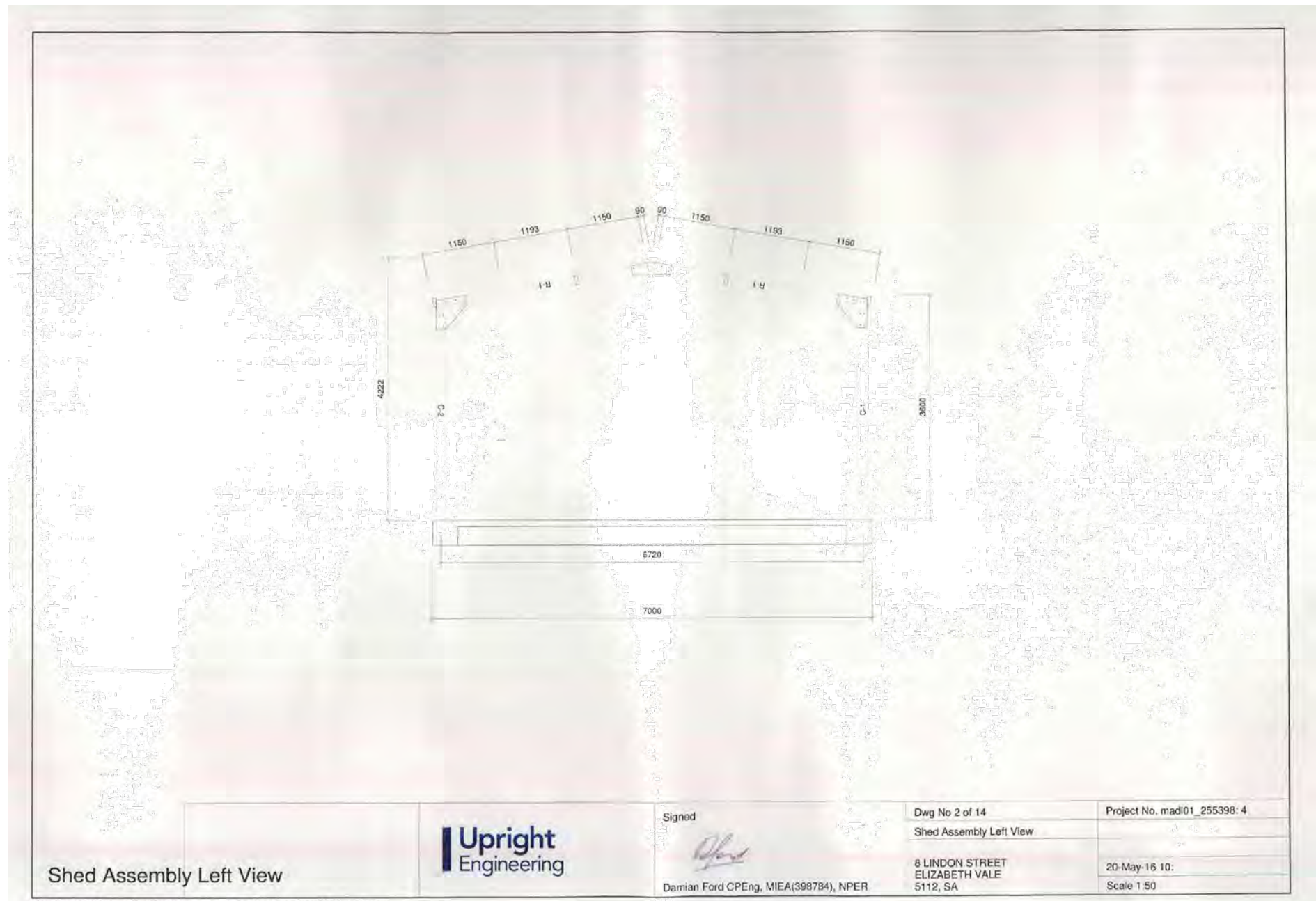
8 LINDON STREET  
ELIZABETH VALE  
5112

20-May-2016

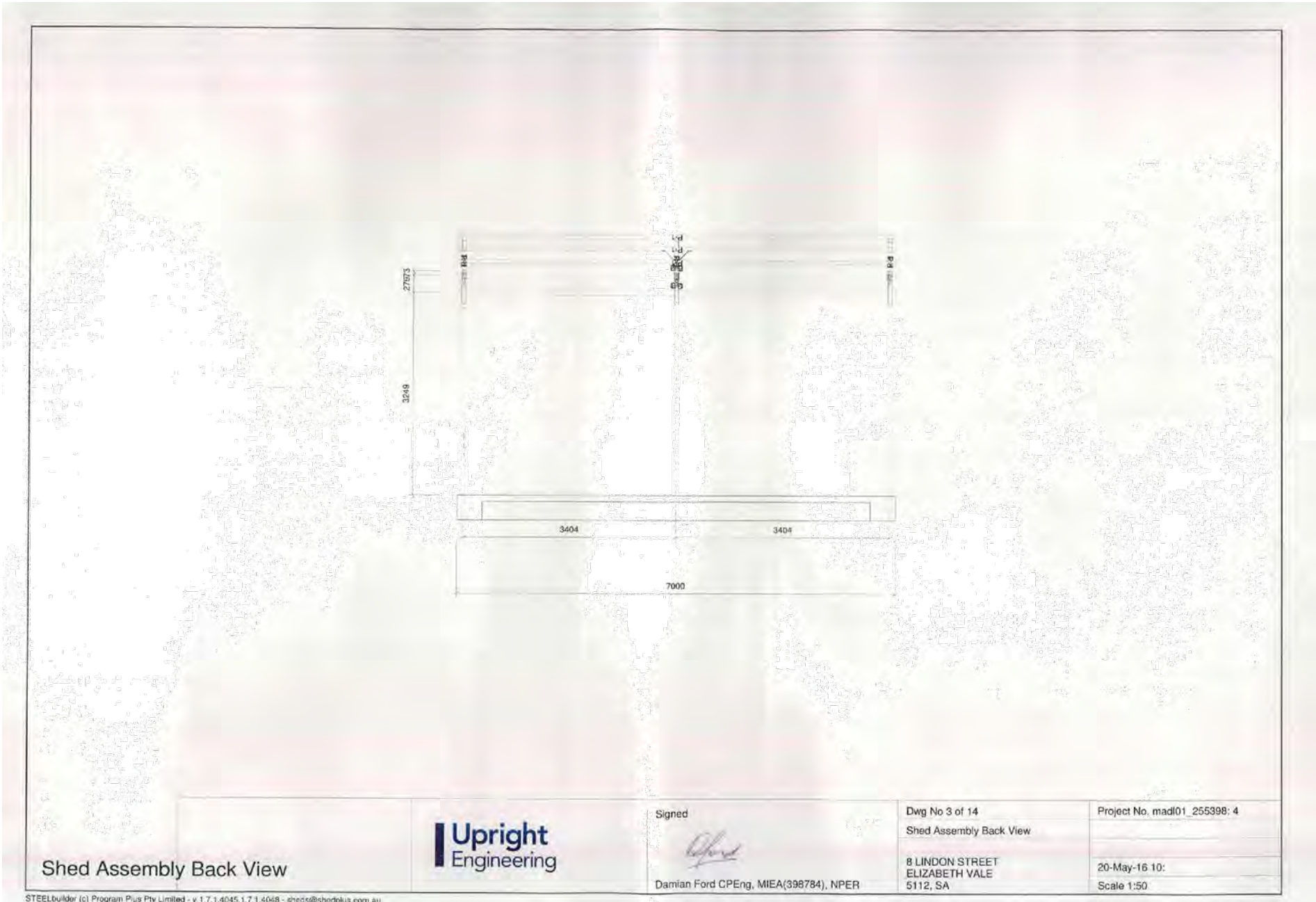
Page 7 of 7



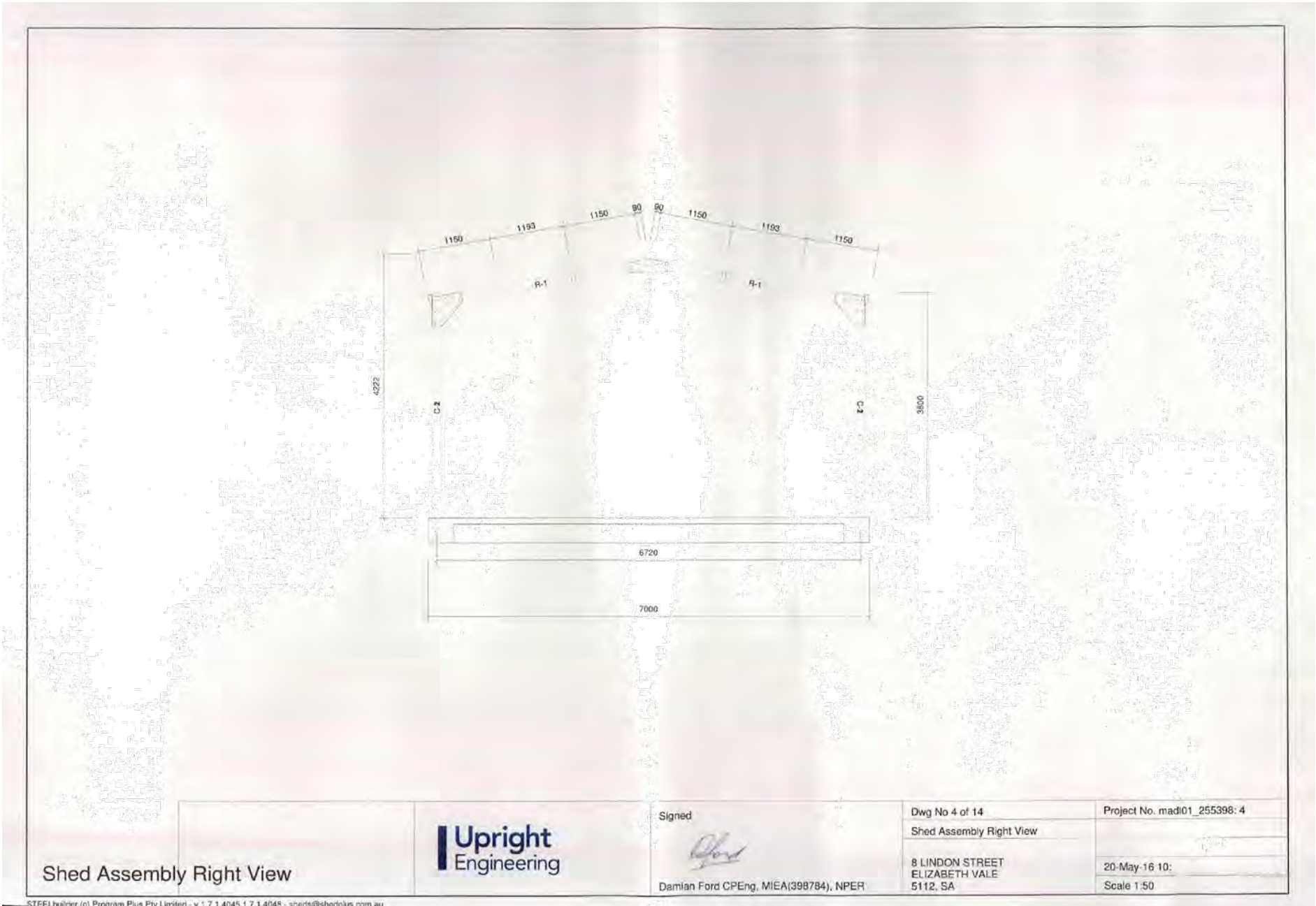


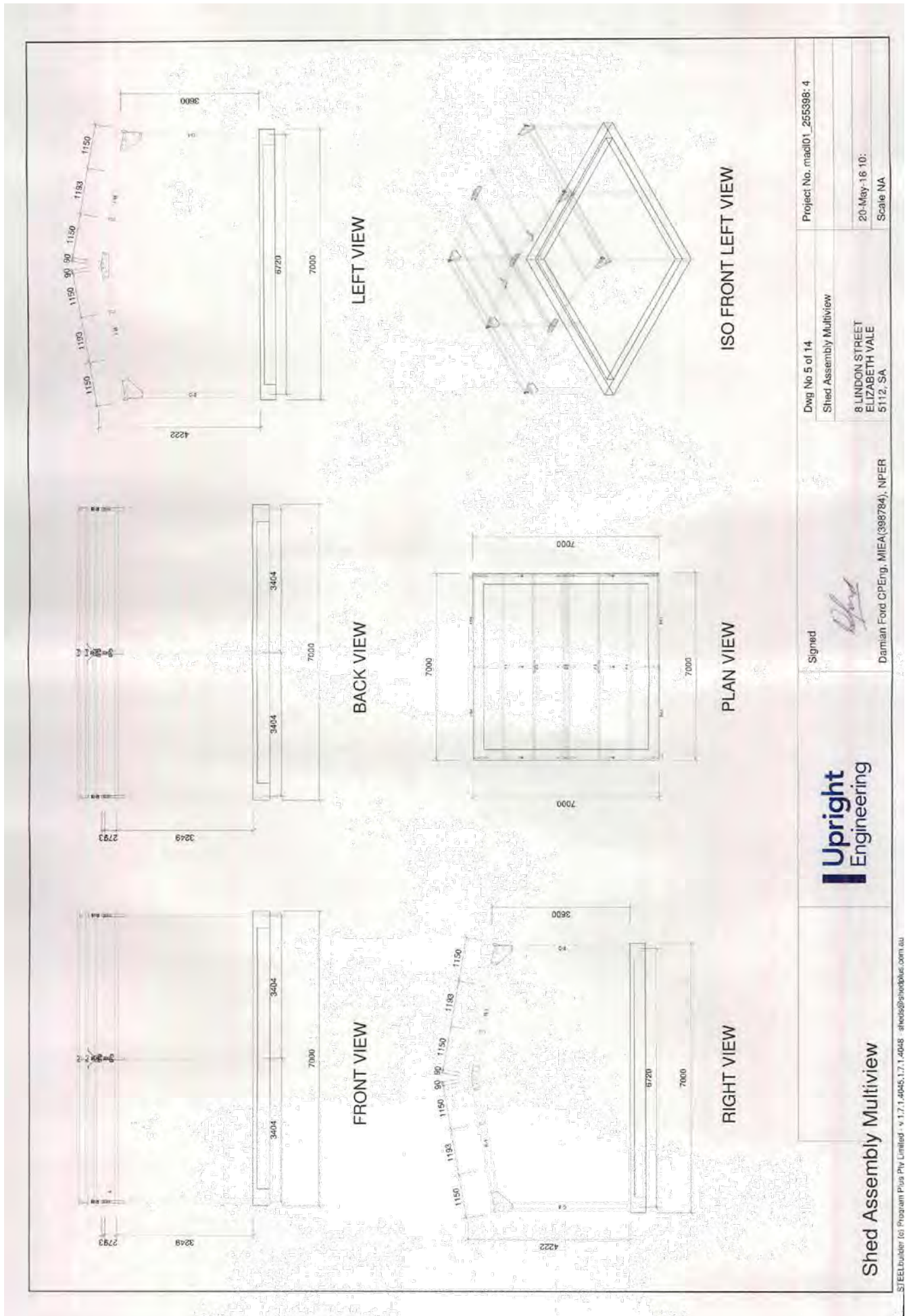






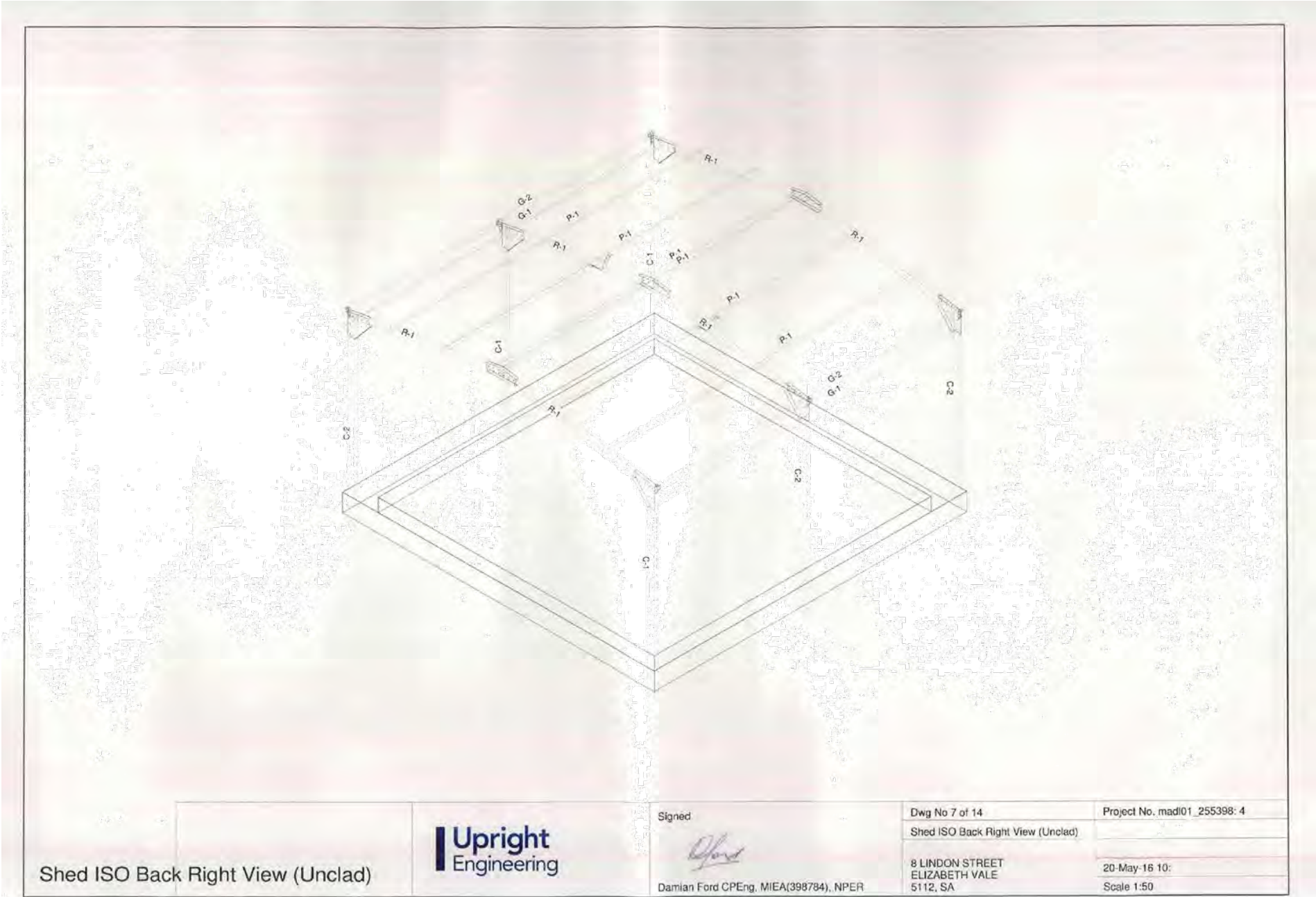




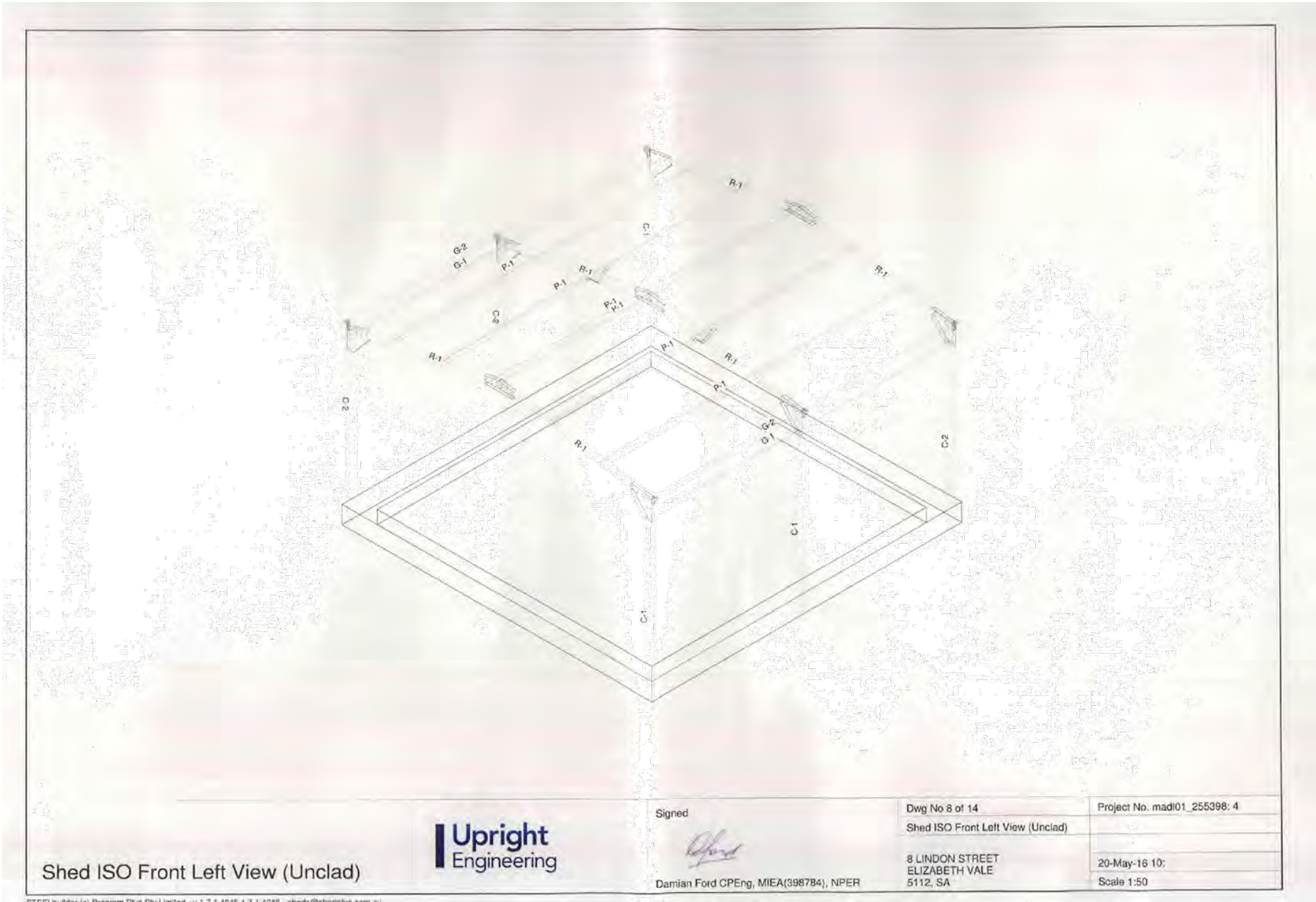


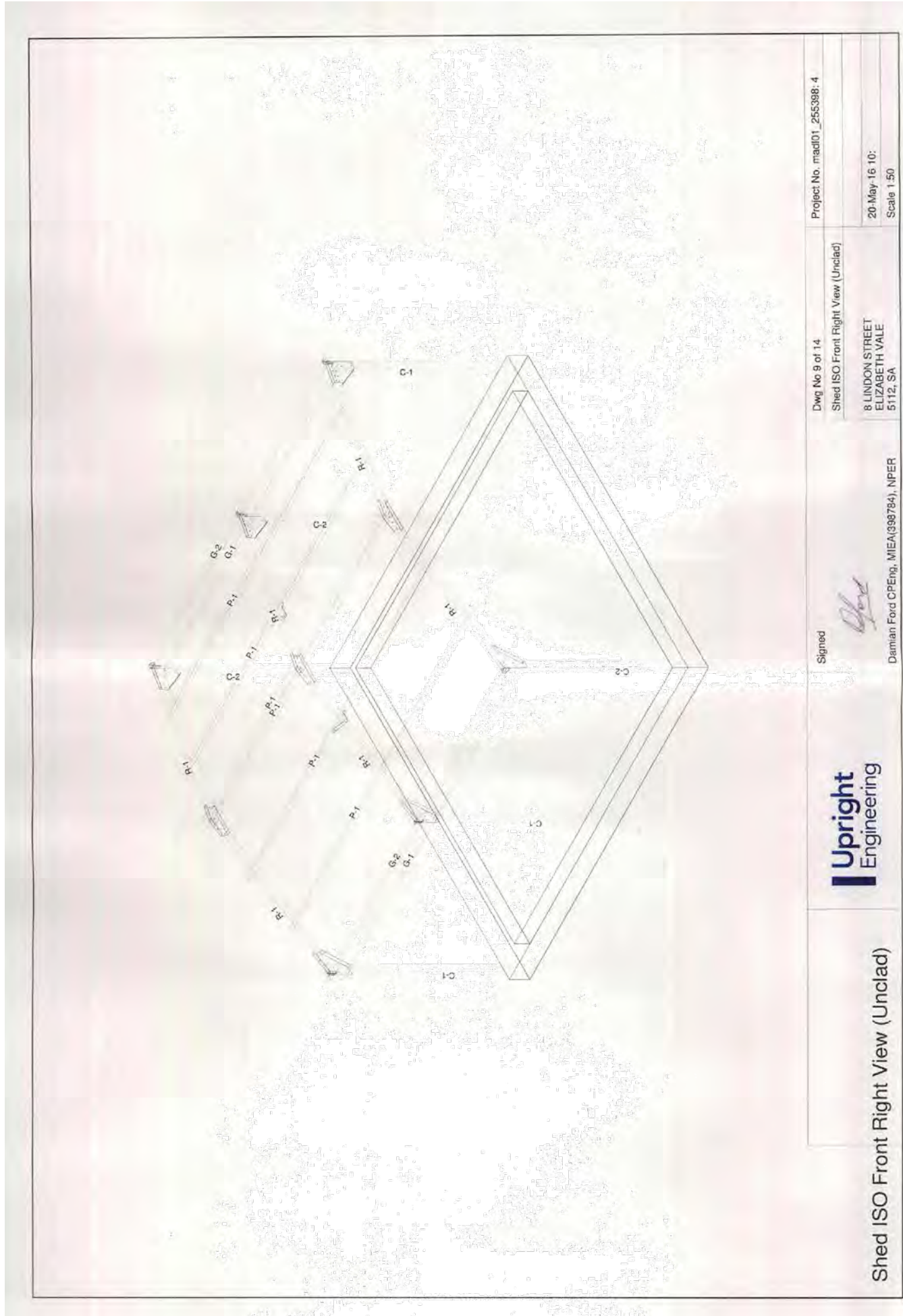
Shed Assembly Multiview		Upright Engineering		Signed		Dwg No 5 of 14		Project No. madl01_255398: 4	
						Shed Assembly Multiview			
				Damian Ford CP&Eng, MIEA(398784), NPER		8 LINDON STREET ELIZABETH VALE 5112, SA		20-May-16 10:	
								Scale NA	



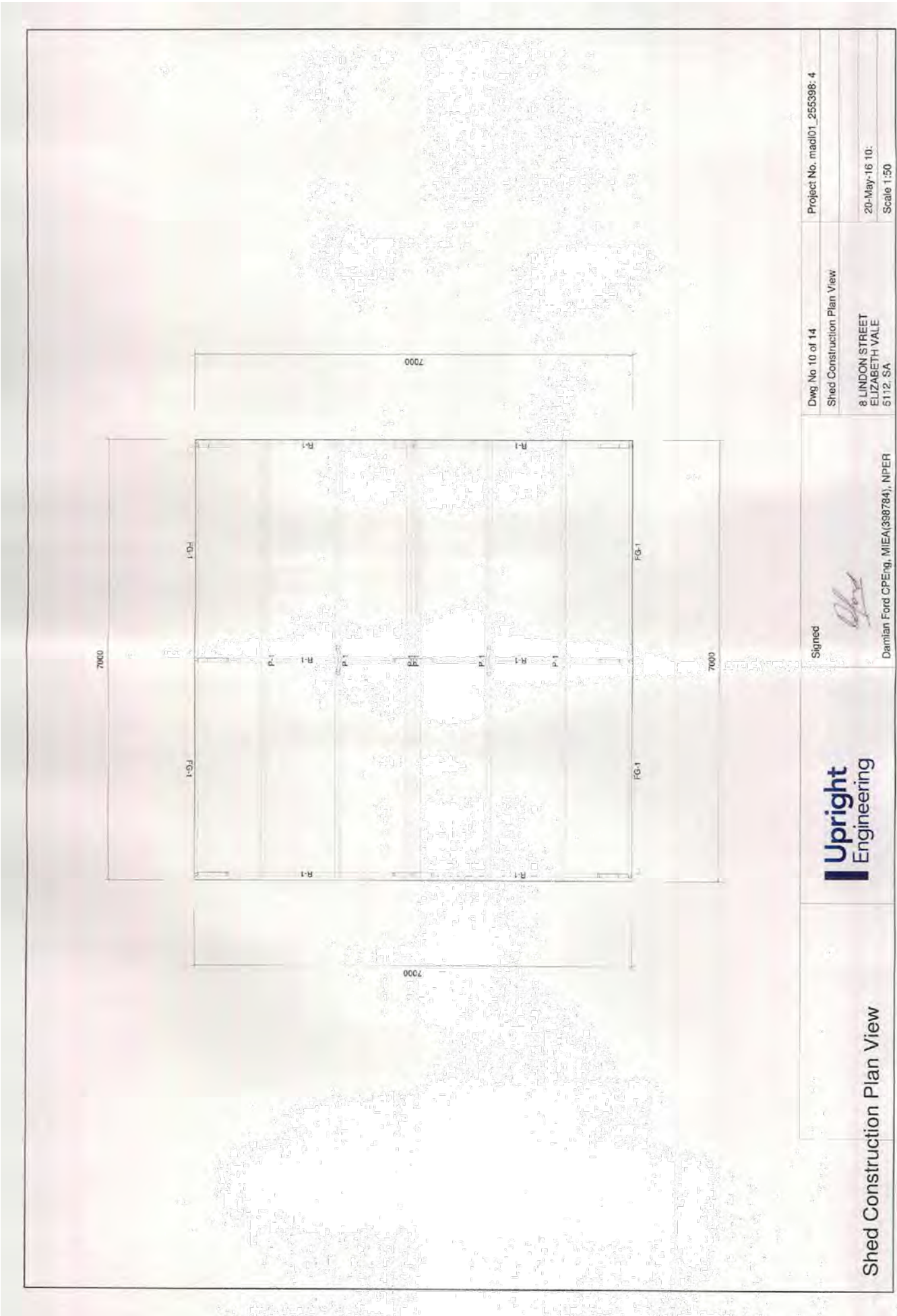






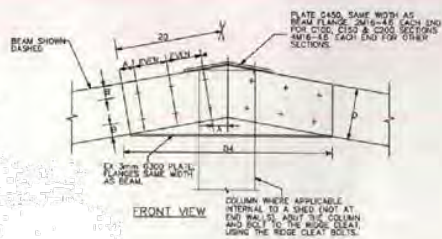








TYPICAL APEX CONNECTION



APEX CONNECTION DETAILS

SECTION	"A"	"B"	BOLT SIZE
C150	40	25	SM12-30-4.6
C152	40	25	SM12-30-4.6
C200	40	40	SM12-30-4.6
C250	40	40	SM12-30-4.6
C300	40	40	SM12-30-4.6
C350	40	40	SM12-30-4.6
C400	40	40	SM12-30-4.6

DD-1

TYPICAL HAUNCH CONNECTION



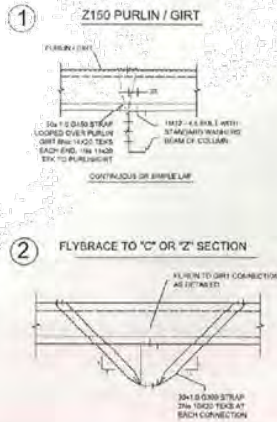
HAUNCH FASTENER DETAILS

SECTION	"A"	"B"	BOLT SIZE
C150	40	25	SM12-30-4.6
C152	40	25	SM12-30-4.6
C200	40	40	SM12-30-4.6
C250	40	40	SM12-30-4.6
C300	40	40	SM12-30-4.6
C350	40	40	SM12-30-4.6
C400	40	40	SM12-30-4.6

- NOTE:
1. THE DETAILS FOR PURLIN & GIRT CONNECTIONS AT THIS LOCATION.
  2. DIMENSION C = 1/2
  3. P. 84 COLUMN AND BEAM HAVE DIFFERENT "B" DIMENSIONS USE THE LARGEST VALUE OF "B" WHEN CALCULATING THE PLATE SIZE.
  4. USE THE PLATES FOR BACK TO BACK JOINTS.

