



NOTICE

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

TO BE HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

MEMBERS MAY PARTICIPATE BY ELECTRONIC MEANS

ON

THURSDAY, 19 OCTOBER 2023 AT 6:00PM

THIS MEETING WILL ALSO BE VIEWABLE AT
<https://www.youtube.com/user/CityOfPlayford>

A handwritten signature in blue ink, appearing to read "A Squires".

**ADAM SQUIRES
ASSESSMENT MANAGER**

Issue Date: Thursday, 12 October 2023

MEMBERSHIP

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis
Mr Paul Mickan

Ms Cherie Gill (*Deputy*)
Ms Misty Norris

Mr Nathan Grantham
Ms Jane Onuzans (*Deputy*)

**City of Playford
Council Assessment Panel Meeting**

**AGENDA
THURSDAY, 19 OCTOBER 2023 AT 6:00PM**

ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge that this land we meet on today is the traditional land of the Kaurna people, and that we respect their spiritual relationship with their country. The City of Playford would also like to pay respects to Elders past, present and emerging.

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Council Assessment Panel Meeting held 21 September 2023 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3 APPLICATIONS WITHDRAWN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 Partial change of use for Tourist Accommodation Unit and Carport with Associated Driveway (23018001) (Attachments).....6

Representors: Mr Mark Nottle
Ms Isabella Fricke
Ms Caitlin Clarke
Mr Victor Hilliard
Mr Aden Hilliard
Vic Hilliard
Applicant: David Wall c/o Trudy Jones

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Nil

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 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

APPLICATIONS FOR CONSIDERATION

APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

5.1 PARTIAL CHANGE OF USE FOR TOURIST ACCOMMODATION UNIT AND CARPORT WITH ASSOCIATED DRIVEWAY (23018001)

Snapshot

Assessing Officer:	David Storey
Proposal:	Partial change of use – tourist accommodation
Development Number:	23018001
Date of Lodgement:	20/07/2023
Owner:	Trudy Jones
Applicant:	David Wall c/o Trudy Jones
Location:	390 Alexander Avenue, Bibaringa
Zone:	Hills Face Zone
Classification:	Performance Assessed
Public Notification Category:	Public Notification required
Representation Received:	Yes (6 representations)
Planning and Design Code Version:	Version 2023.10 (dated 20 July 2023)
Request for Additional Information Made?	Yes – Additional Design details shown on plans
Recommendation:	To Grant Planning Consent

Attachments:	1 1 .	Applicants Cover Letter
	2 2 .	Application Documents
	3 3 .	Certificate of Title
	4 4 .	CFS Referral Response
	5 5 .	Representations
	6 6 .	Response To Representations

1. The Subject Land

The subject land consists of a single allotment legally referred to as Allotment 475 of F163443, Certificate of Title 5471 Folio 221. The land is more commonly referred to as 390 Alexander Avenue, Bibaringa.

The subject land is an irregular shaped allotment totalling 46014m². The site has a 430m primary frontage along Alexander Avenue and a depth of 216m along its southern boundary.

The site currently contains a single storey detached dwelling and associated outbuildings located to the southern perimeter of the allotment. The remaining portion of land is open and contains stands of vegetation along the perimeter boundaries. A flat cleared portion of land is located to the east of the existing dwelling which was previously used as a tennis court. A Subject Site Map showing the site is shown below.

The subject site has a gentle slope that falls from the south eastern corner to the northwest corner of the allotment.

Subject Site Map



Source: Nearmaps (August 2023)

2. The Locality

The locality principally comprises rural residential properties on large rural land holdings that typically contain single storey detached dwellings with associated outbuildings.

There are a number of rural farming properties located to the eastern edge of the locality that are for the undertaking of primary production activities including grazing, cropping and viticulture.

The land is undulating with sloping land directed towards creek lines and watercourses. Dwellings and buildings are located to flat land and surrounded by expansive stands of vegetation that contribute to an attractive natural rural landscape.

Local Council maintained roads traverse the locality that typically accommodate local traffic and visitors to the region.

A telecommunications tower (approx. 40 metres in height) is located 150 metres to the southeast of the subject land.

2.1 Locality Plan



2.2 Zoning

The subject land is located solely within the Hills Face Zone as identified within the Planning and Design Code.

The following Overlays have an effect on the subject land as per the Planning and Design Code:

- Defence Aviation Area (All structures over 15 metres)
- Environment and Food Production Area
- Hazards (Bushfire - High Risk)
- Hazards (Flooding - Evidence Required)
- Native Vegetation
- Prescribed Wells Area
- Regulated and Significant Tree.

3. The Proposal

The applicant seeks to construct a single storey tourist accommodation unit at 390 Alexander Avenue, Bibaringa. The tourist accommodation proposal is a partial change of use for the site that comprises an existing dwelling and associated outbuildings on a large rural landscape allotment.

The proposed accommodation will accommodate 1-2 guests and the building will consist of one bedroom, bathroom, laundry, study and open kitchen, dining and lounge area. The proposal includes a covered patio area that presents to the front entrance and an attached single carport.

The development has a built footprint of 81 sqm, with covered patio area of 21 sqm and carport area of 22.75 sqm. The unit has a wall height of 3.35 metres and has a skillion flat roof design.

The unit will be clad in Axion metal panels within anodised aluminium windows and sliding doors and metal panel roofing. The wall cladding will be finished in pale white colour (Tranquil Retreat Dulux) and the roof finished in shale grey colorbond.



3D View of Proposed Development

4. Procedural Matters

4.1 Classification

The proposed development is not listed as either Accepted, Deemed to Satisfy or Restricted Development and is not listed as a Performance Assessed Development and therefore is considered all other code assessed development pursuant to Section 105 & 107 of the *Planning Development and Infrastructure Act 2016*, requiring an on-merit assessment against the relevant provisions of the Code.

4.2 Public Notification

All classes of performance assessed development require public notification unless pursuant to Section 107(6) of the *Planning Development and Infrastructure Act 2016*, the class of development is excluded from notification by Table 5 of the Procedural Matters Section of the relevant Zone of the *Planning and Design Code*.

In Table 5 of the Procedural Matters Section of the Hills Face Zone, tourist accommodation is not listed as a class of development in Column A and therefore is required to be notified.

