

Council Assessment Panel Agenda & Reports

20 November 2023

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

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City of
Norwood
Payneham
& St Peters

15 November 2023

To all Members of the Council Assessment Panel:

- Mr Terry Mosel (Presiding Member)
- Ms Jenny Newman
- Mr Mark Adcock
- Mr Ross Bateup
- Cr Christel Mex

NOTICE OF MEETING

I wish to advise that pursuant to Clause 1.5 of the Meeting Procedures, the next Ordinary Meeting of the Norwood Payneham & St Peters Council Assessment Panel, will be held in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood, on:

Monday 20 November 2023, commencing at 7.00pm.

Please advise Kate Talbot on 8366 4562 or email ktalbot@npsp.sa.gov.au if you are unable to attend this meeting or will be late.

Yours faithfully



Geoff Parsons
ASSESSMENT MANAGER

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VENUE Council Chambers, Norwood Town Hall

HOUR

PRESENT

Panel Members

Staff

APOLOGIES

ABSENT

1. **COMMENCEMENT AND WELCOME**
2. **APOLOGIES**
3. **CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT
PANEL HELD ON 16 OCTOBER 2023**
4. **DECLARATION OF INTERESTS**

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER 22010614 – 164 PROPERTY GROUP PTY LTD – 164, 166 & UNIT 1-4 168 PORTRUSH ROAD, TRINITY GARDENS

DEVELOPMENT NO.:	22010614
APPLICANT:	164 Property Group Pty Ltd
ADDRESS:	UNIT 1-4 168 PORTRUSH RD TRINITY GARDENS SA 5068 166 PORTRUSH RD TRINITY GARDENS SA 5068 164 PORTRUSH RD TRINITY GARDENS SA 5068
NATURE OF DEVELOPMENT:	Demolition of the existing residential dwelling and two storey commercial building and the construction of a pre-school (Edge Early Learning Centre) 90 place with associated signage, carparking and landscaping.
ZONING INFORMATION:	Zones: • Employment Overlays: • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Hazards (Flooding) • Hazards (Flooding - General) • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development Technical Numeric Variations (TNVs): • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	23 Jun 2022
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	23 Jun 2022
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother Senior Urban Planner
REFERRALS STATUTORY:	Commissioner of Highways
REFERRALS NON-STATUTORY:	Gayle Buckby Josef Casilla

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ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Prescribed Body Responses
ATTACHMENT 2:	Subject Land Map	ATTACHMENT 7:	Internal Referral Advice
ATTACHMENT 3:	Zoning & Locality Map	ATTACHMENT 8:	Flood Maps
ATTACHMENT 4:	Representation Map	ATTACHMENT 9:	Applicant's Responses

DETAILED DESCRIPTION OF PROPOSAL:

This proposal seeks to demolish the existing structures on the land (for which development approval is not required) and construct a two-storey, 90-place child care centre (pre-school), together with three (3) advertising signs, 22 car parking spaces and associated landscaping. The child care centre will accommodate children from 0 to 5 years old, separated into different learning areas/rooms across the ground floor. The second level is a small area comprising a staff room and ancillary staff facilities. A large outdoor play area is proposed for the rear of the site, integrated with appropriate shade sails and landscaping to provide shade, shelter and amenity for the occupants.

Between the building and Portrush Road is a proposed 22-space car park, with access obtained directly from Portrush Road via a two-way vehicle crossover. Landscaping beds are provided between the car parking area and street boundaries to help soften the appearance of the development as viewed from the public realm.

The centre is proposed to operate Monday to Friday, 6:30am to 6:30pm.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: UNIT 1-4 168 PORTRUSH RD TRINITY GARDENS SA 5068

Title ref.: CT	Plan	Parcel: D1143	Council: THE CITY OF NORWOOD PAYNEHAM
5811/775	AL269		AND ST PETERS

Location reference: 166 PORTRUSH RD TRINITY GARDENS SA 5068

Title ref.: CT	Plan	Parcel: F134606	Council: THE CITY OF NORWOOD PAYNEHAM
5776/895	AL55		AND ST PETERS

Location reference: 164 PORTRUSH RD TRINITY GARDENS SA 5068

Title ref.: CT	Plan	Parcel: F137826	Council: THE CITY OF NORWOOD PAYNEHAM
6038/221	AL26		AND ST PETERS

Shape:	regular
Frontage width:	approx. 37.8 metres to Portrush Road and 49.8 metres to Jones Avenue, with a 3m x 3m corner cut-off
Area:	2153m ²
Topography:	relatively flat
Existing Structures:	a pair of semi-detached dwellings, two outbuilding(s), a two-storey mixed-use building comprising shops at ground level and dwellings on the second level, and hard-stand areas for car parking associated with the mixed-use building

Locality

The locality is depicted in **Attachment 3**. It broadly encompasses the area extending 100m north and south of the subject site, and 50m east and west. Within this locality there are a mix of land uses, which reflects the various different zones caught up within this area. The western side of Amherst Avenue is zoned within the Employment Zone and Community Facilities Zone and includes

an educational establishment north of Jones Avenue, and vacant land, two dwellings, a landscaping supplies business, an office/warehouse and a motor repair station to the south. Similarly, the east side of Portrush Road contains the same mix of land uses. The west side of Portrush Road is mainly comprised of dwellings with an office and a medical centre also.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Demolition: Exempt
Pre-school: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
P & D Code: Child care facilities (which includes a pre-school) are not exempt from requiring public notification in Table 5 of the Employment Zone.
- **LIST OF REPRESENTATIONS**

First Name	Surname	Address	Position	Wishes to be heard?
Evonne	Moore	77 Henry Street, Maylands	Support with concerns	No
Spencer	Lowndes	432 South Road, Marleston	Opposed	Yes

- **SUMMARY**

The first representor raised concerns regarding the lack of trees provided, specifically along the Portrush Road boundary, which in their opinion would improve the streetscape and help provide shade for the site and footpath.

The second representor's concerns can be summarised as follows:

- Inappropriate land use for the Employment Zone;
- Would conflict with the types of land uses envisaged within the Employment Zone.

The applicant declined the opportunity to provide a response to representations.

AGENCY REFERRALS

- Commissioner of Highways

The Commissioner of Highways was supportive of the proposal, subject to additional flaring of the vehicle crossover at the kerb and sightlines being maintained for vehicles entering and exiting the site. Both of these requirements are reflected in the conditions imposed by the Commissioner.

INTERNAL REFERRALS

- Gayle Buckby, Manager, Traffic & Integrated Transport
 - Supportive of the proposal following amendments that now has access entirely off Portrush Road
- Ken Schalk (Tonkin), Principal Hydrological Engineer
 - Not supportive of the proposal because of the impediment of floodwaters and the evacuation risks

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Land Use

Desired Outcome 1 of the Employment Zone seeks:

“A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.”

Performance Outcome 1.1 of the Employment Zone seeks:

“A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.”

It is the applicant's submission that a child care centre is a low impact, business activity which is consistent with what Desired Outcome (DO) 1 of the Zone seeks. Additionally, they suggest that a child care centre is an employment-generating service and therefore accords generally with Performance Outcome (PO) 1.1 of the Zone.

The Supreme Court recently held that a desired outcome is not a policy in its own right, but instead sets a general policy agenda for a zone. According to Justice Blue in that case, performance outcomes are the only policies in their own right, and desired outcomes should be used only to assist in the interpretation of performance outcomes (*Geber Super Pty Ltd v The Barossa Assessment Panel* [2023] SASC 154 at [87]). As such, the author does not agree with the applicant's planning that *any* low-impact light industrial, commercial or business activities are appropriate within the Employment Zone given the wording of DO 1. Contrarily, DO 1 sets a broad agenda of land uses for the zone and it is the performance outcomes that then set the more specific agenda and policy basis for assessment.

In this case, PO 1.1 seeks ‘a range of employment-generating light industrial, service trade, motor repair and other compatible businesses...’ among other things. Upon a proper reading of PO 1.1, ‘employment-generating’ is the operative phrase, that operates upon all of, individually, ‘light industrial’, ‘service trade’, ‘motor repair’ and ‘other compatible businesses’, and must be read in conjunction with them when assessing a proposal. In other words, it is not sufficient that a land use be employment-generating for it to satisfy PO 1.1, as has been suggested by the applicant’s planning consultant. Upon proper construction of this phrase, the land use must be employment-generating *and* a light industrial, service trade, motor repair or other compatible business (as well as servicing the local community and without detrimental emissions, but those considerations are irrelevant for the time being).

The proposed land use is for a child care centre, which is neither light industrial, a service trade premises or a motor repair station. Thus, the question for consideration is whether a child care centre is ‘a compatible business’. Compatible is defined by the Oxford dictionary as “able to exist or occur together without problems or conflict”.

A good place to commence for consideration of this question is with the land uses desired in the Zone, and DPF 1.1 provides a list of fifteen (15) uses to that end. Within this list are uses such as office, place of worship and shop, all with which a child care centre could exist without conflict. However, also in this list are light industry, service trade premises, retail fuel outlet and motor repair station. Each of these land uses may produce some kinds of emissions that would have the potential to affect the operation of a child care centre. PO 1.1 states that any such uses should not ‘produce emissions that would detrimentally affect local amenity’, but that does not preclude any emission production whatsoever. In fact, it is hard to conceive a motor repair station, for instance, that produce zero noise emissions, or a light industry that produce zero noise or odour emissions.

With this in mind, it is relevant to consider Performance Outcome 1.1 of the Interface Between Land Uses module of the General Development Policies, which states:

“Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.” (my emphasis)

A child care centre is a sensitive receiver as defined in the Planning & Design Code. When considering the types of land uses desired in the zone, as discussed above, it is difficult to conceive exactly how a child care centre might be ‘designed and sited’ to protect its occupants from adverse impacts generated by such uses. The above PO requires consideration of not only what land uses are currently taking place around the subject land, but also those that may take place in the future. When one considers that a light industry might operate next door to the child care centre, it becomes difficult to reconcile a child care centre as a ‘compatible business’ in the context of PO 1.1 of the Employment Zone.

For further context, Performance Outcome 1.2 of the Interface Between Land Uses module of the General Development Policies states:

“Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.”

As demonstrated in **Attachment 3**, the Employment Zone within this locality is relatively narrow, comprising only the land between Portrush Road and Amherst Avenue. On either side of this Zone are two predominantly-residential zones – the General Neighbourhood Zone on the west side of Portrush Road and the Established Neighbourhood Zone on the east side of Amherst Avenue. Accordingly, it is reasonable to expect of any future development in the Employment Zone that any emissions produced by that development are oriented towards the rear of that allotment, and directed away from the respective neighbourhood-type zones. Consequently, the development of the subject land for a child care centre has the potential to either: restrict the types of development that could otherwise occur on adjacent land within the Employment Zone; or place unnecessary restraints on future development of adjacent land within the Zone to further mitigate emissions that may be otherwise considered reasonable.

The proposed land use for a child care centre results in a fundamental conflict with the intent of the Employment Zone, and is not considered to accord with any of the abovementioned Performance Outcomes. For clarity, even if the child care centre was designed in such a way as to mitigate the potential impacts of emissions created by existing and future neighbouring land uses within the Employment Zone, the lack of amenity for the occupants that would result would likely be a cause for concern also. For these reasons, the proposed land use is considered inappropriate within the Employment Zone.

Building Height

Performance Outcome 3.5 of the Employment Zone states:

“Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation [TNV] layer... or is generally low-rise to complement the established streetscape and local character.”

Hence, there are two ways that a proposal may satisfy this PO. The relevant and applicable TNV for this site sets a maximum building height of 2 levels. The proposed building is two levels and therefore satisfies this PO.

Performance Outcome 3.6 of the Employment Zone states:

“Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.”