DD-2

PURLIN / GIRT CONNECTION DETAIL



DD-3

**Upright**  
Engineering

Signed

Damian Ford (PEng, MIEA(398784), NPER)

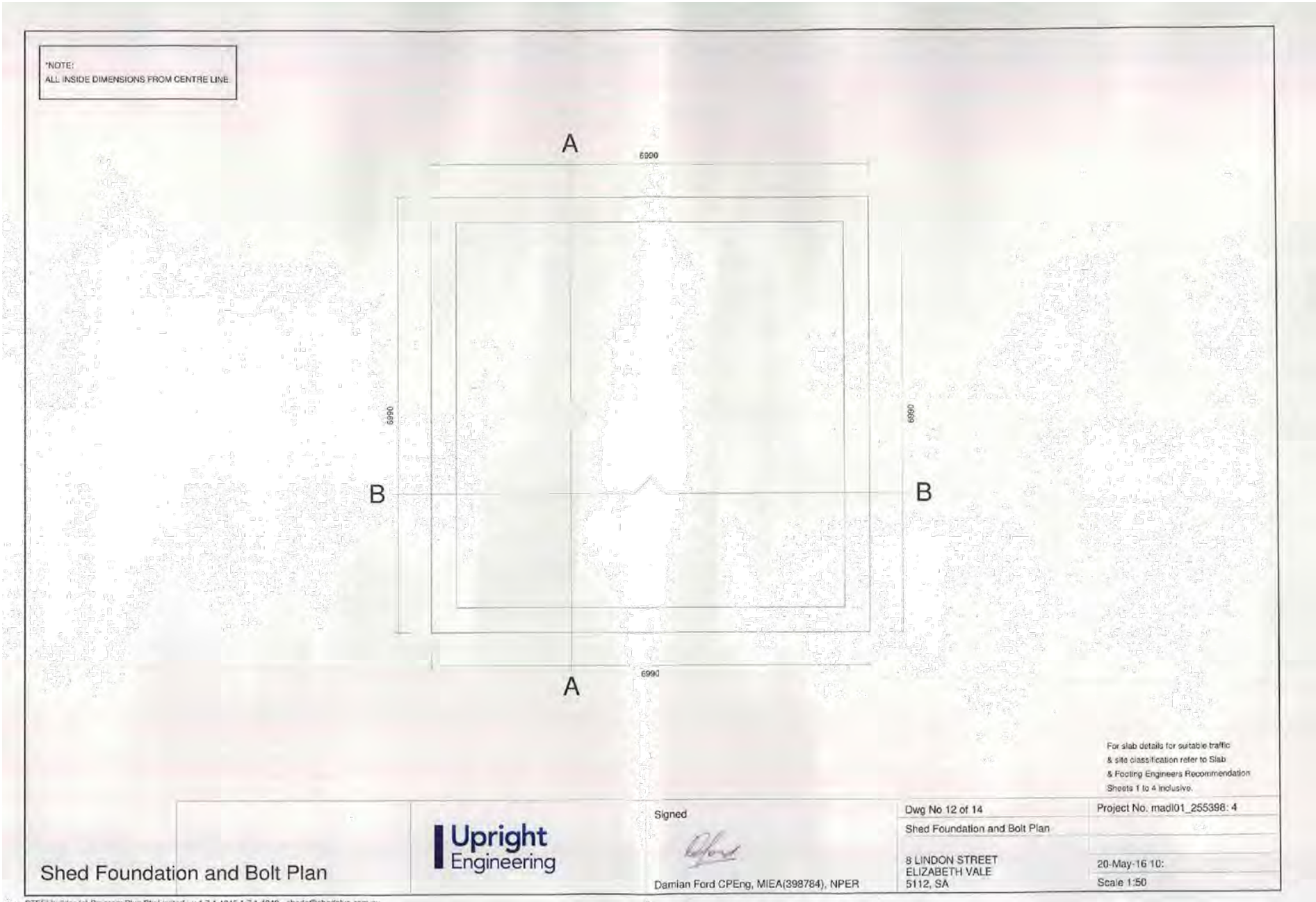
Dwg No. 1 of 5

Project No. MADL01\_265398: 4

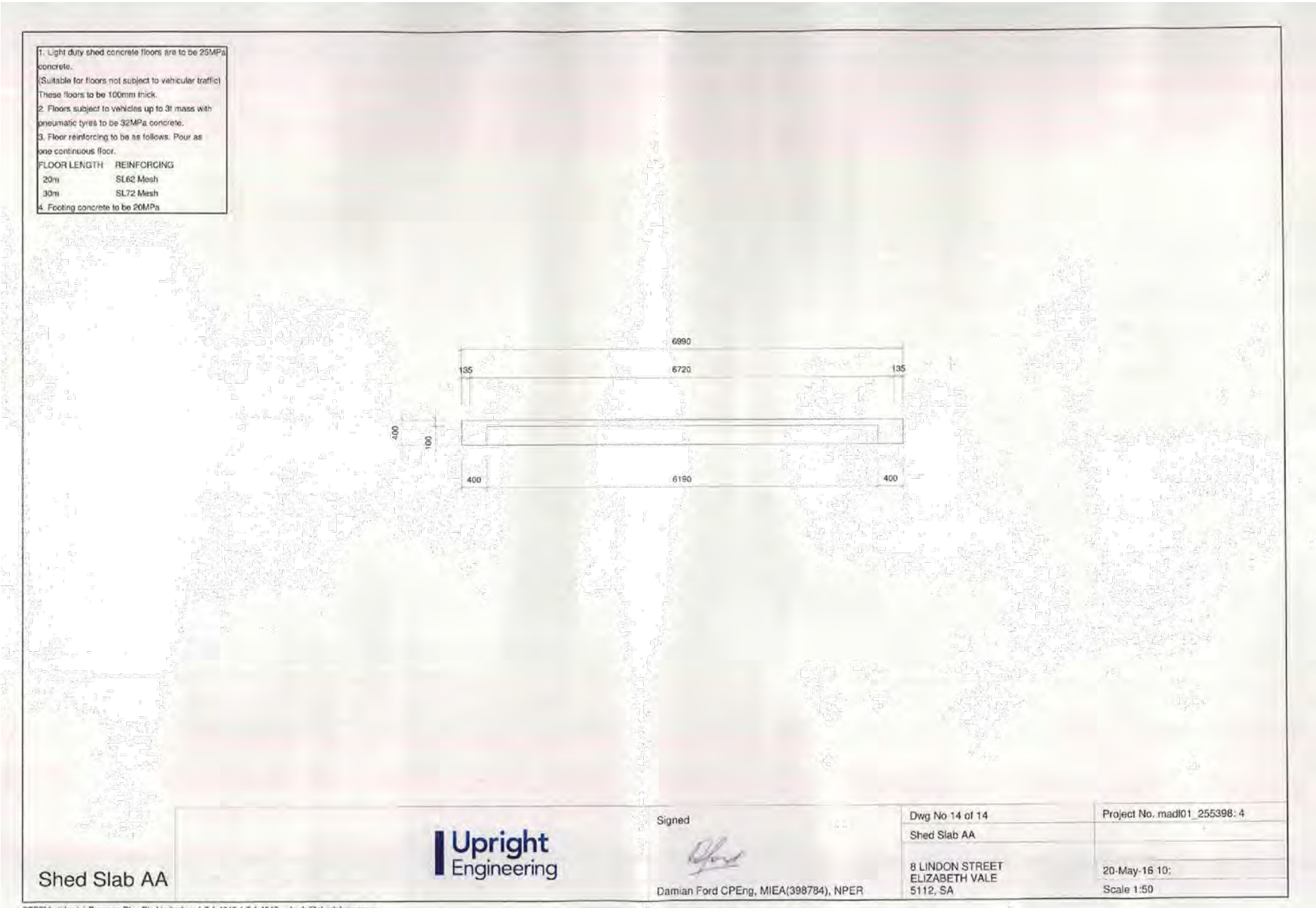
SHED CONNECTION DETAILS: 1

8 LINDON STREET  
ELIZABETH VALE  
5112

20/05/2016

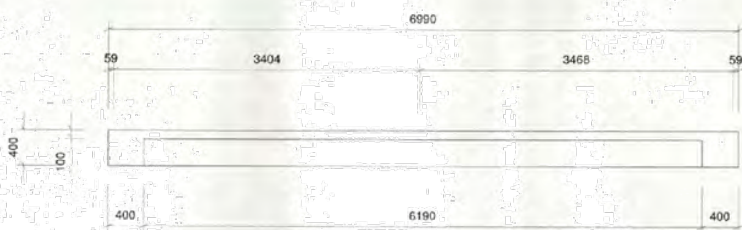








1. Light duty shed concrete floors are to be 25MPa concrete.  
(Suitable for floors not subject to vehicular traffic).  
These floors to be 100mm thick.
2. Floors subject to vehicles up to 3t mass with pneumatic tyres to be 32MPa concrete.
3. Floor reinforcing to be as follows. Pour as one continuous floor.
- | FLOOR LENGTH | REINFORCING |
|--------------|-------------|
| 20m          | SL62 Mesh   |
| 30m          | SL72 Mesh   |
4. Footing concrete to be 20MPa



Shed Slab BB

Upright  
Engineering

Signed

Damian Ford CPEng, MIEA(398784), NPER

Dwg No 13 of 14

Shed Slab BB

8 LINDON STREET  
ELIZABETH VALE  
5112, SA

Project No. madl01\_255398: 4

20-May-16 10:

Scale 1:50



## Zone Map Play/33

**PLAYFORD COUNCIL**

## 6.2 CONSTRUCTION OF A DETACHED DWELLING, FARM BUILDING, ABOVE GROUND RAINWATER TANK (200,000 LITRE) AND ASSOCIATED EARTHWORKS

### Snapshot

<b>Author:</b>	Christopher Webber
<b>Proposal:</b>	Construction of a detached dwelling, farm building, above ground rainwater tank (200,000 litre) and associated earthworks
<b>Development Number:</b>	292/1644/2015
<b>Date of Lodgement:</b>	16 November 2015
<b>Owner:</b>	Mr A D Marshall Mrs C R Marshall
<b>Applicant:</b>	Eric Smith Architecture
<b>Location:</b>	Lot 8 Goulds Road, One Tree Hill
<b>Zone:</b>	Hills Face
<b>Classification:</b>	Non-Complying
<b>Public Notification Category:</b>	3
<b>Representation Received:</b>	Yes
<b>Development Plan:</b>	Consolidated 20 March 2014
<b>Request for Additional Information Made?</b>	Yes
<b>Recommendation:</b>	To Grant Development Plan Consent subject to DAC concurrence

<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Certificate of Title</li><li>2. Relevant Zone Map</li><li>3. Site Plan</li><li>4. Dwelling Elevations</li><li>5. Shed Elevations</li><li>6. Plumbing Layout Plan</li><li>7. Landscape Plan</li><li>8. Statement of Support</li><li>9. Statement of Effect</li><li>10. CFS Report</li><li>11. Site History Assessment</li><li>12. Statement of Representation</li></ol>
---------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



## 1. The Subject Land

The land is irregular in shape, with a gradual downward slope from east to west and to the south boundary of the allotment. It is located on the southern side of Goulds Road and to the north of Gulf View Drive, in the suburb of One Tree Hill. At present, the allotment is currently used for low intensity farming (grazing).

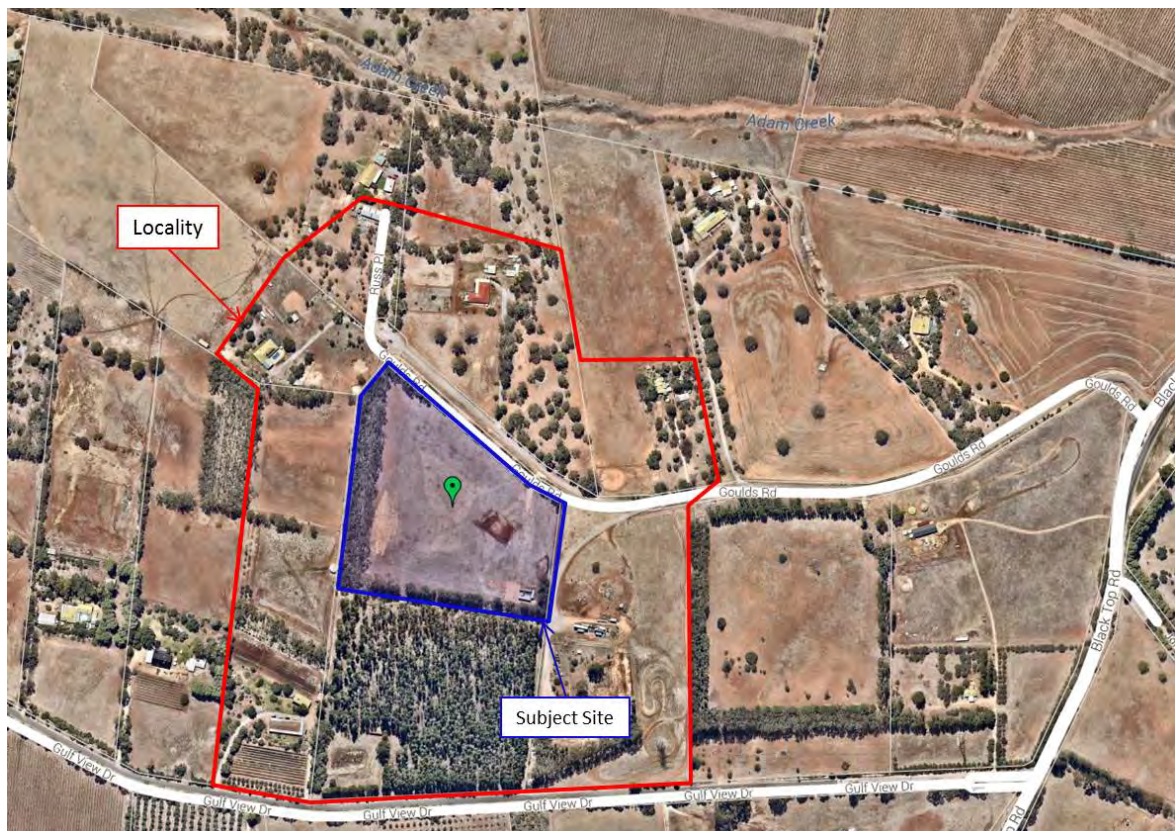
There is no dwelling located on the subject site; however there is an existing shed that is used for the storage of equipment associated with the land located in the south-eastern corner. The majority of the land is devoid of vegetation having been used for horticultural purposes with vegetation containing large trees provided along the southern and western boundaries.

## 2. The Locality

By virtue of the visibility of the subject allotment, the extent of the locality is considered to include:

- The subject site;
- 84 Gulf View Drive;
- Lot 7 Gulf View Drive;
- 52 Gulf View Drive;
- 89 Goulds Road;
- 90 Goulds Road;
- 74 Goulds Road; and
- 52 Goulds Road

### 2.1 Locality Plan



The locality comprises of large semi-rural allotments ranging between 4 and 5.8 hectares in area. The area consists of predominantly detached, single storey dwellings displaying a variety of housing styles built in the 1980's or earlier and associated outbuildings.

Native vegetation is commonly located along property fence lines, with large areas of cleared vegetation between the road and dwellings. There are examples of dispersed vegetation in an uncoordinated manner on some allotments. The topography of the locality and vegetation has led to reduced visibility of dwellings and outbuildings from the street, maintaining a rural landscape

## **2.2 Zoning**

The subject land is depicted on Zone Map Play/10 in the Mapping Section of the Development Plan.

By virtue of its location, the land is entirely within the Hills Face Zone.

## **3. The Proposal**

The proposal is best described as follows:

*‘Construction of a single storey detached dwelling, farm equipment shed, above ground rainwater tank and associated earthworks and landscaping’*

The applicant seeks to construct a single storey detached dwelling setback 57 metres from Goulds Road. The dwelling will be comprised of 4 bedrooms, a guest room, kitchen, dining, study and a 3 car garage. The external materials of the building will consist of woodland grey colorbond roof sheeting and sandstone blockwork with cream rendered quoins for the external walls. The wall height will be 2.7m resulting in a maximum building height of 6.1m above the finished floor level. The driveway is to be constructed with a crushed rock base in accordance with the Ministers Code for Bushfire Prone Land, with an approximate rise of 1 metre over 60 metres. Existing vegetation along Goulds Road provides visual screening.

The proposal also includes a farm building containing a total floor area of 135 square metres and maximum wall height of 3.5m. The external colours of the building will be entirely woodland grey and the shed will be used for the purposes of storing farm tools, machinery, seeds, animal feeds and tools for the land maintenance of the farm.

One 200,000 litre rainwater tank with a total floor area of 90m<sup>2</sup> and a 2.18m wall height will be installed above ground on the southern side of the proposed dwelling. Landscaping in the form of large trees will be provided along the south and eastern boundary and smaller trees surrounding the proposed dwelling and screening the farm shed.

## **4. Procedural Matters**

Council's Development Assessment Panel resolved to allow the application to proceed to a full assessment at the meeting held on 18 April 2016. The applicant was subsequently requested to supply a Statement of Effect that has been prepared and supplied by Town Planning HQ Pty Ltd on behalf of the applicant.

### **4.1 Classification**

The proposed excavation and filling associated with the detached dwelling and farm shed will not exceed 2 metres below natural ground level or 1 metre above natural ground level respectively. Therefore the proposed earthworks are exempt from *Non-Complying* as assigned by Council's Development Plan. However, due to the vehicular access track exceeding 30 metres in length to the proposed dwelling, the Procedural Matters of the Hills Face Zone assigns a dwelling as *Non-Complying*.

As such, the proposal has been dealt with as a *Non-Complying* form of development.

#### 4.2 Public Notification

The proposed development is not listed in the Development Plan as either a Category 1 or 2 form of development. The Regulations prescribe under Schedule 9 Part 1(3) that only the following forms of development can be considered Category 1 when relating to a non-complying development:

Any development classified as non-complying under the relevant Development Plan which comprises—

- (a) the alteration of, or addition to, a building which, in the opinion of the relevant authority, is of a minor nature only; or
- (b) the construction of a building to be used as ancillary to or in association with an existing building and which will facilitate the better enjoyment of the purpose for which the existing building is being used, and which constitutes, in the opinion of the relevant authority, development of a minor nature only; or
- (c) the division of land where the number of allotments resulting from the division is equal to or less than the number of existing allotments.

As the proposed development does not satisfy any of the above tests to form a Category 1 proposal, the application is therefore subject to Category 3 public notification.

The application was subsequently advertised as a Category 3 form of development. Six properties were notified altogether and the public generally by placing an advertisement in *The Advertiser*. One representation from Mary Parletta of the adjacent property at 84 Gulf View Drive was received in support of the application and is attached in the report.

The representor did not indicate a desire to be heard by the Development Assessment Panel.

#### 5. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the construction of the dwelling, farm equipment shed, above ground rainwater tank and associated earthworks are consistent with the Desired Character as expressed in the Development Plan;
- Whether the amount of excavation and fill will have an unreasonable visual impact on the natural character of the zone;
- Whether the proposed buildings and structures are located in an unobtrusive location to detract from the existing amenity of the locality;
- Whether the driveway follows the contour of the land to reduce its visual impact;
- Whether adequate landscaping is provided to screen the development.
- Whether the establishment of a residential use is suitable in the locality and subject land given previous low intensity agricultural activity



## 6. Planning Assessment

### 6.1 Quantitative Assessment Table Snapshot:

The following table provides a snapshot of the quantitative provisions of the Hills Face Zone and is discussed in greater detail further in the report.

Development Plan Provision	Required	Proposed Dwelling	Proposed Farm Building
Excavation <i>PDC 3</i>	1.5m	1.7m <b>Does not satisfy by 0.2m</b>	0.9m <b>Satisfies</b>
Filling <i>PDC 3</i>	1.5m	0.9m <b>Satisfies</b>	0.5m <b>Satisfies</b>
Building Height <i>PDC 14 (a)</i>	Single storey	2.7m <b>Satisfies</b>	3.5m <b>Satisfies</b>

### 6.2 Contribution to and Impact on the Desired Character and Amenity of the Locality

In order to determine how the proposed development addresses the intent of the Hills Face Zone, it is imperative to understand the Zone's Desired Character.

The Zone has a distinctive character derived from residential development at very low densities, undulating terrain and a relatively open and natural landscape.

The Hills Face Zone envisages the preservation of its natural character and landscape by limiting the intrusion of visually obtrusive development. Development is sought to be located in unobtrusive locations and be accompanied by indigenous screening vegetation.

It is envisaged by the Development Plan that the open natural character will be enhanced by utilising building materials that are non-reflective and of unobtrusive muted colours that blend with the natural elements of the landscape.

Detached dwellings are common throughout the zone. They are able to be accommodated where they do not increase the demand of services at a cost to the community and maintain the open nature and character of the zone by incorporating generous setbacks from public roads and screened by native vegetation.

Further to the description of the locality in Section 2 of this report, it is considered that the existing character of the locality is consistent with the Desired Character of the zone.

The Development Plan contains several Principles of Development Control (PDC) which exist so as to ensure that the Desired Character for the Area is achieved. Specifically,

*PDC 1 Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.*

*PDC 13 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:*

- (a) be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain*
- (b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road*

- (c) *be sited on excavated rather than a filled site in order to reduce the vertical profile of the building*
- (d) *be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain*
- (e) *be located well below the ridge line*
- (f) *be located within valleys or behind spurs*
- (g) *be set well back from public roads, particularly when the allotment is on the high side of the road*
- (h) *be sited on excavated, rather than a filled site in order to reduce the vertical profile of the building*
- (i) *not be sited on landfill which would interfere with the flow of flood waters*
- (j) *not have a septic tank drainage field located in such a way as to pollute watercourses*
- (k) *be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.*

The subject land is currently used for a low intensity agricultural activity (grazing). The proposed buildings will be grouped together to allow the remainder of the property to continue the existing use and will also share an association to the farming activity. Therefore the proposed development will meet PDC 1 of the Hills Face Zone.

Whilst the earthworks associated with the proposed dwelling will exceed the 1.5m provision, the minor departure of 0.2m is not considered to significantly impact the existing natural character of the zone. The excavation will allow the dwelling to blend in to the natural slope of the land and further reduce the bulk and scale of the building when viewed from Goulds Road, meeting (g) of PDC 13 above.

The single storey height and varied roof design of the proposed dwelling also aids in reducing the visual mass and dominance. This is supported by PDC 3 of the Siting and Visibility section within the General Section of the Development Plan which states;

**PDC 4** *Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:*

- (a) *the profile of buildings should be low and the rooflines should complement the natural form of the land*
- (b) *the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land*
- (c) *large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.*

The proposed all-weather driveway will utilise the existing crossover from Goulds Road and follow the natural contour of the land without the need for excessive excavation or filling given the minimal gradient of 1 in 60. Any visual impact of the access driveway will be offset by the existing and proposed native vegetation.

The driveway will provide access to the proposed dwelling and farm building with a turnaround area for fire fighting vehicles. The above ground rainwater tank will provide a year round water supply and contains a large 200 000 litre capacity to also assist with fire fighting. The Country Fire Service (CFS) reviewed the plans and supported the proposal subject to a series of conditions. These conditions have been added to the Staff Recommendation.

### 6.3 Visual Impact

As previously mentioned, the zone seeks to preserve the natural character and amenity of the zone. It is therefore important to assess the siting and visibility of the proposed development, notably when viewed from public roads. The following Objective of the Hills Face Zone in the Development Plan seeks:

*Objective 2 A zone accommodating low intensity agricultural activities and public/private open space and one where structures are sited and designed in such a way as to:*

- (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone*
- (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain*
- (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community*
- (d) prevent the loss of life and property resulting from bushfires.*

Due to the surrounding vegetation and natural topography of the locality, the proposed dwelling will not be visible from Gulf View Drive or other surrounding public roads. The proposed dwelling will only be visible from Goulds Road. The detached dwelling contains a setback of 57 metres from the front boundary which differs from adjacent dwellings that are offset in excess of 93m from Goulds Road.

The shortfall from adjacent dwelling setbacks is not considered detrimental to the proposal as the visual impact of the proposed structures are mitigated by the existing mature vegetation the runs along the front property boundary. Further, the proposed excavation will reduce the bulk and scale of the dwelling by allowing the building to be set down into the landscape.

The proposed landscaping will surround the house in the form small native trees and shrubs and the introduction of large native vegetation along the East boundary of which will further mitigate the visual impact of the dwelling. The proposed increase in native vegetation as a means of screening is considered to effectively reduce the visual impact of the development and contribute to the amenity of the locality and natural character of the zone. The landscaping is supported by PDC 25 and 26 of the Hills Face Zone.

In addition to the proposed landscaping, the detached dwelling, farm building and rainwater tank are located within a maximum distance of 28m from one another. Therefore the proposed structures are considered to be clustered together on the large allotment of approximately 3.7 hectares. The grouping of buildings will allow the remaining portion of the land to be utilised for the low intensity farming activities that are typical of the zone. As such, the proposed development is considered to meet PDC 19 of the Hills Face Zone and the following Council wide provision in the Siting and Visibility section:

*PDC 2 Buildings should be sited in unobtrusive locations and, in particular, should:*

- (a) be grouped together*
- (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport.*



In respect of the colours and materials of the proposed structures, the sandstone walls of the dwelling and woodland grey colour of the roof, farm building and water tank will assist in preserving the existing character of the zone by matching the tones of surrounding vegetation and natural landscape.