Public notification commenced on 28 July 2023 and concluded on 17 August 2023. Six (6) representations were received during the public notification period. The representors do not support the proposed development and two (2) representors have elected to be heard by the panel. The representations are listed below:

Representor	Issues Raised	Wishes to be Heard
Mr Mark Nottle	<ul style="list-style-type: none"> Hills Face Zone policies do not support this development. Proposal will set precedent for similar developments in the area. Development is not in keeping with the amenity of the area. 	No
Ms Isabella Fricke	<ul style="list-style-type: none"> Development is not suited in this area. More people coming into the area. Unsuitable people will stay in the accommodation. 	No
Ms Caitlin Clarke	<ul style="list-style-type: none"> Safety risks to local residents of unfamiliar traffic. Proximity of a casual rental dwelling to local residents. Casual renting brings in party goers, often associated with this type of property. The proposal will impact the surrounding properties street appeal and/or market value negatively. concerns around how this will be properly monitored and whether the owners will try to evade the rules in some respect. increase of uninformed traffic could result in car parking issues, and, ultimately, obstructions to view of the road, furthering the safety concerns given how close this property will be to the roadside. The closest dwelling is a site for NBN towers and requires constant access, which has the potential to be unintentionally blocked by unfamiliar/temporary residents. This internet service provides significant service to the surrounding properties and is an essential. Development is not suited in this locality. 	Yes

Mr Victor Hilliard	<ul style="list-style-type: none"> Noise impacts to adjoining residences 	No
Mr Aden Hilliard	<ul style="list-style-type: none"> Development is not suited in this locality. Construction works related to the development could impede traffic. 	No
Vic Hilliard	<ul style="list-style-type: none"> Development is out of character with all other nearby dwellings. Development looks like a transportable shed constructed on vastly different materials to nearby buildings Appears that development has already commenced. Concern of nature of development during fire season. By the nature of the application the building would/should have nobody staying there, including family, during a bushfire event. How will this be monitored? Given the close proximity to the main residence what is then stopping the owners from changing the whole property to an Air-BNB. Noise impacts. Previous use of site for dog pound and impacts of this activity. Development is not suited in rural living area. Temporary accommodation with temporary inhabitants is prone to the party zone of temporary guests, which will impact the “quiet enjoyment” of surrounding properties. Additional traffic will result in adverse impacts and concern over people entering incorrect driveway. Development will set precedence for other similar developments. 	Yes

The applicant responded to the representations received and it is summarized as follows:

- We don't believe the style of dwelling is out of character with the area as it meets the council requirements with the policy area and there a numerous dwelling on the same street with a similar style namely No. 263 and 308.
- Development has not commenced; the owner has simply removed the existing tennis court which does not require development approval.
- The accommodation will not be made available during high fire danger days. Not all fire season.
- The current application is not to change the existing residence to accommodation, neither is it the future intention.
- The tennis court area is gone so the issue over lights, electrical cables and dogs is presumably resolved.
- The development will comply with all council requirements over noise. The owner of the property will manage any noise concerns.
- The location will be adequately signed and advertised to minimise the incorrect driveway being accessed.
- This development does not concern future developments, there is already other “accommodation” within the locality, and it seems Council is generally

supportive of tourist accommodation as it brings many social and economic benefits to the broader community and local businesses.

- The approval of this development would not see a quantifiable increase in traffic to the area on an annual basis.

No Amendments to the plans were made in response to the representations.

4.3 Statutory Referrals

The proposed development is located within the Hazard (High Bushfire Risk) Overlay and pursuant to Schedule 9(3)(2) of the *Planning, Design and Infrastructure Regulations 2017* a referral to the SA Country Fire Service (CFS) was raised on 20 July 2023 and a response received 12 September 2023. Advice returned indicated the CFS has no objection, subject to conditions and advisory notes be attached to any approval.

4.4 Internal Referrals

The proposed development has been referred to Council's internal engineering and health teams.

Council's engineering team have considered stormwater and internal traffic movements on site and raised no concerns with the proposed development.

The Environmental Health team have requested the applicant complete a wastewater application. A reserved matter will be attached to the planning consent requiring the applicant to complete and finalise their wastewater application.

5. Key Issues

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

- Whether the proposal is an appropriate form of development in the Hills Face Zone.
- Whether the proposal is sited and designed to be unobtrusive.
- Whether the proposal is appropriately designed and configured to address the impact of a bushfire.
- Whether safe and convenient access and adequate car parking is provided.

6. Planning Assessment

6.1 Appropriate Land Use in the Hills Face Zone

The desired outcomes of the Hills Face Zone seek to maintain the natural character of the Mount Lofty Ranges and to provide a natural backdrop to the Adelaide Plains.

Additionally, the outcomes seek to ensure the services of any future development do not place undue pressure on the local community and where development is to occur it should be of a low density and scale that complement the natural, rural and scenic qualities of the hills face landscape.

The proposal for a small, one-bedroom single storey tourist accommodation unit and associated carport is considered to be of a small and simple built form that will be relatively unobtrusive being set within a well-established landscaped site.

It is considered that the development is to be of a low intensity that will not create any adverse impacts on the natural rural setting of the locality and not place undue strain on the services of the local area.

For these reasons the proposed development is determined to be an appropriate land use in the Hills Face locality and satisfies PO 1.1, 1.3 and 1.4 of the Zone.

6.2 Built Form and Character

The proposed development presents a low scale tourist accommodation unit comprising a small built footprint (81 sqm) that presents a modest built form that is low key and unobtrusive.

The proposed building incorporates materials and colours that are of a low reflective nature that will assist in blending with the natural and rural landscape. This satisfies PO 2.9 of the Zone.

The proposed development is single storey and will have a wall height of 3.35 metres and a total roof height of 3.5 metres. This satisfies DPF 2.2 of the Zone.

The siting of the proposed tourist accommodation is set back approximately 15 metres from Alexander Avenue and obscured by existing vegetation thus limiting any views from the road and adjoining properties. As the site will make use of an existing, levelled area of the site previously used for a tennis court, the development will not require any cut and fill. This satisfies PO 2.5 of the Zone.

Further the proposed setback is consistent with the prevailing pattern setbacks of dwellings and buildings along Alexander Avenue. Despite being on the high side of the road the location of the proposed building is sited in an unobtrusive location so to dominate the streetscape of the road. This satisfies PO 2.6 of the Zone.

When considered against the performance outcomes of the Hills Face Zone the size and design of the proposed development is compatible with the rural residential character of the local area.

6.3 Tourist Development

The proposal for a one-bedroom single storey tourist accommodation is of a low intensity and has been sited on a flat portion of land previously used as a tennis court.

The proposal is of a size and design that complements and contributes to the local context by enabling visitors to access immersive natural experiences of the Southern Mount Lofty Ranges and the proximate region of the Barossa Valley. This satisfies PO 7.1 of the Zone and PO 1.1 of the Tourist General Development Module.