The corresponding Designated Performance Feature provides that if a building is “constructed within a building envelope provided by a 45-degree plan, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone” then this Performance Outcome may be satisfied. The subject land is separated by the adjacent General Neighbourhood Zone by Portrush Road, and so the proposed building easily falls within the building envelope suggested by DPF 3.6.

Setbacks, Design & Appearance

Performance Outcome 3.1 of the Employment Zone states:

“Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.”

The east side of Portrush Road has no consistent setback pattern nor any consistent streetscape character to this end. Several sites south of the subject land contain commercial uses with buildings set well back into the allotment and car parking situated between the building and the front boundary. The proposed child care centre will be set back in a similar fashion – 13.7m at its closest point and separated by the car park. This is consistent with the general setback pattern on this side of the road and therefore satisfied PO 3.1.

Performance Outcome 3.2 of the Employment Zone states:

“Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.”

The building is set back 1.84m from the Jones Avenue Street boundary. Notably, the site has a boundary with Jones Avenue measuring 49.8m and the building is only 13.3m wide adjacent this boundary. The remaining area adjacent this boundary is almost entirely comprised of soft landscaping areas, as is the area between the building and this boundary, and so the proposal satisfies this PO.

Performance Outcome 2.1 of the Employment Zone states:

“Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.”

Performance Outcome 2.2 of the Employment Zone states:

“Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:

- (a) Using a variety of building finishes*
- (b) Avoiding elevations that consist solely of metal cladding*
- (c) Using materials with low reflectivity*
- (d) Using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.”*

The Portrush Road elevation – which faces a boundary with the General Neighbourhood Zone – is comprised of a mixture of painted and unpainted precast concrete panels and vertical metal cladding. The colour scheme chosen for this elevation is non-reflective. Distinct elements of the building are broken up through the use of different materials, which provides visual interest and gives depth to the articulated components of the façade as a result of this change. Appropriate levels of fenestration are included across the façade too, which allow for passive surveillance from the building. Overall, the Portrush Road elevation of the building adds visual interest and will enhance the Portrush Road streetscape, and importantly provides a complementary transition to the adjacent General Neighbourhood Zone.

The Jones Avenue façade is comprised solely of painted precast concrete and glazing – the projecting wall at ground floor and the second building level are unlikely to be observed from Jones Avenue. Nonetheless, there will be landscaping between the building and this boundary which will help hide the monochromatic and mono-material façade. Further, this wall is only 13.3m in length,

comprising less than a third of the length of this boundary and therefore won't have a detrimental impact upon the streetscape. Adjacent the building will be landscaping on one side and 1800mm high metal pool-style fencing on the other which provides views into the children's play area and adds visual interest itself.

Overall, the building has been designed and sited in a manner that it will make a positive contribution to the Portrush Road and Jones Avenue streetscapes, consistent with the above Performance Outcomes.

Performance Outcome 5.1 of the Employment Zone states:

"Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares."

Performance Outcome 5.2 of the Employment Zone states:

"Development incorporates areas for landscaping to enhance the overall amenity of the site and locality."

Performance Outcome 3.1 of the Design in Urban Areas module of the General Development Policies states:

"Soft landscaping and tree planting are incorporated to:
(a) Minimise heat absorption and reflection
(b) Maximise shade and shelter
(c) Maximise stormwater infiltration
(d) Enhance the appearance of land and streetscapes

Performance Outcome 7.4 of the Design in Urban Areas module of the General Development Policies states:

"Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection."

Performance Outcome 7.5 of the Design in Urban Areas module of the General Development Policies states:

"Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places."

Soft landscaping areas have been provided around the perimeter of the car park at the front of the site, which includes a 1662mm-wide strip across the front boundary which contains nominal tree plantings and the retention of one existing tree. It isn't clear what is being planted aside from trees in this area – i.e. groundcovers and shrubs – but should the Panel choose to grant consent to this application then this detail could be sought by way of a reserved matter. Similar landscaping has been provided between the car park and the building along the secondary street boundary of the site, and then again between the car park and the building. These landscaping areas will have the effect of improving the amenity of the site and the appearance of the development from public streets, thus contributing to a more attractive streetscape.

In respect of the landscaping that is not visible from the street, the development provides for some tree plantings in the rear outdoor play area which will improve amenity and provide shade cover. Although not strictly soft landscaping, the shade sails will provide shade and cooling effect for the occupants of the site, which will be important for creating a high amenity environment for the young children as well as staff. As such, the proposal sufficiently accords with the above Performance Outcomes subject to a more detailed landscaping plan being provided.

Performance Outcome 1.5 of the Design in Urban Areas module of the General Development Policies states:

“The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.”

The refuse storage area and service yard associated with this development is located between the building and the southern boundary and fenced off from public view behind the building line of the building, consistent with this PO.

Traffic Impact, Access and Parking

Performance Outcome 1.1 of the Major Urban Transport Routes Overlay states:

“Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.”

When this application was first lodged, the original proposal was for the site to have two (2) access points – entry from Jones Avenue and entry and exit from/to Portrush Road. Advice received from the Council’s Manager, Traffic & Integrated Transport (**Attachment 8**) suggested that such an arrangement would be unsuitable because the existing congestion and parking issues on Jones Avenue would only be exacerbated and further flow back into Portrush Road; contrary to the above PO. Accordingly, the proposal was amended to provide access/egress solely from Portrush Road.

Pursuant to Table 5 of the Major Transport Routes Overlay, the application was necessarily referred to the Commissioner of Highways for assessment against the policies contained within that Overlay, all of which are contained in **Appendix 1** but most relevantly PO 1.1 above and PO 5.1 below.

Performance Outcome 5.1 of the Major Transport Routes Overlay states:

“Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.”

In respect of sightlines, the Commissioner directed the imposition of a condition of consent - should consent be granted – that sightlines continue to be provided in accordance with AS 2890.1:2004. Overall, the Commissioner of Highways is satisfied that the proposal sufficiently complies with the provisions of the Major Urban Transport Routes Overlay and are supportive of the proposal. Vehicles can enter and exit the site in a forward fashion, and sufficient room is provided within the car park for vehicle circulation such that the car park remains functional and safe.

Performance Outcome 1.1 of the Transport, Access and Parking module of the General Development Policies states:

“Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.”

Performance Outcome 3.1 of the Transport, Access and Parking module of the General Development Policies states:

“Safe and convenient access minimises impact or interruption on the operation of public roads.”

Council's administration internally referred the application again to the Manager, Traffic & Integrated Transport following amendments to the proposed access arrangement. They are supportive of the proposal now (see **Attachment 8**) and agree with the Commissioner of Highways position that adequate sightlines must be maintained in order to achieve safe and convenient access and egress. Importantly, the development includes a 'turn around bay' for vehicles – at the southern end of the car park – so that vehicles can safely manoeuvre within the site without conflict. Council's Manager, Traffic & Integrated Transport has suggested that, if planning consent is granted to this application, that a condition is imposed that this be appropriately line marked to avoid it being used as a parking space.

In respect of car parking provision, Performance Outcome 5.1 of the Transport, Access and Parking module of the General Development Policies states:

“Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to [various] factors that may support a reduced on-site rate.”

The corresponding Designated Performance Feature suggests that car parking supply consistent with Table 1 of the Transport, Access and Parking Module may be one way of satisfying this Performance Outcome.

Table 1 provides that 0.25 car parking spaces must be provided per child, for a child care centre. The proposal is for the child care centre to accommodate up to 90 children. Therefore, to meet the requirements of Table 1, 22.5 car parking spaces should be provided. The application provides for 22 car parking spaces, which includes one accessible car parking space. Although there is a theoretical shortfall of 0.5 spaces, this is satisfactory and will meet the needs of the development in accordance with PO 5.1 above.

Environmental Factors

Noise Emissions

Performance Outcome 2.1 of the Interface Between Land Uses module of the General Development Policies states:

“Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to [various factors].”

Performance Outcome 4.1 of the Interface Between Land Uses module of the General Development Policies states:

“Development that emits noise (other than music) does not unreasonable impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).”

The subject land is located in the Employment Zone meaning noise emissions of some kind are expected from development within that Zone. However, the site is adjacent to dwellings within the General Neighbourhood Zone (west) and a school (north), and a dwelling within the Employment Zone (south east). The applicant provided an acoustic report by Echo Acoustic Consulting (see **Attachment 1**) that suggests that the noise emissions produced by the facility will achieve the relevant standards and guidelines through implementation of several measures. Of those measures that are related to physical construction, these have been reflected in the architectural drawings for the facility. Of those that are related to management practice, these could be enforced by way of a condition of consent that relates to those recommendations should the Panel choose to grant planning consent to this proposal.

The main sources of noise from this facility will be from children playing in the outdoor area, traffic noise associated with drop-offs and pick-ups, waste collection noise and the operation of service equipment such as AC units. In the context of being within the Employment Zone, where some low-impact emissions are expected, noise emissions from traffic, waste vehicles and service equipment are considered reasonable. More so when one considers that these noises will all be generated from adjacent Portrush Road. The noise from the 90 children, however, is less predictable. Nevertheless, it is anticipated that this noise will be largely indiscernible when compared with noise produced: from traffic along Portrush Road (noting it is a dedicated heavy vehicle route), from other land uses within the Zone, and from the adjacent primary school.

The modelling undertaken by Echo Acoustic Consulting on behalf of the applicant demonstrates compliance with the relevant standards and guidelines in respect of noise from all potential noise sources within the facility. As such, Performance Outcomes 2.1 and 4.1 above are considered satisfied.

Waste Management

The proposed development seeks to use Council’s standard waste collection service, which has been confirmed with relevant Council staff as being acceptable. Waste will be stored in the dedicated waste storage area on site adjacent the southern boundary, and will be presented kerbside for collection in accordance with East Waste’s collection schedule.

Site Contamination

Performance Outcome 1.1 of the Site Contamination module of the General Development Policies states:

“Ensure land is suitable for use when land use changes to a more sensitive use.”

Because of the previous commercial activity on 168 Portrush Road the proposed development involves a more sensitive use of the land. Consequently, the applicant was requested to undertake a Preliminary Site Investigation (**PSI**) and provide a site contamination declaration form, in accordance with Practice Direction 14.

The site contamination declaration form states that a class 3 activity (agricultural activities) may have taken place on the land in the past. However, this activity did not appear to involve any of the specific potentially contaminating activities identified in the *Environment Protection Regulations 2009* and so the likelihood of contamination from this activity is low; and therefore the land is suitable for the proposed use. This conclusion is consistent with the findings in the PSI.

Accordingly, the land is considered to be suitable for the proposed development in respect of any potential contamination concerns.

Flooding & Stormwater

The subject land is located within both the Hazards (Flooding) Overlay and the Hazards (Flooding – General) Overlay. The spatial application of these Overlays are contained within **Attachment 8**, as is a map showing the 1% AEP event floodplain. Accordingly, the application was referred to the Council's external hydrological engineer (Tonkin) for advice, which is contained in **Attachment 7**.

By way of summary, Tonkin advised:

1. The finished floor level of the building needs to be 58.9mAHD to provide sufficient freeboard in a 1% AEP event; and
2. An overflow path should be provided along the southern boundary of the site to allow flood waters to flow through from Amherst Avenue to Portrush Road (the existing siting of the building has this flow path blocked); and
3. There were concerns about the evacuation of children in a 1% or larger flood event.

Each of these will be addressed in turn.

1. Finished Floor Levels

Performance Outcome 2.1 of the Hazards (Flooding – General) Overlay states:

“Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.”

In accordance with the advice provided by Tonkin, the proposal incorporates a finished floor level of 58.9mAHD, which provides 200mm of freeboard in a 1% AEP event.

2. Overflow path

Performance Outcome 3.2 of the Hazards (Flooding) Overlay states:

“Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.”

Performance Outcome 3.3 of the Hazards (Flooding) Overlay states:

“Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.”