The farm building, despite its relatively high 3.5m walls, will be recessed behind the proposed dwelling when viewed from Goulds Road and the landscaping will assist in obscuring any visual impact. Any visual concerns associated to the above ground rainwater tank are negligible given that it will be sited behind the proposed dwelling and farm building some 102m from Goulds Road and contains a minimal 2.18m wall height.

Overall, the proposed dwelling, farm building, above ground rainwater tank and landscaping are designed and sited to minimise visual intrusion and comfortably satisfy Objective 2 of the Hills Face Zone.

#### **6.4 Suitability for Residential Use**

The subject land contains an existing low intensity agricultural use (grazing). The proposed detached dwelling will be the first inclusion of a residential use on the property. Given the existing use of the land and agricultural/horticultural uses in the zone it is important to determine whether the land is suitable for a more sensitive use (residential).

The Planning SA Advisory Notice covers the responsibilities of planning authorities when addressing site contamination during the assessment of development applications. The Notice acknowledges that agricultural/horticultural activities demonstrate a greater likelihood of giving rise to site contamination and a relevant authority should request a site assessment when a move to a more sensitive use is proposed. As such, a site history assessment was requested in order to determine the suitability for residential use.

A site history assessment report was provided by TMK Consulting Engineers and is attached to this report, whom after a detailed analysis, concluded that there is a low risk of site contamination on the land. Therefore the proposed site will be suitable for residential use.

#### **7. Conclusion**

The Development Plan generally discourages Non-Complying development. Notwithstanding, and by virtue of the conditions of the site together with the proposed setbacks and scale of the proposal, the new dwelling, farm building, above ground rainwater tank and associated earthworks are considered acceptable forms of development that will not unreasonably detract from the existing character and amenity of the locality.

It is also considered that the proposed and existing landscaping will minimise the visual impact of the proposed structures. This landscaping will also ensure that the subject land is in keeping with the natural character of the locality notwithstanding the construction of additional buildings.

The Applicant has included design and landscaping features which ensure that the proposal does not have an adverse impact upon the character or amenity of the locality, and hence it is considered that the proposal exhibits sufficient merit to warrant the issue of Development Plan Consent.

## 8. Recommendation

### STAFF RECOMMENDATION

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel:

- A. DETERMINES that the proposed development is not seriously at variance with the policies in the City of Playford Development Plan; and,
- B. Subject to the concurrence of the Development Assessment Commission; GRANTS Development Plan Consent to the application by Eric Smith Architecture for the Construction of a detached dwelling, farm building, above ground rainwater tank (200,000 litre) and associated earthworks at Lot 8 Goulds Road, One Tree Hill, as detailed in Development Application No. 292/564/2015, subject to the following conditions:

- 1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 292/1644/2015 except where varied by any condition(s) listed below.
- 2. The planting and landscaping identified on the plans submitted with the application must be completed in the first planting season concurrent with or following commencement of the use of the dwelling. Such planting and landscaping must not be removed, nor the branches of any tree lopped, and any plants which become diseased or die must be replaced with a suitable species to the reasonable satisfaction of Council.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

- 3. The existing trees identified on Sheet No. 2A of the submitted plans must not be removed or any of their branches lopped.

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

- 4. All stormwater must be suitably disposed of, and not discharged onto adjoining properties to the reasonable satisfaction of Council

*Reason: To prevent discharge of stormwater onto adjoining properties*

- 5. All external materials, colours and finishes must be non-reflective, dark and natural so as to blend with the landscape.

*Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.*

- 6. Access to dwelling

- 6.1 Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.

- 6.2 Vegetation to be established alongside the access road shall be pruned/maintained to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres. Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres width and a vertical height clearance of 4 metres.

*Reason: The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.*

7. Access (to dedicated water supply)

- 7.1 Water supply outlet shall be easily accessible and clearly visible from the access way.
- 7.2 Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- 7.3 The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND
- 7.4 Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicle with a gross mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- 7.5 CFS appliance inlet is rear mounted; therefore the out/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing.

*Reason: The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.*

*Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway.*

8. Water Supply

- 8.1 A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- 8.2 The water storage facility may combine the bushfire fighting water supply with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- 8.3 The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- 8.4 The water storage facility (and any support structure) shall be constructed of non-combustible material.
- 8.5 The dedicated fire-fighting water supply shall be pressurised by a pump that has:
  - A minimum inlet diameter of 38mm, AND
  - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp) OR
  - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- 8.6 The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.



- 8.7 The fire-fighting pump and flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- 8.8 All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- 8.9 All non-metal water supply pipes for bushfire fighting purposes (other than flexible connection and hoses for firefighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- 8.10 A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hoses is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- 8.11 All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- 8.12 All fire-fighting hoses shall be of reinforced construction manufacture in accordance with AS 2620 or AS 1221.
- 8.13 All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- 8.14 All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- 8.15 All fire-fighting hoses shall be readily available at all times.

*Reason: The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all time for fire-fighting.*

*Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Ministers Specification SA78.*

## 9. Vegetation

- 9.1 A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
  - 9.1.1 The number of understory plants established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - 9.1.2 Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - 9.1.3 Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - 9.1.4 Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
  - 9.1.5 Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season

- 9.1.6 No understory vegetation shall be established within 1 metre of the dwelling. (understory is defined as plants and bushes up to 2 metres in height).
- 9.1.7 Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
- 9.1.8 The VMZ shall be maintained to be free of accumulated dead vegetation.

*Reason: The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.*



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product	Register Search
Date/Time	17/08/2015 02:59PM
Customer Reference	
Order ID	20150817007401
Cost	\$279.00

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.



Registrar-General

## Certificate of Title - Volume 5513 Folio 370

Parent Title(s) CT 4102/392  
Dealing(s) CONVERTED TITLE  
Creating Title  
Title Issued 12/03/1998  
Edition 2  
Edition Issued 10/10/2012

REAL PROPERTY ACT, 1936



South Australia

### Estate Type

FEE SIMPLE

### Registered Proprietor

SPENCER LEWIS HALL  
CARMEN JANE HALL  
OF C/- RSD 1411 GAWLER ONE TREE HILL ROAD ONE TREE HILL SA 5114  
1/2 SHARE AS JOINT TENANTS  
  
IAN GLEN SLATER  
KAYE SLATER  
OF C/- RSD 1411 GAWLER ONE TREE HILL ROAD ONE TREE HILL SA 5114  
1/2 SHARE AS JOINT TENANTS

### Description of Land

ALLOTMENT 8 DEPOSITED PLAN 10475  
IN THE AREA NAMED ONE TREE HILL  
HUNDRED OF MUNNO PARA

### Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED J FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

### Schedule of Dealings

Dealing Number	Description
4950364	LEASE TO GOULDS CREEK WATER SUPPLY CO. PTY. LTD. COMMENCING ON 1/11/1981 AND EXPIRING ON 31/10/2080 OF PORTION
11827259	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD.





Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Product	Register Search
Date/Time	17/08/2015 02:59PM
Customer Reference	
Order ID	20150817007401
Cost	\$279.00

## Notations

### Dealings Affecting Title

NIL

### Priority Notices

NIL

### Notations on Plan

NIL

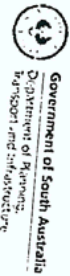
### Registrar-General's Notes

NIL

### Administrative Interests

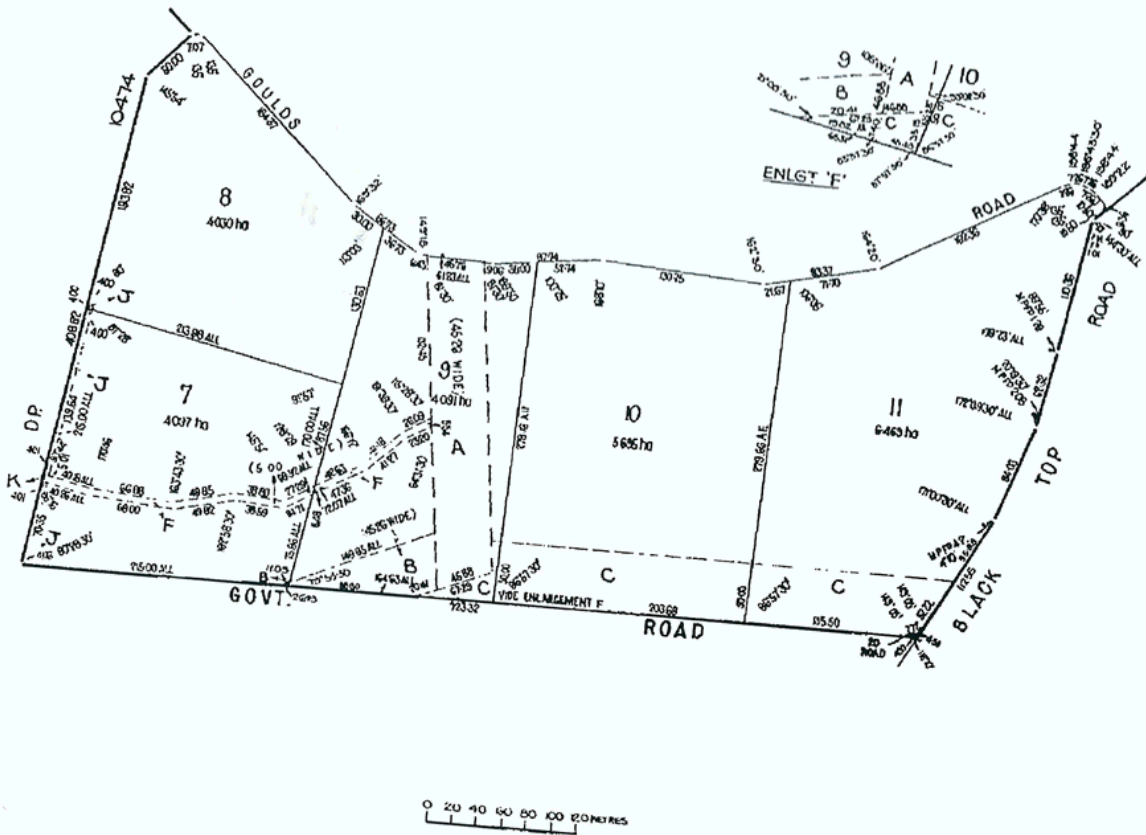
NIL

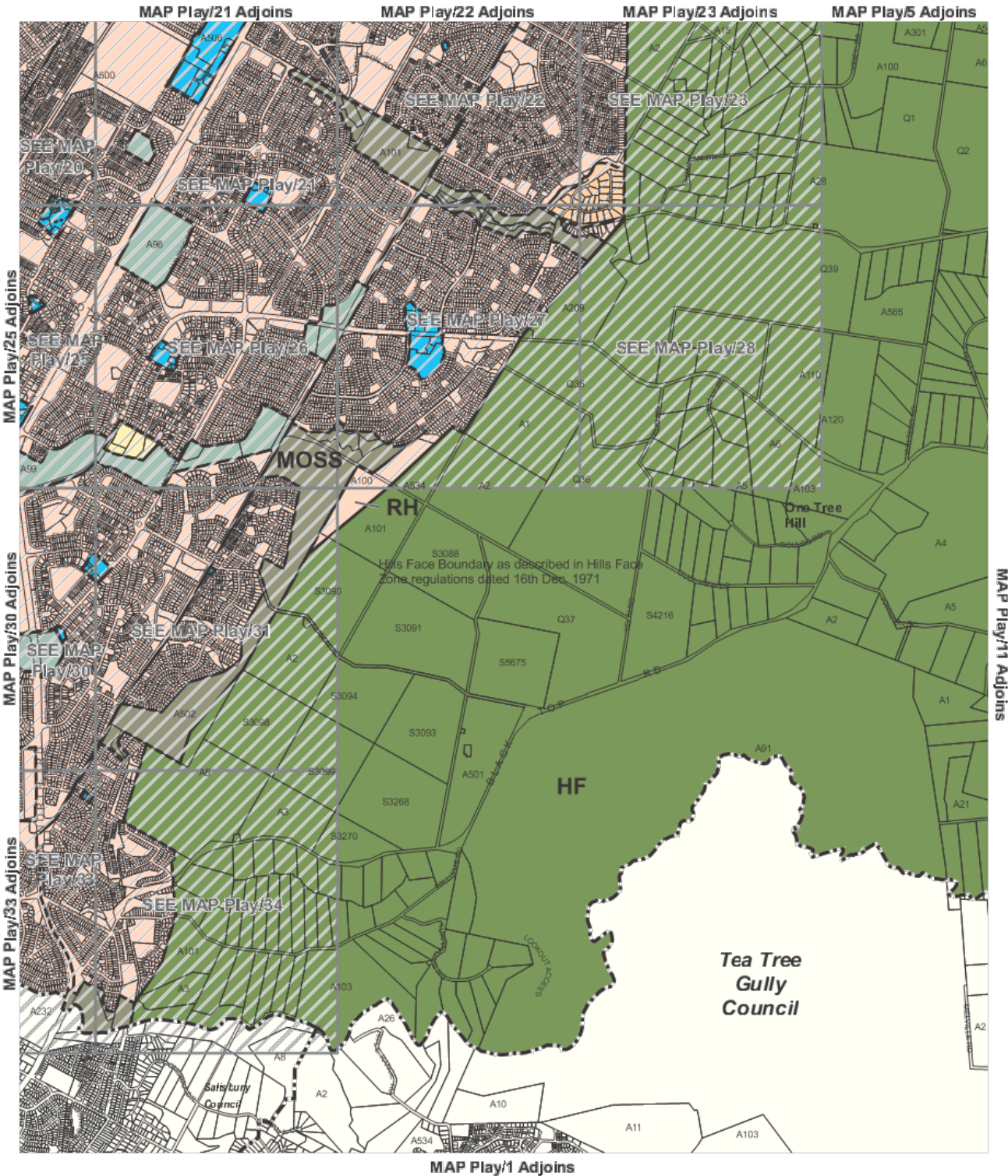
\* Denotes the dealing has been re-lodged.



Product  
Date/Time  
Customer Reference  
Order ID  
Cost

Register Search  
17/08/2015 02:58PM  
20150817007401  
\$279.00



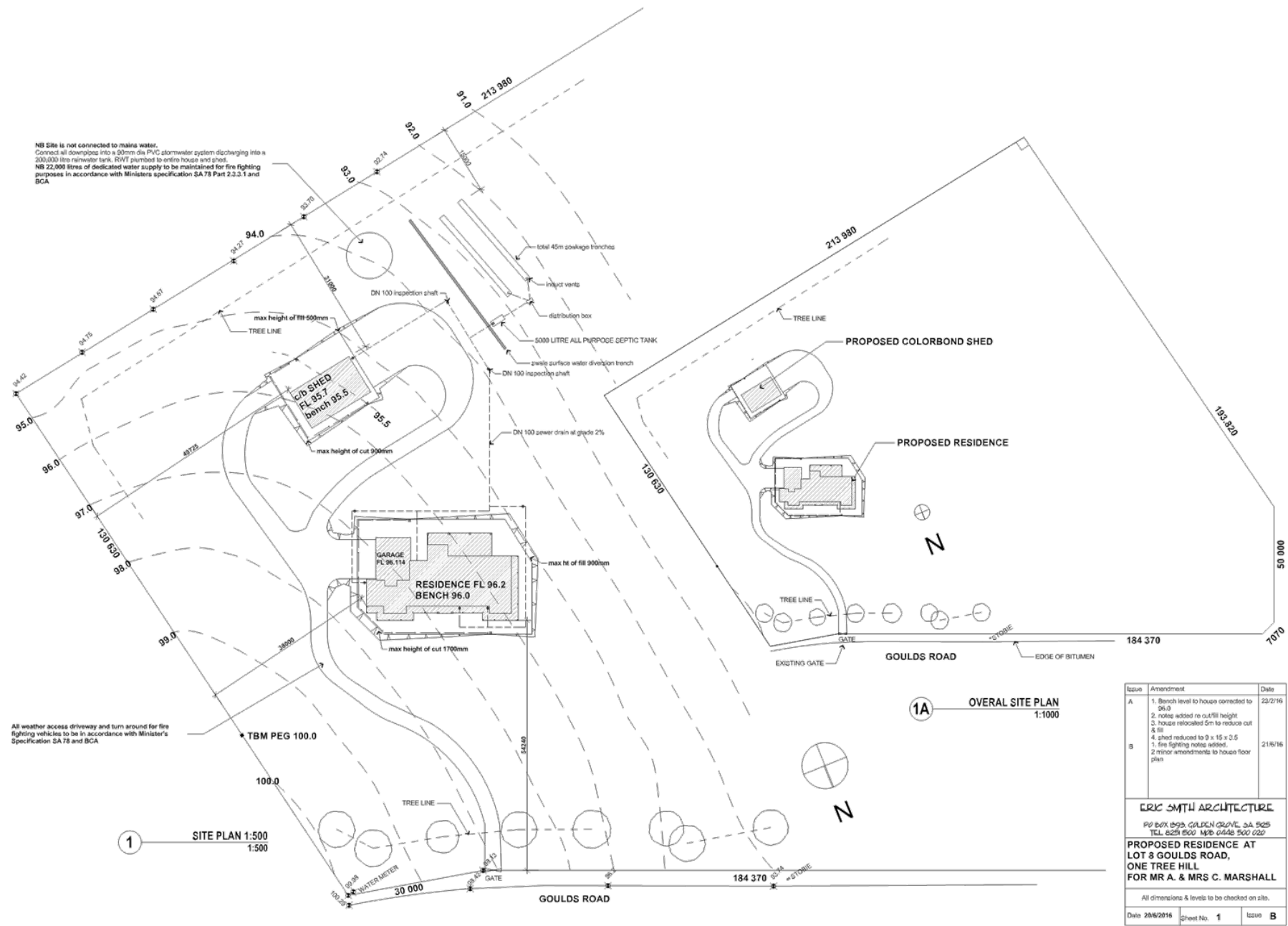


- Zones**
- HF Hills Face
  - MOSS Metropolitan Open Space System
  - RH Residential Hills
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Play/10

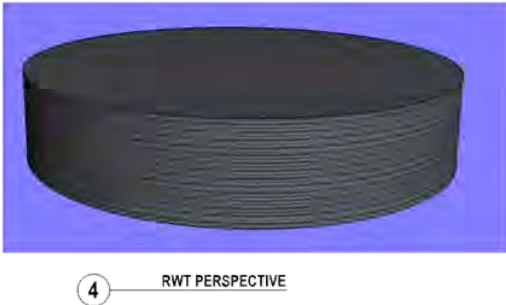
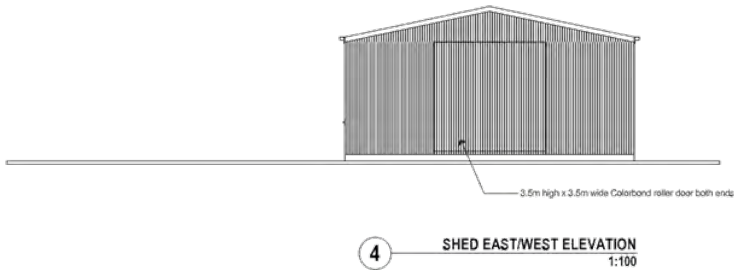
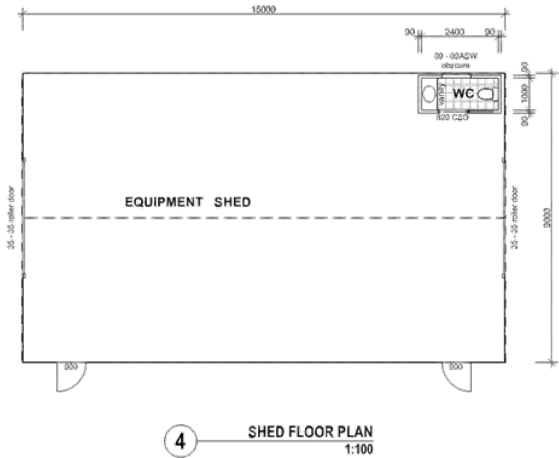
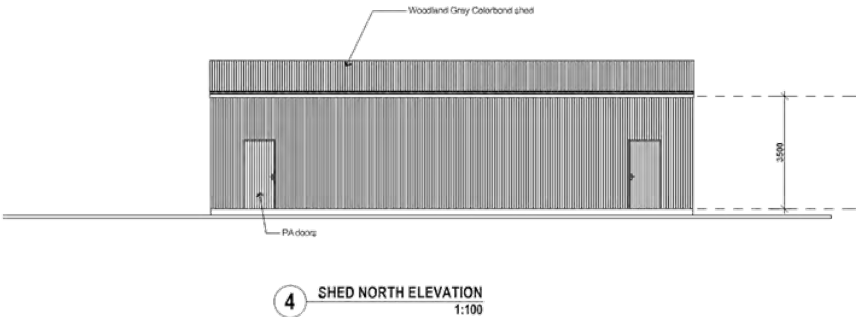
PLAYFORD COUNCIL







Issue	Amendment	Date
A	1. Bench level to house corrected to 56.0 2. notes added re cut/fill height 3. house relocated 5m to reduce cut & fill 4. shed reduced to 9 x 15 x 3.5	23/2/16
B	1. fire fighting notes added. 2. minor amendments to house floor plan	21/6/16
ERIC SMITH ARCHITECTURE		
PO BOX 1593, GOLDEN GROVE, SA 5025 TEL 0825 8500 MFB 0446 500 020		
PROPOSED RESIDENCE AT LOT 8 GOULDS ROAD, ONE TREE HILL FOR MR A. & MRS C. MARSHALL		
All dimensions & levels to be checked on site.		
Date 20/6/2016	Sheet No. 3	Issue B



Issue	Amendment	Date
A	1. Bench level to house corrected to 56.0 2. notes added re cut/fill height 3. house relocated 5m to reduce cut & fill 4. shed reduced to 9 x 15 x 3.5 1. fire fighting notes added. 2. minor amendments to house floor plan	23/2/16
B		21/6/16

**ERIC SMITH ARCHITECTURE**  
PO BOX 1593, GOLDEN GROVE, SA 5025  
TEL 8225 8500 MOB 0446 500 020

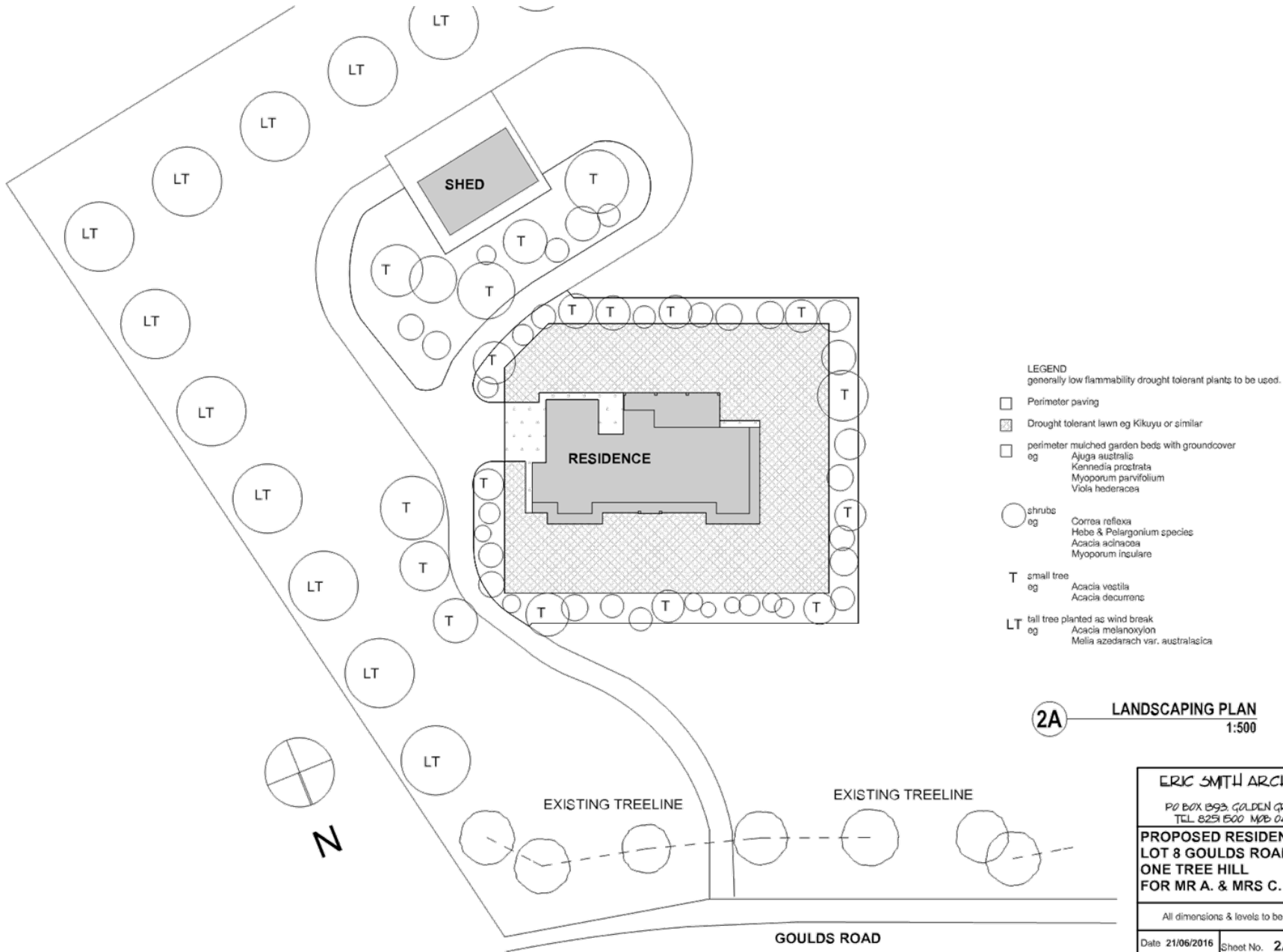
**PROPOSED RESIDENCE AT LOT 8 GOULDS ROAD, ONE TREE HILL FOR MR A. & MRS C. MARSHALL**

All dimensions & levels to be checked on site.

Date 20/6/2016	Sheet No. 4	Issue B
----------------	-------------	---------







## Town Planning HQ Pty Ltd

7 March 2016

Mr Jordan Leverington  
Development Officer, Planning  
10 Playford Boulevard  
Elizabeth SA 5112

Dear Jordan

DEVELOPMENT NO	292/1644/2015
APPLICANT	AD Marshall c/- Eric Smith Architecture
PROPOSAL	Single storey detached dwelling, farm shed with earthworks, water tank and access track
SUBJECT LAND	Lot 8 Goulds Road, One Tree Hill. Volume 5513 Folio 370
ZONE	Hills Face Zone
DEVELOPMENT PLAN	Playford Council Development Plan Consolidated 10 December 2015

The property owner and applicant, Adam Marshall, has now engaged Town Planning HQ Pty Ltd to assist with the documentation for this application.

Reference is made to your letter to the applicant dated 19 February 2016. Pursuant to Section 39(2)(a) of the Development Act 1993 and in accordance with Section 17(1) of the Development Regulations 2008 this Letter of Support is now provided.

I have consulted with the applicant and Carlie Marshall, the project architect Eric Smith and yourself. I have reviewed the application documents including the plans and site plan (amended 25 2 2015) and landscape plan (prepared by Rob Walters Building Design and reviewed relevant provisions of the Alexandrina Council Development Plan. It is my consideration that the proposal for a single storey detached dwelling and farm building (shed) on the subject land is a reasonable proposal and will have minimal impact upon the natural environment in the Hills Face Zone.

**Amended plans** demonstrate a substantial reduction the overall size of the proposed farm shed and have reduced the extent of excavation to achieve the development. A landscape plan has now been provided. These plans are attached.

### 2.0 SITE AND LOCALITY

#### 2.1 Subject Site

The subject site is identified as Lot 8 Goulds Road, One Tree Hill. Volume 5513 Folio Hundred of Munno Para. The land has a total area of approximately 3.7 hectares (37,000m<sup>2</sup>). The site has frontage to Goulds Road of approximately 184.37 metres. The rear boundary is 213.98 metres long and the sides boundaries are approximately 130.63 metres (east) and 243.82 metres (west) long. The subject land has been utilised for farming and in particular grazing. The land currently has

Town Planning HQ Pty Ltd as trustee for The Davison Family Trust

716 Anzac Highway Glenelg South Australia 5045

T: 08 8358 5346 M: 0419846435 [www.townplanninghq.com.au](http://www.townplanninghq.com.au) ABN 82 593 497211

planning applications • land division • investigations



no buildings constructed upon it. The subject land is 626 metres along the formed Goulds Road from Black Top Road, which runs directly to the arterial Main North Road. The land falls gently from east to west and also gradually falls towards the rear property boundary. There are stands of trees on 3 sides including towards the front adjacent Goulds Road. These trees appear to be in very good condition and have heights of approximately 12 metres. There is a partial stand of trees on the eastern boundary.