6.4 Safe and Convenient Access, Adequate Parking

Vehicle access will be provided via an existing 6.2m wide crossover from Alexander Avenue and a 4m wide internal driveway to the unit. The internal driveway is looped and is distanced approximately 30 metres in length to the unit from the crossover. The driveway traverses a gentle slope up towards the site of the proposed development of 4% grade (1 in 25). The driveway satisfies PO 8.2 and DPF 8.2 of the Zone.

Table 1 – General Off-Street Car Parking Requirements of the Planning and Design Code stipulates a maximum parking rate of 1 car parking space per accommodation unit / guest room. Therefore, the proposed development is required to provide 1 car parking space. As the proposal includes a single carport it meets the requirements of the Planning and Design Code for the intended use. This satisfies PO 5.1 of the Transport, Access and Movement Module.

In terms of vehicles movements, it is not anticipated that the proposal will significantly increase vehicle traffic along Alexander Avenue due to the envisaged number of 2 guests (couples) likely resulting in only one car accessing the site at any one time when visitors are staying.

7. Overlays

7.1 Defence Aviation Area Overlay

The proposed development involving a single storey tourist accommodation unit does not pose a hazard to the operations of any Defence Aviation Areas.

7.2 Environment and Food Production Areas Overlay

The proposed development does not involve the division of land and supports the protection of valuable rural land. It is considered that the proposed development does not pose a risk to environmental and food production areas from urban encroachment.

7.3 Hazards (Bushfire – High Risk) Overlay

The proposed buildings including the carport have been designed and configured with a simple built form including flat roof and a modest built structure to limit the potential for trapping burning debris against or underneath the building that would create a bushfire risk. This satisfies PO 2.1 and PO 4.1.

The proposed buildings are to be sited on a cleared portion of flat land that was previously used as a tennis court and will be located more than 6 metres from the existing residence on the site (approximately 7.5 metres) and therefore minimises the threat of fire spread to the dwelling. This satisfies DPF 3.2 of the Overlay.

The proposed development establishes an asset protection zone (APZ) within the subject land that has a minimum width of 50 metres and is wholly within the site (refer to the Site Plan in the application documents). This is to ensure that landscaping/vegetation is restricted and include bushfire protection features that will prevent and inhibit the spread of bushfires. In addition, it will minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters. This satisfies DPF 4.2 of the Overlay.

The SA Country Fire Service has examined the APZ and raised has no objection to the location and extent of the of the zone subject to a number of conditions.

Access to the proposed development has been designed to facilitate the safe and effective use, operation and evacuation of fire-fighting and emergency personnel evacuation of residents, occupants and visitors. The short looped driveway at a low gradient is considered to be suitable for the movement of firefighting vehicles.

The SA Country Fire Service has considered the proposed access to the proposed building and has determined that the looped driveway meets their requirements subject to a number of conditions.

7.4 Hazards (Flooding – Evidence Required) Overlay

The proposed development incorporates a finished floor level of 101.00 AHD which is more than 300mm AHD above the top of kerb at the driveway of the street which has a FFL of 100.07 AHD. This satisfies the performance outcomes of the Overlay.

7.5 Native Vegetation Overlay

The proposed development does not involve the clearance or damage to any native vegetation. The applicant has declared in their submission they will not undertake the clearance of any native vegetation.

7.6 Prescribed Wells Area Overlay

The proposed development is not a type of development would place undue strain on water resources in a prescribed wells area.

7.7 Regulated and Significant Tree Overlay

The proposed development will not involve the removal or damage to any known regulated or significant tree on the allotment.

8. General Development Policies

8.1 Design

The proposed development is contextual in its location by recognising and complementing to its natural surroundings and positively contributes to the character of the immediate area. The development being of a low scale and intensity that suitably integrates with its rural location and is considered to be fit for purpose on the subject land. This complies with the desired outcome of the Design General Development Policies Module.

8.2 Interface between Land Uses

The proposed development is sited approximately 15 metres from Alexander Avenue (at its closest point) and is located on a flat portion of land.

The proposal does not include any dedicated outdoor areas or include activities that would likely emit in any adverse noise or light spill that would negatively impact on adjoining residences. It is considered that the proposed development has been designed and sited to not cause unreasonable impacts on existing adjacent sensitive receivers.

With the closest sensitive receptor located on the adjoining property to the southwest approximately 90 metres from the site of the proposed development suitable separation distances can be achieved to limit any potential adverse impacts.

Any interface issues and management of the proposed development can be managed by the landowner who resides on the property.

8.3 Site contamination

The proposal involving a partial change of use for a tourist accommodation activity on land that is currently used for residential purpose and therefore does not constitute a change to a more sensitive use. This satisfies PO 1.1 of the Site Contamination Module.

9. Conclusion

The proposed development is considered to be consistent with the desired outcomes of the Hills Face Zone, relevant overlays and generally accords with the relevant general provisions.

The proposed land use is considered appropriate in the context of the subject site.

The development will provide tourist accommodation opportunities in the Mount Lofty Ranges to enable visitors to enjoy the natural and rural landscape of Bibaringa and its surrounds.

The built form and design of the proposed development being of a low scale can be supported and will not create adverse impacts on the local area. It is not anticipated that tourist accommodation will generate high level of traffic or create significant noise impact.

The owners of the tourist accommodation reside on the property and will be able to manage any adverse impacts.

As such, it is considered that the proposal satisfies the overall intent of the Planning and Design Code and is recommended for approval.

10. Recommendation

STAFF RECOMMENDATION

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

- a. DETERMINES that the proposed development is not seriously at variance with the policies in the Planning and Design Code; and
- b. GRANTS Planning Consent to the application by Trudy Jones for a partial change of use for tourist accommodation at 390 Alexander Avenue, Bibaringa as detailed in Development Application ID 23018001 subject to conditions:

Council 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.
Reason: To ensure that the development is constructed and operated in accordance with the plans and details provided.
2. All storm-water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of the relevant authority, detrimentally affect structures on this site, any adjoining land or public road.

Country Fire Service (CFS) Conditions:

1. The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 3.2) details the mandatory requirements for extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) in the event of bushfire.
 - Outbuildings and other ancillary structures shall be sited no closer than 6m from the habitable building, unless built to relevant building standards for associated structures in Bushfire Prone Areas.