Performance Outcome 3.6 of the Hazards (Flooding) Overlay states:

“Fences do not unreasonable impede floodwaters.”

Performance Outcome 5.1 of the Hazards (Flooding) Overlay states:

“The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.”

Per the advice provided by Tonkin, the building should've been redesigned and re-sited to allow for an overflow path for floodwaters along the southern boundary of the site. This was brought to the applicant's attention, but they determined not to make any changes notwithstanding this advice. Additionally, 400mm of retaining and a 1.8m fence is to be provided in the southeast corner.

The current building design and siting, and the additional retaining and fencing in the southeast corner of the site, together result in the flow path for a 1% AEP flood event being impeded, resulting in additional flooding of 47 Amherst Avenue and the diversion of flood waters into 45 and/or 49 Amherst Avenue. This causes unacceptable impacts to adjoining properties contrary to the above Performance Outcomes.

3. Evacuation concerns

Performance Outcome 1.1 of the Hazards (Flooding – General) Overlay states:

“Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas to enable uninterrupted operation of services and reduce likelihood of entrapment.”

The corresponding Designated Performance Feature states that, among other land uses, pre-schools should be located wholly outside the 1% AEP flood event. The same policy is contained at PO 2.2 of the Hazards (Flooding) Overlay, whose corresponding DPF also states that pre-schools should not be located within the Overlay area.

Performance Outcome 6.1 of the Hazards (Flooding) Overlay states:

“Development does not occur on land:

- (a) From which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event...”*

As earlier noted, Tonkin expressed concern about how children might be evacuated and protected during a 1% AEP or greater flood event. Evidently, this advice was not passed on to the applicant until Monday 6 November (**Attachment 9**), and so they were not given the chance to address this. Nonetheless, as shown in **Attachment 8**, the 1% AEP flood plain covers the majority of the subject land and the surrounding road network. Consequently, without incorporating a flood “safehouse” of some description into the proposed development, it is difficult to meet PO 6.1 above. Even in that event, evacuation logistics could be a concern given children-to-staff ratios, which is possibly why DPF 1.1 (above) and DPF 2.2 of the Flooding (General) Overlay state that pre-schools (child care centres) should not be located within the 1% AEP flood event / Overlay area.

The flooding susceptibility of the site, the failure to provide an overflow path and the consequences thereof, and the unknowns regarding the ability to safely evacuate children in a large flood event, lead to the conclusion that this development is inappropriate on the subject land. It should be noted that in the event the Panel is inclined to support this application subject to these flooding concerns being resolved – i.e. by way of a deferral of the decision and the applicant being asked to favourably amend the application – the applicant has already advised that they do not wish to do so (see **Attachment 9**).

Signage

The proposal includes three (3) separate advertisements: a 2.1m tall freestanding pylon sign adjacent the northwest corner of the site; signage on the wall adjacent the pedestrian entry on Portrush Road; and signage affixed to the building façade.

Performance Outcome 6.1 of the Employment Zone states:

“Freestanding advertisements are not visually dominant within the locality.”

Performance Outcome 1.1 of the Advertisements module of the General Development Policies states:

“Advertisements are compatible and integrated with the design of the building and/or land they are located on.”

Performance Outcome 1.2 of the Advertisements module of the General Development Policies states:

“Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.”

Performance Outcome 1.5 of the Advertisements module of the General Development Policies states:

“Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.”

All three advertisements have been well integrated into the design of the building, are not visually dominant and do not disfigure the appearance of the land or locality. The freestanding pylon sign is an appropriate height so as to attract attention without being disproportionate to the scale of the proposed development of the subject land. Similarly, both advertisements on the entry wall and the building have been scaled appropriately against the wall to which they are attached, provide identification for the business and are compatible within the locality and streetscape.

Performance Outcome 2.1 of the Advertisements module of the General Development Policies states:

“Proliferation of advertisements is minimised to avoid visual clutter and untidiness.”

The proposal involves three (3) advertisements, but each of a different form. The entry sign helps provides a legible point of pedestrian entry, whereas the fascia sign and the freestanding pylon sign help identify the business from road and pedestrian traffic alike. The signs are well integrated into

the design and sufficiently separated to avoid visual clutter and untidiness consistent with this Performance Outcome.

Performance Outcome 1.3 of the Advertisements module of the General Development Policies states:

“Advertising does not encroach on public land or the land of an adjacent allotment.”

The plans provided do not make it clear if the signage on the wall adjacent the Portrush Road pedestrian entry is painted or otherwise three-dimensional (e.g. acrylic lettering). Accordingly, if the Panel considers granting consent to this application, then a condition of consent should be imposed that requires the wall and associated signage to be located entirely within the subject land’s boundaries so as to not encroach onto public land.

Performance Outcome 1.1 of the Advertising Near Signalised Intersections module of the General Development Policies states:

“Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.”

The corresponding Designated Performance Feature states that advertising that is not illuminated, does not incorporate a moving or changing display or message, and does not flash, will generally be regarded as satisfying PO 1.1. All three (3) signs associated with this development meet these criteria and are not considered to cause an undue distraction to road users or cause conflict with signalised intersections.

Performance Outcome 5.3 of the Advertisements module of the General Development Policies states:

“Advertisements and/or advertising hoardings do not create a hazard to drivers by... obscuring or impairing drivers’ view of features of a road that are potentially hazardous (such as junctions, bends...”

The corresponding Designated Performance Feature states that signs should be located wholly outside of a 4.5m x 4.5m ‘Corner Cut-Off Area’ (see **Appendix 1**), to satisfy this PO. In this case, the pylon sign is located outside of this corner cut-off area and therefore is considered to not cause any hazard to drivers. It should be noted in this respect that the Commissioner of Highways raised no concerns about the advertisements during the referral process.

CONCLUSION

In respect of built form, setbacks, traffic, access and car parking, landscaping, noise emissions and advertisements, the proposed development has merit. However, the use of land within an Employment Zone for a child care centre (a sensitive receiver) is fundamentally inappropriate. The Employment Zone seeks the types of land uses that by their very nature will produce some kind of emissions but seeks to contain those within the Zone and employ appropriate mitigation measures to prevent those emissions from encroaching into neighbouring zones and having a detrimental effect therein. To approve a sensitive receiver within such a Zone would be to approve an incompatible land use that will only further restrain future development within the Zone.

Additionally, although the finished floor levels of the building provide freeboard protection in a 1% AEP flood event, the children's play area at the rear is not provided the same freeboard which raises serious concerns about the safety of vulnerable young children in a serious flood event. The development also fails to provide an appropriate overflow path for flood waters in such an event which in turn increases the flooding of adjacent sites and the road network contrary to the principles of the relevant flooding Overlays.

Overall, although a well-designed and compatible building in the streetscape and locality, the land use incompatibility within the Employment Zone and the serious flooding risks render this application unworthy of support.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 22010614, by 164 Property Group Pty Ltd is refused Planning Consent for the following reasons:

REFUSAL REASONS

Consent is refused as the proposed development is not considered to accord sufficiently with the provisions of the Planning & Design Code for the following reasons:

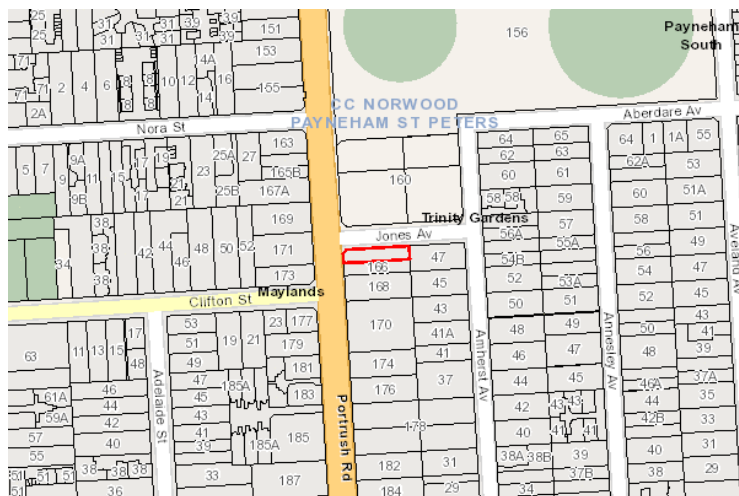
1. The proposal is at odds with Performance Outcome 1.1 of the Employment Zone;
2. The proposal is at odds with Performance Outcome 1.1 of the Interface Between Land Uses module of the General Development Policies;
3. The proposal is at odds with Performance Outcome 1.1 of the Hazards (Flooding – General) Overlay and Performance Outcome 6.1 of the Hazards (Flooding) Overlay; and
4. The proposal fails to satisfy Performance Outcomes 3.2, 3.3, 3.6 and 5.1 of the Hazards (Flooding) Overlay.

ADVISORY NOTES

Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

164 PORTRUSH RD TRINITY GARDENS SA 5068**Address:**Click to view a detailed interactive [SAILIS](#) in SAILIS

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

**Property Zoning Details****Local Variation (TNV)**Maximum Building Height (Levels) (*Maximum building height is 2 levels*)**Overlay**Airport Building Heights (Regulated) (*All structures over 45 metres*)

Advertising Near Signalised Intersections

Hazards (Flooding - General)

Major Urban Transport Routes

Prescribed Wells Area

Regulated and Significant Tree

Traffic Generating Development

Zone

Employment

Development Pathways

■ Employment

1. Accepted Development

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

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

2. Code Assessed - Deemed to Satisfy

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

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

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies.

Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Consulting room
- Demolition
- Land division
- Light industry
- Office
- Retaining wall
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Warehouse

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.

<p>PO 1.2</p> <p>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.</p>	<p>DTS/DPF 1.2</p> <p>Shop where one of the following applies:</p> <ul style="list-style-type: none"> (a) with a gross leasable floor area up to 100m² (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
<p>PO 1.3</p> <p>Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.</p>	<p>DTS/DPF 1.3</p> <p>Telecommunications facility in the form of a monopole:</p> <ul style="list-style-type: none"> (a) up to a height of 30m (b) no closer than 50m to a neighbourhood-type zone.
<p>PO 1.4</p> <p>Bulky good outlets and standalone shops are located to provide convenient access.</p>	<p>DTS/DPF 1.4</p> <p>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</p>
Built Form and Character	
<p>PO 2.1</p> <p>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</p> <ul style="list-style-type: none"> (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road. 	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Building height and setbacks	
<p>PO 3.1</p> <p>Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 3.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building or (c) not less than 3m where no building exists on an adjoining site with the same primary street frontage.
<p>PO 3.2</p> <p>Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 2m to the secondary street boundary.</p>
<p>PO 3.3</p> <p>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.</p>	<p>DTS/DPF 3.3</p> <p>Building walls are set back from the rear access way:</p>

	<div>(a) where the access way is 6.5m wide or more, no requirement</div> <div>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.</div>		
<div>PO 3.4</div> <div>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.</div>	<div>DTS/DPF 3.4</div> <div>Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.</div>		
<div>PO 3.5</div> <div>Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, and is otherwise generally low-rise to complement the established streetscape and local character.</div>	<div>DTS/DPF 3.5</div> <div>Building height is not greater than:</div> <div><div>(a) the following:</div><div><table><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 2 levels</td></tr></table></div><div>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</div><div>In relation to DTS/DPF 3.5, in instances where:</div><div><div>(c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Metres) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</div><div>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</div></div></div>	Maximum Building Height (Levels)	Maximum building height is 2 levels
Maximum Building Height (Levels)			
Maximum building height is 2 levels			
<div>PO 3.6</div> <div>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</div>	<div>DTS/DPF 3.6</div> <div>Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the primary street boundary.</div> <div><div><div>LEGEND</div><div><div><div></div></div>BUILDING ENVELOPE</div></div><div><div><div>NEAREST RESIDENTIAL ALLOTMENT BOUNDARY IN ADJOINING ZONE</div><div>45° PLANE MEASURED FROM THE BOUNDARY</div><div>45°</div><div>3.0m</div><div>NATURAL GROUND LEVEL</div><div>2 STOREY DWELLING</div><div>PRIMARY ROAD FRONTAGE</div></div></div></div>		
<div>PO 3.7</div> <div>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</div>	<div>DTS/DPF 3.7</div> <div>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:</div>		

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Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	<p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 7.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.
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Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) building on railway land (d) carport (e) fence (f) outbuilding (g) retaining wall (h) shade sail (i) solar photovoltaic panels (roof mounted) (j) temporary public service depot (k) verandah (l) water tank. 	<p>Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse. 	<p>Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.</p>

4. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire (e) tree damaging activity. 	None specified.
5. Demolition.	Except any of the following: <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
6. Shop within any of the following: <ul style="list-style-type: none"> (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone. 	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: <ul style="list-style-type: none"> 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
7. Shop.	Except: <ul style="list-style-type: none"> 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
8. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements Near Signalised Intersections	
PO 1.1 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 1.1 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Advertisement or advertising hoarding that: (a) is within 100m of a: (i) signalised intersection or (ii) signalised pedestrian crossing and (b) will: (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (iii) incorporate a flashing light.	Commissioner of Highways.	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.	Development of a class to which Schedule 9 clause 3 item 21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1	DTS/DPF 1.1

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.