*Figure 1: Cleared Land with approximately 15 metre high hedging providing wind breaks and obscuring views to land*



*Figure 2: Subject land has four immediately adjacent properties facing Goulds Road.*

## 2.2 Locality

The subject land is located within a hamlet of farming properties, most with dwellings set back by at least 90 metres from the roadways. It is understood that the land in this locality was divided from larger farming properties in the 1970s. The principal land use in the area is grazing, horticulture, forestry, viticulture and management of native vegetation with associated dwellings and mostly extensive shedding. Other properties, including the property directly to the south of the subject land are forested mostly with pine trees. Some are used for horticulture and there numerous vineyards in the wider area. Land areas in the locality range from approximately 3.6 hectares to 6 hectares.

## 3.0 PROPOSAL

The proposal (292/1644/2015) is for a hipped roof, single storey detached dwelling with three bedrooms, two bathrooms and a double garage. The proposed detached dwelling floor area is 315.7m<sup>2</sup>. A garage is incorporated into the dwelling and has a floor area of 69.0 m<sup>2</sup>. The height to the top of walls from finished ground level is 2.7 metres with a 200mm slab throughout. The height to the top of the main roof



section facing north is 5.4 metres with a section 5.7 metres from finished ground level.

The proposal also includes a farm equipment shed. Dimensions of the shed are 15 metres by 9 metres with a height to top of walls of 3.7 metres from finished ground level. The height from finished ground level to the gable end of the roof will be a total of 5.4 metres. The shed will be used to store farm tools and machinery. This will include fencing equipment, a tractor as required, seeds and animal feeds as well as storage for tools for land care management of the farm. The overall size of the shed will enable work to be conducted in a spacious, rather than cramped environment sufficient for a safe working environment including during days of extreme heat and rain.

The dwelling is set back 54.20 metres from Goulds Road and 38 metres from the nearest (eastern) common property boundary. The dwelling will be clustered with the proposed farm implements shed which will be set back from the rear common property boundary by 31 metres and the nearest side (eastern) common property boundary by 49.7 metres. The dwelling site will be benched to enable the construction of a dwelling with associated useable open space for outdoor entertaining and living with earthworks requiring a maximum 1.7 metres cut and .9 metres fill. The shed requires a maximum cut of .9 metres and a maximum fill of .5 metres. The proposed accessway will be constructed to Ministers Code for Bushfire Prone Land and finished with a crushed rock base to be specified. The dwelling will be serviced by a 200,000 litre tank for domestic purposes. The proposed dwelling is within the High Bushfire Risk Area. The application has been referred to CFS. The development will include dedicated fire fighting water tank. The facility includes a septic waste water system which will be located well within the property boundaries towards the southern side of the allotment.

***Further, the scale and design is such that:***

- Maximum dwelling wall heights are 2.7 metres above finished ground level.
- The maximum depth of excavation for the dwelling is 1.5 metres plus .2 metres to establish a garden around the dwelling (north east side of dwelling).
- The maximum height of fill for the dwelling is on the western side of the dwelling at .9 metres.
- The approximately 60 metre length of the private vehicular access to the dwelling allows the dwelling to be built on land with minimum slope, enabling a single storey house without excess cut or fill. The resultant slope of the accessway is negligible, rising 1 metre over a distance of 60 metres ie 1 in 60. The accessway is not a straight track to the dwelling garage, offering a better environmental design outcome. The accessway continues to the rear of the allotment to the farm implements shed.
- The vegetation on the allotment is along the boundary of the property. Vegetation does not need to be cleared for the proposed development - all



buildings will be located away from property boundaries by a minimum of 31 metres. The property will be revegetated including around the dwelling enabling the agricultural component of the property to remain in operation, further obscuring any view to the dwelling and farm building and increasing the native vegetation on the land.

- The shed will have a maximum wall height to gutter line of 3.5 metres above finished floor level. The shed has a gable ended roof and is set further to the rear of the allotment than the house and will not be particularly visible from any roadway; surrounding roadways are 'dead end'. The shed will be benched at .5 metre lower than the associated farm dwelling. The shed is a similar colour to the dwelling roof and the two buildings will appear as a clustered pair with the extensive gardens.

#### 4.0 INITIAL PLANNING ASSESSMENT

##### 4.1 Nature of the Development

The subject development is associated with the existing low intensity farming activity (grazing) on the land. In particular the development is a single storey dwelling, including outbuildings and structures normally associated with such dwellings on agricultural properties, all on a single allotment.

The existing long term farming (grazing) use of the subject land is a complying land use, subject to some exceptions as described in the procedural matters outlined in the Playford Council Development Plan consolidated 10 December 2015.

The proposal is for a detached dwelling associated with the farming use. Schedule 1 of the Development Regulations 2008 describes a detached dwelling:

*...means a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation;*

Although subject to exceptions, 'dwelling' is a non complying form of development in the Hills Face Zone in accordance with the procedural matters outlined in the Development Plan. *In this case the length of the vehicle track to the proposed dwelling is longer than the 30 metres length provided in the exception in particular renders the development non complying. That the setback of the proposed dwelling is in keeping with the character of the subject locality - and would not be particularly appropriate with a lesser setback - is demonstrated herein.*

A farm building is included in the application. Schedule 1 of the Development Regulations 2008 describes farm building:

*... means a building used wholly or partly for the purpose of farming, but does not include a dwelling;*

For notification purposes, in accordance with Part 1 Category 1 development listed in Schedule 9 (2)(e) to the Development Regulations 2008 the proposed farm building (shed) is a category 1 form of development:

*(e) the construction of a farm building on land used for farming, or the alteration of, or addition to, a building on land used for farming that preserves the building as, or converts it to, a farm building;*

## 4.2 Relevant Objectives and Principles of Development Control

The following Objectives, Desired Character and Principles of Development Control (PDCs) provisions are considered most relevant to the assessment for the proposed dwelling:

### 4.2.1 Use of Land

Principle of Development Control 1 to the Hills Face Zone states:

PDC's	1	<i>Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.</i>
-------	---	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The proposal is for a dwelling for the property owners and their young family. The owner is the farmer of the land and the dwelling will assist the owners to tend to the land on a daily basis, reestablishing the natural character and preserving and enhancing biodiversity. The farm building (shed) is associated with the grazing, land management and native vegetation management use of the land and will contain farm tools and equipment, and provide sun and weather sheltered environment and amenities for farm workers. There is no dwelling currently on the land.

### 4.2.3 Siting, visibility and setback

A review of the locality and proposal establishes that the development will enhance the natural character in the zone including by re-establishing native plant species on the land.

The subject Goulds Road and nearby (south) Gulf View Road are both 'dead end' roads. Due to the existing wind break plants providing extensive screening and the setback of the dwelling by approximately 52.24 metres from Goulds Road the development will not be particularly visible from Goulds Road. Due in part to extensive forestry on the adjacent land to the south, the development will also not be visible from Gulf View Road. The property cannot be viewed from other roads in the zone nor from the Adelaide Plains. Therefore visual intrusion is suitably limited in accordance with the Development Plan.



The land is relatively flat and the buildings are sited in a manner that enables the CFS to access the buildings and circulate as required as well as to turn and exit in a forward direction.

The setback of the buildings is compatible with setbacks of farm houses on adjoining land and other buildings in the locality including farm buildings such as sheds. There is one example of a shed adjacent Goulds Road, with a smaller setback. This shed is arguably poorly located and would be more appropriately set back in accordance with other building setbacks in the locality.

The proposed dwelling and farm building will be located towards the rear of the subject land, to the south east side to enable continuation of agricultural and native vegetation management towards the eastern side of the land. Some excavation in the form of cut and fill to create a benched building site is required for this single storey dwelling and farm shed. The proposed setback of the dwelling from all property boundaries minimises any impression of bulk from the 'dead end' Goulds Road. On balance, the single storey development is on an 'excavated' rather than filled site. Excavated and filled areas will be thoroughly landscaped and will not affect the pleasant amenity of the subject land.

The proposed dwelling and shed setback suits the character of the Hills Face Zone and positively contributes to the appearance and desired character of the locality.

Council is advised that the proposed setback is less than the surrounding dwellings on Goulds Road, which have setbacks in excess of 93 metres from the roadway. Similarly farm sheds on adjacent land are mostly set back further than dwellings. They are similarly clustered with dwellings enabling the bulk of land to remain unencumbered by structures and available for other uses envisaged by the Hills Face Zone.



TPHQ



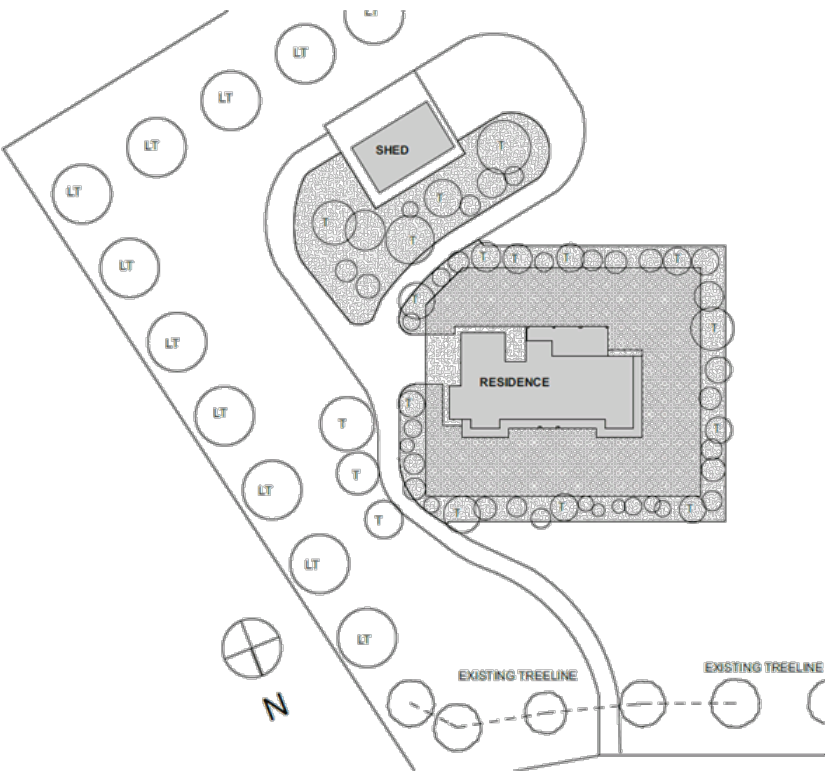
Figure: Setbacks of adjoining dwellings from roadways (distance in green) - Goulds Road and Gulf View Drive.

The proposed farm shed and dwelling will not be seen from the (dead end) Gulf View Road or from any other place. Native plant screening adjacent the dwelling will provide additional screening from Goulds Road. The currently incomplete screening on the eastern common property boundary will be reinstated. The siting of the dwelling and farm shed will not affect vistas and amenity to or from within the Hills Face Zone.







#### 4.2.4 Landscaping

The proposed landscaping of the property, particularly in the area surrounding the dwelling and house will substantially contribute to the reinstatement of a natural character in the Hills Face Zone. The landscaping is extensive and appropriately sourced local indigenous species are included in the proposal. Landscaping will obscure any impression of cut and fill and will also assist to reduce any impression of bulk proffered by the dwelling and shed.

The proposed residential development provides a farmhouse for the owners of the land to better manage that land. The proposal includes extensive rain water collection which will be utilised to maintain and enhance the native vegetation and overall land management.



LEGEND  
generally low flammability drought tolerant plants to be used.

-  Perimeter paving
-  Drought tolerant lawn eg Kikuyu or similar
-  perimeter mulched garden beds with groundcover  
eg *Ajuga australis*  
*Kennedia prostrata*  
*Myoporum parvifolium*  
*Viola hederacea*
-  shrubs  
eg *Correa reflexa*  
*Hebe & Pelargonium species*  
*Acacia acinacea*  
*Myoporum insulare*
-  small tree  
eg *Acacia vestita*  
*Acacia decurrens*
-  tall tree planted as wind break  
eg *Acacia melanoxylon*  
*Melia azedarach var. australasica*

#### 4.2.5 Design and Appearance

The dwelling has the character of a contemporary farm house as well as features of a character villa. The overall impression of the dwelling from one of the few existing vantage points along Goulds Road will be of a well proportioned, traditional farm house set back from the roadway and with a finished floor level of 96.2, ie four metres below the highest point on the land. The shed will be recessed behind the house. The shed will be less visible than the dwelling from any vantage point and will have a finished floor level of 95.7. The walls of the dwelling will be a natural sandstone throughout. The dwelling will be roofed with Woodland Grey Colorbond. Both the shed and the dwelling will give the appearance of being 'nestled' into the south east quadrant of this agricultural land, fitting well with the farming use and land management use of the land. Excavation and fill will be obscured from view by extensive landscaping.

The proposed dwelling and shed present a supportable, quality development with all buildings clustered on the land. They are in keeping with the character of the Hills Face Zone and reasonably reflect the provisions of the Development Plan.

#### 4.2.6 Bushfire Hazard and Site Access

- *Objective 5: Development located to minimise the threat and impact of bushfires on life and property*
- *Objective 11: Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.*
- *PDC 1: Development located on land subject to hazards as shown on the Overlay Maps - Development Constraints should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.*

The subject land is within the High Bushfire Risk Area as defined by Map BPA Play/1 Bushfire Risk of the Development Plan. In accordance Schedule 8 of the Development Regulations 2008 the application requires referral to the CFS. The application is currently awaiting CFS response and considering the proposed siting and access and nature and condition of surrounding roadways it is anticipated that the CFS will have no particular concerns that cannot be ameliorated by condition applied to Development Plan Consent or on submitted plans and documentation herewith.

In any event, the proposal will be in accordance with the Ministers Bushfire Code February 2009 (as amended October 2012) including in terms of responsive:

- Building design and materials will meet requirements
- Siting of the dwelling on relatively flat land
- Proposed means of entry and exit from the allotment
- Dedicated (fire fighting) water supply





- Trees and vegetation on the allotment - separation distance
- All weather fire track sufficient for turning of fire fighting vehicles.

Further the proposed access track requires minimum excavation.

#### 4.2.7 Waste Control System

In accordance with South Australian Government requirements, the proposed dwelling must be connected to an approved wastewater management system that complies with the SA Health *"On-site Wastewater Systems Code"* (This includes onsite systems and CWMS connections). My understanding of the waste water treatment system, and in particular from information provided on the site plan (amended) is that it is a system will be installed in accordance with the standard for construction, installation and operation of septic tank systems (SA Government, Supplement B). It is likely that the application will propose approximately 45 metres of soakage trenches (15 metre minimum from rear common property boundary) supporting a 5,000 litre all purpose septic tank. An Application for Wastewater Works Approval will be submitted to Council as required.

### 5.0 SUMMARY

Adam and Carlie Marshall and their young family are keen to construct a dwelling and farm shed on the subject land at Lot 8 Goulds Road, One Tree Hill. I have reviewed documentation including the site plan, elevations, floor plans (amended) and landscape plan. It is my opinion that the proposal is supportable. The detached dwelling and farm building (shed) with associated access way, water tank and eathworks are reasonable forms of development that support the long term grazing and land management use (including native vegetation) of the subject land. The dwelling and shed and associated accessways will not unreasonably impact on the owners or occupiers of land in the locality and will not prevent the achievement of the provisions of the Development Plan. The proposal is not seriously at variance with the Development Plan and has sufficient merit to warrant consent.

In particular:

- Although the proposed development of a dwelling in the Hills Face Zone is anticipated by the Development Plan particularly by the 'exceptions' outlined in the 'non complying list', the subject development varies from those exceptions in a manner that is minor and arguably more appropriately responding to the siting and built form character of this locality.
- The farm building (shed) has a use directly associated with the management of the grazing use and land management (native vegetation) of the land.
- The access track to the dwelling is more than 30 metres long in order for the development to maintain the character of the Zone and locality particularly in terms of setbacks from the associated roadway. The setback proposed also assists to conserve the existing agricultural land, and thick wind breaks

TPHQ

of Eucalypts on the western side of the land to be maintained. The application

- The dwelling use supports the existing farming and natural environment uses of the Zone, enables good management of the land and encourages farm succession.
- The proposed setting for the dwelling, clustered with a proposed shed on the land will not unreasonably restrict existing views from any vantage point. With its traditional hipped roof dwelling form and single storey height the dwelling will improve the attractiveness of the locality. The shed is a functional building that will support the farm use and its overall size encourages safe working practices. Both buildings have adequate separation from common property boundaries and the associated roadway. Both are sited to minimise excavation required to achieve benched sites on sloping land.
- The bulk, scale, height, materials and finishes of the proposed dwelling are appropriate for a building within the Hills Face Zone. I understand that the site benching requires modest excavation and retaining with excavation of 1.5 metres to support the dwelling at the north eastern side. The level garden is supported by an additional .2 metres of excavation. The gardens adjacent the shed and dwelling will be planted with indigenous small trees and shrubs with fire hazard in mind during planting and maintenance.
- The proposal include substantial water supply for the property will water collected from roofs. Water will be provided for fire fighting purposes and proposed site access arrangements (meets relevant Minister's Code) ensure safe access for vehicles including fire fighting vehicles.

You are invited to contact me on 8358 5346 to discuss any aspect of this letter. I propose that you resolve to proceed to full assessment of this development application.

Yours sincerely



Angela Davison BA MBEnv. MPIA  
Director

Cc Amended Plans  
Landscape Plan

## Town Planning HQ Pty Ltd

21 June 2016

Mr Christopher Webber  
Development Officer, Planning  
Corporation of the City of Playford  
10 Playford Boulevard  
Elizabeth SA 5112

Dear Chris

**Re: Statement of Effect**

DEVELOPMENT NO	292/1644/2015
APPLICANT	AD Marshall c/- Eric Smith Architecture
PROPOSAL	Single storey detached dwelling, farm equipment shed with earthworks, water tank, landscaping and access track
SUBJECT LAND	Lot 8 Goulds Road, One Tree Hill. Volume 5513 Folio 370
ZONE	Hills Face Zone
DEVELOPMENT PLAN	Playford Council Development Plan Consolidated 10 December 2015

Reference is made to your letter to the applicant dated 4 May 2016. Pursuant to Section 39(2)(a) of the Development Act 1993 and in accordance with Section 17(4) of the Development Regulations 2008 this Statement of Effect is now provided.

In accordance with Section 17(5) of the Regulations, the Statement of Effect includes:

- (a) a description of the nature of the development and the nature of its locality;  
and
- (b) a statement as to the provisions of the Development Plan which are relevant to the assessment of the proposed development; and
- (c) an assessment of the extent to which the proposed development complies with the provisions of the Development Plan; and
- (d) an assessment of the expected social, economic and environmental effects of the development on its locality; and
- (e) any other information specified by the relevant authority when it resolves to proceed with an assessment of the application (being information which the relevant authority reasonably requires in the circumstances of the particular case), and may include such other information or material as the applicant thinks fit.

Further your letter dated 4 May 2016 advises:

*... the Statement of Effect should address the suitability of the land for residential use by providing a **Site History Assessment** by a qualified person.*

To accommodate the above request a Preliminary Site Investigation - Environmental Site History has been prepared by TMK Consulting Engineers and forms Attachment 1

Town Planning HQ Pty Ltd as trustee for The Davison Family Trust  
716 Anzac Highway Glenelg South Australia 5045  
T: 08 8358 5346 M: 0419846435 [www.townplanninghq.com.au](http://www.townplanninghq.com.au) ABN 82 593 497211  
planning applications • land division • investigations



to this Statement of Effect. This report is attached and referred to throughout the Statement of Effect.

## **1.0 BACKGROUND**

I have consulted with the applicant and Carlie Marshall, the project architect Eric Smith and yourself. I have reviewed the application documents including the site, landscape, elevations and floor plans (amended and dated 20 6 2016 and forming Attachment 2 herewith). I have inspected the CFS planning assessment and the Preliminary Site Investigation - Environmental Site History Report prepared by TMK Consulting Engineers, dated 16 June 2016. I have inspected the site and locality on 10 May 2016 and reviewed relevant provisions of the Alexandrina Council Development Plan. It is my consideration that the proposal for a single storey detached dwelling and farm building (shed) on the subject land is a reasonable proposal, that the subject land is suitable for residential habitation and that the proposal and will have minimal impact upon the natural environment in the Hills Face Zone.

**Amended plans** submitted since the application was lodged demonstrate a substantial reduction the overall size of the proposed farm shed and have reduced the extent of excavation to achieve the development.

## **2.0 SITE AND LOCALITY**

### **2.1 Subject Site**

The subject site is identified as Lot 8 Goulds Road, One Tree Hill. Volume 5513 Folio Hundred of Munno Para. The land has a total area of approximately 3.7 hectares (37,000m<sup>2</sup>). The site has frontage to Goulds Road of approximately 184.37 metres. The rear boundary is 213.98 metres long and the sides boundaries are approximately 130.63 metres (east) and 243.82 metres (west) long. I understand the subject land has been utilised for grazing and that there has been no known industrial use of the land nor any particular use of chemicals. The land currently has no buildings constructed upon it. The subject land is located approximately 625 metres along the formed Goulds Road from Black Top Road, which runs directly to the arterial Main North Road. The land falls gently from east to west and also gradually falls towards the rear property boundary. There are stands of trees on 3 sides including towards the front adjacent Goulds Road. These trees appear to be in good condition and have heights of approximately 12 metres. There is a partial stand of trees on the eastern boundary.



*Figure 1: Cleared Land with approximately 15 metre high hedging providing wind breaks and obscuring views to land*



*Figure 2: Subject land has four immediately adjacent properties facing Goulds Road.*

## 2.2 Locality

The subject land is located within a hamlet of farming properties, most with dwellings set back by at least 90 metres from the roadways. The principal land use in the area is grazing and forestry and numerous allotments contain associated farmhouses and extensive shedding. Other properties, including the property directly to the south of the subject land are forested mostly with pine trees. Land areas in the locality range from approximately 3.6 hectares to 6 hectares. I have viewed Mapland's photograph (SA Government) online and noted a likely grazing use

of land. Aerial photographs taken each decade from 1949 did not indicate any cropping, mining, waste deposit or industrial uses of the land. Historical title ownership nominates two known graziers from 1953.

### 3.0 PROPOSAL

The proposal (292/1644/2015) is for a hipped roof, single storey detached dwelling with four bedrooms, three bathrooms and a double garage. The proposed detached dwelling floor area is 315.7m<sup>2</sup>. A garage is incorporated into the dwelling and has a floor area of 69.0 m<sup>2</sup>. The height to the top of walls from finished ground level is 2.7 metres with a 200mm slab throughout. The height to the top of the main roof section facing north is 5.4 metres with a section 5.7 metres from finished ground level.

The proposal also includes a farm equipment shed. Dimensions of the shed are 15 metres by 9 metres with a height to top of walls of 3.7 metres from finished ground level. The height from finished ground level to the gable end of the roof will be a total of 5.4 metres. The shed will be used to store farm tools and machinery. This will include fencing equipment, a tractor as required, seeds and animal feeds as well as storage for tools for land care management of the farm. The overall size of the shed will enable work to be conducted in a spacious, rather than cramped environment sufficient for a safe working environment including during days of extreme heat and rain.

The dwelling is set back 54.20 metres from Goulds Road and 38 metres from the nearest (eastern) common property boundary. The dwelling will be clustered with the proposed farm implements shed which will be set back from the rear common property boundary by 31 metres and the nearest side (eastern) common property boundary by 49.7 metres. The dwelling site will be benched to enable the construction of a dwelling with associated useable open space for outdoor entertaining and living with earthworks requiring a maximum 1.7 metres cut and .9 metres fill. The shed requires a maximum cut of .9 metres and a maximum fill of .5 metres. The proposed accessway will be constructed to Ministers Code for Bushfire Prone Land and finished with a crushed rock base to be specified. The dwelling will be serviced by a 200,000 litre tank for domestic purposes. 22,000 litres of this tank will contain water dedicated to fire fighting. The proposed dwelling is within the High Bushfire Risk Area. The application has been referred to CFS. The facility includes a septic waste water system which will be located well within the property boundaries towards the southern side of the allotment.

Further:

- Maximum dwelling wall heights are 2.7 metres above finished ground level.
- The maximum depth of excavation for the dwelling is 1.5 metres plus .2 metres to establish a garden around the dwelling (north east side of dwelling).



- The maximum height of fill for the dwelling is on the western side of the dwelling at .9 metres.
- The access track is 60 metres long.
- The vegetation on the allotment is along the boundary of the property. Vegetation does not need to be cleared for the proposed development - all buildings will be located away from property boundaries by a minimum of 31 metres. The property will be revegetated including around the dwelling enabling the agricultural component of the property to remain in operation, further obscuring any view to the dwelling and farm building and increasing the native vegetation on the land.
- The shed will have a maximum wall height to gutter line of 3.5 metres above finished floor level. The shed has a gable ended roof and is set further to the rear of the allotment than the house and will not be particularly visible from any roadway; surrounding roadways are 'dead end'. The shed will be benched at .5 metre lower than the associated farm dwelling. The shed is a similar colour to the dwelling roof and the two buildings will appear as a clustered pair with the extensive gardens.

#### 4.0 NATURE OF DEVELOPMENT

The subject development is associated with the existing low intensity farming activity (grazing) on the land. In particular the development is a single storey dwelling, including outbuildings and structures normally associated with such dwellings on agricultural properties, all on a single allotment.

The existing long term farming (grazing) use of the subject land is a complying land use, subject to some exceptions as described in the procedural matters outlined in the Playford Council Development Plan consolidated 10 December 2015.

The proposal is for a detached dwelling associated with the farming use. Schedule 1 of the Development Regulations 2008 describes a detached dwelling:

*...means a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation;*

Although subject to exceptions, 'dwelling' is a non complying form of development in the Hills Face Zone in accordance with the procedural matters outlined in the Development Plan. *In this case the length of the vehicle track to the proposed dwelling is longer than the 30 metres length provided in the exception in particular renders the development non complying. That the setback of the proposed dwelling is in keeping with the character of the subject locality - and would not be particularly appropriate with a lesser setback - is demonstrated herein.*

A farm building is included in the application. Schedule 1 of the Development Regulations 2008 describes farm building:

*... means a building used wholly or partly for the purpose of farming, but does not include a dwelling;*

For notification purposes, in accordance with Part 1 Category 1 development listed in Schedule 9 (2)(e) to the Development Regulations 2008 the proposed farm building (shed) is a category 1 form of development:

*(e) the construction of a farm building on land used for farming, or the alteration of, or addition to, a building on land used for farming that preserves the building as, or converts it to, a farm building;*

## 5.0 SITE HISTORY ASSESSMENT

In response to Council's request the land owner has engaged TMK to prepare a (Partial Tier 1 PSI) Environmental Site History Report of the subject land.

The history was established from sources including SafeWork SA, title search, SA Government historic photographic collection, site visit. The regulatory and guideline framework for this site history includes the Environment Protection Act 1993 (EP Act) and the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM) as well as Australian Standards and SA EPA guidelines. The consultant advises it has established that:

*"the site has been used for agricultural purposes (ie low intensity farming - grazing). The historic potential contaminating activity (ie general agriculture practices associated with grazing) for this site would be classified as a low likelihood of causing site contamination. The justification for the low likelihood is based on the conditions observed during the site walkover of the site and the lack of higher risk factors such as buried farmer's waste, underground tanks or service pits and/or chemicals stored on site and the type of assumed agricultural practices that were used based on type of agricultural usage." P 5, TMK 16 June 2016*

The Environmental Site History discussion nominates that the likelihood of site contamination is low and particularly in the area of proposed building where there is no indication of activity including imported fill of any type.