2. ACCESS TO HABITABLE BUILDING

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective use, operation and evacuation for firefighting and emergency personnel and evacuation of residents, occupants and visitors where required. These requirements apply when the furthest point of the building is more than 60m from the nearest public road.

SA CFS has no objection to the proposed access driveway as detailed on drawing named SITE PLAN dated at last revision 01/08/2023, with the following conditions:

- The driveway shall be connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8).
- 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, to within 60m of the furthest point of the building.

- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - o A loop road around the building, OR
 - o A turning area with a minimum radius of 12.5 metres, OR
 - o A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres (for each 'leg') and minimum internal radii of 9.5 metres OR
 - o A 'U' shaped 'drive-through' option.
 - o Private access shall have minimum internal radii of 9.5 metres on all bends.
 - o Private access shall provide overhead clearances of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.

3. WATER SUPPLY & ACCESS (to dedicated water supply)

Ministerial Building Standard MBS008 "Designated bushfire prone areas - additional requirements" 2020, as published under the Planning, Development and Infrastructure Act 2016, 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 MBS008.

4. *Please note that where the water supply is an above-ground water tank, the tank (including any support structure) should be constructed of non-combustible material, such as concrete or metal.*

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply.

The size of the allotment and the BAL rating as assessed by SA CFS as BAL 12.5 will warrant the requirement for access to the fire authority as follows:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way and is no greater than 60m path of travel to the furthestmost point of the building, to enable fire services to reach all parts of the building with no more than two lengths of hose from the hardstand area.
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER").
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent the water supply for a nominally level 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.
- SA CFS appliance's inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the above ground tank to provide adequate access.
- 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.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- Ideally a remote water supply outlet should be gravity fed, where this is not

possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:

- The dedicated water supply outlet for draughting purposes shall not exceed 5 metres maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metres horizontal distance.
- The suction outlet pipework from the water supply shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.
- The minimum water supply required may be combined with domestic use, providing the outlet for domestic use is located above the dedicated fire water supply (in order for it to remain as a dedicated supply).

5. MAINTAIN AN ASSET PROTECTION ZONE (APZ) - VEGETATION MANAGEMENT

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such, landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfires and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters.

SA CFS has no objection to the location and extent of the asset protection zone as detailed on drawing named SITE PLAN dated at last revision 01/08/2023, providing it complies with the following conditions:

Vegetation management shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:

- The number of trees and understorey plants existing and to be established within the APZ 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 2017.
 - 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 from the trees' lowest branches.
 - 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 2 metres of the habitable building (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 APZ shall be maintained to be free of accumulated dead vegetation.

ADVISORY NOTES (CFS):

1. BUILDING CONSIDERATIONS

Ministerial Building Standard MBS008 "Designated bushfire prone areas - additional

requirements” 2020, as published under the Planning, Development and Infrastructure Act 2016 applies to this site.

Please refer to the National Construction Code (NCC), relevant standards and state provisions for construction requirements and performance provisions.

A site Bushfire Attack Level (BAL) assessment was conducted in accordance with the NCC and Australian Standard™3959 (AS3959) “Construction of Buildings in Bushfire Prone Areas”.

Category of Bushfire Attack Level: **BAL 12.5**

This BAL rating is conditional upon the establishment and maintenance of a 20 metre Asset Protection Zone, in accordance with the Asset Protection Zone – Vegetation Management condition of consent placed on the planning consent with the same application reference.

This result is considered relevant at the date of assessment with respect to the elevations detailed on proposed Site Plan, dated 01/08/2023 and shall not be considered as SA CFS endorsement of any subsequent development.

2. TOURIST ACCOMMODATION - BUSHFIRE SURVIVAL PLAN

CFS further recommends:

The applicants to prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season. The BSP:

- should provide clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions; and
- should address the possibility that the owners may not be present at the time of the bushfire event; and
- should not expect guests to be involved in fire-fighting operations.

The SA CFS ‘Bushfire Safety Guide For Business’ document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.

The applicant should consider reducing operating hours and restrictions on days of heightened bushfire danger and/or bushfire events and consider including any alterations to bookings and services offered due to actual or predicted conditions during the Fire Danger Season in any booking/refund policy.

► DIMENSION ◀

Request for Documentation

Applicant: Trudy Jones

Application ID: 23018001

Consent: Planning Consent

Proposed Development: New Outbuilding for temporary accommodation purposes

390 Alexander Avenue Bibaringa SA 5118

Title ref.: CT 5471/221

Plan Parcel: F163443 AL475

Council: City of Playford

Request Information

Hi David

Please find below answers to your requests for information.

Intended use - Tourist Accommodation

- Rental periods - predominantly weekends, long weekends, but not limited to.
- Number of guests - maximum of 3 guests, but aiming for couples.
- Length of stay - minimum of 2 nights stay up to maximum of 7.
- Accommodation will be not available during high bushfire risk.
- Provision for guest car parking maximum of 2 vehicles.

Please let us know if you require any further information.

Thanks

David

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E: david@dimension.design

W: www.dimension.design

M: 0414 706 448

► DIMENSION ◀

DESIGN + MANAGEMENT

0100 - PRELIMINARY DESIGN

0200 - CONCEPT DESIGN

0300 - PRELIMINARY DESIGN

0400 - CONCEPT DESIGN

0500 - PRELIMINARY DESIGN

0600 - CONCEPT DESIGN

0700 - PRELIMINARY DESIGN

0800 - CONCEPT DESIGN

0900 - PRELIMINARY DESIGN

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1100 - PRELIMINARY DESIGN

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LOCATION OF DWELLING
ON EXISTING TENNIS COURT

1

Site Level
N.T.S

2

Site Level Copy 1
1 : 500

No.	Description	Date
1	PRELIM PLANNING	06.06.2023

PROJECT ADDRESS	390 ALEXANDER AVEUE BIDARINGA
CLIENT DETAILS	GRANT & TRUDY JONES
DRAWING TITLE	SITE PLAN
DESIGNED/DRAWN	CD5
CHECKED	CD5
DATE DRAWN	01.08.2023
DRAWING SCALE	1 : 500
SHEET NO.	A3
PROJECT NAME	PRELIM
PROJECT NUMBER	
DRAWING NUMBER	1
REVISION	REV