PO 2.2	DTS/DPF 2.2
Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Resilience	
PO 3.1	DTS/DPF 3.1
Development avoids the need for flood protection works.	None are applicable.
PO 3.2	DTS/DPF 3.2
Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	None are applicable.
PO 3.3	DTS/DPF 3.3
Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	None are applicable.
PO 3.4	DTS/DPF 3.4
Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	Other than a recreation area, development is located outside of the 5% AEP principal flow path.
PO 3.5	DTS/DPF 3.5
Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	Buildings comprise one of the following: <ul style="list-style-type: none"> (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
PO 3.6	DTS/DPF 3.6
Fences do not unreasonably impede floodwaters.	A post and wire fence (other than a chain mesh fence).
Environmental Protection	
PO 4.1	DTS/DPF 4.1
Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.
PO 4.2	DTS/DPF 4.2
Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	None are applicable.
Site Earthworks	
PO 5.1	DTS/DPF 5.1
The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	None are applicable.
PO 5.2	DTS/DPF 5.2

Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.
Access	
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.	DTS/DPF 6.1 None are applicable.
PO 6.2 Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.	DTS/DPF 6.2 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.

Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

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

Major Urban Transport Routes Overlay

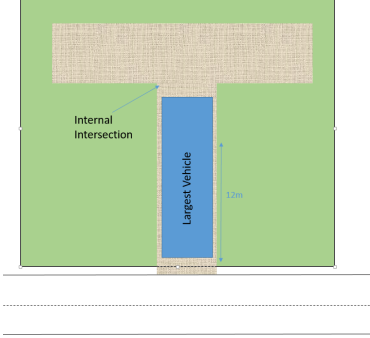
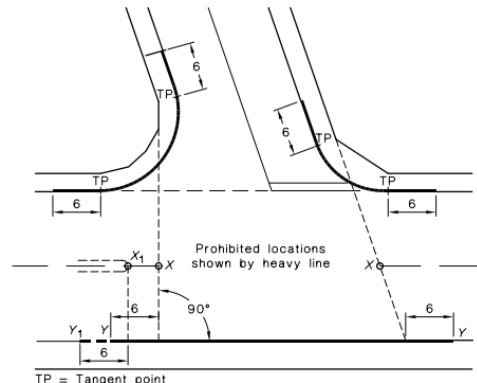
Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient operation of Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Major Urban Transport Routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.	<p>DTS/DPF 1.1</p> <p>An access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) where servicing a single (1) residential dwelling / residential allotment: <ul style="list-style-type: none"> (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) have a width of between 3m and 4m (measured at the site boundary). (b) where the development will result in 2 and up to 6 dwellings: <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) entry and exit movements are left turn only (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees; (v) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road

	<ul style="list-style-type: none"> (vi) have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site). (c) where the development will result in over 7 dwellings, or is a non-residential land use: <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access; <ul style="list-style-type: none"> A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <ul style="list-style-type: none"> (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram: <div data-bbox="451 1104 780 1411" data-label="Diagram"> </div> (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and: <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length no greater than 6.4m (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site). (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and: <ul style="list-style-type: none"> (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) (iii) any termination of, or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:

	
Access – Location (Spacing) - Existing Access Points	
<p>PO 3.1</p> <p>Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) it will not service, or is not intended to service, more than 6 dwellings (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access (c) it is not located on a Controlled Access Road and development constitutes: <ul style="list-style-type: none"> (i) change of use between an office less than 500m² gross leasable floor area and a consulting room less than 500m² gross leasable floor area or vice versa (ii) change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) change of use from a consulting room or office less than 250m² gross leasable floor area to shop less than 250m² gross leasable floor area (iv) change of use from a shop less than 500m² gross leasable floor area to a warehouse less than 500m² gross leasable floor area (v) an office or consulting room with a gross leasable floor area less than 500m².
Access – Location (Spacing) – New Access Points	
<p>PO 4.1</p> <p>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram: <div data-bbox="534 1332 1013 1713">  <p>TP = Tangent point</p> </div> <p>NOTE: The points marked X₁ and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y' extends to Point Y₁.</p> (b) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access: <ul style="list-style-type: none"> (i) is not located on a Controlled Access Road (ii) is not located on a section of road affected by double barrier lines (iii) will be on a road with a speed environment of 70km/h or less (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a) (v) located minimum of 6m from a median opening or pedestrian crossing. (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access

is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	40m	123m
70 km/h	55m	151m
80 km/h	70m	181m
90 km/h	90m	214m
100 km/h	110m	248m
110 km/h	135m	285m

Access - Location (Sight Lines)

PO 5.1

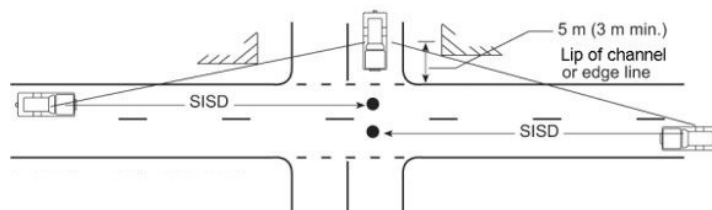
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

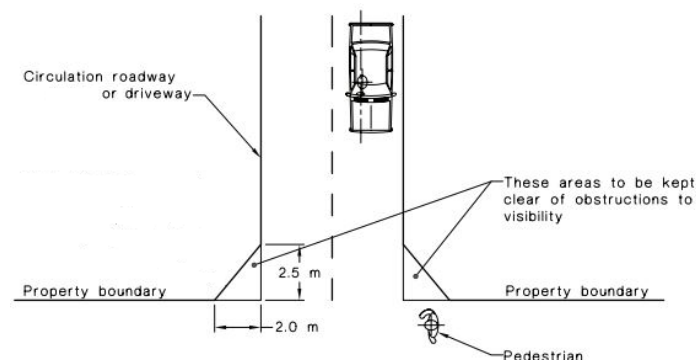
An access point satisfies (a) or (b):

- (a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access Point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	40m	73m
50 km/h	55m	97m
60 km/h	73m	123m
70 km/h	92m	151m
80 km/h	114m	181m
90 km/h	139m	214m
100 km/h	165m	248m
110km/h	193m	285m



- (b) pedestrian sightlines in accordance with the following diagram:



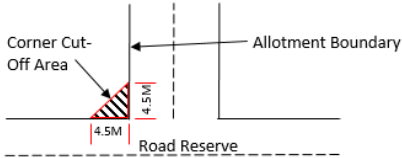
Access - Mud and Debris

PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure

DTS/DPF 6.1

Where the road has an unsealed shoulder and the road is not kerbed the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer)

safe road operating conditions.	
Access - Stormwater	
PO 7.1 Access points designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point and system.
Building on Road Reserve	
PO 8.1 Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.	DTS/DPF 8.1 No encroachment of buildings or structures onto, above or below the road reserve.
Public Road Junctions	
PO 9.1 New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions are maintained on the State Maintained Road.	DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
Corner Cut-Offs	
PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram: 

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as	Development of a class to which Schedule 9 clause 3 item 7 of the

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.

DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
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Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and	Development of a class to which

<ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. 		efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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Part 4 - General Development Policies

Advertisements

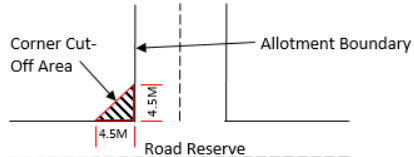
Assessment Provisions (AP)

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

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

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

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

activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	DTS/DPF 5.3 Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	

<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	

PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m

	(c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25%

	<p>transparency/openings fixed to a minimum height of:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
Site Facilities / Waste Storage (excluding low rise residential development)	
<p>PO 11.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
<p>PO 11.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>PO 11.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4</p> <p>None are applicable.</p>
<p>PO 11.5</p> <p>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 11.5</p> <p>None are applicable.</p>

All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	DTS/DPF 43.1 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature									
General Land Use Compatibility											
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.		DTS/DPF 1.1 None are applicable.									
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.		DTS/DPF 1.2 None are applicable.									
Hours of Operation											
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.		DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr></table>		Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation										
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday										
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Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday										

	Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	
Overshadowing		
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m ² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.	
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.	
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.	
Activities Generating Noise or Vibration		
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.	
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers	DTS/DPF 4.2 None are applicable.	

<p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>					
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1066 1489 1310"> <thead> <tr> <th>Assessment location</th><th>Music noise level</th></tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td></tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released</p> <p>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				

sensitive receivers).	
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
D01	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:	DTS/DPF 1.1 None are applicable.

<ul style="list-style-type: none"> (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

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

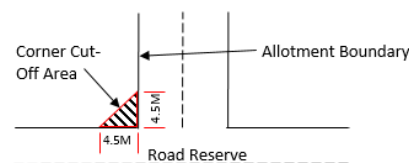
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided

	<p>(b) for sites with a frontage to a public road greater than 20m:</p> <p>(i) a single access point no greater than 6m in width is provided</p> <p>or</p> <p>(ii) not more than two access points with a width of 3.5m each are provided.</p>
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <p>(a) 80 km/h road - 110m</p> <p>(b) 70 km/h road - 90m</p> <p>(c) 60 km/h road - 70m</p> <p>(d) 50km/h or less road - 50m.</p>
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
Access for People with Disabilities	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <p>(a) availability of on-street car parking</p> <p>(b) shared use of other parking areas</p> <p>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</p> <p>(d) the adaptive reuse of a State or Local Heritage Place.</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <p>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements</p> <p>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas</p> <p>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</p>
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>

vehicle parking areas and access points.	
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

**Table 1 - General Off-Street Car Parking Requirements**

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p>

Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre

DEVELOPMENT APPLICATION

164-168 PORTRUSH RD, TRINITY GARDENS
PROPOSED CHILDCARE CENTRE



DA DRAWING SCHEDULE

NO.	SHEET TITLE
DA01	COVER SHEET
DA10	EXISTING SITE & DEMOLITION PLAN
DA11	SITE PLAN
DA20	GROUND FLOOR PLAN
DA21	FIRST FLOOR PLAN
DA22	ROOF PLAN
DA30	SECTIONS
DA40	ELEVATIONS
DA50	PERSPECTIVES SHEET 1
DA51	PERSPECTIVES SHEET 2
DA52	PERSPECTIVES SHEET 3

J O B N O : 1 8 0 0
D A T E : 1 2 / 0 4 / 2 0 2 3



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DEMOLITION NOTES

- INSPECT CONDITIONS AT SITE BEFORE STARTING WORK.
- DISCONNECT ALL EXISTING SERVICES.
- BEFORE DEMOLISHING SERVICES OR SIMILAR ITEMS NOTIFY THE AUTHORITIES AS REQUIRED TO MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE.
- DEMOLISH AND REMOVE COMPLETELY PARTS OF STRUCTURE AS NOTED IN PLAN
- ALL PLANTS, TIMBER AND TIMBER BASED PRODUCTS ARE TO BE REMOVED FROM THE SITE.
- WET DOWN THOROUGHLY DURING DEMOLITION TO PREVENT NUISANCE OF DIRT AND DUST.
- BURN NO DEBRIS ON THE SITE.
- PROVIDE TEMPORARY SUPPORTS AS REQUIRED.
- PROVIDE MEASURES FOR THE PROTECTION OF SURROUNDING PROPERTY, FOOTPATHS, STREETS, KERBS, THE PUBLIC, OCCUPANTS AND WORKMEN DURING DEMOLITION.
- MAKE GOOD ANY DAMAGE TO STRUCTURES TO BE RETAINED AND TO ADJACENT PROPERTY WHICH RESULTS FROM DEMOLITION OPERATIONS.