## 6.0 RELEVANT PROVISIONS

The following Objectives, Desired Character and Principles of Development Control (PDCs) provisions are considered most relevant to the assessment for the proposed dwelling:

Summary of Relevant Provisions - Hills Face Zone
Council Wide Provisions
Design and Appearance



Objectives	1,
PDC's	1(a, b, c, d, e), 4, 15, 16, 17, 18, 23(a, b), 24, 25,
<b>Energy Efficiency</b>	
Objectives	1
PDC's	1,2,3,4,5
<b>Hazards</b>	
Objectives	1, 2, 4, 5, 11
PDC's	1, 2, 3, 12, 13, 14(a, b, c, d, e), 17, 31
<b>Interface between Land Uses</b>	
Objectives	1, 2, 3
PDC's	1(a, b, c, d, e, f, g, h), 2, 4, 5,
<b>Landscaping, Fences and Walls</b>	
Objectives	1, 2
PDC's	1(a, b, c, d, e, f, g, h, i, j, k, l), 2(a, b, c), 3(a, b, c, d, e, f, g)
<b>Orderly and Sustainable Development</b>	
Objectives	1, 3, 4, 5, 6
PDC's	1, 3, 6
<b>Siting and Visibility</b>	
Objectives	1
PDC's	1(a, b), 2(a, b), 3(a, b, c, d), 4(a, b, c), 5, 6, 7, 8, 9(a, b,)
<b>Sloping Land</b>	
Objectives	1
PDC's	1, 2(a, b, c, d, e, f, i), 4, 7(a, b, c)
<b>Transportation and Access</b>	
Objectives	1(a, b, c, d, e), 2(a, b, c,)
PDC's	1, 2, 9, 15, 23, 24(a, b, c, d), 32(a, b, c, d, e, f),
<b>Waste</b>	
Objectives	1, 2
PDC's	1(a, b, d, f, g), 2, 3, 4, 5, 6(a, b, c, e, f), 7,
<b>Hills Face Zone Provisions</b>	
<b>Hills Face Zone</b>	
Objectives	1(a, b, c, d, e), 2(a, b, c, d), 3
PDC's	1, 3(a, b, c), 10, 11(a, b, c, d, e, f, g, h, i, j(i,)), 12, 13(a, b, c, d, e, f, g, h, i, j, k), 14(a, b), 15(a, b), 16, 17, 19, 20, 25, 26



## 7.0 ASSESSMENT

### 7.1 Use of Land

#### Hills Face Zone

PDC's	1	<i>Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.</i>
<b>Interface between Land Uses</b>		
<b>Objectives</b>	1	<i>Development located and designed to minimise adverse impact and conflict between land uses.</i>
	2	<i>Protect community health and amenity from adverse impacts of development.</i>
	3	<i>Protect desired land uses from the encroachment of incompatible development.</i>
<b>PDC's</b>	1	<i>Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:</i>
	1(a)	<i>the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants</i>
	1(b)	<i>noise</i>
	1(c)	<i>vibration</i>
	1(d)	<i>electrical interference</i>
	1(e)	<i>light spill</i>
	1(f)	<i>glare</i>
	1(g)	<i>hours of operation</i>
	1(h)	<i>traffic impacts.</i>
	2	<i>Development should be designed and sited to minimise negative impact on existing and potential future land uses desired in the locality.</i>
	4	<i>Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.</i>
	5	<i>Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.</i>

The proposal is for a dwelling for the property owners and their young family. The owner is the farmer of the land and the dwelling will assist the owners to tend to the land on a daily basis, reestablishing the natural character and preserving and enhancing biodiversity. The farm building (shed) is associated with the grazing, land management and native vegetation management use of the land and will contain farm tools and equipment, and provide sun and weather sheltered environment and amenities for farm workers. The proposed residential development provides a farmhouse for the owners of the land to better manage that land and there is no existing dwelling on the land. Considering the history of low intensity grazing and TMK's report advising that there is no indication of any waste, tanks, pits or chemicals on the subject land it is reasonable to conclude that the land is suitable for residential use.

There are no aspects to the proposed dwelling and farm shed that will detrimentally affect the achievement of the desired activities within the Hills Face Zone. Furthermore considering the setbacks from property boundaries and nature of activity on surrounding properties it is unlikely that the farmhouse use will conflict with other lawful developments in the locality.

## 7.2 Design and Appearance

### Hills Face Zone

<b>Objective</b>	<b>4</b>	<b><i>Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:</i></b>
	4(a)	<i>the profile of buildings should be low and the rooflines should complement the natural form of the land</i>
	4(b)	<i>the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land</i>
	4(c)	<i>large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.</i>
	5	<i>The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.</i>
	6	<i>The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.</i>

The dwelling has the character of a contemporary farm house as well as features of a character villa. The overall impression of the dwelling from one of the few existing vantage points along Goulds Road will be of a well proportioned, traditional farm house set back from the roadway and with a finished floor level of 96.2, ie four metres below the highest point on the land. The shed will be recessed behind the house. The shed will be less visible than the dwelling from any vantage point and will have a finished floor level of 95.7. The walls of the dwelling will be a natural sandstone throughout. The dwelling will be roofed with Woodland Grey Colorbond. Both the shed and the dwelling will give the appearance of being 'nestled' into the south east quadrant of this agricultural land, fitting well with the farming use and land management use of the land. Excavation and fill will be obscured from view by extensive landscaping.

The proposed dwelling and shed present a supportable, quality development with all buildings clustered on the land. They are in keeping with the character of the Hills Face Zone and reasonably reflect the provisions of the Development Plan.

### 7.3 Siting, Visibility and Excavation

#### Hills Face Zone

<b>Objective</b>	<b>1</b>	<b><i>Protection of scenically attractive areas, particularly natural, rural and coastal landscapes.</i></b>
<b>PDC's</b>	<b>1</b>	<b><i>The Development should be sited and designed to minimise its visual impact on:</i></b>
	<b>1(a)</b>	<b><i>the natural, rural or heritage character of the area</i></b>
	<b>1(b)</b>	<b><i>areas of high visual or scenic value, particularly rural and coastal areas</i></b>
	<b>2</b>	<b><i>Buildings should be sited in unobtrusive locations and, in particular, should:</i></b>
	<b>2(a)</b>	<b><i>be grouped together</i></b>
	<b>2(b)</b>	<b><i>where possible be located in such a way as to be screened by existing vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport.</i></b>
	<b>3</b>	<b><i>Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:</i></b>
	<b>3(a)</b>	<b><i>sited below the ridgeline</i></b>
	<b>3(b)</b>	<b><i>sited within valleys or behind spurs</i></b>
	<b>3(c)</b>	<b><i>sited in such a way as to not be visible against the skyline when viewed from public roads, and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport</i></b>
	<b>3(d)</b>	<b><i>set well back from public roads, particularly when the allotment is on the high side of the road</i></b>
<b>Landslip</b>	<b>31</b>	<b><i>Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.</i></b>

The subject land is relatively flat and the buildings are sited in a manner that enables the CFS to access the buildings and circulate as required as well as to turn and exit in a forward direction. The two proposed buildings are clustered together.

The proposed dwelling and farm building will be located towards the rear of the subject land, to the south east side to enable continuation of agricultural and native vegetation management towards the eastern side of the land. Some excavation in the form of cut and fill to create a benched building site is required for this single storey dwelling and farm shed. There is, suitably more cut than fill and no cut is in excess of 1.7 metres. The proposed setback of the dwelling from all property boundaries minimises any impression of bulk from the 'dead end' Goulds Road.

The setback of the buildings is compatible with setbacks of farm houses on adjoining land and other buildings in the locality including farm buildings such as sheds. There is one example of a shed adjacent Goulds Road, with a smaller setback. This shed is arguably poorly located and would be more appropriately set back in accordance with other building setbacks in the locality.



TPHQ



Figure 3: Setbacks of adjoining dwellings from roadways (distance in green) - Goulds Road and Gulf View Drive.

The subject Goulds Road and nearby (south) Gulf View Road are both 'no through roads' and in any event are not known as tourist roads. Council is advised that the proposed setback is less than the surrounding dwellings on Goulds Road, which have setbacks in excess of 93 metres from the roadway. Similarly farm sheds on adjacent land are mostly set back further than dwellings. They are similarly clustered with dwellings enabling the bulk of land to remain unencumbered by structures and available for other uses envisaged by the Hills Face Zone.

Due to the existing wind break plants providing extensive screening and the setback of the dwelling by approximately 52.24 metres from Goulds Road the development will not be particularly visible from Goulds Road. Due in part to extensive forestry on the adjacent land to the south, the development will also not be visible from Gulf View Road. The property cannot be viewed from other roads in the zone nor from the Adelaide Plains. Therefore visual intrusion is suitably limited and the siting of the dwelling and farm shed will not affect vistas and amenity to or within the Hills Face Zone.

In all, the proposed dwelling and shed setback suits the character of the Hills Face Zone and positively contributes to the appearance and desired character of the locality.

#### 7.4 Landscaping, Fences and Walls

##### *Council Wide Objectives:*

Objectives	1	<i>The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.</i>
	2	<i>Functional fences and walls that enhance the attractiveness of development.</i>

##### *Hills Face Zone Objectives:*

Objectives	1	<i>A zone in which the natural character is preserved and enhanced or re-established in order to:</i>
	1(a)	<i>provide a natural backdrop to the Adelaide Plain and a contrast to the urban area</i>
	1(b)	<i>preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide</i>
	2(a)	<i>preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone</i>
Principles	8	<i>Trees, other vegetation and earth mounding should be retained or provided where the environment will be visually improved by such a provision.</i>
	9	<i>Development should be screened through the establishment of landscaping using locally indigenous plant species:</i>
	9(a)	<i>around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds</i>
	9(b)	<i>along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads</i>

##### *Desired Character:*

*The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.*

The proposed landscaping of the property, particularly in the area surrounding the dwelling and house will substantially contribute to the reinstatement of a natural character in the Hills Face Zone. Furthermore, the currently incomplete landscape screening on the eastern common property boundary will be reinstated. The landscaping is extensive and appropriately sourced local indigenous species are included in the proposal. Landscaping will obscure any impression of cut and fill and will also assist to reduce any impression of bulk proffered by the dwelling and shed. Vegetation to be established alongside the access road shall be pruned/maintained to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

The proposal includes extensive rain water collection which will be utilised to maintain and enhance the native vegetation and overall land management.

## 7.5 Access and Transport

### Hills Face Zone

PDC	7	<i>Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms, and be surfaced with dark materials.</i>
PDC	16	<i>Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.</i>

The approximately 60 metre length of the private vehicular access to the dwelling allows the dwelling to be built on land with minimum slope, enabling a single storey house without excess cut or fill. The resultant slope of the accessway is 1 in 60 ie rising 1 metre in the 60 metre length. The accessway is not a straight track to the dwelling garage, offering a better environmental design outcome. The accessway continues to the rear of the allotment to the farm implements shed.

Access to the building site is proposed to be of all-weather construction, with a minimum formed road surface width of 3 metres to allow forward entry and exit for large fire-fighting vehicles as discussed below. The proposed track requires minimum excavation and is relatively flat.

## 7.6 Bushfire Hazard and Site Access

### Hills Face Zone

Objective	2(d)	<i>prevent the loss of life and property resulting from bushfires.</i>
-----------	------	------------------------------------------------------------------------

### Hills Face Zone - Desired Character

*The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.*

### Hazards - Council Wide

- *Objective 5: Development located to minimise the threat and impact of bushfires on life and property*
- *Objective 11: Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.*



- *PDC 1: Development located on land subject to hazards as shown on the Overlay Maps - Development Constraints should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.*

The subject land is within the High Bushfire Risk Area as defined by Map BPA Play/1 Bushfire Risk of the Development Plan. In accordance Schedule 8 of the Development Regulations 2008 the application required referral to the CFS and the applicant initiated this referral themselves. The CFS has advised as follows:

*Category of Bushfire Attack*                      *BAL 12.5*

The proposal will be in accordance with the Ministers Bushfire Code February 2009 (as amended October 2012) including in terms of responsive:

- Building design and materials to meet requirements
- Siting of the dwelling on relatively flat land
- Dedicated (fire fighting) water supply
- Trees and vegetation on the allotment - separation distance and pruning
- All weather fire track sufficient for turning of fire fighting vehicles.

## **7.7 Waste Control System**

In accordance with South Australian Government requirements, the proposed dwelling must be connected to an approved wastewater management system that complies with the SA Health "On-site Wastewater Systems Code" (This includes onsite systems and CWMS connections). My understanding of the waste water treatment system, and in particular from information provided on the site plan (amended) is that it is a system will be installed in accordance with the standard for construction, installation and operation of septic tank systems (SA Government, Supplement B). It is likely that the application will propose approximately 45 metres of soakage trenches (15 metre minimum from rear common property boundary) supporting a 5,000 litre all purpose septic tank. An Application for Wastewater Works Approval will be submitted to Council as required.

## **8.0 CONCLUSION**

Adam and Carlie Marshall and their young family are keen to construct a dwelling and farm shed on the subject land at Lot 8 Goulds Road, One Tree Hill. The detached dwelling and farm building (shed) with associated access way, water tank and earthworks are reasonable forms of development that support the long term grazing and land management use (including native vegetation) of the subject land. The dwelling and shed and associated accessways will not unreasonably impact on the owners or occupiers of land in the locality and will not prevent the achievement of the provisions of the Development Plan. The proposal is not seriously at variance with the Development Plan, is supportable and has sufficient merit to warrant consent.

In particular:

- The Environmental Site History Report (TMK) nominates that the likelihood of site contamination is low and particularly in the area of proposed building where there is no indication of activity including imported fill of any type. It appears that the land is suitable for its use including the residential use of a farm dwelling.
- Dwelling is anticipated by the Development Plan in the Hills Face Zone and the subject development varies in a minor manner from the exceptions outlined in the relevant non complying list to the Zone.
- The farm building (shed) has been reduced in height and floor area following discussion with Council planners since lodgement. The shed has a use directly associated with the management of the grazing use and land management (native vegetation) of the land and this well equipped property will encourage family farming succession to enable sustainable land use.
- The access track to the dwelling follows the contours of the land. The access track is more than 30 metres long in order for the development to maintain the character of the Zone and locality particularly in terms of setbacks from the associated roadway. The setback proposed assists to conserve the existing agricultural land, and the trees that form thick wind breaks around the boundaries of the land to be maintained. The development has been sited to maximise consistency with the Desired Character Statement for the Hills Face Zone.
- The proposed setting for the dwelling, clustered with a proposed shed on the land will not unreasonably visible nor restrict existing views to and within the Hills Face Zone. With its traditional hipped roof dwelling form and single storey height the dwelling will improve the attractiveness of the locality. The shed is a functional building that will support the farm use and its overall size encourages safe working practices. Both buildings have adequate separation from common property boundaries and the associated roadway and will not form obtrusive elements in the Hills Face Zone.
- Both are sited to minimise excavation required to achieve benched sites on this gently sloping land. The excavation and fill will not have an unreasonable visual impact on the natural character of the zone.
- The gardens adjacent the shed and dwelling will be planted with indigenous small trees and shrubs with fire hazard in mind during planting and maintenance. This will assist to screen the development including any visible affects of the proposed excavation and fill.
- The proposal includes substantial water supply for the property with water collected from the proposed roofs.
- The CFS has advised that 22,000 litres of dedicated water is to be provided for fire fighting purposes. The proposed site access arrangements (meets relevant Minister's Code) ensure safe access for vehicles including fire fighting vehicles. CFS conditions can be met.



- In all, each of the features of this proposed development respond well to the provisions of the Hills Face Zone and other relevant provisions of the *Playford Council Development Plan*.

Please proceed with the assessment at your earliest opportunity. You are invited to contact me on 8358 5346 to discuss any aspect of this Statement of Effect.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Angela Davison'.

Angela Davison MBEnv. MPlA M.AITPM  
Director

Attachment 1 Environmental Site History Report, TMK Engineers 16 June 2016  
Attachment 2 Amended Plan Set 20 June 2016



**South Australian  
COUNTRY FIRE SERVICE****DEVELOPMENT ASSESSMENT SERVICE**

Your Ref: 292/1644/15  
Our Ref: Playford DA  
Please refer to: 20160315-04lb

15 March 2016

City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

To whom it may concern ,

**RE: BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – MARSHALL  
LOT 8 GOULDS ROAD, ONE TREE HILL**

An officer of the SA Country Fire Service (CFS) Development Assessment Service, has assessed the proposed development site, allotment and adjoining areas.

A site bushfire attack assessment was conducted in accordance with the Building Code of Australia and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

This report shall not be considered as SA CFS endorsement of any subsequent development.

This BAL report is considered relevant at the date of assessment.

**ASSESSMENT DETAILS:**

<b>Category of Bushfire Attack</b>	<b>BAL 12.5</b>
------------------------------------	-----------------

**BUILDING CONSIDERATIONS**

Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).

For construction requirements and performance provisions, refer to the BCA Part 3.7 "FIRE SAFETY" Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'measure of protection' from the approach, impact and passing of a bushfire.

Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8391 6077.

Yours faithfully

**LEAH BERTHOLINI**

**ACTING DEVELOPMENT ASSESSMENT OFFICER  
DEVELOPMENT ASSESSMENT SERVICE**

75 Gawler Street, Mount Barker SA 5251  
T 0883916077 F08 8391 1877 E [das@cfs.sa.gov.au](mailto:das@cfs.sa.gov.au)  
ABN 97 677 077 835 [www.cfs.sa.gov.au](http://www.cfs.sa.gov.au)



**DEVELOPMENT ASSESSMENT SERVICE**

Your Ref: 292/1644/15  
Our Ref: Playford DA  
Please refer to: 20160315-041b

15 March 2016

City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

To whom it may concern ,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) – MARSHALL  
LOT 8 GOULDS ROAD, ONE TREE HILL**

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) [The Code] as published under Regulation 106 of the *Development Regulations 2008* applies.

The Code, Part 2.1 states *"When submitting an application it is important to remember that the information provided with an application forms the basis upon which the application will be assessed. If the information is inadequate or insufficient (incomplete, incorrect), the application may be delayed."*

An officer of the SA Country Fire Service [CFS] Development Assessment Service has assessed the proposed development site, allotment and adjoining areas.

A site bushfire attack assessment was conducted with reference to the Building Code of Australia [BCA], Australian Standard <sup>TM</sup>3959 [AS3959] "Construction of Buildings in Bushfire Prone Areas"

The Bushfire hazard for the area has been assessed as **BAL 12.5**

The SA Country Fire Service has no objection to the proposed development.

The Code provides mandatory Bushfire Protection planning requirements as conditions of consent for the development as follows:

**ACCESS TO DWELLING**

The Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

**CFS has no objection to the proposed access driveway. Access shall be constructed as proposed on drawing named Overall Site Plan & Site Plan dated at last revision 31/10/2015, with the following conditions:-**

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- Vegetation to be established alongside the access road shall be pruned/maintained to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

75 Gawler Street, Mount Barker SA 5251  
T 0883916077 F08 8391 1877 E [das@cfs.sa.gov.au](mailto:das@cfs.sa.gov.au)  
ABN 97 677 077 835 [www.cfs.sa.gov.au](http://www.cfs.sa.gov.au)



ACCESS (to dedicated water supply)

The Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

**The proposed location of dedicated fire water has not been detailed on drawings provided.**

**CFS has no objection to the proposed static water supply being utilised as the dedicated supply, providing an outlet can be positioned in accordance with the following:**

- Water supply outlet shall be easily accessible and clearly visible from the access way.
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND
- Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the CFS appliance can easily connect to it rear facing.

WATER SUPPLY

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The water storage facility may combine the bushfire fighting water supply with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
  - A minimum inlet diameter of 38mm, AND
  - Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
  - A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.

---

*CFS Mission*

*To protect life, property and the environment from fire and other emergencies whilst protecting and supporting our personnel and continuously improving.*



- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

### VEGETATION

The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
  - The number of trees and understorey plants to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
  - Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
  - Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
  - Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
  - Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
  - No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
  - Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
  - The VMZ shall be maintained to be free of accumulated dead vegetation.

---

#### *CFS Mission*

*To protect life, property and the environment from fire and other emergencies whilst protecting and supporting our personnel and continuously improving.*

**BUILDING CONSIDERATIONS**

Bushfire prevention and safety requirements shall be completed prior to occupancy of the building(s).

For construction requirements and performance provisions, refer to the BCA Part 3.7 "**FIRE SAFETY**" Australian Standard <sup>TM</sup>3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information, please contact the undersigned at the Development Assessment Service on (08) 8391 6077.

Yours faithfully



**LEAH BERTHOLINI**

***ACTING DEVELOPMENT ASSESSMENT OFFICER***  
**DEVELOPMENT ASSESSMENT SERVICE**

CC:

# TMK CONSULTING ENGINEERS

---

Report: 1605238R1  
16<sup>th</sup> June 2016



---

## Partial Tier 1 Preliminary Site Investigation - ENVIRONMENTAL SITE HISTORY

Allotment 8 Goulds Road, One Tree Hill,

SOUTH AUSTRALIA

for

**Adam & Carlie Marshall**

---





Our Ref: 1605238R1  
16<sup>th</sup> June 2016

Adam & Carlie Marshall  
75 Northcote Drive  
PARA HILLS WEST SA 5096


**Attention: Adam & Carlie**

**RE: Partial Tier 1 Preliminary Site Investigation - ENVIRONMENTAL SITE HISTORY  
ALLOTMENT 8 GOULDS ROAD, ONE TREE HILL, SOUTH AUSTRALIA  
OUR REFERENCE: 1605238R1**

TMK Consulting Engineers is pleased to present two bound and one electronic copy of our report for the Partial Tier 1 Preliminary Site Investigation - Environmental Site History Report.

If you require further information or clarification regarding this report, please do not hesitate to contact the undersigned.

For and on behalf of  
**TMK Consulting Engineers**



**JOHN WEBER**  
Environmental Team Leader

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>1 INTRODUCTION .....</b>	<b>6</b>
<b>2 SCOPE OF WORKS.....</b>	<b>6</b>
<b>3 REGULATORY AND GUIDELINE FRAMEWORK .....</b>	<b>7</b>
3.1 SITE CONTAMINATION .....	7
3.2 ASSESSMENT GUIDELINES .....	7
3.2.1 General .....	7
3.2.2 Health and Environmental investigation and Screening Guidelines .....	8
3.2.3 Limitations of investigation and screening levels .....	9
3.2.4 Groundwater .....	9
3.2.5 Land Use for Site Contamination Assessment .....	9
3.2.6 Asbestos Materials in soil .....	10
<b>4 BACKGROUND INFORMATION .....</b>	<b>11</b>
4.1 SITE DEFINITION .....	11
4.2 SITE WALKOVER .....	11
4.3 SURROUNDING LAND USE .....	12
4.4 REGIONAL GEOLOGY .....	12
4.5 HYDROGEOLOGY .....	13
4.6 REFERENCES .....	13
<b>5 SITE HISTORY RESEARCH .....</b>	<b>13</b>
5.1 SOURCES OF INFORMATION .....	13
5.2 HISTORY OF OWNERSHIP – LANDS TITLES INFORMATION .....	14
5.3 AERIAL PHOTOGRAPHS .....	15
5.4 DEPARTMENT OF SAFEWORK SA .....	16
5.5 ENVIRONMENT AND GEOGRAPHIC INFORMATION .....	16
5.5.1 EPA Public Register/Site Contamination Index .....	16
5.6 ANECDOTAL INFORMATION .....	16
<b>6 POTENTIALLY CONTAMINATING ACTIVITIES (PCA) .....</b>	<b>17</b>
<b>7 DISCUSSION .....</b>	<b>18</b>
<b>8 LIMITATIONS .....</b>	<b>19</b>

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

---

## TABLES

TABLE 1 SITE DETAILS .....	11
TABLE 2 SUMMARY OF HISTORICAL TITLES SEARCH .....	14
TABLE 3 HISTORICAL AERIAL PHOTOGRAPHS .....	15
TABLE 4 SUMMARY OF POTENTIALLY CONTAMINATING ACTIVITIES (PCAs) .....	17

## FIGURES

Figure 1	Site Location Plan
Figure 2	Site Plan
Figure 3	Groundwater Contours
Figure 4	Proposed Residential Plan

## APPENDICES

Appendix A	Copy of Certificate of Title
Appendix B	2016 Nearmap Image
Appendix C	Site Photographs
Appendix D	DEWNR Groundwater Information
Appendix E	Copies of Selected Aerial Photographs
Appendix F	Information Provided by SafeworkSA
Appendix G	EPA Section 7 Search Record
Appendix H	Conceptual Site Model
Appendix I	Important Information About Your Environmental Site Assessment Report



Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## EXECUTIVE SUMMARY

TMK Consulting Engineers (TMK) has conducted a partial Tier 1 Preliminary Site Investigation - Environmental Site History for the site located at Allotment 8 Goulds Road, One Tree Hill, South Australia ('the site').

The work conducted for this report comprised of site history research from readily available sources (e.g. title search, SafeWork SA etc.) and site walkover observations. No soil or groundwater was collected or analysed for this site history report.

It is a Council requirement that when a site changes land usage (or is proposed) to a more sensitive usage that an investigation into the past usage of that site be undertaken (i.e. site history report). Independent of property zoning, if a site is in the process of moving to a more sensitive land usage (e.g. Agricultural to residential) this may require an investigation into the sites history. For this site TMK is of the understanding that the site is proposed to develop a portion of the site for residential purposes (i.e. site would include a building envelop).

While it is evident that the site was historically used for agricultural activities (i.e. grazing – low intensity) the information collected during the site history investigation, which includes the site walk over, would conclude the likelihood of site contamination to be low for the entire site especially in the area of the proposed building envelope.

As stated, based on the results from the site history research, TMK has determined that the site has been used for agricultural purposes (i.e. low intensity farming - grazing). The historic potential contaminating activity (i.e. general Agriculture practices associated with grazing) for this site would be classified as a low likelihood of causing site contamination. The justification for the low likelihood is based on the conditions observed during the site walkover of the site and the lack of higher risk factors such as buried farmer's waste, underground tanks or service pits and/or chemicals stored on site and the type of assumed agricultural practices that were used based on type of agricultural usage.

It is noted that there has been some fill material brought to site and is located along the southern portion of the western boundary. This observed fill material consisted of siltstone, sandstone mixed with a light brown silty clay soil. The soil did not contain any building materials, suspicious asbestos material, soil staining or odours. The soil is most likely from a natural source, however this soil does not appear to have been originated from site, yet most likely originated from a surrounding area. From the observed inspection the soil has been classified as having a low likelihood of causing site contamination, but is noted. The low likelihood listing also takes into consideration the fact the fill soil is situated approximately 90m to the west of the proposed building envelop. If this fill soil is to be disposed of offsite or used in any way during the development of the residential dwelling then appropriate SA EPA procedures for soil testing and classification would needs to be carried out.

TMK has carried out this investigative process in accordance with NEPM and SA EPA guidelines.

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## 1 INTRODUCTION

TMK Consulting Engineers (TMK) has conducted a partial Tier 1 Preliminary Site Investigation - Environmental Site History - for the site located at Allotment 8 Goulds Road, One Tree Hill, South Australia referred to as 'the site'.

The work was commissioned by Ms Carlie Marshall on the 26<sup>th</sup> of May 2016. The work conducted was generally consistent with our understanding and requirements of an Environmental Site History report in accordance to NEPM Schedule B2 Guidelines.

The location of the site is shown in Figure 1. A plan of the site is shown in Figure 2. Groundwater Contours are presented in Figure 3. The proposed residential plan is presented in Figure 4.

The aim of an Environmental Site History report is to utilise the present NEPM Schedule A general process and investigate information pertaining to Basic Site Information as outlined in NEPM Schedule B(2), the site history report also makes reference to the Planning Advisory Notice 20 (PAN 20).

The purpose of the site information is to identify potential contaminants through the use of investigating previous and current activities as generally outlined within the PAN 20 document. Other components of interest that are included in this report are the review of local geology and hydrogeology as well as aerial photographs. As a way to strengthen this report by confirming site conditions a site walkover inspection was carried out and results are included in this document.

Also if anecdotal information can be obtained, that material is presented within this document.

This report describes the study methodology and summarises the findings of the Environmental Site History.

## 2 SCOPE OF WORKS

The scope of work conducted by TMK included:

- Review of available Government data including information from the Department of Environment, Water and Natural Resources (DEWNR), South Australian Environment Protection Authority (SA EPA), Department of Premier and Cabinet –SafeWork SA and Department of Planning, Transport and Infrastructure – Land Services Group (DPTI LSG).
- A desktop analysis and review was conducted utilising Mapland aerial photographs, DEWNR Groundwater Connect historical groundwater data and the Australian Soil Resource Information System (CSIRO mapping).
- A visual inspection and site walkover to include, if possible discussions with current and/or previous landholders, when possible.



### 3 REGULATORY AND GUIDELINE FRAMEWORK

#### 3.1 Site Contamination

In South Australia, the assessment, management and remediation of site contamination is regulated by the Environment Protection Act 1993 (EP Act). The EP Act defines site contamination in section 5B as follows:

- (1) For the purposes of this Act, site contamination exists at a site if—
  - (a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and
  - (b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and
  - (c) the presence of the chemical substances in those concentrations has resulted in—
    - (i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or
    - (ii) actual or potential harm to water that is not trivial; or
    - (iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.
- (2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—
  - (a) whether the harm is a direct or indirect result of the presence of the chemical substances; and
  - (b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.
- (3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

Based on the above, the first stage in determining whether or not site contamination exists is to assess whether chemical substances have been added to the site through an activity and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of humans or the environment that is not described as trivial by SA EPA.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM), Australian Standards and several guidelines prepared by the SA EPA. NEPM operates as an environment protection policy under the SA EP Act 1993.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

#### 3.2 Assessment Guidelines

##### 3.2.1 General

The purpose of a site assessment is to determine the human health and ecological risk associated with the presence of site contamination and to inform any remediation or management plan to make the site fit for the





current or proposed land use. The appropriate use of investigation levels is an integral component of the assessment process.