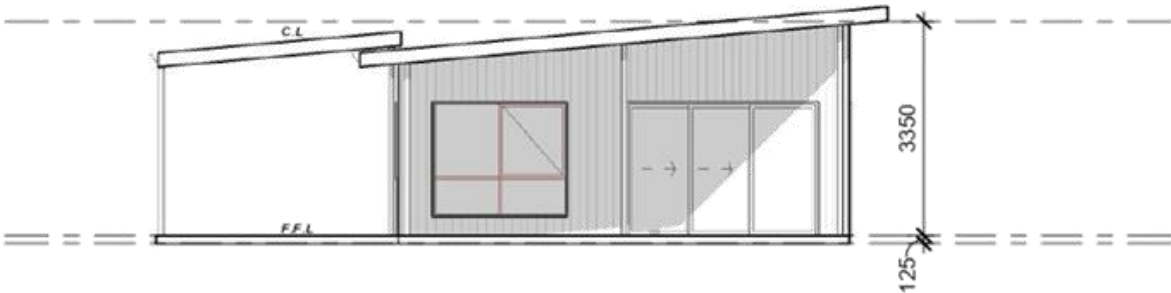
COLOUR / MATERIALS SCHEDULE:
- EXTERIOR CLADDING - AXION OR SIMILAR - DULUX TRANQUIL RETREAT
- WINDOWS - ALUMINIUM - ANODISED
- ROOF SHEET - SHALE GREY
- BARGES - SHALE GREY

► DIMENSION ◀

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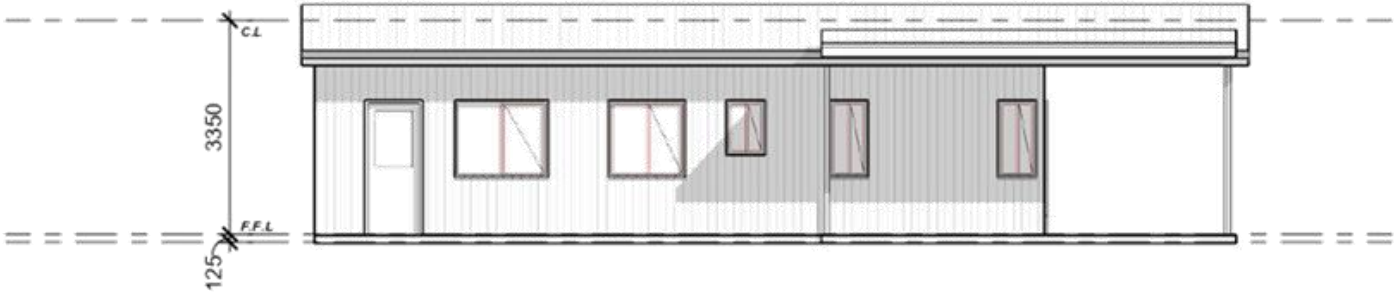
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1

North Elevation

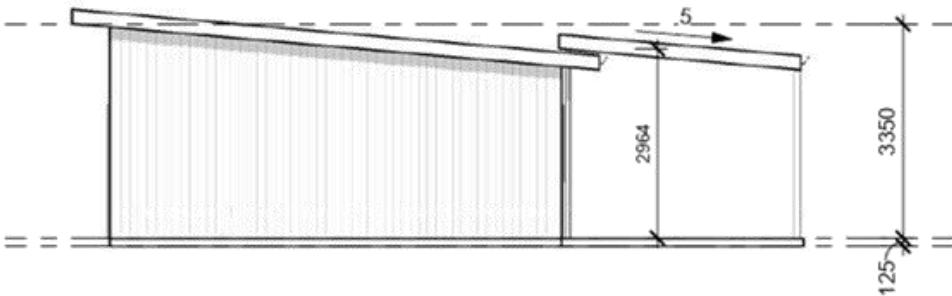
1 : 100



2

East Elevation

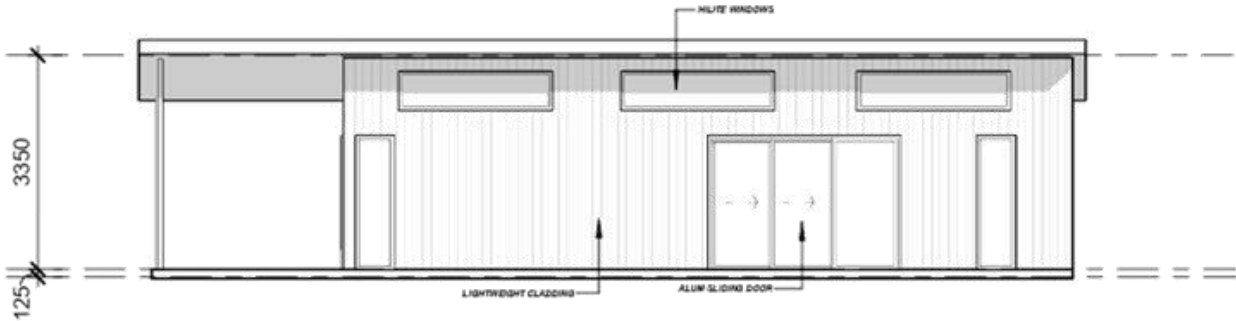
1 : 100



3

South Elevation

1 : 100



4

West Elevation

1 : 100

No.	Description	Date
1	PRELIM PLANNING	06.06.2023

PROJECT ADDRESS		
390 ALEXANDER AVENUE		
BIDARINGA		
CLIENT DETAILS		
GRANT & TRUDY JONES		
DRAWING TITLE		
ELEVATIONS		
DESIGNED BY		
CD5		
CHECKED BY		
CD5		
DATE DRAWN	DRAWING SCALE	SHEET NO.
01.08.2023	1 : 100	A3
PROJECT STATUS		
PRELIM		
PROJECT NUMBER	DRAWING NUMBER	REVISION
	3	REV