C	COUNCIL RFI ISSUE	MR	12/04/2023
B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE

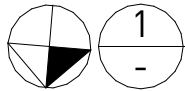
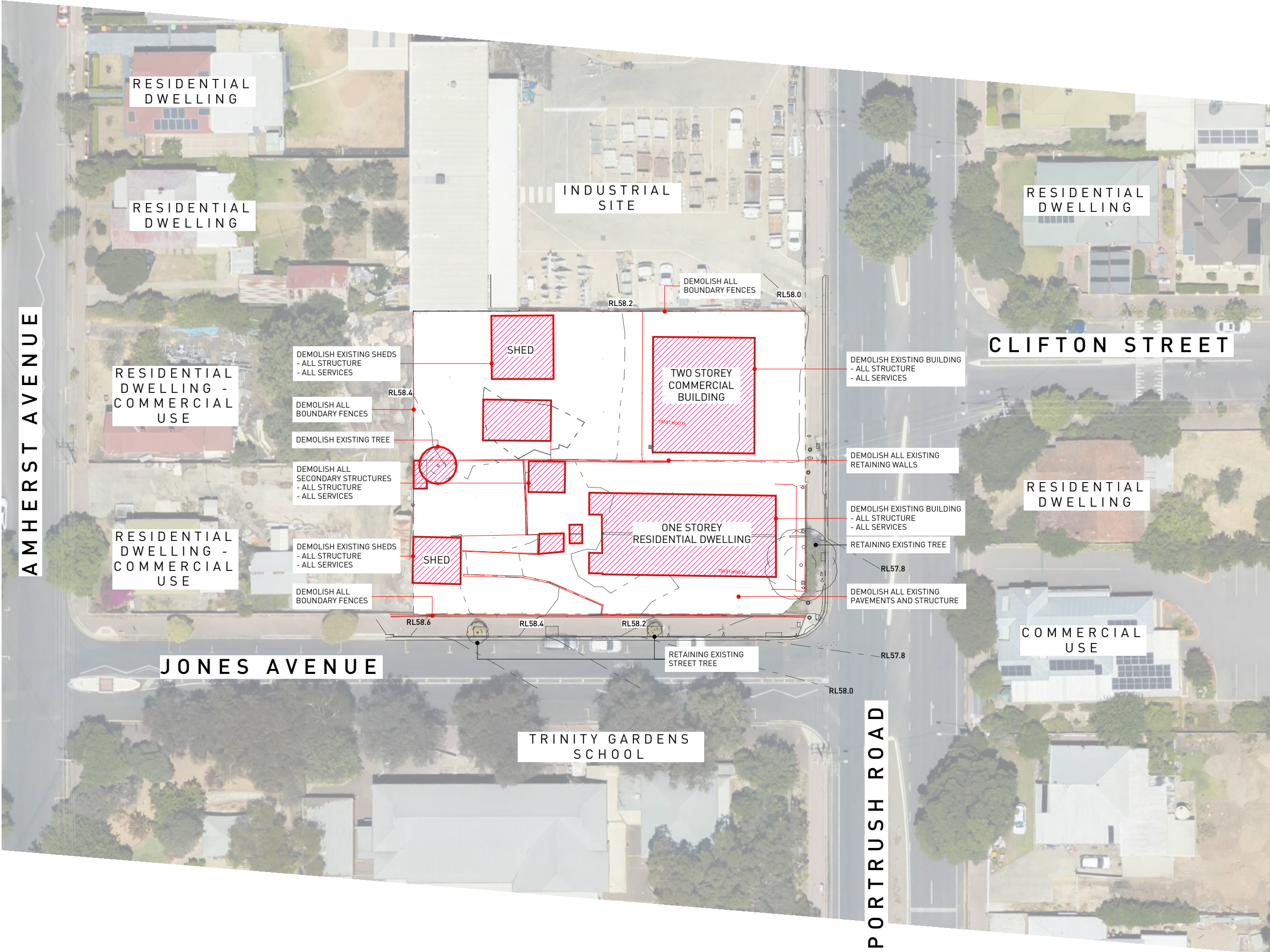


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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
164-168 PORTRUSH RD TRINITY GARDENS 5068
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
EXISTING SITE & DEMOLITION PLAN

SCALE: 1:500, 1:100 @ A3
JOB No. 1800
DRAWN BY: MR
DWG No. DA10
ISSUE DATE 12/04/2023
REV C



EXISTING SITE & DEMOLITION PLAN

SCALE: 1:500

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DEVELOPMENT SCHEDULE

ADDRESS:
164-168 PORTRUSH RD TRINITY GARDENS 5068

COUNCIL:
CITY OF NORWOOD PAYNEHAM & ST PETERS

SITE AREA: 2,153m2

PARKING SCHEDULE

REQUIRED CAR PARKING:
1/4 CHILDREN

PROVIDED CAR PARKING:
22 CARPARKING BAYS

CHILDCARE SCHEDULE

ROOM	CAPACITY	REQ. AREA (m²)	UNENC. AREA (m²)
ROOM 01	PLACES: 8	REQ. 26.00m²	30
ROOM 02	PLACES: 8	REQ. 26.00m²	28
ROOM 03	PLACES: 15	REQ. 48.75m²	50
ROOM 04	PLACES: 15	REQ. 48.75m²	52
ROOM 05	PLACES: 22	REQ. 71.5m²	73
ROOM 06	PLACES: 22	REQ. 71.5m²	74
TOTAL:	90 PLACES		

**HUSBAND**
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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
164-168 PORTRUSH RD TRINITY GARDENS 5068
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
SITE PLAN

SCALE: 1:500@A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA11
ISSUE DATE 12/04/2023	REV D

SITE PLAN
SCALE: 1:500

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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-03 +RW	FENCE TYPE 03 1800H METAL POOL FENCE AND RETAINING WALL
FEN-04 +RW	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE AND RETAINING WALL
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

D	COUNCIL RFI ISSUE	MR	12/04/2023
C	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
B	JONES AVENUE CROSSOVER REMOVED	MR	18/11/2022
A	ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE



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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
GROUND FLOOR PLAN

SCALE: 1:200
JOB No. 1800
DRAWN BY: MR
DWG No. DA20
ISSUE DATE 12/04/2023
REV D



JONES AVENUE

GROUND FLOOR PLAN

SCALE: 1:200



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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-03 +RW	FENCE TYPE 03 1800H METAL POOL FENCE AND RETAINING WALL
FEN-04 +RW	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE AND RETAINING WALL
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

C	COUNCIL RFI ISSUE	MR	12/04/2023
B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE- CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE

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PROJECT
**PROPOSED CHILDCARE
CENTRE**
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

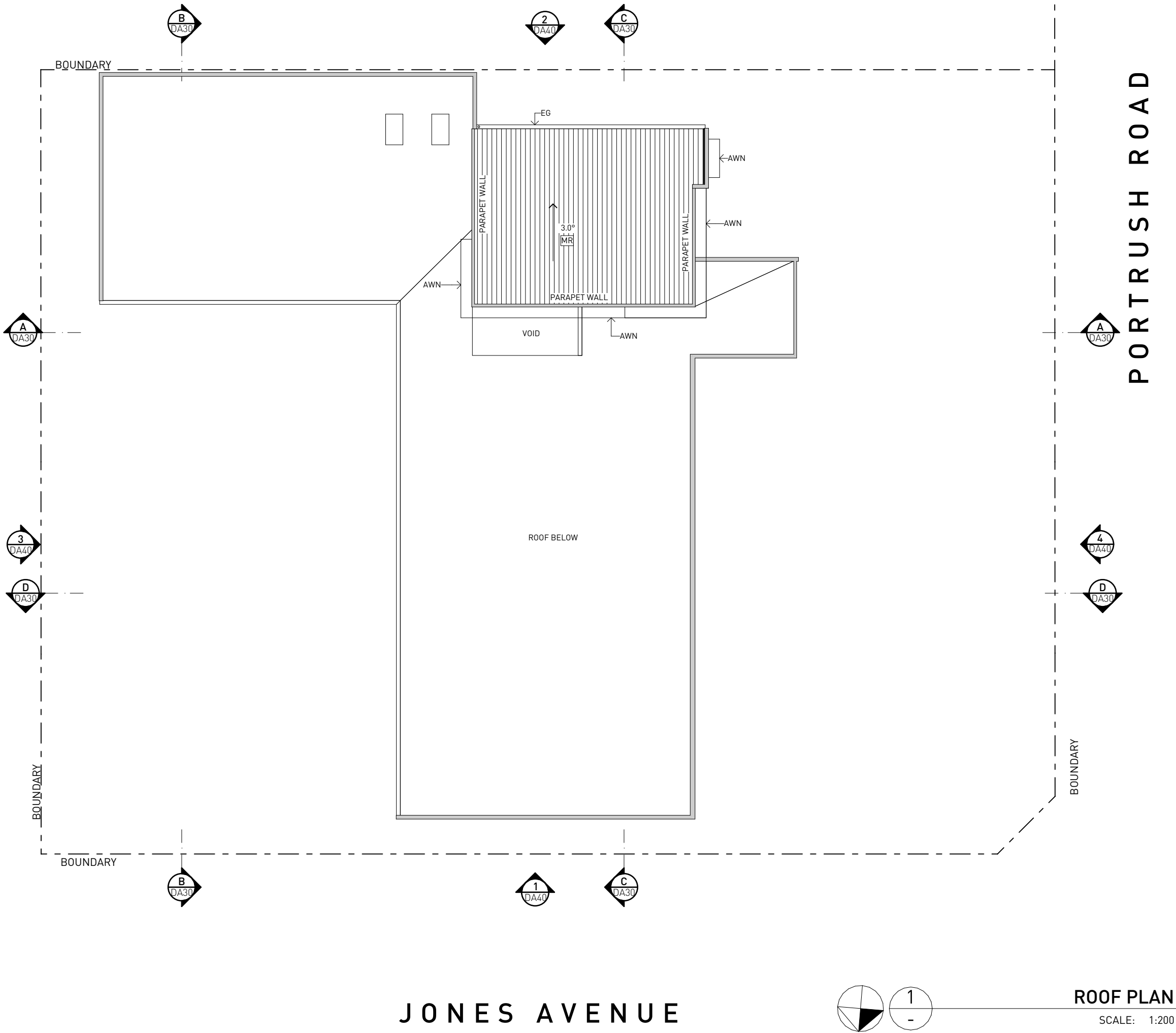
TITLE
FIRST FLOOR PLAN

SCALE: 1:200@A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA21
ISSUE DATE 12/04/2023	REV C

JONES AVENUE

FIRST FLOOR PLAN

SCALE: 1:200



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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-03 +RW	FENCE TYPE 03 1800H METAL POOL FENCE AND RETAINING WALL
FEN-04 +RW	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE AND RETAINING WALL
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