Schedule B1 of the ASC NEPM (1999) provides a framework for the use of investigation and screening levels. The framework is based on a matrix of human health and ecological soil and groundwater investigation and screening levels and guidance for specific contaminants. The derivation of health-based investigation levels is outlined in Schedule B7, and the risk assessment methodologies are detailed in Schedule B4. Schedule B5a outlines a risk based framework for site specific ecological risk assessment. The derivation of ecological investigation levels is outlined in Schedule B5c and the methodology is detailed in Schedule B5b.

The selection of the most appropriate investigation levels for use in a range of environmental settings and land use scenarios should consider factors including the protection of human health, ecosystems, groundwater resources and aesthetics. The development of a conceptual site model is an essential element of site assessment and should inform the selection of appropriate investigation and screening criteria. A balance between the use of generic soil, soil vapour, and groundwater criteria and site-specific considerations is essential practice in site assessment.

It should be made clear the ASC NEPM (1999) does not provide guidance on prevention of site contamination. Owners and occupiers of sites on which potentially contaminating activities (PCAs) are occurring are subject to State and Federal legislation and guidelines.

The ASC NEPM (1999) is utilised because it provides a nationally consistent framework for assessing the presence and significance of site contamination in soil and groundwater. The NEPM methodology is based on assessing the potential for an unacceptable risk to human health or the environment by comparing concentrations of chemical substances to conservative, generic investigation levels for various environmental settings and land use scenarios.

### **3.2.2 Health and Environmental Investigation and Screening Guidelines**

The purpose of the ASC NEPM Schedule B1 is to describe soil, soil vapour and groundwater criteria that can be used to evaluate potential risks to human health and ecosystems from site contamination. Investigation and screening levels are provided for commonly encountered contaminants which are applicable to generic land use scenarios and include consideration of, where possible, the soil type and the depth of contamination.

Investigation levels and screening levels are applicable to the first stage of site assessment. The selection and use of investigation and screening levels should be considered in the context of the iterative development of a conceptual site model (CSM) which is required to ensure appropriate evaluation of human health and ecosystem risks.

The assessment and the CSM should include consideration of all relevant human exposure pathways, ecological risks and risks to groundwater resources.

Investigation levels and screening levels are the concentrations of a contaminant above which further appropriate investigation and evaluation will be required.

Investigation and screening levels provide the basis of Tier 1 risk assessment. A complete Tier 1 assessment is a risk based analysis comparing site data with generic investigation and screening levels for various land uses to determine the need for further assessment or development of an appropriate management strategy. The application of investigation and screening levels is subject to a range of limitations.

**Ecological investigation levels (EILs)** have been developed for selected metals and organic substances and are applicable for assessing risk to terrestrial ecosystems. EILs depend on specific soil physicochemical properties and land use scenarios and generally apply to the top 2 m of soil.

**Ecological screening levels (ESLs)** have been developed for selected petroleum hydrocarbon compounds and total petroleum hydrocarbon (TPH) fractions and are applicable for assessing risk to terrestrial ecosystems. ESLs broadly apply to coarse- and fine-grained soils and various land uses. They are generally applicable to the top 2 m of soil.



**Health investigation levels (HILs)** have been developed for a broad range of metals and organic substances. The HILs are applicable for assessing human health risk via all relevant pathways of exposure. The HILs are generic to all soil types and apply generally to a depth of 3 m below the surface for residential use. Site-specific conditions should determine the depth to which HILs apply for other land uses.

**Interim soil vapour health investigation levels (interim HILs)** have been developed for selected volatile organic chlorinated compounds (VOCCs) and are applicable to assessing human health risk by the inhalational pathway. They have interim status pending further scientific work on volatile gas modeling from the sub-surface to building interiors for chlorinated compounds.

**Health screening levels (HSLs)** have been developed for selected petroleum compounds and fractions and are applicable to assessing human health risk via the inhalation and direct contact pathways. The HSLs depend on specific soil physicochemical properties, land use scenarios, and the characteristics of building structures. They apply to different soil types, and depths below surface to >4 m.

**'Petroleum hydrocarbon management limits' ('management limits')** are applicable to petroleum hydrocarbon compounds only. They are applicable as screening levels following evaluation of human health and ecological risks and risks to groundwater resources. They are relevant for operating sites where significant sub-surface leakage of petroleum compounds has occurred and when decommissioning industrial and commercial sites.

### 3.2.3 Limitations of investigation and screening levels

Investigation and screening levels are not clean-up or response levels nor are they desirable soil quality criteria. Investigation and screening levels are intended for assessing existing contamination and to trigger consideration of an appropriate site-specific risk-based approach or appropriate risk management options when they are exceeded. The use of these levels in regulating emissions and application of wastes to soil is inappropriate.

The use of investigation and screening levels as default remediation criteria may result in unnecessary remediation and increased development costs, unnecessary disturbance to the site and local environment, and potential waste of valuable landfill space. Similarly, the inclusion of an investigation and screening level in this guidance should not be interpreted as condoning discharges of waste up to these levels.

### 3.2.4 Groundwater

Like the soils section, also not required for this investigation, the assessment guidelines that would be used are the South Australian Environment Protection (Water Quality) Policy (2003) (SAEPP) which would be used to assess groundwater quality in the first instance.

**Groundwater investigation levels (GILs)** are the concentrations of a contaminant in groundwater above which further investigation (point of extraction) or a response (point of use) is required. GILs are based on Australian water quality guidelines and drinking water guidelines and are applicable for assessing human health risk and ecological risk from direct contact (including consumption) with groundwater.

### 3.2.5 Land Use for Site Contamination Assessment

#### HILs

HILs are scientifically based, generic assessment criteria designed to be used in the first stage (Tier 1 or 'screening') of an assessment of potential risks to human health from chronic exposure to contaminants. They are intentionally conservative and are based on a reasonable worst-case scenario for four generic land use settings:

- **HIL A** – residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, (no poultry)), also includes children's day care centres, preschools and primary schools
- **HIL B** – residential with minimal opportunities for soil access includes dwellings with fully and permanently paved yard space such as high-rise buildings and flats
- **HIL C** – public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths. It does not include undeveloped public open space (such as urban bushland and reserves) which should be subject to a site-specific assessment where appropriate

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

- HIL D – commercial/industrial such as shops, offices, factories and industrial sites.

For this site information is viewed from a HIL A perspective.

### HSLs

The HSLs are derived for various depths to source and for the same generic land uses as for the HILs (described in detail in NEPM Schedule B7). The values for residential A and B are combined in the HSL tables as they are based on the same exposure conditions for the vapour inhalation pathway (i.e. the same amount of time spent indoors).

The HSLs are applicable to ground floor land use. If the vapour exposure is acceptable at ground level, it can be assumed that it is also acceptable for floors above ground level. For multistory buildings where non-residential uses (e.g. car parking or commercial use) exist in a basement or at ground level, then land use category D (commercial/industrial) should be applied.

Any sensitive land uses e.g. childcare or day care centre will require application of HSL A irrespective of their planning zoning. Secondary school buildings (as opposed to secondary school grounds) should also be assessed using HSL A.

### EILs

EILs have been developed for three generic land use settings:

- areas of ecological significance
- urban residential areas and public open space
- commercial and industrial land uses.

An area of ecological significance is one where the planning provisions or land use designation is for the primary intention of conserving and protecting the natural environment. This would include national parks, state parks, wilderness areas and designated conservation areas.

Urban residential/public open space is broadly equivalent to the HIL A, HIL B and HIL C land use scenarios. EILs are not applicable to agricultural soils, which need evaluation in relation to crop toxicity, plant contaminant uptake and detailed consideration of soil type.

#### 3.2.6 Asbestos Materials in soil

Most soil assessments will involve non-friable bonded forms of asbestos-containing-material (bonded ACM) as this is the most common type of asbestos soil contamination in Australia. NEPM (1999) is not applicable to asbestos materials which are:

- wastes such as demolition materials present on the surface of the land or
- asbestos materials in buildings or structures including operational pipelines.

If asbestos is unearthed then transport and disposal of asbestos-contaminated soil must be carried out in accordance with state legislation and guidelines. Soils that are known or suspected to be contaminated with asbestos cannot be reused or recycled at other sites.

Currently the 2013 amended NEPM (1999) guidelines and the SA EPA guidelines are essentially the Western Australian Guidelines for the assessment, Remediation and Management of asbestos-contaminated sites in Western Australia, WA DoH (2009, 2012).

Currently the investigation on this site is listed as a partial Tier 1 – Preliminary Site Investigation (PSI) – which consists of the Site History report and contains no sampling of either soil or groundwater.



Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## 4 BACKGROUND INFORMATION

### 4.1 Site Definition

The current address and legal property description details are presented in Table 1 below.

**Table 1 Site Details**

<b>ADDRESS</b>	Allotment 8 Goulds Road, One Tree Hill, South Australia
<b>CURRENT CT REFERENCE</b>	Volume 5513 Folio 370
<b>CURRENT DESCRIPTION OF LAND</b>	Allotment 8 Deposited Plan 10475, In The Area Named One Tree Hill, Hundred of Munno Para
<b>CURRENT ZONING</b>	Environmental Constraint
<b>CURRENT LAND USE</b>	Vacant
<b>PREVIOUS LAND USE</b>	Farming/Grazing
<b>APPROXIMATE SITE AREA</b>	4.030 hectares

A copy of the certificates of title is included in Appendix A.

### 4.2 Site Walkover

A site visit was conducted the 14<sup>th</sup> of June 2016.

The site configuration is on a 2016 Nearmap image and included in Appendix B. Site walkover photographs are provided in Appendix C.

The site has a gentle downward slope to the west and is currently unoccupied and undeveloped. The walkover started near the northeast corner of the site through the gated entrance. Located slightly south east of the centre of the site is a small area of disturbed soil. The soil has been slightly cut into the slope and pushed out in which appears to be a leveling of this area. From site plans and discussions with the owner It is understood that this is the area in which the proposed residential dwelling will be placed (i.e. within the building envelope). No fill material was noted within this area.

Located within the south east corner of the site are two (2) large shipping containers and one (1) smaller container arranged within a 'U' shape. The centre of 'U' is fenced off and is currently being used for a holding area for limited supplies required at the start of the development. Within this holding area there was a trailer, rebar mesh sheets, cement mixers, wood poles, wooden crates and small cement mixer.

Located in the southern portion of the site along the western boundary is some fill material. This soil consisted of a light brown silty clay with inclusions consisting of large siltstone gravels/rocks, with traces of sandstone rocks. This soil looks to be imported therefore does not appear to have been generated from the site. It would be assumed that this soil is from the general area; however it is not known where it had originated from. This described fill soil did not contain any building materials, nor did it have any soil staining or odour.

The remainder of the site was covered in low lying grass cover with the natural soil onsite consisting of a brown/dark brown silty clay with traces of gravel/rocks.

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

During the site walkover there was no observable soil staining, problematic odours, observed buried (or surface) waste or any suspicious type asbestos containing material.

Access to the site was from Goulds Road.

### 4.3 Surrounding Land use

The following surrounding land use was observed as:

- To the south: Pine Plantation, followed by Gulfview drive, then agricultural land;
- To the north: Goulds Road, followed by pastoral with a residential dwellings, then agricultural land;
- To the east: Pastoral/Vacant land with some scattered residential dwellings;
- To the west: Pastoral/Vacant land with some scattered residential dwellings.

### 4.4 Regional Geology

The 1:250,000 Department of Mines Map (1<sup>st</sup> Ed.) of the Adelaide Region indicates that the likely soils to be present at this site might comprise of Dark Auburn Dolomite, in places with cherty blebs, minor dark slate and siltstone. Lenticular feldspathic Watervale Sandstone member in Auburn area, and upper quartzitic members.

The Australian Soil Resource information System (ASRIS) data for this area would point to data that the surface pH would be 7 – 8.5 with subsurface soil pH range of 5 to 7. The surface soils are reported to be between 0.5 m thick and would likely be classified as a Sandy Loam to a Loam. The Subsurface is reported to be between 1.0 to 1.5m thick and most likely would be a Clay Loam to Clay. Since rain plays a major role in assisting in the creation of geological formations we have presented this data within this section it is reported that the average rainfall for this area is between 1192 and 1359mm. It should be noted that the ASRIS reports soil descriptions using the USDA terminology while this report refers to the USCS terminology (effectively soil science compared to engineering description).

Source: <http://www.asris.csiro.au/mapping>

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## 4.5 Hydrogeology

The results obtained from a search of The Department of Environment, Water and Natural Resources SA (DEWNR) database pertaining to the Latest Water Information for Drill Holes within a radius of approximately 2.0km are presented in Appendix D. The closest receptor is bore 6628-13283 (domestic bore) which is situated approximately 220m to the west. This bore was drilled to 128m below ground level (BGL), however does not have a standing water level recorded. The next closest bore 6628-14766 has a standing water level of 46.6m BGL and was drilled to 158m BGL.

The SA Department of Environment, Water and Natural Resources indicate that groundwater is likely to be encountered at depths between 40 and 80 metres below ground level (BGL) based on seventy two (72) bores in the area within a 2.0km radius around the site. The data collected from WaterConnect (DEWNR) suggests that the groundwater would most likely flow in a westerly direction down the hills and towards to ocean from the historical long term data presented in the database. The DEWNR data is presented in Appendix D.

## 4.6 References

Report DWLBC 2005/32, <https://www.waterconnect.sa.gov.au/> and Department of Environment, Water and Natural Resources.

Web page, <https://www.waterconnect.sa.gov.au/GD/Pages/default.asp>

# 5 SITE HISTORY RESEARCH

## 5.1 Sources of Information

The sources of information used to collate the history of the site included the consideration of:

- information from Land Titles Office;
- aerial photographs from Mapland;
- 1:250,000 Department of Mines Map of South Australia;
- information from the Department of Environment, Water and Natural Resources (DEWNR) SA;
- EPA Section 7 Information;
- Anecdotal Information; and
- Safework SA, Dangerous Goods Storage.



Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## 5.2 History of Ownership – Lands Titles Information

The Lands Title Office records for the site were researched and this information is provided in Appendix below in Table 2.

**Table 2 Summary of Historical Titles Search**

TITLE	NOTES
<b>5513/370</b>	Transfer No. 12402332 to Adam Daniel Marshall & Carlie Renee Marshall on the 20 <sup>th</sup> October 2015 Transfer No. 11827258 to Spencer Lewis Hall, Carman Jane Hall, Ian Glen Slater and Kaye Slater on the 10 <sup>th</sup> of October 2012
<b>4102/392</b>	Transfer No. Chistopher Bosnakis (electrical contractor) and Helen Bosnakis (his wife) on the 3 <sup>rd</sup> of September 1984 Transfer No. 5172093 to Ivan Novosel (professional fisherman) and Agapi Novosel (his wife) on the 26 <sup>th</sup> of January 1984 Goulds Creek Propriety Limited on the 23 <sup>rd</sup> of September 1977
<b>4073/792</b>	Goulds Creek Propriety Limited on the 4 <sup>th</sup> October 1976
<b>4009/120</b>	Goulds Creek Propriety Limited on the 1 <sup>st</sup> of February 1974
<b>3573/87</b>	New Certificate of Title to Goulds Creek Propriety Limited on the 2 <sup>nd</sup> of August 1968
<b>3137/30</b>	Transfer No. 2840939 to Her Majesty Queen Elizabeth the Second on the 26 <sup>th</sup> July 1967 New Certificate of Title to Goulds Creek Propriety Limited on the 25 <sup>th</sup> January 1963
<b>561/1</b>	Transfer No. 1793206 to John Harvey (Grazier) and Mary Harvey (his wife) on the 10 <sup>th</sup> of August 1953 Pursuant of Memorandum to William Kelly (One Tree Hill Farmer) on the 6 <sup>th</sup> of May 1892

The certificate of title ownership search indicated that the site has been owned by a farmer, grazier, the Goulds Creek Propriety Limited and other non-specific owners.

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

### 5.3 Aerial Photographs

Selected aerial photographs and a satellite image of the area were assessed, photographs were taken at approximate 10 year intervals from 1949 to 2016, and this included a 2016 Nearmap image. Copies of selected aerial photographs are provided in Appendix E while the 2016 Nearmap Image is provided in Appendix B.

The aerial photograph data and observations are presented in Table 3 below.

**Table 3 Historical Aerial Photographs**

DATE	OBSERVATIONS
<b>1949</b>	This aerial photograph is presented in black and white. The site is a part of a larger allotment with the sites boundaries difficult to define. It appears the site is part of a large grazing area. The surrounding land in all directions appears to be used for grazing. There is a creek further north of the site, with some roads beyond to creek and further east.
<b>1959</b>	This aerial photograph is presented in black and white. The site still remains as part of a larger grazing site. The surrounding land appears similar with only minor differences; the property further east of the site appears to be utilised as pastoral land.
<b>1968</b>	This aerial photograph is presented in black and white. The site appears similar when compared to the previous aerial photograph. The surrounding land to the east and further south appears to be pastoral land. There appears to be a development of a residential dwelling to the south east of the site.
<b>1979</b>	This aerial photograph is presented in colour. The site appears similar when compared to the previous aerial photograph. The surrounding land appears similar with some scattered residential dwellings located along the roads further east and north of this site.
<b>1989</b>	This aerial photograph is presented in colour. The site has now been separated into its own separate allotment with site boundaries now easily definable. There are trees located along each boundary. There also appears to be sheep on site. The allotment to the south now consists of established trees, followed by a dirt road then grazing land with some scattered residential dwellings. The land to the east and west contains some grazing land with scattered residential dwellings. The land to the north now contains a dirt road, followed by grazing land with scattered dwellings.
<b>1999</b>	This aerial photograph is presented in colour. The site appears similar when compared to the previous aerial photograph. The surrounding land appears similar with the following small differences; the land to the west appears to be used for a small market garden, with a few developed scattered residential dwellings.
<b>2009</b>	This Nearmap image is presented in colour. The site and surrounding land appear similar with no obvious differences when compared to the previous aerial photograph. No development of the site has been recorded up to this point in time.
<b>2016</b>	This Nearmap image is presented in colour. There appears to be three (3) possible shipping containers located in the south east corner. There is disturbed soil located slightly south east of the centre of the site. There also appears to be possible disturbed soil located along the southern portion of the western boundary. The surrounding land appears similar in land usage.

The aerial photographs indicate that the site was a part of a larger allotment which was most likely used for grazing land. The site was separated into its own allotment somewhere in the 1980s. The site has remained similar until recently in which there appears to be very limited disturbed areas.

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

---

## 5.4 Department of Safework SA

The search conducted by Safework SA indicated that the site had not been registered for the use or storage of dangerous goods. The information provided by Safework SA is included in Appendix F.

## 5.5 Environment and Geographic Information

A Section 7 search was made under the Land and Business (Sales and Conveyancing) Act. The Section 7 information indicated that no current environmental Performance Agreements, Environment Protection Orders, or Clean-up Orders are registered on the site. No known wastes are listed or have been produced on the site. A copy of the Section 7 information is included in Appendix G.

### 5.5.1 EPA Public Register/Site Contamination Index

An Environmental Scientist from TMK has made an EPA Public Register search within the South Australian site contamination index. The results from the search concluded that the site has had no contamination notifications as well as no general notifications are listed within the One Tree Hill area.

## 5.6 Anecdotal Information

The following anecdotal information was collected from the current lease of the service station on the 14<sup>th</sup> of June 2016.

- The area in which the residential dwelling is proposed has been shallowly cut and coarsely levelled, no soil has been imported for this area.
- The shipping containers have recently been placed onsite within the south eastern corner as to temporary store some equipment prior to the development.
- The development will consists of a residential dwelling with a three (3) car garage and a separate garage.
- Since ownership no soil has been imported to the site, nor has any chemicals or building materials.
- The soil located along the southern portion of the western boundary was not imported by the current owners, the origin of this soil is unknown. It is intended that this soil due to the large siltstone and sandstone rocks will most likely be removed from the site.
- The owners have not sprayed any chemicals onsite nor are any chemicals stored.





## 6 POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

Based on this site history assessment and site walkover, the following potential areas of environmental interest are presented in Table 4.

**Table 4 Summary of Potentially Contaminating Activities (PCAs)**

PCA	PARAMETERS OF INTEREST	MEDIUM	RISK
Low intensity Agriculture-Pastoral Land (Grazing)	pH, Heavy Metals (17), Organochlorine Pesticides, Organophosphorous Pesticides, Nutrients, E.Coli	Soil	Low
Uncontrolled Fill	pH, Heavy Metals (17), NEPM HIL Screen, Organochlorine Pesticides, Total Recoverable Hydrocarbons, Polycyclic Aromatic Hydrocarbons, Phenols, Polychlorinated Biphenyls	Soil	Low

This table does not indicate that these chemicals are or will be present at this site but merely list compounds that have the potential to be of interest based on the activities that may have occurred for this site. While it should be noted if results or information from a subsequent soil assessment, Council documents / comments or future earthworks indicate the presence of chemicals / materials of concern or environmental interest then the table above would be revised.

A Conceptual Site Model is presented in Appendix H.

Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## 7 DISCUSSION

TMK Consulting Engineers (TMK) has conducted a partial Tier 1 Preliminary Site Investigation - Environmental Site History for the site located at Allotment 8 Goulds Road, Tea Tree Gully, South Australia referred to as 'the site'.

The work conducted for this report comprised of site history research from readily available sources (e.g. title search, SafeWork SA etc.) and site walkover observations. No soil or groundwater was collected or analysed for this site history report.

It is a Council requirement that when a site changes land usage (or is proposed) to a more sensitive usage that an investigation into the past usage of that site be undertaken (i.e. site history report). Independent of property zoning, if a site is in the process of moving to a more sensitive land usage (e.g. Agricultural to residential) this may require an investigation into the sites history. For this site TMK is of the understanding that the site is proposed to develop a portion of the site for residential purposes (i.e. site would include a building envelop).

While it is evident that the site was historically used for agricultural activities (i.e. grazing – low intensity) the information collected during the site history investigation, which includes the site walk over, would conclude the likelihood of site contamination to be low for the entire site especially in the area of the proposed building envelope.

As stated, based on the results from the site history research, TMK has determined that the site has been used for agricultural purposes (i.e. low intensity farming - grazing). The historic potential contaminating activity (i.e. general Agriculture practices associated with grazing) for this site would be classified as a low likelihood of causing site contamination. The justification for the low likelihood is based on the conditions observed during the site walkover of the site and the lack of higher risk factors such as buried farmer's waste, underground tanks or service pits and/or chemicals stored on site and the type of assumed agricultural practices that were used based on type of agricultural usage.

It is noted that there has been some fill material brought to site and is located along the southern portion of the western boundary. This observed fill material consisted of siltstone, sandstone mixed with a light brown silty clay soil. The soil did not contain any building materials, suspicious asbestos material, soil staining or odours. The soil is most likely from a natural source, however this soil does not appear to have been originated from site, yet most likely originated from a surrounding area. From the observed inspection the soil has been classified as having a low likelihood of causing site contamination, but is noted. The low likelihood listing also takes into consideration the fact the fill soil is situated approximately 90m to the west of the proposed building envelop. If this fill soil is to be disposed of offsite or used in any way during the development of the residential dwelling then appropriate SA EPA procedures for soil testing and classification would needs to be carried out.

TMK has carried out this investigative process in accordance with NEPM and SA EPA guidelines.


Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

## 8 LIMITATIONS

The findings contained within this report are the result of discrete investigations used in accordance with normal practices and standards, and should be read in conjunction with the Important Information About Your Environmental Site Assessment Report included in Appendix I. To the best of our knowledge, they represent a reasonable interpretation of the general condition of the site. Despite this, the findings represented may not be the actual state of conditions across the site. Prospective purchasers or developers should satisfy themselves that sufficient information has been obtained. This report does not constitute a Site Contamination Audit Report.



**JOHN WEBER**  
Environmental Team Leader



Job No: 1605238R1  
16<sup>th</sup> June 2016



Partial Tier 1 PSI - Environmental Site History  
Lot 8 Goulds Road, One Tree Hill, South Australia

---

## FIGURES

- |          |                           |
|----------|---------------------------|
| Figure 1 | Site Location Plan        |
| Figure 2 | Site Plan                 |
| Figure 3 | Groundwater Contours      |
| Figure 4 | Proposed Residential Plan |

**FIGURE 1**

*Site Location Plan*

Civil – Environmental  
Structural – Geotechnical  
Mechanical – Electrical  
Fire – Security  
Lifts – Hydraulics  
105 Waymouth Street  
Adelaide 5000  
Telephone (08) 8231 9877  
Facsimile (08) 8410 1405  
ACN 062 965 888 / 008 080 046