►

DIMENSION

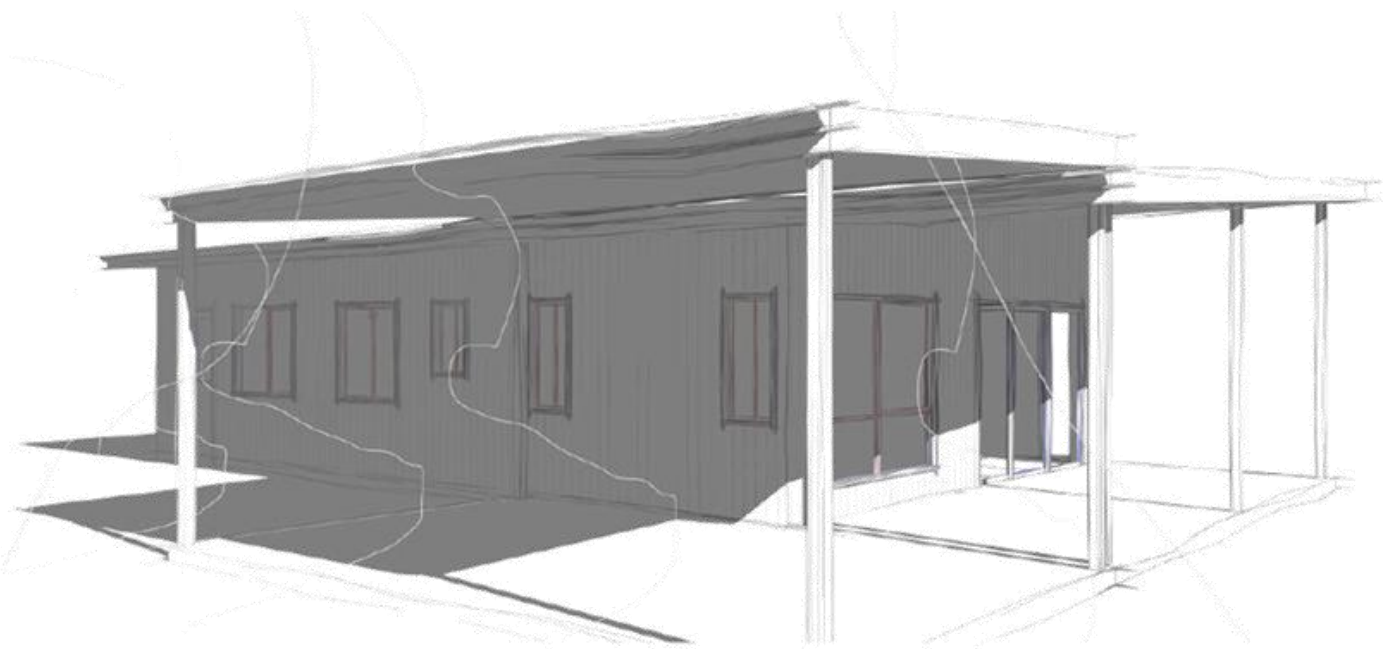
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1 3D View 1



2 3D View 2

No.	Description	Date
1	PRELIM PLANNING	06.06.2023

PROJECT ADDRESS		
390 ALEXANDER AVENUE		
BIDARINGA		
CLIENT DETAILS		
GRANT # TRUDY JONES		
DRAWING TYPE		
3D		
DESIGNED BY		
CD5		
CHECKED BY		
CD5		
DATE DRAWN	DRAWING SCALE	SHEET NO.
01.08.2023		A3
PROJECT NAME		
PRELIM		
PROJECT NUMBER	DRAWING NUMBER	REVISION
	4	REV



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register
23/01/2019 11:21AM
20190123004250
\$296.00

Annexure A



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



Certificate of Title - Volume 5471 Folio 221

Parent Title(s) CT 3946/96
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/11/1997 Edition 6 Edition Issued 10/02/2016

Estate Type

FEE SIMPLE

Registered Proprietor

GRANT JOHN JONES
TRUDY ANNE JONES
OF 390 ALEXANDER AVENUE BIBARINGA SA 5118
AS JOINT TENANTS

Description of Land

ALLOTMENT 475 FILED PLAN 163443
IN THE AREA NAMED BIBARINGA
HUNDRED OF MUNNO PARA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12462721	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Notations

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Product	Check Search
Date/Time	23/01/2019 11:21AM
Customer Reference	
Order ID	20190123004250
Cost	\$296.00

Certificate of Title

Title Reference: CT 5471/221

Status: CURRENT

Edition: 6

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

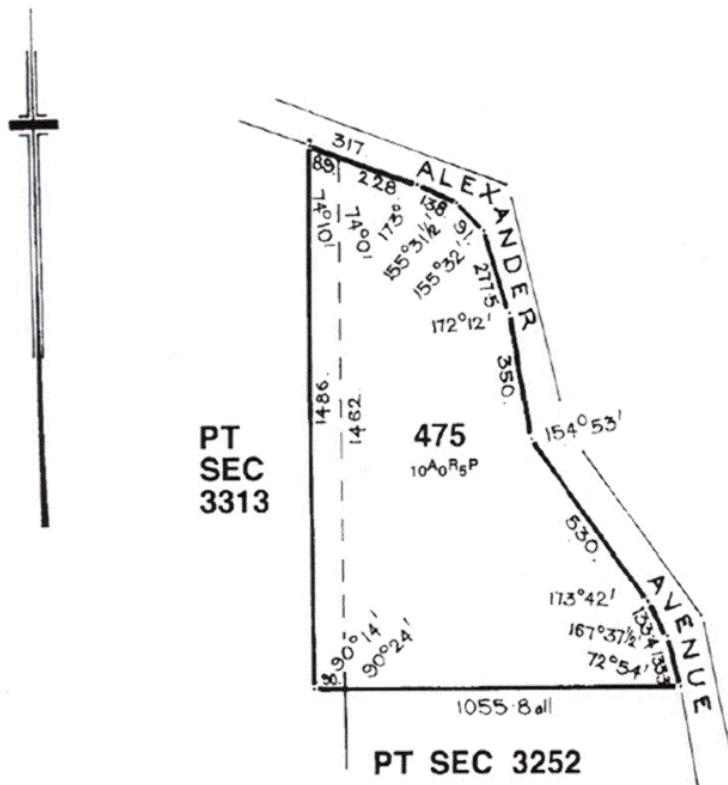


Government of South Australia
Department of Planning,
Transport and Infrastructure

Product
Date/Time
Customer Reference
Order ID
Cost

Register Search (CT 5471/221)
23/01/2019 11:21AM
20190123004250
\$296.00

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3946/96



500 250 0 500 LKS

FOR METRIC CONVERSIONS
1 LINK = 0.201168 METRES
1 CHAIN = 100 LINKS
1 ACRE = 0.404686 HECTARES
1 ROOD = 1011.7 m²
1 PERCH = 25.29 m²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Referral Snapshot

Development Application number:
23018001

Consent:
Planning Consent

Relevant authority:
City of Playford

Consent type for distribution:

Referral body:
South Australian Country Fire Service

Response type:
Schedule 9 (3)(2) Hazards (Bushfire - High Risk) Overlay

Referral type:
Direction

Response date:
12 Sep 2023

Advice:
With comments, conditions and/or notes

Condition 1

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 3.2) details the mandatory requirements for extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) in the event of bushfire.

- Outbuildings and other ancillary structures shall be sited no closer than 6m from the habitable building, unless built to relevant building standards for associated structures in Bushfire Prone Areas.