C	COUNCIL RFI ISSUE	MR	12/04/2023
B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE



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PROJECT
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LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
ROOF PLAN

SCALE: 1:200@A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA22
ISSUE DATE 12/04/2023	REV C

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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-03 +RW	FENCE TYPE 03 1800H METAL POOL FENCE AND RETAINING WALL
FEN-04 +RW	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE AND RETAINING WALL
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

MATERIAL LEGEND

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UPC	UNFINISHED PRECAST PANEL

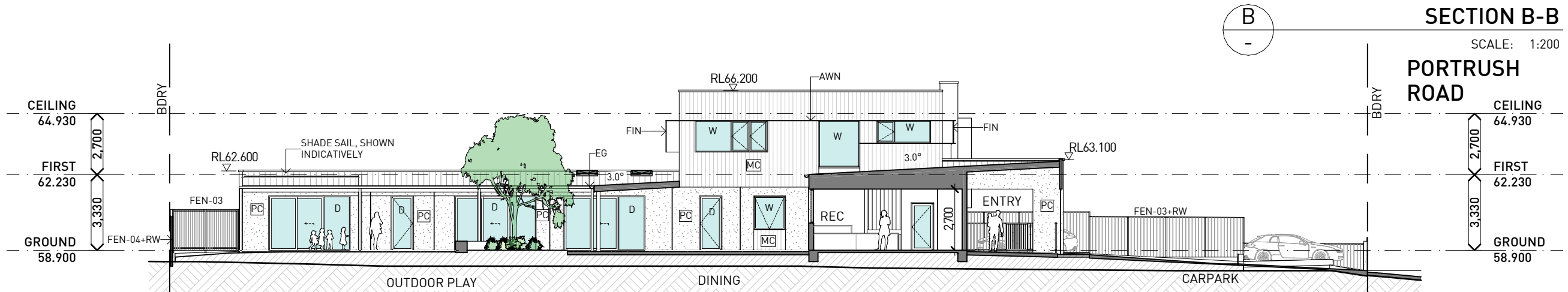
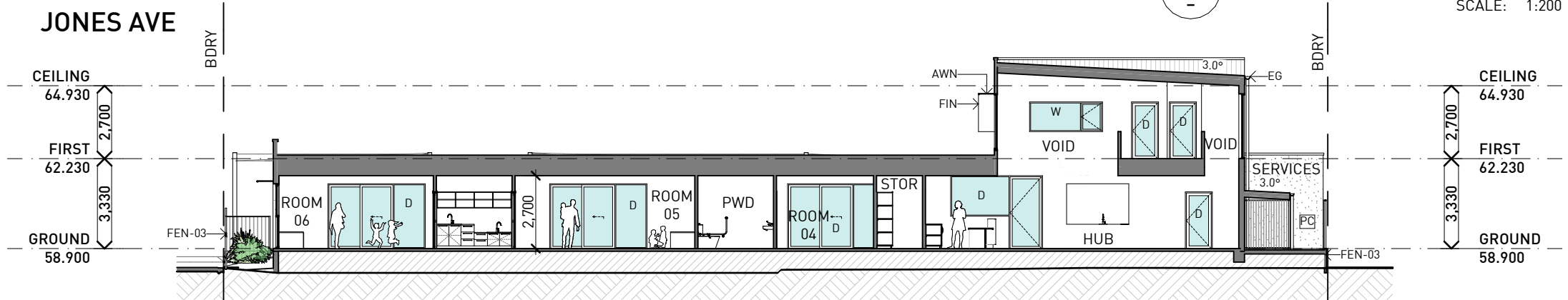
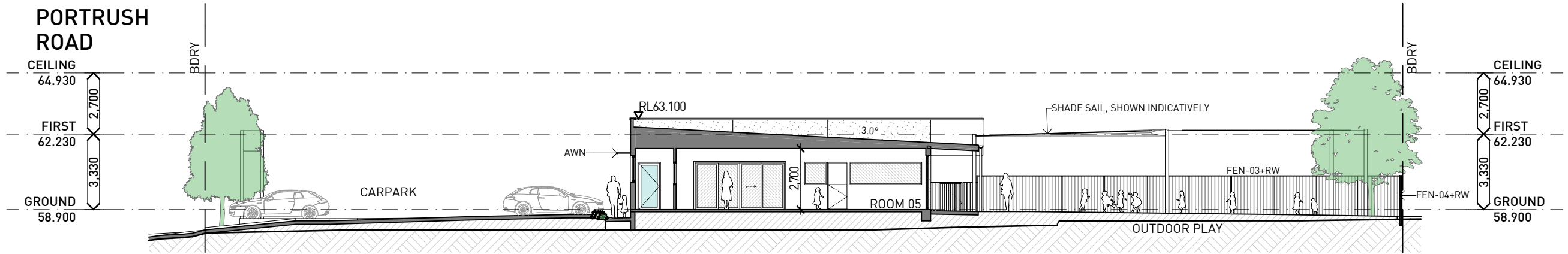
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B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE

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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

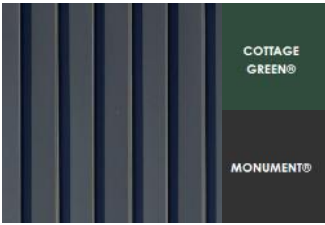
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SECTIONS

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DRAWN BY: **MR**
DWG No. **DA30**
ISSUE DATE **12/04/2023**
REV **C**



MATERIALS SCHEDULE

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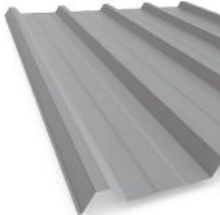
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UPC:
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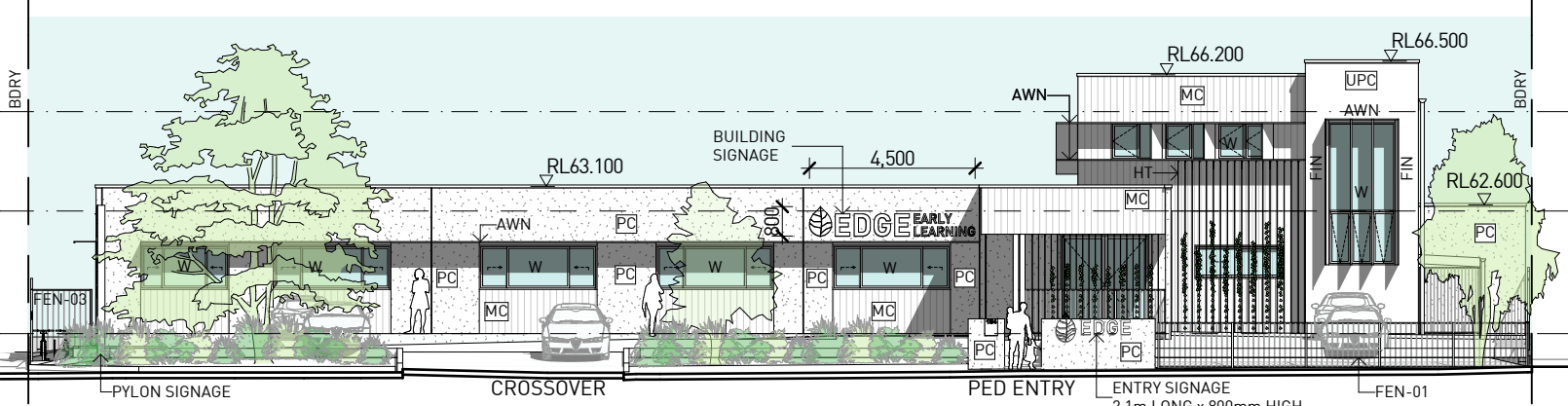


MR:
METAL ROOF SHEETING



JONES
AVE

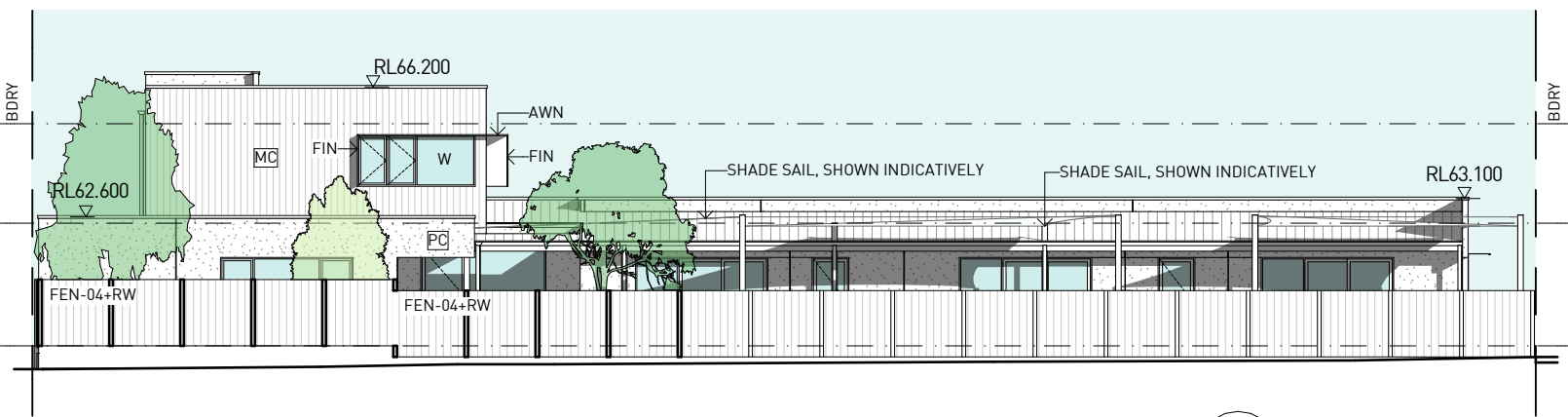
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FIRST
62.230
3.330
GROUND
58.900



4 PORTRUSH ROAD/WEST ELEVATION
SCALE: 1:200

JONES
AVE

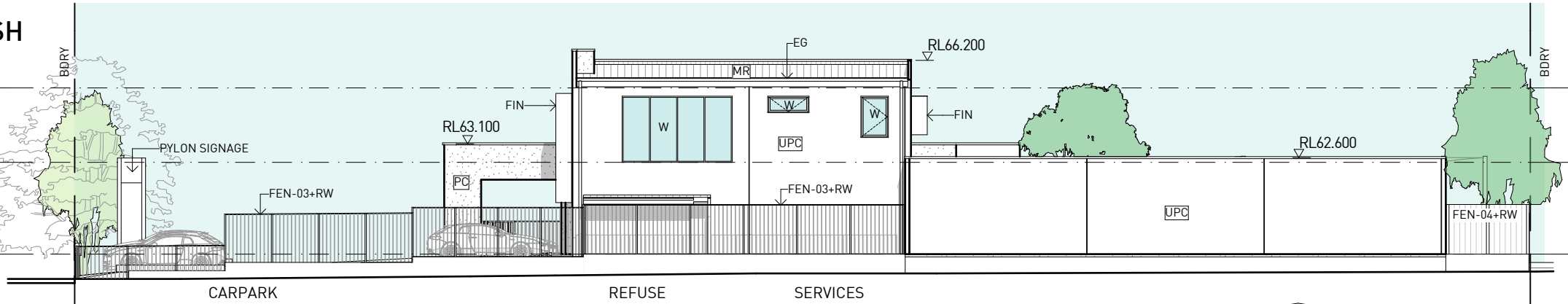
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FIRST
62.230
3.330
GROUND
58.900