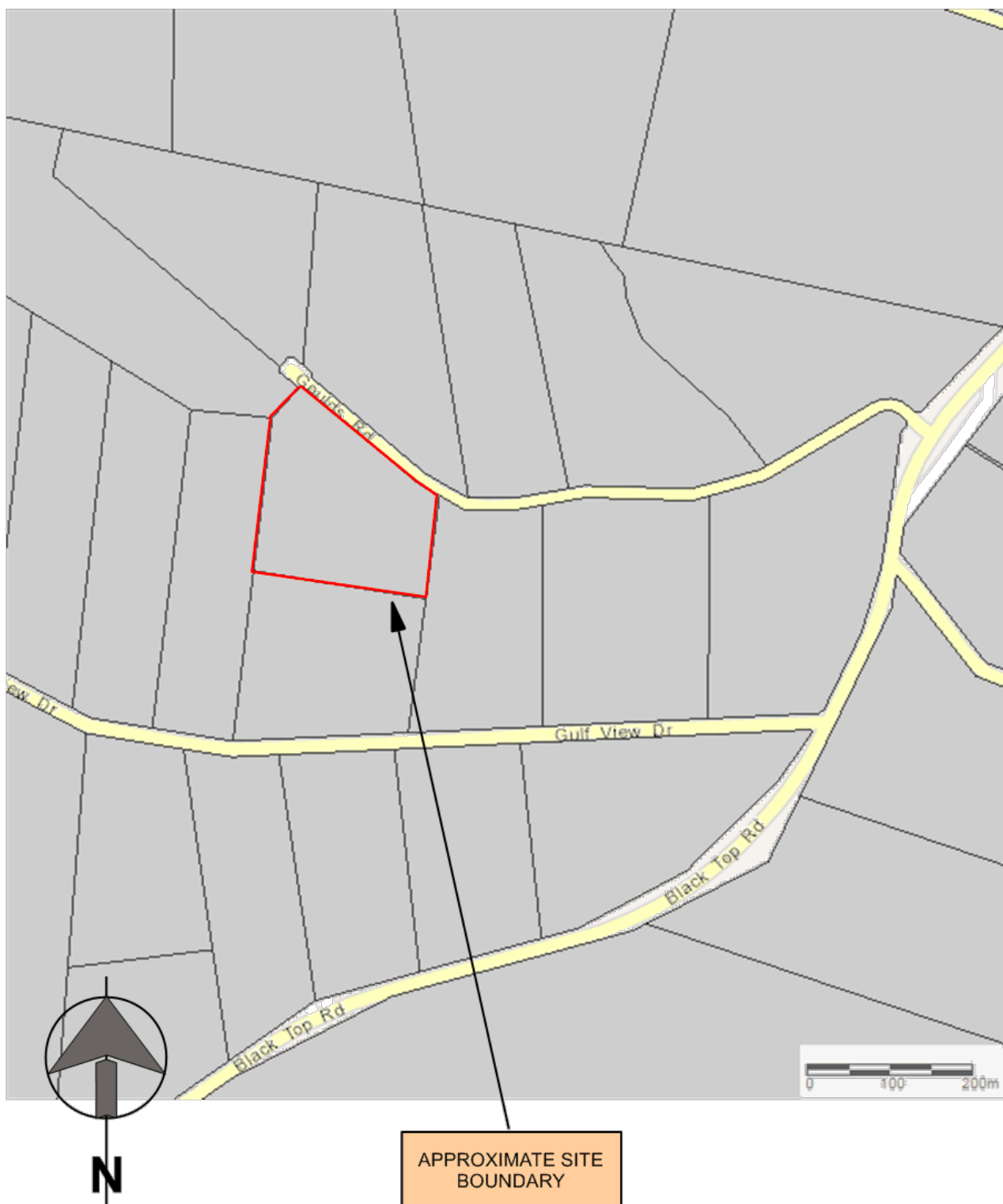
DATE: JUNE 2016

JOB NO: 1605238

FIG 1

**SITE LOCATION PLAN**

AT: LOT 8 GOULDS ROAD,  
ONE TREE HILL, SOUTH AUSTRALIA  
FOR: ADAM & CARLIE MARSHALL





**FIGURE 2**

*Site Plan*



**LEGEND**

BOUNDARY OF INTEREST

Proposed Residential Area

Proposed Shed Area

**NOTE:**  
NOT ALL LEGEND ITEMS MAYBE INCLUDED INTO THE FIGURE

**SITE**  
AT: LOT 8 GOULDS ROAD,  
ONE TREE HILL, SOUTH AUSTRALIA  
FOR: ADAM & CARLIE MARSHALL

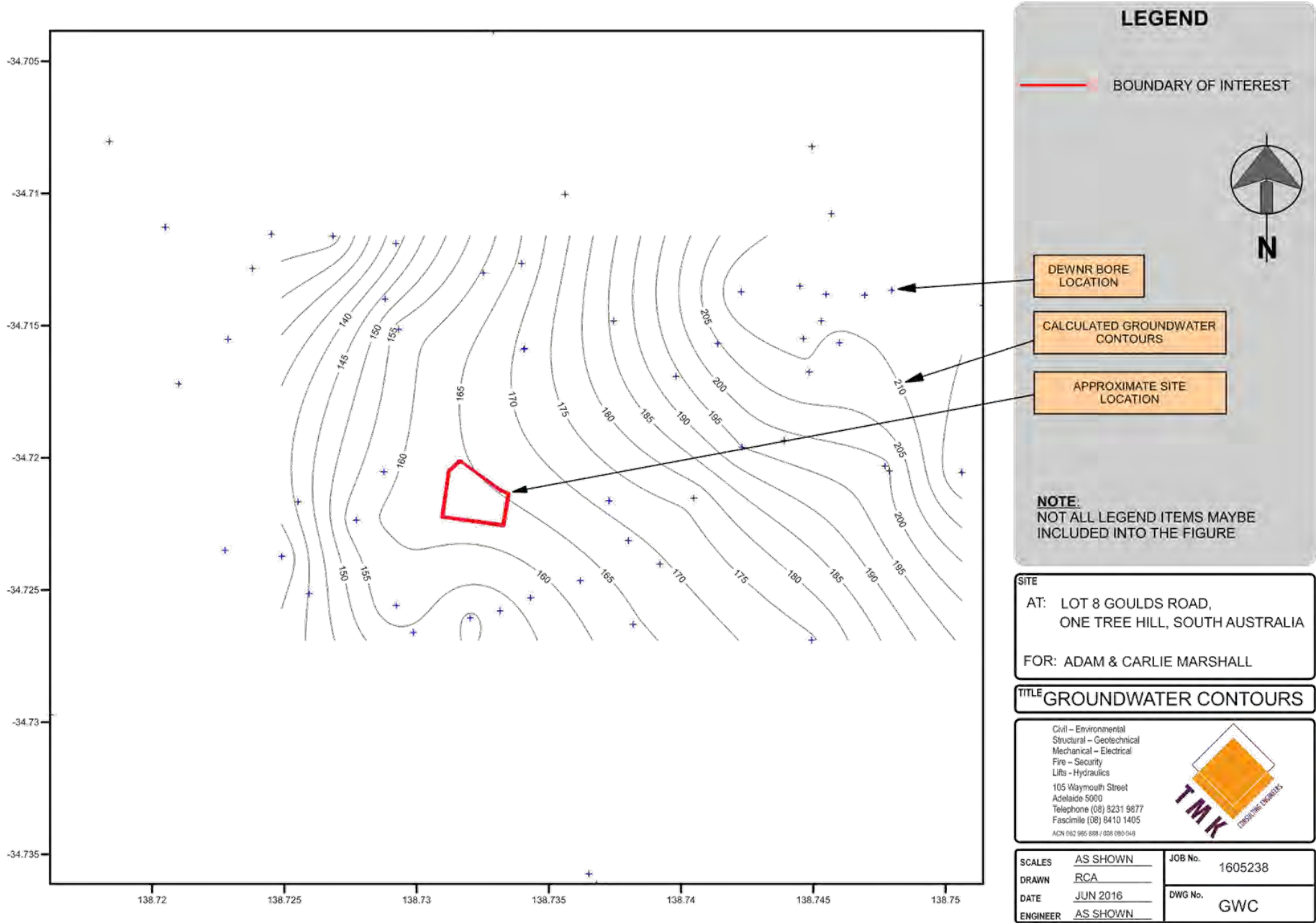
**TITLE** SITE PLAN

Civil – Environmental  
Structural – Geotechnical  
Mechanical – Electrical  
Fire – Security  
Lifts – Hydraulics  
105 Waymouth Street  
Adelaide 5000  
Telephone (08) 8231 9877  
Facsimile (08) 8410 1405  
ACN 062 965 888 / 008 080 048

SCALES	AS SHOWN	JOB No.	1605238
DRAWN	MV	DWG No.	FIG 2
DATE	JUNE 2016		
ENGINEER	AS SHOWN		

**FIGURE 3***Groundwater Contours*

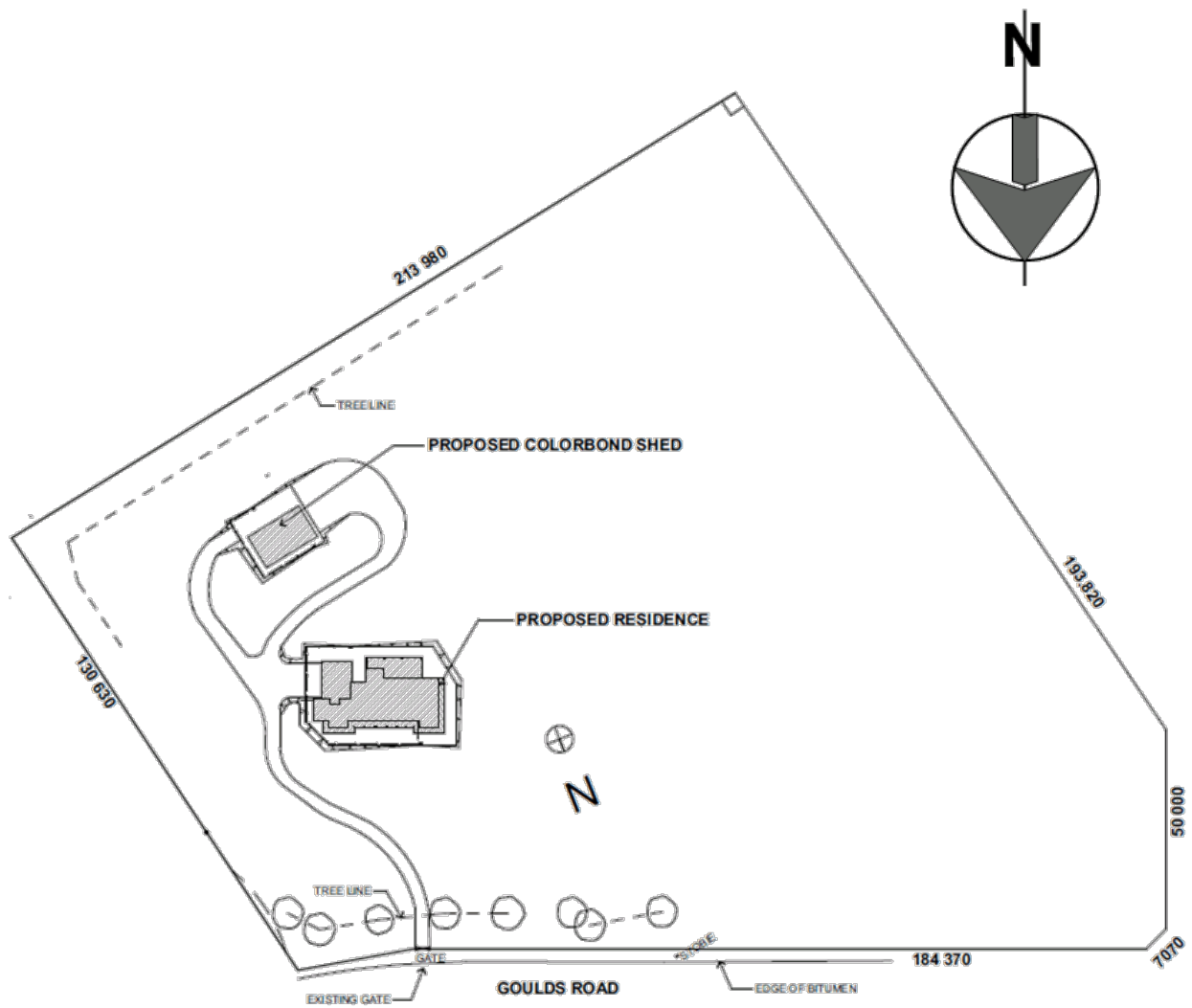




**FIGURE 4**

*Proposed Residential Plan*

<p>Civil – Environmental Structural – Geotechnical Mechanical – Electrical Fire – Security Lifts – Hydraulics 105 Waymouth Street Adelaide 5000 Telephone (08) 8231 9877 Facsimile (08) 8410 1405 ACN 062 965 888 / 008 080 046</p> 	DATE: JUNE 2016 JOB NO: 1605238	FIG 4
	<p><b>PROPOSED LOCATION PLAN</b></p> <p>AT: LOT 8 GOULDS ROAD, ONE TREE HILL, SOUTH AUSTRALIA FOR: ADAM &amp; CARLIE MARSHALL</p>	





**APPENDICES**

Appendix A	Copy of Certificate of Title
Appendix B	2016 Nearmap Image
Appendix C	Site Photographs
Appendix D	DEWNR Groundwater Information
Appendix E	Copies of Selected Aerial Photographs
Appendix F	Information Provided by SafeworkSA
Appendix G	EPA Section 7 Search Record
Appendix H	Conceptual Site Model
Appendix I	Important Information About Your Environmental Site Assessment Report

## **APPENDIX A**

### *Copies of Certificate of Title*



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Date/Time	30/05/2016 01:50PM
Customer Reference	
Order ID	20160530007794
Cost	\$27.25

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.



Registrar-General

## Certificate of Title - Volume 5513 Folio 370

Parent Title(s) CT 4102/392  
Dealing(s) CONVERTED TITLE  
Creating Title  
Title Issued 12/03/1998  
Edition 3  
Edition Issued 20/10/2015

REAL PROPERTY ACT, 1986



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

ADAM DANIEL MARSHALL  
CARLIE RENEE MARSHALL  
OF 75 NORTHCOTE DRIVE PARA HILLS WEST SA 5096  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 8 DEPOSITED PLAN 10475  
IN THE AREA NAMED ONE TREE HILL  
HUNDRED OF MUNNO PARA

## Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED J FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

## Schedule of Dealings

Dealing Number	Description
4950364	LEASE TO GOULDS CREEK WATER SUPPLY CO. PTY. LTD. COMMENCING ON 1/11/1981 AND EXPIRING ON 31/10/2080 OF PORTION
12402333	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

## Notations

Dealings Affecting Title



 <div>Government of South Australia Department of Planning, Transport and Infrastructure</div>	Request	Register Search
	Date/Time	30/05/2016 01:50PM
	Customer Reference	
	Order ID	20160530007794
	Cost	\$27.25

NIL

Priority Notices

NIL

Notations on Plan

NIL


Registrar-General's Notes

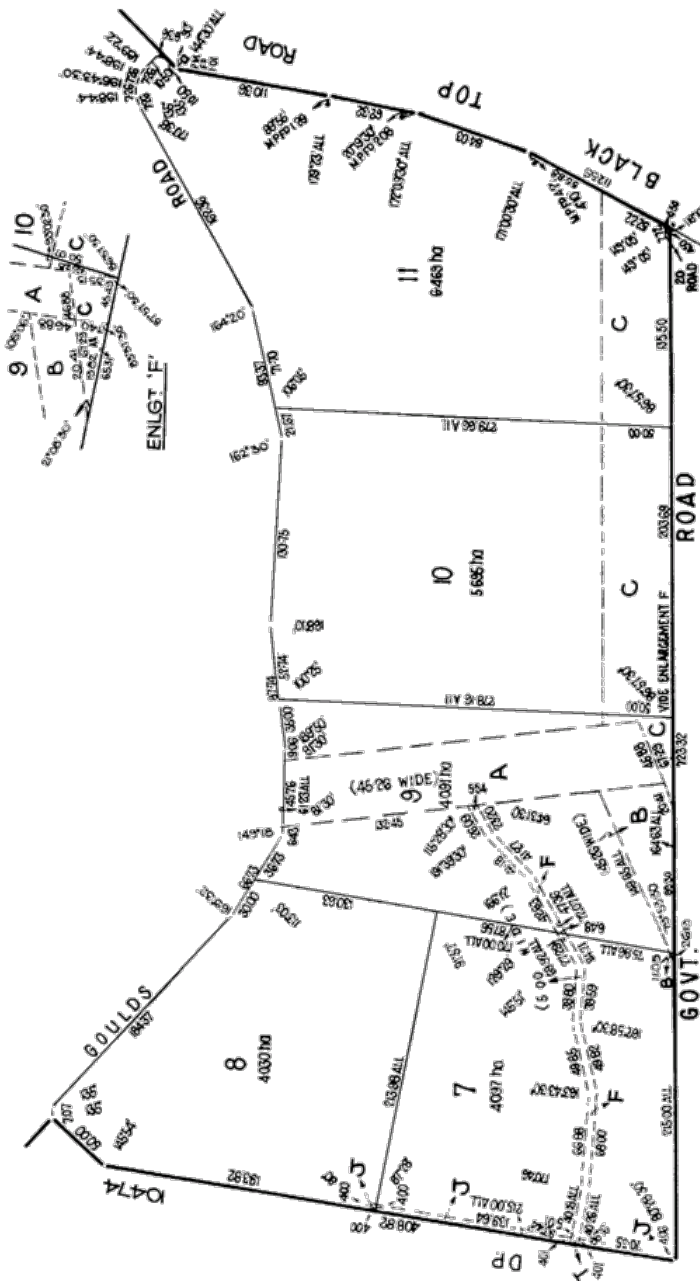
NIL

Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.

	Date/Time	30/05/2016 01:50PM
	Customer Reference	
	Order ID	20160530007794
	Cost	\$27.25



## **APPENDIX B**

*2016 Nearmap Image*





**2016**  
(Approximate Site Boundary)

Aerial zoomed from photograph  
<http://www.nearmap.com/photomaps>  
23/04/2016

## **APPENDIX C**

### *Site Photographs*



Photo: Facing South from the North East corner



Photo: Facing West from the North East corner



Photo: Facing South West from the North East corner





Photo: View of the shipping containers located within the South East corner



Photo: Facing West from the South East corner



Photo: Facing North from the South East corner



Photo: View of some items being held within the shipping container area



Photo: View of the disturbed soil located slight South East of the centre of the site (where the dwelling is proposed)



Photo: Another view of the disturbed soil located slightly South East of the centre of the site.





Photo: Facing West from the centre of the Northern boundary



Photo: Facing South from the centre of the Northern boundary



Photo: Facing East from the centre of the Northern boundary





Photo: Facing West from the centre of the Southern boundary



Photo: Facing East from the North West corner



Photo: Facing South from the North West corner





Photo: Facing South from the centre of the Western boundary (view of the fill material)



Photo: Facing East from the centre of the Western boundary



Photo: Close up view of the fill material (showing a brown silty clay with some gravel/rocks)





Photo: Facing North from the South West corner



Photo: Facing North East from the South West corner



Photo: Facing West from the centre of the site





Photo: Facing East from the centre of the site

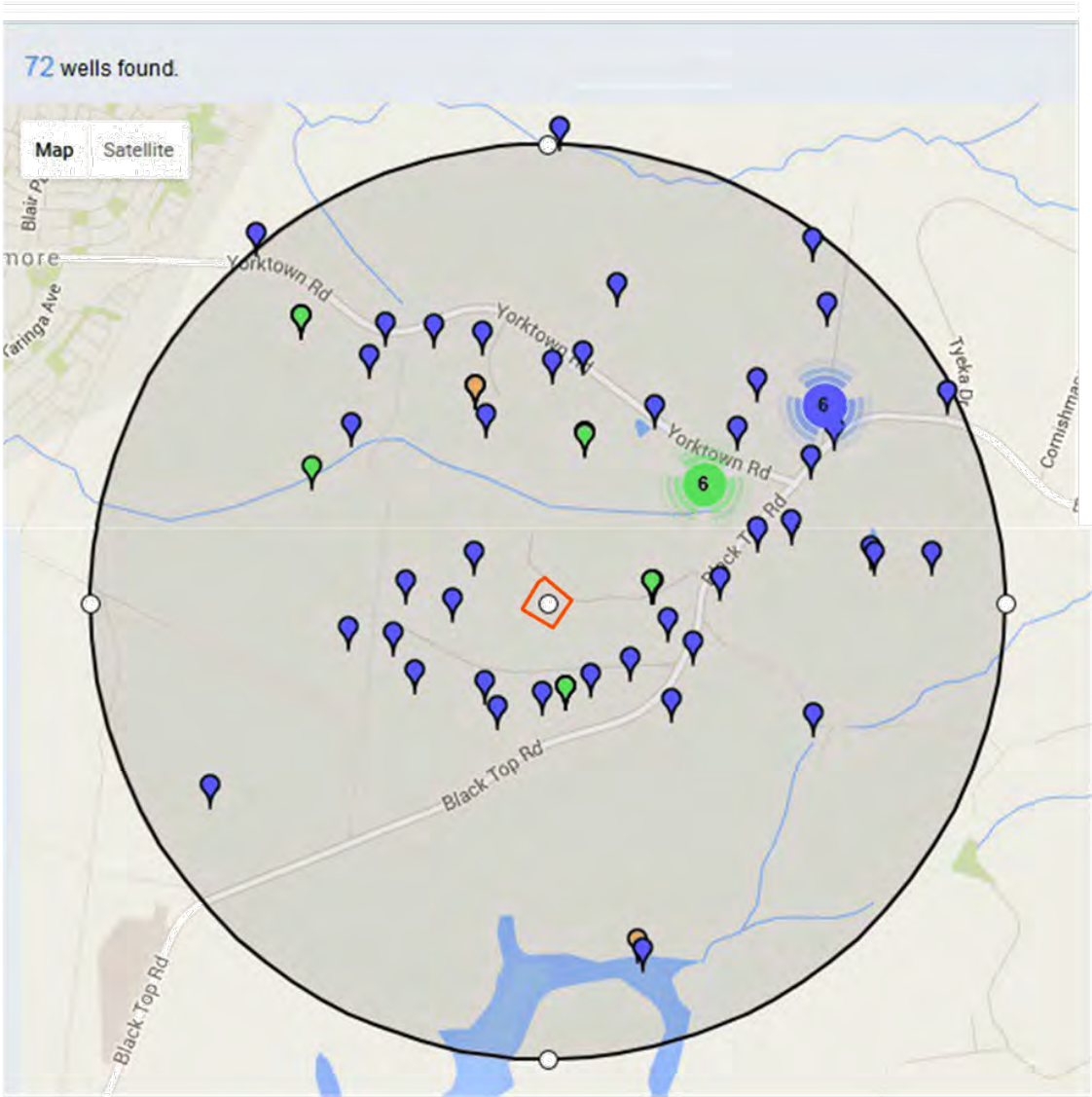


Photo: Facing North from the centre of the site

## **APPENDIX D**

### *DEWNR Groundwater Information*

Latitude  Longitude  ☒ Include wells within a  km radius



**LEGEND**

BOUNDARY OF INTEREST

**NOTE:**  
NOT ALL LEGEND ITEMS MAYBE INCLUDED INTO THE FIGURE

**SITE**  
AT: 8 GOULDS ROAD,  
ONE TREE HILL, SOUTH AUSTRALIA  
FOR: ADAM & CARLIE MARSHALL

**TITLE** BOREHOLE MAP

Civil – Environmental  
Structural – Geotechnical  
Mechanical – Electrical  
Fire – Security  
Lifts – Hydraulics  
105 Waymouth Street  
Adelaide 5000  
Telephone (08) 8231 9877  
Facsimile (08) 8410 1405  
ACN 062 965 888 / 008 080 048

**TMK**  
CONSULTING ENGINEERS

SCALES	AS SHOWN	JOB No.	1605238
DRAWN	RCA	DWG No.	BHM
DATE	JUN 2016		
ENGINEER	AS SHOWN		





Summary of Latest Water Information for Drillholes

9/08/2016

Unit Number	Classification	Maximum Drill Depth (m)	Original Drill Date	Current Depth		Cased To (m)	Standing Water Level (mSLm)		Standing Water Level (mMAD)		Well Yield (L/sec)	Salinity (mg/L)	EC	pH	Location	Status	Date						
				(m)	Date		(mSL)	Date	(mMAD)	Date													
6628-4199	WW	115.82	27/08/1937		27/08/1937	115.82	115.82	14/07/1975		14/07/1975	0.63	29/04/1989	1608	2900	18/11/1974	7.5	MUNNO PARA	C35	DOMIRR	OPR	20/08/1985		
6628-4200	MW	16.15	19/05/1958		16.15	19/05/1958														ABD	16/05/1958		
6628-4201	MW	18.29	20/06/1958		18.29	20/06/1958														ABD	20/06/1958		
6628-4202	MW	25.91	27/06/1958		25.91	27/06/1958														ABD	27/06/1958		
6628-4203	MW	22.56	7/10/1958		22.56	7/10/1958														ABD	7/10/1958		
6628-4241	WW	91.44		91.44	1/08/1973		12.9	1/08/1973	214.11	1/08/1973	0.44	1/08/1973								UKN	16/07/1985		
6628-4242	WW	69.1		69.1	3/10/1973						0.3	3/10/1973	967	1751	11/08/1985	7.9	MUNNO PARA	A558	DOMIRR	OPR	11/08/1985		
6628-4243	WW	100.58		100.58	21/02/1975						0.8	21/02/1975	912	1652	21/02/1975	7.6	MUNNO PARA	A556	DOM	NOP	16/08/1985		
6628-4244	WW	73.15		73.15	21/02/1975						0.58	21/02/1975	1552	2800	21/02/1975	7.7	MUNNO PARA	A552	DOMSTK	NOP	16/07/1985		
6628-4289	WP												1427	2578	7/5/1937					DAM	ABD	1/01/1985	
6628-4290	WP												1151	2083	7/5/1937					HCL	ABD	1/01/1985	
6628-4291	WP												899	1631	7/5/1937					HCL	ABD	1/01/1985	
6628-4292	MW	14.02	16/08/1951		14.02	16/08/1951														ABD	17/08/1985		
6628-4293	MW	7.62	22/08/1951		7.62	22/08/1951														ABD	17/08/1985		
6628-4294	MW	13.72	22/08/1951		13.72	22/08/1951														ABD	17/08/1985		
6628-4295	MW	7.32	2/07/1951		7.32	2/07/1951														ABD	17/08/1985		
6628-4296	MW	12.19	19/07/1951		12.19	19/07/1951														ABD	17/08/1985		
6628-4297	MW	18.29	25/07/1951		18.29	25/07/1951														ABD	17/08/1985		
6628-4298	MW	6.71	26/07/1951		6.71	26/07/1951														ABD	17/08/1985		
6628-4299	MW	3.05	30/07/1951		3.05	30/07/1951														ABD	30/07/1951		
6628-4270	MW	6.71	1/08/1951		6.71	1/08/1951														ABD	17/08/1985		
6628-4271	MW	2.74	3/08/1951		2.74	3/08/1951														ABD	17/08/1985		
6628-4272	MW	4.27	6/08/1951		4.27	6/08/1951														ABD	17/08/1985		
6628-4273	MW	3.96	26/08/1951		3.96	26/08/1951														ABD	17/08/1985		
6628-4274	WW	95.71			2/02/1972	91.44	67.4	2/10/1974	130.52	2/10/1974			661	1200	1/10/1974	8.1	MUNNO PARA	S4216	DOMSTK	OPR	20/02/1972		
6628-4275	MW	4.27	13/08/1951		4.27	13/08/1951														ABD	12/08/1985		
6628-4276	MW	3.86	14/08/1951		3.86	14/08/1951														ABD	12/08/1985		
6628-4277	MW	8.14	24/08/1951		8.14	24/08/1951														ABD	12/11/1985		
6628-4278	MW	4.57	27/08/1951		4.57	27/08/1951														ABD	12/08/1985		
6628-4279	WW	145	12/02/1977		145	12/02/1977	4.3				13.75	1/02/1977	1525	2752	11/02/1977	8.1	MUNNO PARA	A12	DOMSTK	UKN	1/01/1985		
6628-4280	WW	21.1		21.1	10/06/1985		6.57	1/01/1985	198.84	1/01/1985			739	1340	18/07/1985	8.1	MUNNO PARA	A4	STK	OPR	19/06/1985		
6628-4281	WW	136		136	13/05/1991		2	13/05/1991	174.25	13/05/1991			6.5	1/01/1976	766	1390	13/05/1991	7.6	MUNNO PARA	A3	IR	OPR	13/05/1991
6628-4282	WW	113.7	23/07/1976		113.7	23/07/1976	14				3.03	23/07/1976	2217	3892	23/07/1976	8	MUNNO PARA	A1	DOMIRR	STK	UKN	11/08/1985	
6628-4293	WW	6.1		6.1	15/02/1972		3.8	15/02/1972	220.34	15/02/1972			917	1602	15/02/1972	7	MUNNO PARA	A4	STK	OPR	15/02/1972		
6628-4318	WW												785	1442	13/05/1984					STK	OPR	10/05/1985	
6628-4319	WW	38.1		38.1	8/02/1972	9.76	4.85	8/01/1976	138.89	8/01/1976	9.47	3/01/1988	873	1584	8/01/1976	7.8	YATALA	A61	DOMIRR	OPR	8/01/1976		
6628-8001	WW	152	11/09/1978		20/07/1979	95	82	23/04/1985	117.72	23/04/1985	0.91	8/09/1978	1661	3350	23/04/1985	8.2	MUNNO PARA	A34	GEN	OPR	23/04/1985		
6628-8488	WW	91.7	16/05/1978		91.7	16/05/1978					0.03	1/06/1979	1594	2500	1/06/1979	7.3	MUNNO PARA	A209	INV	OPR	8/04/1979		
6628-10091	WW	106	9/03/1979		106	9/03/1979	5				1.14	8/03/1979	999	1810	7/03/1979					DOM	NOP	16/08/1985	
6628-11395	WW	108.8	12/12/1979		108.8	12/12/1979	41.5	61	12/12/1979	176.52	12/12/1979	1.25	25/05/1985	728	1320	25/05/1985	7.7	MUNNO PARA	A1	DOMSTK	OPR	25/05/1985	
6628-12109	WW	111	10/02/1982		10/02/1982		46	12/02/1988	209.91	12/02/1988	0.19	10/02/1983	1662	3031	12/02/1988	7.7	MUNNO PARA	A557	DOMSTK	OPR	12/02/1988		
6628-12170	WW	128	9/02/1983		128	9/02/1983	39				0.19	9/02/1983	1608	2800	9/02/1983	7.6	MUNNO PARA	A2	IR	OPR	9/02/1983		
6628-12492	WW	161	21/06/1983		161	21/06/1983	52				0.25	21/06/1983	2048	3682	21/06/1983	7.9	MUNNO PARA	A11	IR	OPR	21/06/1983		
6628-12505	WW	95	3/08/1982		95	3/09/1982	18.1				2.5	3/09/1982	1127	2040	2/09/1982	7.9	MUNNO PARA	A15	IR	OPR	3/09/1982		
6628-12567	WW	161	8/11/1983		161	8/11/1983	36.5				0.88	8/11/1983	404	735	16/03/2005	8	MUNNO PARA	A552	DOM	OPR	3/07/1985		
6628-12874	WW	160	10/02/1984		160	10/02/1984	36.5				0.13	10/02/1984	1928	3470	10/02/1984	7.8	MUNNO PARA	A8	DOMSTK	OPR	17/08/1985		
6628-12913	WW	216	2/05/1984		216	2/05/1984	54.68				10	2/05/1984	1596	2879	2/05/1984	8.3	MUNNO PARA	A103	DOMSTK	OPR	2/05/1984		
6628-13087	WW	190	8/11/1984		190	8/11/1984	1.5				0.7	8/11/1984	1396	2520	12/11/1984	8.5	MUNNO PARA	A120	DOMSTK	NCP	6/07/1985		
6628-13283	WW	126	12/02/1985		126	12/02/1985	55				1.25	12/02/1985								DOMSTK	OPR	12/02/1985	
6628-13359	WW	136.8	8/07/1985		136.8	8/07/1985	3				0.3	8/07/1985	1367	2470	8/07/1985	8.2	MUNNO PARA	A119	DOM	OPR	8/07/1985		
6628-13372	WW	105	2/03/1985		105	2/03/1985	36.6				4.37	2/03/1985	832	1509	1/03/1985	7.6	MUNNO PARA	A2	IR	OPR	2/03/1985		
6628-13672	WW												823	1672	16/08/1985	7.8	MUNNO PARA	A562	DOMIRR	OPR	16/08/1985		
6628-13675	WW												1110	2010	23/06/1985	7.9	MUNNO PARA	A3	IRSTK	OPR	23/06/1985		
6628-13800	WW	189	22/04/1986		189	22/04/1986	109.7				5	22/04/1986	1738	3132	21/04/1986	7.6	MUNNO PARA	S5675	IR	OPR	22/04/1986		
6628-13987	WW	163.7	17/06/1987		163.7	17/06/1987	36.5				10	17/06/1987	856	1552	16/06/1987	8.3	MUNNO PARA	S4216	IR	OPR	17/06/1987		
6628-14076	WW																			A554	DOM	ABD	12/02/1988
6628-14766	WW	238	21/08/1989		238	16/10/1989		44.97	12/02/1988	214.02	12/02/1988										IR	OPR	21/08/1989
6628-17435	WW	220	19/10/1995		220	2/05/2001		46.6	16/10/1989	158.67	16/10/1989	22.25	16/10/1989	1010	1828	21/08/1989	7.9	MUNNO PARA	A4	IR	OPR	21/08/1989	
6628-18965	WW	231	18/03/1998		231	18/03/1998	90	62	2/05/2001	149.07	2/05/2001	3.79	2/05/2001	1021	1850	2/05/2001	7.6	MUNNO PARA	A4	IR	OPR	2/05/2001	
6628-18965	WW	231	18/03/1998		231	18/03/1998	90	91	18/03/1998	110.34	18/0												