Condition 2**ACCESS TO HABITABLE BUILDING**

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective use, operation and evacuation for firefighting and emergency personnel and evacuation of residents, occupants and visitors where required. These requirements apply when the furthest point of the building is more than 60m from the nearest public road.

SA CFS has no objection to the proposed access driveway as detailed on drawing named SITE PLAN dated at last revision 01/08/2023, with the following conditions:

- The driveway shall be connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8).
- 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, to within 60m of the furthest point of the building.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 1. A loop road around the building, OR
 2. A turning area with a minimum radius of 12.5 metres, OR
 3. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres (for each 'leg') and minimum internal radii of 9.5 metres OR
 4. A 'U' shaped 'drive-through' option.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Private access shall provide overhead clearances of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.

Condition 3**WATER SUPPLY & ACCESS (to dedicated water supply)**

Ministerial Building Standard MBS008 "Designated bushfire prone areas - additional requirements" 2020, as published under the Planning, Development and Infrastructure Act 2016, 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 MBS008.

Please note that where the water supply is an above-ground water tank, the tank (including any support structure) should be constructed of non-combustible material, such as concrete or metal.

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply.

The size of the allotment and the BAL rating as assessed by SA CFS as BAL 12.5 will warrant the requirement for access to the fire authority as follows:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way and is no greater than 60m path of travel to the furthestmost point of the building, to enable fire services to reach all parts of the building with no more than two lengths of hose from the hardstand area.
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering "FIRE WATER").
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent the water supply for a nominally level 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.
- SA CFS appliance's inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the above ground tank to provide adequate access.
- 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.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:
 1. The dedicated water supply outlet for draughting purposes shall not exceed 5 metres maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metres horizontal distance.
 2. The suction outlet pipework from the water supply shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.
- The minimum water supply required may be combined with domestic use, providing the outlet for domestic use is located above the dedicated fire water supply (in order for it to remain as a dedicated supply).

Condition 4

MAINTAIN AN ASSET PROTECTION ZONE (APZ) - VEGETATION MANAGEMENT

The 'Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Outcome 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such, landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfires and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters.

SA CFS has no objection to the location and extent of the asset protection zone as detailed on drawing named SITE PLAN dated at last revision 01/08/2023, providing it complies with the following conditions:

- Vegetation management shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:
 1. The number of trees and understorey plants existing and to be established within the APZ 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%'.
 2. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 3. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 4. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 5. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height from the trees' lowest branches.
 6. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 7. No understorey vegetation shall be established within 2 metres of the habitable building (understorey is defined as plants and bushes up to 2 metres in height).
 8. 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. The APZ shall be maintained to be free of accumulated dead vegetation.

Advisory Note 1

BUILDING CONSIDERATIONS

Ministerial Building Standard MBS008 "Designated bushfire prone areas - additional requirements" 2020, as published under the Planning, Development and Infrastructure Act 2016 applies to this site.

Please refer to the National Construction Code (NCC), relevant standards and state provisions for construction requirements and performance provisions.

A site Bushfire Attack Level (BAL) assessment was conducted in accordance with the NCC and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Category of Bushfire Attack Level: **BAL 12.5**

This BAL rating is conditional upon the establishment and maintenance of a 20 metre Asset Protection Zone, in accordance with the Asset Protection Zone – Vegetation Management condition of consent placed on the planning consent with the same application reference.

This result is considered relevant at the date of assessment with respect to the elevations detailed on proposed Site Plan, dated 01/08/2023 and shall not be considered as SA CFS endorsement of any subsequent development.

Advisory Note 2

TOURIST ACCOMMODATION - BUSHFIRE SURVIVAL PLAN

CFS further recommends:

- The applicants to prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season. The BSP:
 1. should provide clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions; and
 2. should address the possibility that the owners may not be present at the time of the bushfire event; and
 3. should not expect guests to be involved in fire-fighting operations.

The SA CFS 'Bushfire Safety Guide For Business' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.

The applicant should consider reducing operating hours and restrictions on days of heightened bushfire danger and/or bushfire events and consider including any alterations to bookings and services offered due to actual or predicted conditions during the Fire Danger Season in any booking/refund policy.

Details of Representations

Application Summary

Application ID	23018001
Proposal	Partial change of use - New building for tourist accommodation
Location	390 ALEXANDER AV BIBARINGA SA 5118

Representations

Representor 1 - Vic Hilliard

Name	Vic Hilliard
Address	398 Alexander Avenue BIBARINGA SA, 5118 Australia
Submission Date	15/08/2023 06:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The specific reasons I believe that planning consent should be granted/refused are: As the closest neighbour to this development, in fact it basically adjoins our driveway, the following is the basis of our objection: 1. From the sketches of the proposal it appears to be totally out of character with all other nearby dwellings. It looks like a transportable shed constructed on vastly different materials to nearby buildings 2. Development has, it appears, already commenced prior to any consultation/approval. 3. Intended use is out of "fire danger season" which generally lasts 5 months, in particular the Tour downunder would be excluded. Therefore what will its approved use during fire season be? By the nature of the application the building would/should have nobody staying there, including family, during this period. How will this be monitored. 4. Given the close proximity to the main residence what is then stopping the owners from changing the whole property to an Air-BNB. 5. As mentioned in pt 1 the development adjoins our driveway, which in fact has the audible effects of a tunnel, where any noise coming from the road and adjoining space carries down to our residence. This in turn will significantly affect our right of "Quiet Enjoyment". This has already been affected by the construction of a significant entertaining area on the southern side of their residence. 6. Also additional to pt3, is that when the tennis court was still there it was being used as a dog pound when not being used as a tennis court. Whilst their dogs were being housed in this "pound" their whining/barking and howling was easily heard from bedrooms within our residence, of which 4 of the bedrooms face that direction. 7. Lighting was erected in the old tennis court, which as per pt 2 has already been ripped up, clearly had exposed non-external cabling which I would believe would fail building standards. 8. The effects of the noise tunnel were very evident during the ripping up of the tennis court. 9. This is in a Rural living area, where people have moved for the "quiet enjoyment" of life. 10. Temporary accommodation with temporary inhabitants is prone to the party zone of temporary guests, which will impact the "quiet enjoyment" of surrounding properties. 11. As mentioned in pt 3 this development adjoins our driveway, where tourists will visibly mistake our entrance for the entrance to this property. 12. Should this development be approved what stops further buildings then being applied for and erected under the same principles. This is out of character with the current zoning. 13. With the safety record in regards to vehicle accidents and near misses on the bend that is closest to the proposed building and driveway. Given the particularly poor vision of oncoming vehicles around the bends in the road both sides of

the entrance driveway, introducing consistent slow traffic who would be searching for this address, would be fraught with danger.