3 EAST ELEVATION
SCALE: 1:200

PORTRUSH
ROAD

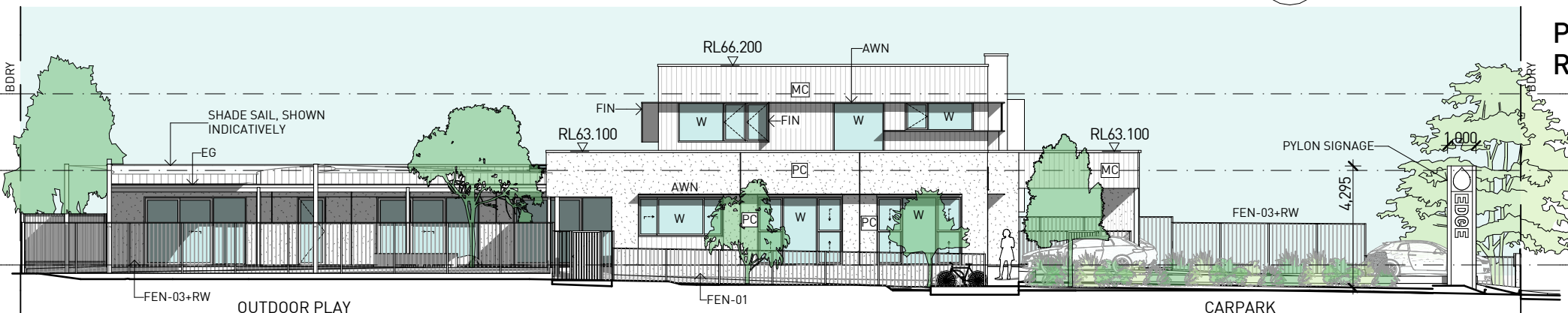
CEILING
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FIRST
62.230
3.330
GROUND
58.900



2 SOUTH ELEVATION
SCALE: 1:200

PORTRUSH
ROAD

CEILING
64.930
2.700
FIRST
62.230
3.330
GROUND
58.900



1 JONES AVENUE/NORTH ELEVATION
SCALE: 1:200

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DA LEGEND

AWN	METAL AWNING
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MC	METAL VERTICAL CLADDING
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UPC	UNFINISHED PRECAST PANEL

C	COUNCIL RFI ISSUE	MR	12/04/2023
B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE- CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE

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ARCHITECTS

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PROJECT
**PROPOSED CHILDCARE
CENTRE**
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
ELEVATIONS

SCALE: 1:200, 1:100A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA40
ISSUE DATE 12/04/2023	REV C

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C	COUNCIL RFI ISSUE	MR	12/04/2023
B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE- CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
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PROJECT
**PROPOSED CHILDCARE
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CLIENT
ANTHONY CIROCCO DESIGN

TITLE
PERSPECTIVES SHEET 1

SCALE: 1:50
DRAWN BY: MR
ISSUE DATE: 12/04/2023
JOB No. 1800
DWG No. DA50
REV C



PORTRUSH RD ENTRY PERSPECTIVE

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B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
PERSPECTIVES SHEET 2

SCALE:	JOB No.	1800
DA3		
DRAWN BY:	DWG No.	DA51
MR		
ISSUE DATE	REV	C
12/04/2023		



CNR PORTUSH RD & JONES AVE PERSPECTIVE

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C	COUNCIL RFI ISSUE	MR	12/04/2023
B	REVISED FLOOR LEVEL, REVISED DA ISSUE	MR	08/03/2023
A	REVISED CROSSOVER, CARPARK RE- CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	24/03/2022
REV.	DETAILS	INT	DATE



Unit 5, 8 Petrie Terrace, Brisbane, Qld, 4000
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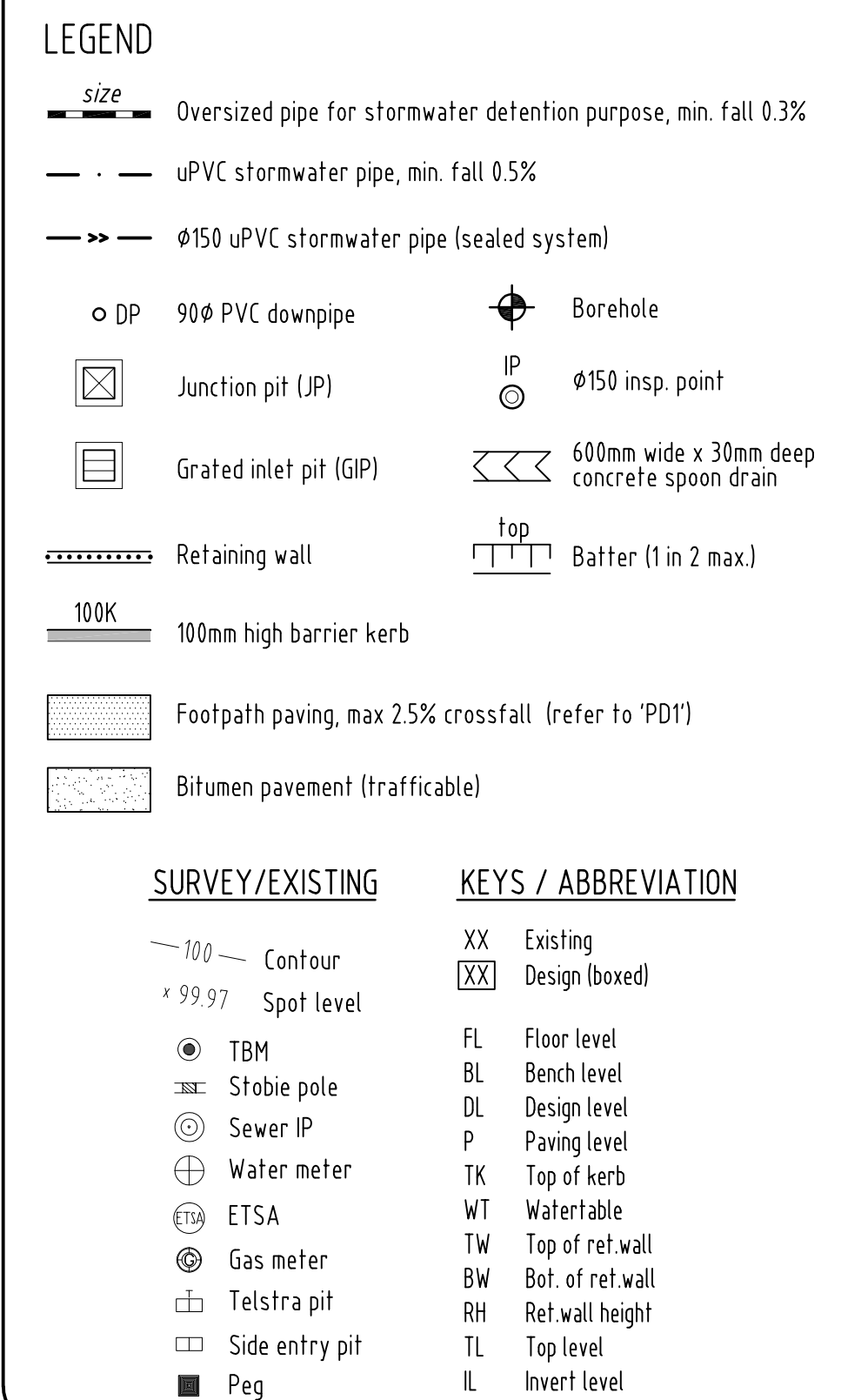
PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
PERSPECTIVES SHEET 3

SCALE: 1:100
DRAWN BY: MR
ISSUE DATE 12/04/2023
JOB No. 1800
DWG No. DA52
REV C



1 - OUTDOOR PLAY PERSPECTIVE



<div>Issued For</div> <div>PLANNING APPROVAL</div> <div>NOT FOR CONSTRUCTION</div>	Design	S.T.	Drawn	S.T.	Scale (A1)
	Check		Date	MAR'22	1:200
	Job No.		Drawing No.		Revision
	22/031		SD1		P5



STORMWATER CALCULATIONS

Job Number: 22/031

For: ANTHONY CIROCCO DESIGN

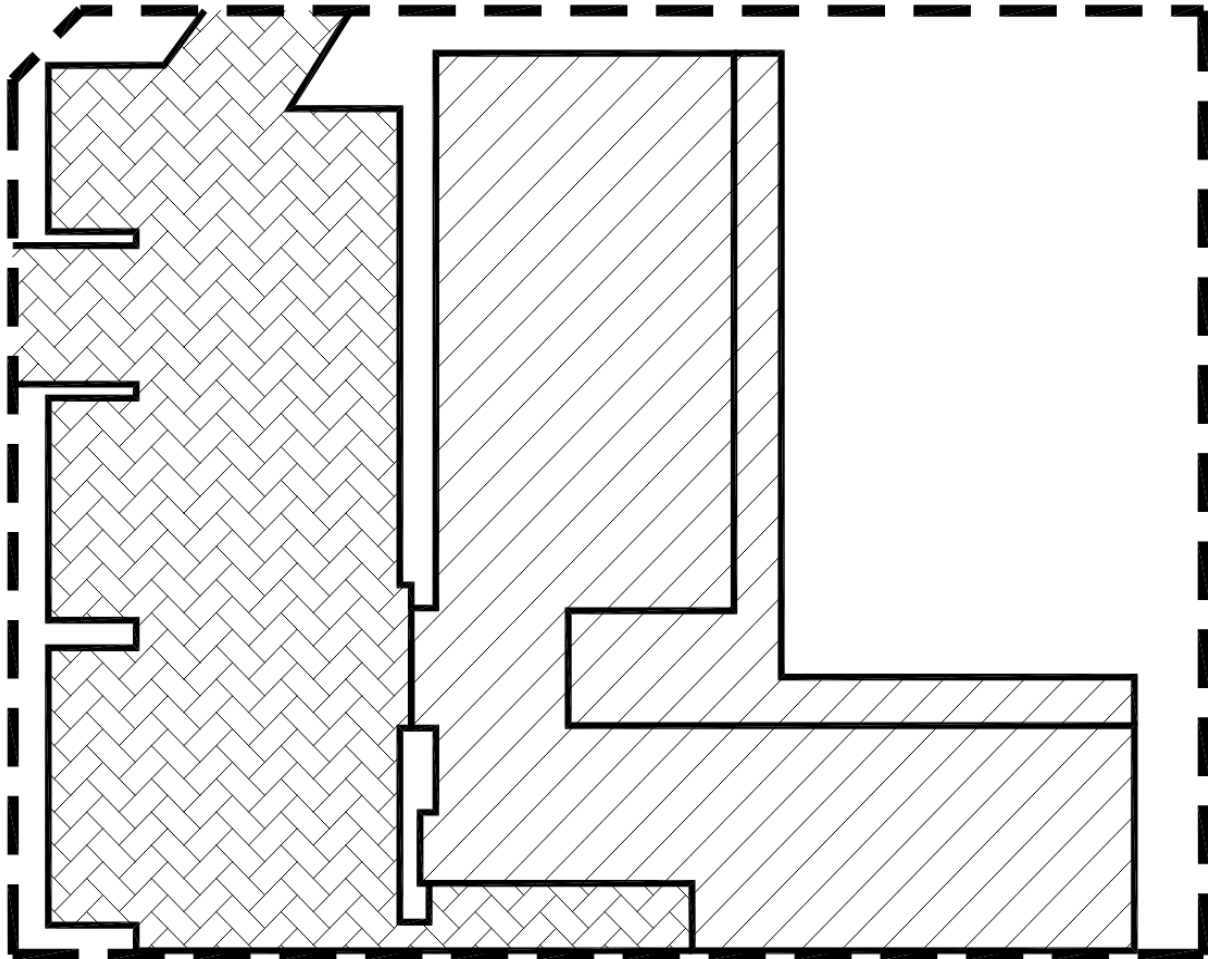
Site Address: No. 164-168 PORTRUSH ROAD, TRINITY GARDENS

Design: S.T.