## **APPENDIX E**

### *Copies of Selected Aerial Photographs*



**1949**

(Approximate Site Boundary)

Aerial zoomed from photograph

[http://www.environment.sa.gov.au/Do\\_It\\_Online/Mapland/Aerial\\_photography](http://www.environment.sa.gov.au/Do_It_Online/Mapland/Aerial_photography)

Survey: 15, Frame: 39, 20/01/1949

with original scale of 1:15,800





**1959**

(Approximate Site Boundary)

Aerial zoomed from photograph

[http://www.environment.sa.gov.au/Do\\_It\\_Online/Mapland/Aerial\\_photography](http://www.environment.sa.gov.au/Do_It_Online/Mapland/Aerial_photography)

Survey: 327, Frame: 9672, 03/01/1959

with original scale of 1:16500



**1968**  
(Approximate Site Boundary)

Aerial zoomed from photograph

[http://www.environment.sa.gov.au/Do\\_It\\_Online/Mapland/Aerial\\_photography](http://www.environment.sa.gov.au/Do_It_Online/Mapland/Aerial_photography)

Survey: 1124, Frame: 9685, 15/11/1968

with original scale of 1:14000



**1979**  
(Approximate Site Boundary)

Aerial zoomed from photograph

[http://www.environment.sa.gov.au/Do\\_It\\_Online/Mapland/Aerial\\_photography](http://www.environment.sa.gov.au/Do_It_Online/Mapland/Aerial_photography)

Survey: 2416, Frame: 78, 26/03/1979

with original scale of 1:16000





**1989**

(Approximate Site Boundary)

Aerial zoomed from photograph

[http://www.environment.sa.gov.au/Do\\_It\\_Online/Mapland/Aerial\\_photography](http://www.environment.sa.gov.au/Do_It_Online/Mapland/Aerial_photography)

Survey: 4107, Frame: 52, 28/09/1989

with original scale of 1:20000



**1999**

(Approximate Site Boundary)

Aerial zoomed from photograph

[http://www.environment.sa.gov.au/Do\\_It\\_Online/Mapland/Aerial\\_photography](http://www.environment.sa.gov.au/Do_It_Online/Mapland/Aerial_photography)

Survey: 5751, Frame: 122, 13/12/1999

with original scale of 1:40000





**2009**  
(Approximate Site Boundary)

Aerial zoomed from photograph  
<http://www.nearmap.com/photomaps>  
19/10/2009



## **APPENDIX F**

### *Record of Dangerous Goods Licence Search – SafeworkSA*

**Government of South Australia****SafeWork SA**

Attorney-General's Department

**Licensing and Authorisation Unit**Level 4 World Park A  
33 Richmond Road  
Keswick SA 5035GPO Box 465  
Adelaide SA 5001

DX 715 Adelaide

**Phone** 1300 365 255**Fax** 08 8303 9903**Email** [licensing.safework@sa.gov.au](mailto:licensing.safework@sa.gov.au)**ABN** 50-560-588-327[www.safework.sa.gov.au](http://www.safework.sa.gov.au)

31 May 2016

Mr Mark Vial  
TMK Consulting Engineers  
L6, 100 Pirie Street  
ADELAIDE SA 5000

Dear Mark

**DANGEROUS SUBSTANCES LICENCE SEARCH****PROPERTY DETAILS: 8 Goulds Rd, One Tree Hill SA 5114.**

Further to your Application for a Dangerous Substance Search dated 30 May 2016 for the above mentioned site, I advise that there are no current or historical records for this site.

Yours sincerely

A handwritten signature in black ink, appearing to read "D. Heston".

**MANAGER  
LICENSING AND AUTHORISATION UNIT  
SAFEWORK SA**

## **APPENDIX G**

### *EPA Section 7 Search*





GPO Box 2607 Adelaide SA 5001  
 250 Victoria Square Adelaide SA  
 T (08) 8204 2000 F (08) 8204 2020  
 Country areas 1800 623 445

TMK Consulting Engineers  
 Level 6  
 100 Pirie Street  
 ADELAIDE SA 5000

mvial@tmkeng.com.au

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

02 June, 2016

### **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 5513 Folio 370

Address Allotment 8 (D10475), Goulds Road, ONE TREE HILL SA 5114

### **Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010***

### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

#### **7. *Environment Protection Act 1993***

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

7.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
7.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
7.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
7.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
7.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
7.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
7.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

7.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
7.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
7.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

**Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010***

**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

***3-Licences and exemptions recorded by EPA in public register***

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO

- |    |                                                                                                                                                           |    |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| h) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land? | NO |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----|

**4-Pollution and site contamination on the land - details recorded by the EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- |    |                                                                                                                                                                                                                                                                        |    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| a) | details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i> )?                                                                         | NO |
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ?                                                                                                                                                    | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?                          | NO |
| d) | a copy of a site contamination audit report?                                                                                                                                                                                                                           | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies?                                                                                               | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ?                                                                          | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?                                                                                       | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit?                                                                                                              | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit?                                                                                             | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

**5-Pollution and site contamination on the land - other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

- |    |                                                                                                                                                                                                                                                                    |    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i> )?                                                       | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?              | NO |



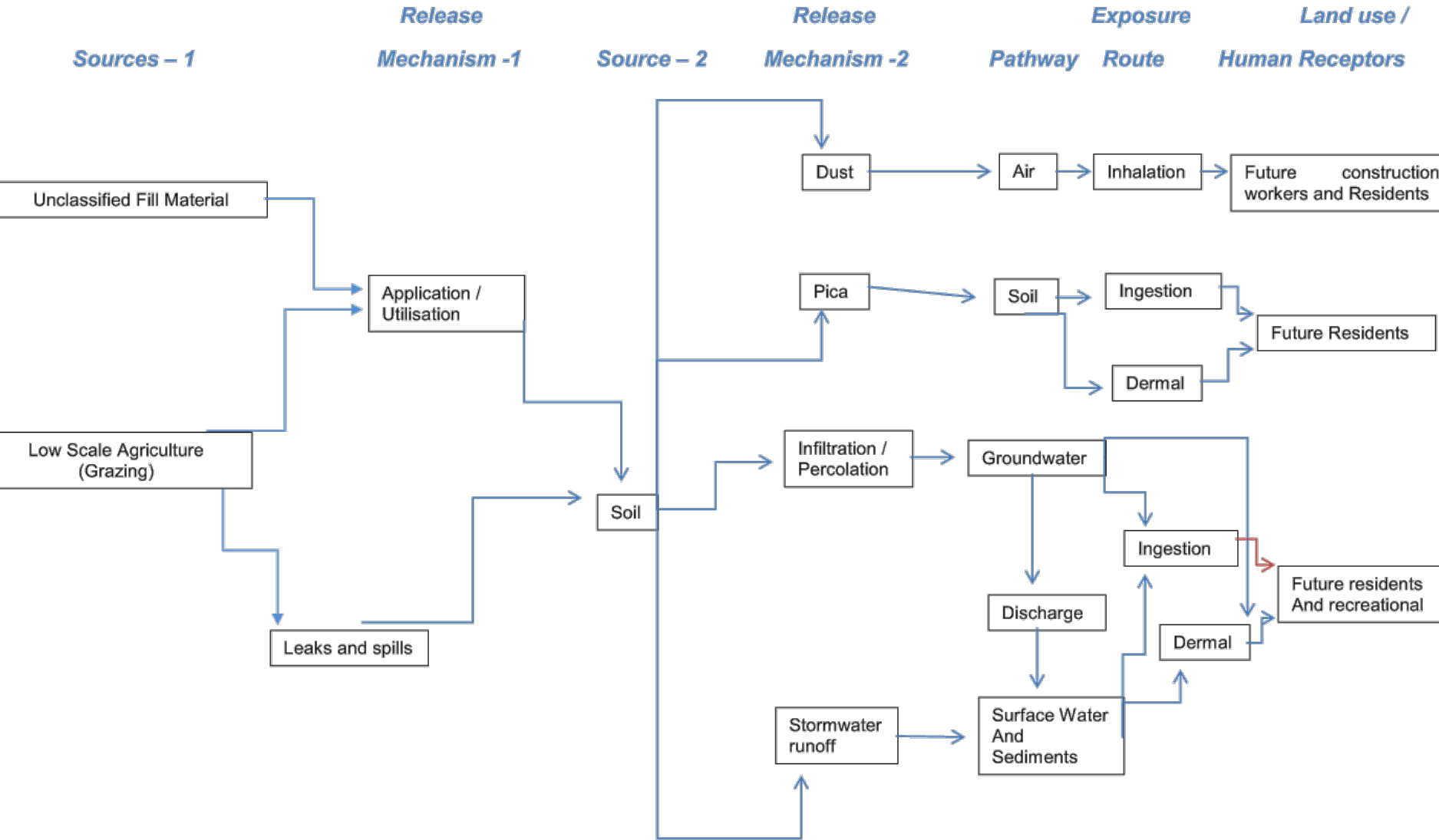
- |    |                                                                                        |    |
|----|----------------------------------------------------------------------------------------|----|
| d) | a copy of a pre-1 July 2009 site audit report?                                         | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

## **APPENDIX H**

### *Conceptual Site Model*

# Conceptual Site Model – CSM (One Tree Hill)





## **APPENDIX I**

### *Important Information About Your Environmental Site Assessment*

**TMK Consulting Engineers**  
Level 6, 100 Pirie Street Adelaide SA 5000  
Civil • Environmental • Structural  
Geotechnical • Mechanical • Electrical  
Fire • Green ESD • Lifts • Hydraulics  
Tel: 08 8238 4100 • Fax: 08 8410 1405  
Email: tmksa@tmkeng.com.au



## IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

*Uncertainties with what lies below ground on potentially contaminated sites can lead to remediation cost blow-outs, reduction in land value and delays in land redevelopment. These uncertainties are an inherent part of contaminated land assessments. The following notes have been prepared by TMK Consulting Engineers to help you interpret and understand the limitations of your Environmental Site Assessment.*

### **Your Report has been written for a specific purpose**

Your report has been developed on the basis of our understanding of your specific purpose as outlined in our proposal and Terms and Conditions, and applies only to the site or area investigated. For example, the purpose of your report may be:

- to assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the site's environmental, geological or hydrological condition;
- to assess the environmental effects of an on-going operation;
- to provide due diligence on behalf of a property vendor;
- to provide due diligence on behalf of a property purchaser;
- to provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.

For each purpose, a specific approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible, quantify both recognized and unrecognized contamination which poses risk to the proposed activity. Such risks may be both financial, for example, clean up costs or limitations to the site use, and physical as in potential health risks to users of the site, or the general public.

### **Subsurface conditions can change**

Subsurface conditions are created by natural processes and the activity of man and may change with time. For example, groundwater levels can vary and pollutants may migrate with time, and fill may be placed on a site. Because our report is based on conditions which existed at the time of the subsurface exploration, decisions should not be made based on a report where adequacy may have been affected over time. It is recommended that you consult TMK Consulting Engineers to ascertain how time may have impacted on the project and / or the property.

### **Interpretation of factual data**

Environmental site assessments identify actual subsurface conditions only at those points where and when samples were taken. Data derived from indirect field measurements and other reports on the site are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose, and to also recommend appropriate actions. Actual conditions may differ from those inferred to exist because no professional, no matter how well qualified, is able to predict what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist. However, steps can be taken to reduce the impact of unexpected conditions. It is recommended that parties involved with land acquisition, management and / or redevelopment retain the services of TMK Consulting Engineers throughout development and use of the site to identify variances, conduct additional tests, if required, and recommend solutions to unexpected conditions or other problems encountered on site.

### **Your report will only give preliminary recommendations**

Your report is based on conditions revealed through selective point sampling and is indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations will only be regarded as preliminary.

TMK Consulting Engineers, who prepared your report, is fully familiar with the background information needed to assess whether or not changes should be considered with the redevelopment or on-going use of the site. If others undertake to implement recommendations made in this report, there is a risk that the report will be misinterpreted. TMK Consulting Engineers will therefore not be held responsible for such misinterpretation and its consequences.



## IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

---

### **Your report is prepared for specific purposes and persons**

To avoid misuse of the information contained in your report, it is recommended that you confer with TMK Consulting Engineers before passing your report on to another party who may not be familiar with the background and the purpose of the report. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

### **Interpretation by other professionals**

Costly problems can occur when other professionals develop plans based on misinterpretations of a report. To help avoid misinterpretations, it is recommended that you retain TMK Consulting Engineers to work with other professionals who are affected by the report. TMK Consulting Engineers can explain to professionals, the report implications, as well as review plans and specifications produced to see how these are incorporated into the report findings.

### **Data should not be separated from the report**

The report is produced as a whole document and presents findings of the site assessment and should not be copied in part and / or altered in any way.

Lots, figures, laboratory data, drawings etc are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs assembled by field personnel, field testing and laboratory evaluation of field samples. This information should not, under any circumstances, be redrawn for inclusion in other documents or separated from the report in any way.

### **Contact TMK Consulting Engineers for additional assistance**

TMK Consulting Engineers is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at the time. As the project progresses through planning and design toward construction and/or maintenance, consultation with TMK Consulting Engineers to develop alternative approaches to problems will be of benefit both in terms of time and cost.

### **Responsibility**

Environmental reporting, which is less exact than other design disciplines, relies on interpretation of factual information based on judgements and opinions, and has a level of uncertainty attached. This has often resulted in unfounded claims being lodged against consultants. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from TMK Consulting Engineers to other parties, but are included to identify where TMK's responsibilities begin and end. Their use is intended to help all parties involved recognize their individual responsibilities. It is therefore recommended that all TMK documents be read in conjunction with each other and that advice be sought if you have any questions or require clarification regarding any aspect of our report.



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

Development Application No: **292/1644/2015**



To: Chief Executive Officer  
City of Playford  
12 Bishopstone Road  
DAVOREN PARK SA 5113

Name of Person(s) making representation:

MARY PARLETTA

Postal address:

84 GULF VIEW DRIVE

Contact telephone No.

ONE TREE HILL 08 8280007

Nature of Interest / Affected by Development  
(eg adjoining resident, owner of land in vicinity,  
or on behalf of an organisation or company)

NEIGHBOUR

Reasons for representation (please attach  
additional sheet(s) if required)

I support the proposal ☒

I do not support the proposal ☐

My representation would be overcome by:  
(state action sought) (please attach additional  
sheet(s) if required)

Please indicate in the appropriate box below whether or not you wish to be heard by Council in respect to this submission:

I DO NOT WISH TO BE HEARD

☐

I DESIRE TO BE HEARD PERSONALLY

☐

(if more than one person is making the representation, the first named person will be taken to be the representative, unless otherwise specified in this form)

I WILL BE REPRESENTED BY

☐

Name: \_\_\_\_\_

Signed:

Mary Parletta

Date:

30/6/2016

### 6.3 CONSTRUCTION OF A SECOND DWELLING FOR LONG TERM WORKERS ACCOMMODATION IN ASSOCIATION WITH THE EXISTING HORTICULTURE

#### Snapshot

<b>Author:</b>	Danni Biar
<b>Proposal:</b>	Construction of a second dwelling for long term workers accommodation in association with the existing horticulture
<b>Development Number:</b>	292/959/2016
<b>Date of Lodgement:</b>	04 July 2016
<b>Owner:</b>	Mr D Musolino
<b>Applicant:</b>	Mr D Musolino
<b>Location:</b>	42 Martin Road, Virginia
<b>Zone:</b>	Primary Production and Metropolitan Open Space System Zones
<b>Classification:</b>	Non-Complying
<b>Public Notification Category:</b>	3
<b>Representation Received:</b>	Not Yet Undertaken
<b>Development Plan:</b>	Consolidated 21 April 2016
<b>Request for Additional Information Made?</b>	No
<b>Recommendation:</b>	To Proceed to the full assessment stage

<b>Attachments:</b>	See Attachment No: <ol style="list-style-type: none"><li>1. Development Application Form</li><li>2. Certificate of Title</li><li>3. Site Plan</li><li>4. Floor Plan and Elevations</li></ol>
---------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

#### 1. The Subject Land

The land is irregular in shape and is located on the northern side of Martin Road in Virginia. The subject land has a depth of approximately 720 metres and a total area of 21.2 hectares.

There is currently a residential dwelling located at the southern part of the land, a farm building, 3 outbuildings and paddocks used for farming to the north and north east of the dwelling which are separated by dense landscaping. The subject land is primarily used for residential and agriculture activities. The existing dwelling has a setback of 37m to the road and access to the land is from the south eastern corner.

The land is relatively flat. There is extensive landscaping consisting of small to medium sized trees surrounding the dwelling.



## 2. The Locality

The locality comprises of large rural allotments with low density dwellings and large outbuildings primarily used for residential and agriculture activities similarly to the subject land.

### 2.1 Locality Plan



### 2.2 Zoning

The subject land is depicted on Zone Map Play/ in the Mapping Section of the Development Plan.

By virtue of its location, the land is entirely within:

- The Primary Production and Metropolitan Open Space System Zones;
- The Gawler River Flood Plain Policy Area;
- Is covered by the Heritage Overlay.

## 3. The Proposal

The proposal is best described as follows:

“Construction of a second dwelling for long term workers accommodation in association with the existing horticulture”



The applicant has applied for consent to construct a second dwelling for long term workers accommodation in association with existing horticulture. The dwelling has a front setback of 18 metres and a setback from the existing post and wire fence (to the east of the dwelling and outbuildings) of 12 metres.

The dwelling comprises of 4 bedrooms, 3 bathrooms, kitchen, meals lounge, cinema, office, study, laundry, alfresco with kitchen and double garage.

#### **4. Procedural Matters**

##### **4.1 Classification**

The subject land is contained within both the Primary Production Zone and Metropolitan Open Space (MOSS) Zone. The MOSS Zone assigns a dwelling as being a Non-Complying form of development in Council's Development Plan.

##### **4.2 Public Notification**

The Procedural Matters section of the Primary Production and MOSS Zone Sections in the Development Plan do not assign the proposal to a category.

The *Development Regulations 2008*, does not assign this type of development to a Category in either Part 1 or Part 2 of Schedule 9. Due to the development not being assigned to a Category under paragraph (a) or (b) of Section 38(1) of the Development Act 1993 (Act), it will be dealt with as a Category 3 development for the purposes of Section 38(2) (c) of the Act.

Category 3 public notification will be undertaken should the Panel resolve to proceed with an assessment of the application.

#### **5. Key Issues**

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposed development will be appropriate given a dwelling already exists on the subject land; and
- Whether the siting, design and appearance of the proposed development will have a detrimental impact on the desired and existing character of the locality.

#### **6. Conclusion**

Despite the application being a Non-Complying form of development, it is considered that a full and detailed assessment of the merits of the proposed development is appropriate, given that the dwelling is proposed to accommodate workers of the land.

#### **7. Recommendation**

##### **STAFF RECOMMENDATION**

That pursuant to the authority delegated to the Council Development Assessment Panel by the Council, it is recommended that the Council Development Assessment Panel resolve to proceed to make an assessment of the application.



# Development Application Form

**Postal Address**  
City of Playford  
12 Bishopstone Road  
Davoren Park SA 5113

**Office use only:**

AP PP / D :

Development number:

---

**PLEASE FILL OUT ALL SECTIONS**

I wish to apply for:

- ☒ Planning only
- ☐ Building only
- ☐ Planning and building
- ☒ Building will be privately certified
- ☐ Residential code

---

**Applicant's details**

Full name (surname and given names): DINO MUSOLINO

Postal address: PO Box 474  
VIRGINIA 5120

E-mail: dmusolino@internode.on.net

Telephone number: 0417016168

Post code: 5120

---

**Owner's details**

Full name (surname and given names): DINO MUSOLINO

Postal address: PO Box 474  
VIRGINIA 5120

E-mail: dmusolino@internode.on.net

Telephone number: 0417016168

Post code: 5120

The City of Playford provides consents, approvals and stamped plans electronically via Council's website. In the event that you would like to receive hard copies instead of electronic copies, please check the following box.

I request a hard copy of correspondence and plans

*Please note: hard copy documents are subject to administration and postage delay.*

---

### Builder/supervisor's details

Full name (surname and given names): PATRICK BELPERIO (BLD 262174)

Postal address: 36 SILKS ROAD  
PARADISE 5075

E-mail: patrick@pbbuildingconstruction.com.au

Telephone number: 0402565263

Post code: 5075

---

### Further information

For further information please contact:

☒ Applicant

☒ Owner

☐ Builder/supervisor

☐ Other (specify below)

If selected "other" please provide the following information:

Full name (surname and given names):

Postal address:

E-mail:

Telephone number:

Post code:

---

### Description of proposed development

House number: 42



Lot number:

Street name: MARTIN ROAD

Volume:

Folio:

Suburb: VIRGINIA

Development cost: \$400,000

Building Rules Classification sought:

Has the Construction Industry Training Fund Act 1993  
Levy been paid?

Yes

☒ No

Work type:

☒ New

Addition

Alteration

Other

Walls:

Brick veneer

Colorbond

Fibro Cement

☒ Other (specify below)

If selected "other" please provide the wall type  
information:

SOLD BRICK

Frame:

Steel

Timber

☒ Other (specify below)

If selected "other" please provide the frame type  
information:

BRICK

Roof:

Metal

☒ Colorbond

Tiles

Other (specify below)

If selected "other" please provide the roof type  
information:

Floor:

☒ Concrete

Timber



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Date/Time	08/07/2016 12:04PM
Customer Reference	Com19 Musolino
Order ID	20160708004670
Cost	\$27.75

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.



Registrar-General

## Certificate of Title - Volume 6147 Folio 891

Parent Title(s) CT 6147/54  
Dealing(s) DDA 12194751  
Creating Title  
Title Issued 13/11/2014  
Edition 1  
Edition Issued 13/11/2014

REAL PROPERTY ACT, 1986



South Australia

## Estate Type

FEE SIMPLE

## Registered Proprietor

DINO MUSOLINO  
OF MARTIN ROAD VIRGINIA SA 5120

## Description of Land

ALLOTMENT 52 DEPOSITED PLAN 94514  
IN THE AREA NAMED VIRGINIA  
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON DP 94514 TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED 2ND PART (SUBJECT TO LEASE 9061500) AND ELECTRANET PTY. LTD. OF 1 UNDIVIDED 2ND PART (T 1774571)

## Schedule of Dealings

Dealing Number	Description
10271792	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD.

## Notations

### Dealings Affecting Title

NIL

### Priority Notices



Government of South Australia  
Department of Planning,  
Transport and Infrastructure

Date/Time	08/07/2016 12:04PM
Customer Reference	Com19 Musolino
Order ID	20160708004670
Cost	\$27.75

NIL

#### Notations on Plan

NIL

#### Registrar-General's Notes

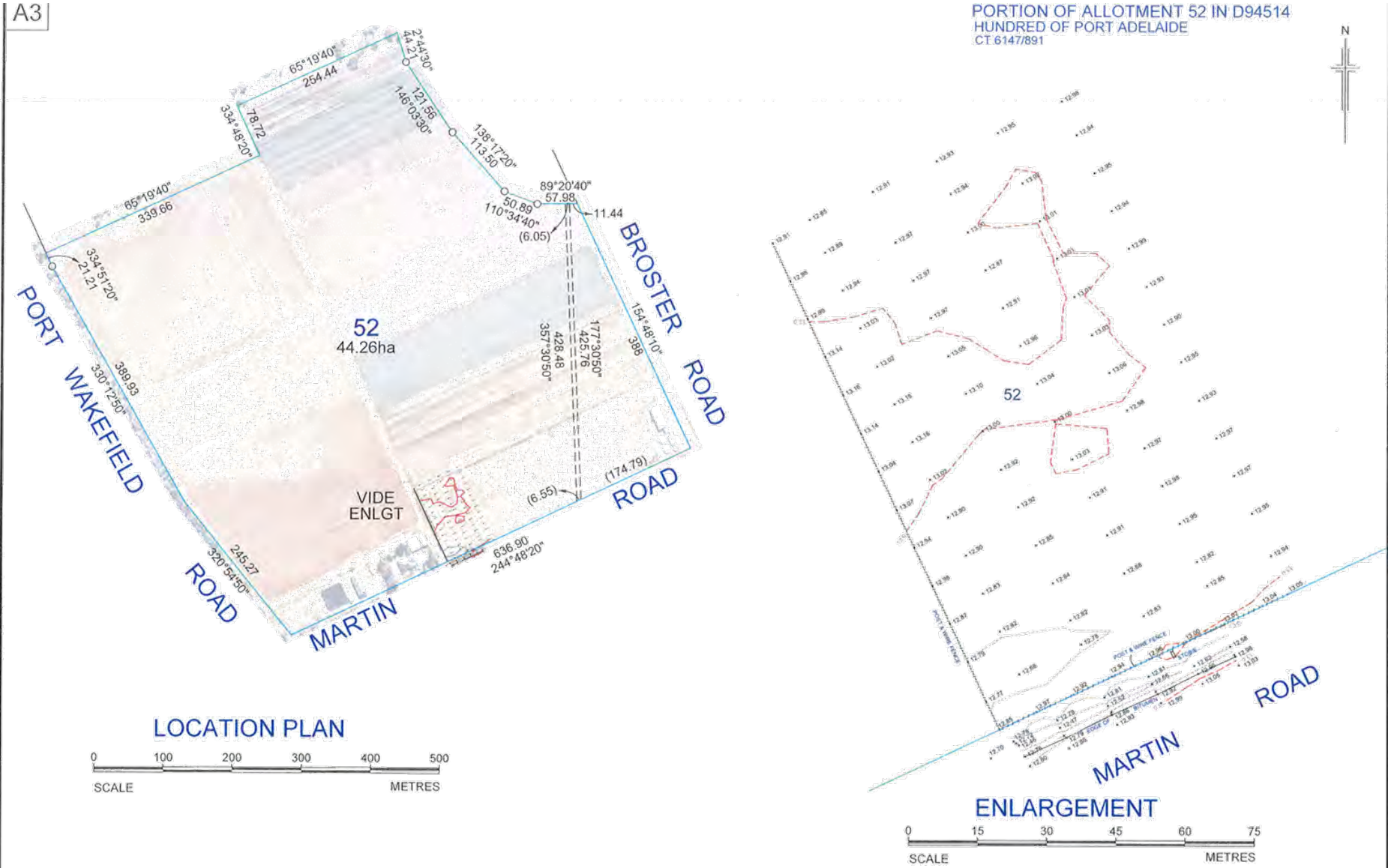
NIL

#### Administrative Interests

NIL

\* Denotes the dealing has been re-lodged.





**PyperLeaker**  
surveying services  
p 08 8373 3880  
a 65 Goodwood Road,  
Wagville SA 5034  
e info@pyperleaker.com.au

REVISION

NOTES

PROPERTY BOUNDARIES PLOTTED HEREON  
HAVE BEEN SURVEYED

INFO

SCALE: AS SHOWN  
SURVEY DATE: 21/04/2016  
SURVEYED BY: DEP  
COORDS BASED ON: MGA94  
PSM 6628/5507 RL: 13.052m  
HEIGHT DATUM: AHD  
CONTOUR INTERVAL: 0.20m

PROJECT

DETAIL & LEVELS SURVEY  
LOT 52, MARTIN ROAD  
VIRGINIA

PROJECT REF: PL 7551 SH1: 1 OF 1 REV: 0