Attached Documents

Representations**Representor 2 - Aden Hilliard**

Name	Aden Hilliard
Address	3 Nadine Street MUNNO PARA SA, 5115 Australia
Submission Date	15/08/2023 07:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons When travelling to the area to visit parents I believe that this would be an eyesore and not be suited to other buildings around the area. Having construction works occur so close to the road could impede traffic in a very busy area, especially in the mornings with Trinity being so closeby	

Attached Documents

Representations

Representor 3 - Victor Hilliard

Name	Victor Hilliard
Address	U1 11B Fifth St GAWLER SOUTH SA, 5118 Australia
Submission Date	15/08/2023 07:51 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

As a previous occupant of a neighbouring residence (398 Alexander) I am somewhat aware of how noise travels and is caught in the valley surrounding the property subject of this development. As such, I do not believe that having a tourist rental ('holiday') home on the property will be beneficial, as there is no guarantee that the (temporary) occupants of the rental will maintain a civil level of noise. My concerns regarding the development relate to that these occupants may engage in loud, raucous activity that will be captured by the surrounding contours of the land and provide a potentially negative experience for neighbours, especially during quiet times of day and at night.

Attached Documents

Representations

Representor 4 - Caitlin Clarke

Name	Caitlin Clarke
Address	6 Franklin Ct HEWETT SA, 5118 Australia
Submission Date	15/08/2023 09:38 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

As a previous tenant of the closest property, I have a number of concerns regarding this application: 1. The safety risks to local residents of unfamiliar traffic. Being familiar with the road myself, I understand the frequency of road mishaps which result in property damage to the local residents, this poses a legitimate issue if unassuming tourists drive in this area. 2. The proximity of a casual rental dwelling to local residents. The purpose of owning significant land is to provide a quiet, tranquil environment as opposed to common residential properties. This is held at risk if casual renting brings in party goers, often associated with this type of property. 3. The stark contrast to the street appearance. The design and intended purpose of this dwelling stands out 'like a sore thumb' on this street, and will impact the surrounding properties street appeal and/or market value negatively. 4. The application mentions avoiding rental during fire season, but this would be peak tourism within Australia given the summer holidays. There are concerns around how this will be properly monitored and whether the owners will try to evade the rules in some respect. 5. Building from point 1, the increase of uninformed traffic could result in car parking issues, and, ultimately, obstructions to view of the road, furthering the safety concerns given how close this property will be to the roadside. 6. The closest dwelling is a site for NBN towers and requires constant access, which has the potential to be unintentionally blocked by unfamiliar/temporary residents. This internet service provides significant service to the surrounding properties and is an essential. 7. Lastly, the roll on effect this approval could have on the street overall. With housing historically isolated in this area, residents have peaceful surroundings, which could potentially be upended with a domino of these 'tourist dwellings'. Please consider the above points, this application is not in the best interest of the area.

Attached Documents

Representations**Representor 5 - Isabella Fricke**

Name	Isabella Fricke
Address	3 Nadine street MUNNO PARA SA, 5115 Australia
Submission Date	16/08/2023 10:17 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons I believe it will be an eye sore to drive past This will not suit the area This area is a family based area for generations, this will make family and friends uncomfortable having people coming and going as wishes. Especially with animals close by to the area There is a school close to the proposed area, how are we to know who will stay in the accomodation	

Attached Documents

Representations**Representor 6 - Mark Nottle**

Name	Mark Nottle
Address	359 Alexander Avenue BIBARINGA SA, 5118 Australia
Submission Date	17/08/2023 10:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Bibaringa is zoned hill face and rural . It consists of small acreages of between 10 to 20 acres and has a population of a few hundred people who live in under 100 dwellings (2021 ABS census) Alexander Avenue compromises just over 30plus mostly 10 acres allotments . Hills face regulations clearly state that development is limited to one dwelling one title . In other words subdivision is not allowed . We object to the development proposal for this reason. Which some people might call subdivision by stealth. Moreover It sets a precedent whereby any resident can propose similar developments . Potentially doubling the number of dwellings, cars etc in the area. Furthermore there is little oversight of such dwellings allowing subsequent owners to turn these dwellings into long-term rentals. All of which is clearly not keeping in the amenity of the area and in the spirit of the hills face regulations. And which increase bushfire risk, over use of an already taxed bore system, loss of native flora and fauna and increased traffic flows . As well as visual impacts . There are already two houses close together. A third would turn what is zoned rural into a suburban streetscape on a blind corner.

Attached Documents

► DIMENSION ◀

Request for Documentation

Applicant: Trudy Jones

Application ID: 23018001

Consent: Planning Consent

Proposed Development: New Outbuilding for temporary accommodation purposes

390 Alexander Avenue Bibaringa SA 5118

Title ref.: CT 5471/221

Plan Parcel: F163443 AL475

Council: City of Playford

Response to Public Notification Representations

1. Concerns raised about being out of character with the area.
Response: We don't believe the style of dwelling is out of character with the area as it meets the council requirements with the policy area and there a numerous dwelling on the same street with a similar style namely No. 263 and 308
2. Concern raised about development already commenced
Response: Development has not commenced; the owner has simply removed the existing tennis court which does not require development approval.
3. Concern raised regarding Intended use out of fire danger season.
Response: The accommodation will not be made available during high fire danger days. Not all fire season.
4. Concern about changing the whole property to Air BNB
Response: The current application is not to change the existing residence to accommodation, neither is it the future intention.
5. Concern of dogs, lighting and electrical cables
Response: The tennis court area is gone so the issue over lights, electrical cables and dogs is presumable resolved.
6. Concerns over noise tunnel
Response: The development will comply with all council requirements over noise. The owner of the property will manage any noise concerns.
7. Concern over people entering incorrect driveway
Response: The location will be adequately signed and advertised to minimise the incorrect driveway being accessed.

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► DIMENSION ◀

8. Concern over future developments

Response: This development does not concern future developments, there is already other "accommodation" within the locality, and it seems Council is generally supportive of tourist accommodation as it brings many social and economic benefits to the broader community and local businesses.

9. Concerns over traffic incidents

Response: The approval of this development would not see a quantifiable increase in traffic to the area on an annual basis.

Please let us know if you require any further information.

Thanks

David

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