Date: MAR'2022

Revision: B (25/11/2022)

POST-DEV CATCHMENT LAYOUT



	SITE AREA	2150 SQM		PAVING AREA	640 SQM
	ROOF AREA	755 SQM		LAWN AREA	755 SQM



Job:	22/031
Design:	S.T.
Date:	MAR'2022
Sheet	SW2

PRE & POST DEVELOPMENT CALCULATIONS

PRE-DEV FLOW

20% AEP

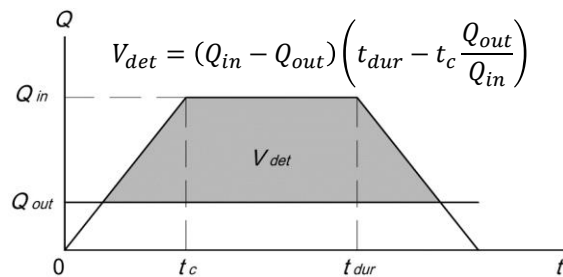
Site area =	2150 m ²
Run-off coefficient (C) =	0.4
Time of concentration (t _c) =	10 mins
Rainfall intensity (I) =	59.3 mm/hr
Q _{pre} = CIA / 3600 =	14.2 l/s

POST-DEV FLOW

Design ARI: 10% AEP
Roof = 755 m² C = 0.90
Paving = 640 m² C = 0.75
Lawn = 755 m² C = 0.12
Time of concentration (t_c) = 10 mins

Select Q_{out} = 15.0 l/s (acceptable)

t _{dur} mins	I mm/hr	Q _{in} l/s	V _{det} cbm
5	99.8	34.66	-
10	72.7	25.25	2.5
15	58.6	20.35	2.5
20	49.7	17.26	1.5
25	43.5	15.11	0.1
30	38.9	13.51	-
35	35.4	12.29	-
40	32.5	11.29	-
45	30.1	10.45	-
50	28.1	9.76	-
55	26.4	9.17	-
60	25.0	8.68	-
90	19.1	6.63	-
120	15.7	5.45	-
180	11.9	4.13	-
240	9.7	3.38	-



	A	C	AxC	Coverage	V _{det}
Roof	755	0.90	679.5	54%	1.4
Paving	640	0.75	480	38%	1.0
Lawn	755	0.12	90.6	7%	0.2
	2150	0.58	1250.1	100%	2.5

Orifice diameter = 110 mm A = 9503
Q_{out} = AC_d (2gH)^{0.5} = 14.99 l/s C_d = 0.65 H = 0.30

Required detention: 2.5 cbm

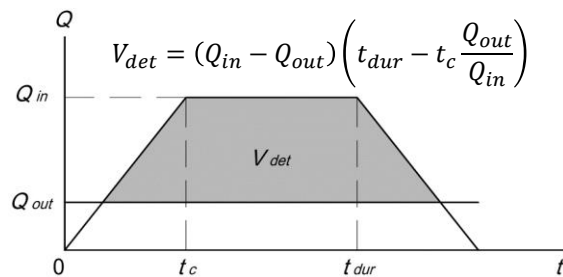
Provided: 2.8 cbm of storage using oversized pipes.
40m of 300 dia pipe provides 2.8 cbm ∴ satisfied

POST-DEV FLOW

Design ARI: 1 % AEP
Roof = 755 m² C = 0.90
Paving = 640 m² C = 0.75
Lawn = 755 m² C = 0.12
Time of concentration (t_c) = 10 mins

Select Q_{out} = 15.0 l/s (acceptable)

t _{dur} mins	I mm/hr	Q _{in} l/s	V _{det} cbm
5	174.0	60.42	-
10	126.0	43.75	11.3
15	102.0	35.42	13.2
20	86.4	30.00	13.5
25	75.8	26.32	13.1
30	67.8	23.54	12.1
35	61.6	21.39	10.8
40	56.6	19.65	9.1
45	52.5	18.23	7.2
50	49.1	17.05	5.1
55	46.1	16.01	2.8
60	43.5	15.11	0.4
90	33.1	11.49	-
120	27.1	9.41	-
180	20.3	7.05	-
240	16.5	5.73	-



	A	C	AxC	Coverage	V _{det}
Roof	755	0.90	679.5	54%	7.3
Paving	640	0.75	480	38%	5.2
Lawn	755	0.12	90.6	7%	1.0
	2150	0.58	1250.1	100%	13.5

Orifice diameter = 110 mm A = 9503
Q_{out} = AC_d (2gH)^{0.5} = 14.99 l/s C_d = 0.65 H = 0.30

Required detention: 13.5 cbm

Provided: i) 2.8 cbm of underground storage. Refer sheet SW3.

ii) 14.3 cbm of storage via surface ponding

Ponding area x ponding depth / 3 = 245 x 0.2 / 3 = 16.3 cbm

Total provided = 2.8 + 16.3 = 19.1 cbm ∴ satisfied



Mr Mark Thomson
 Manager Development Assessment
 City of Norwood Payneham & St Peters
 P.O. Box 204,
 Kent Town SA 5071

Dear Mark

RE: Proposal for the demolition of the existing two storey commercial building and single storey residential dwelling and the construction of a new two storey (partial) 'pre-school' in the form of a 90 place early learning centre (Edge Early Learning Centre), associated car parking, advertising signage and landscaping at 164 – 168 Portrush Road, Trinity Gardens.

Green Light Planning Solutions has been engaged by 164 Property Group Pty Ltd to lodge an application for the construction of an "pre-school" in the form of a new 90 place early learning centre at 164 –168 Portrush Road, Trinity Gardens.

The subject land comprises a single storey semi-detached residential dwelling on the corner of Portrush Road and Jones Avenue and a two-storey commercial building abutting the single storey dwelling along Portrush Road to the south.

The purpose of this planning statement is to describe the proposed development and provide information necessary for the City of Norwood, Payneham and St Peters to undertake an assessment of, and make a decision on, the application.

Having regard to the procedural matters referred to in the Employment Zone, we are of the opinion that the proposed 'pre-school' Edge early learning centre should be subject to a Code Assessed - Performance Assessed Pathway.

1.0 Background

The company 164 Property Group Pty Ltd are the owners of the land at 164 – 168 Portrush Road, Trinity Gardens which they purchased on 8 March 2022.

After purchasing the land, 164 Property Group Pty Ltd is now seeking to develop the land and construct a 90 place 'pre- school' namely Edge Early Learning Centre on the site, using both the former residential and commercial land parcels.

In preparing this planning statement we have reviewed the following plans and documents which form part of the application and are appended to this report:

- Certificate of Title (Appendix 1);
- Proposal Plans, prepared by Husband Architects (Appendix 2);
- Traffic and Parking Report, prepared by Stantec Engineers (Appendix 3);
- Stormwater Report, prepared by Austruct Consulting Engineers (Appendix 4);
- Acoustic Report, Echo Acoustic Consulting
- Landscape Plan, prepared by AC Design (Appendix 5).

Following our site and locality inspection, our review of the application documents and our assessment of the relevant provisions of the Planning and Design Code, we have formed the opinion the proposal warrants planning consent.

2.0 Subject site

The subject land comprises three allotments within a three Certificates of Title, which is included as Appendix 1 and are listed below:

- Allotment 269 Deposited Plan 1143 in the area named Trinity Gardens, Hundred of Adelaide, Volume 5811 Folio 775
- Allotment 26 Deposited Plan 137826 in the area named Trinity Gardens, Hundred of Adelaide, Volume 6038 Folio 221
- Allotment 55 Deposited Plan 134606 in the area named Trinity Gardens, Hundred of Adelaide, Volume 5776 Folio 895

The subject land is identified by Figure 1.1 below





The subject site of approximately 2,150 square metres with a western frontage to Portrush Road of approximately 40 metres and approximately 52metres to Jones Avenue to the north.

Under the Planning and Design Code the land is zoned Employment Zone.

3.0 Locality

The subject land is within a mixed-use locality, comprising an education establishment, light industry, commercial and residential land uses, including home-based industries.

The subject site is adjoined by Trinity Gardens Primary School to the immediate north, home based industries and residential uses to the east, light industry in the form of Kennards Hire and Auto repairs to the immediate south and the Maylands Medical Centre and residential dwellings on the western side of Portrush Road.

Portrush Road is an arterial road which carries approximately 38,200 vehicles per day in this section of road.

4.0 Proposed Development

The applicant seeks to obtain planning consent for the demolition of the existing single story residential dwelling and the commercial two storey building and construction of a new two storey (partial) 90 place pre-school (early learning centre) with 22 car spaces (inc 1disabled access space) advertising signage (3 signs) and associated landscaping on land at 164-168 Portrush Road, Trinity Gardens.

The facility will be occupied by Edge Childcare and will cater for 90 childcare plus their educators, management and kitchen staff.

The centre will be predominately single story with a portion of the building double story and will include the following elements;

Ground floor

- 0- 2 year old rooms, inc separate cot areas for babies
- 2- 3 year old rooms
- 3-5 year old rooms
- Outdoor play spaces separated by age cohort
- Toilets
- Entry, Reception and ancillary office areas
- Fencing
- Advertising
 - pylon sign dimensions – 3800mm high x 1000mm wide.
 - fascia sign dimensions - 4500mm high x 800mm high.
 - street fence sign dimensions - 2100mm high x 800mm high.

- Landscaping
- Bicycle rack

First floor (partial)

- Staff room
- Programming room
- Laundry
- Staff amenities

The car park will be accessible from both Jones Avenue to the north and Portrush Road from the west with car parking located along the Portrush Road frontage adjacent the childcare centre.

The pedestrian access into the centre for parents, careers, educators and other staff will be via the pedestrian footpath area along the western frontage of the centre.

The waste and refuse collection will be accommodated by an 8.8-metre medium rigid vehicle parking in the carpark, outside of peak time operating hours. General deliveries will be completed using small commercial vehicles which can utilise parking spaces to load and unload.

The colours, material and finishes are detailed on the drawings from Husband Architects

The centre will require 14 FTE's teachers /educators with an additional 5 across management, administration and cook.

4.1 Hours of Operation

The proposed operating hours would be Monday to Friday 6.30am through until 6.30pm.

The centre will be closed on weekends and public holidays.

Some after-hours use of the centre is anticipated from time to time for maintenance, staff meetings and associated staff training and professional development sessions.

4.2 Stormwater Management

The applicant has commissioned Austruct Consulting Engineers to undertake a Stormwater Management Review.

The pre-development conditions and calculations are detailed in the Austruct Reporting **enclosed**, including ancillary calculations.

4.3 Car Parking and Traffic

The applicant has commissioned Stantec to undertake a traffic and parking review.

They have advised that a new 90 place child-care centre requires under the Planning and Design Code 1 space per four children, so there is a requirement for 22.5 spaces or rounding up 23 spaces. The proposal provides 22 car spaces.

Given the close proximity (immediately across the road) to the Trinity Gardens Primary School, it is likely there will be shared use arrangements between the on-street parking and the early learning centre and vice versa. It is likely there will be families of the centre who also have children at the primary school and thus, given the school's proximity, shared use arrangements are anticipated.

Refuse collection will be undertaken by a vehicle up to an 8.8m Medium Rigid Vehicle (MRV) outside of operational hours of the childcare centre. Deliveries will be completed using light vehicles which can use parking spaces to load and unload, outside of peak hours for the centre.

Turn paths for an 8.8m MRV refuse vehicle are shown in the Stantec report. The turn paths demonstrate the vehicle can enter the site in a forward direction, collect refuse and then exit onto Portrush Road in a forward direction.

4.4 Advertising Displays

The drawings from Husband Architects do show advertising signage as part of the building facade, front fencing and a stand-alone pylon sign. None of these signs are illuminated.

The advertising proposed is as follows;

- 1 x pylon sign dimensions – 3800mm high x 1000mm wide.
- 1 x fascia sign dimensions - 4500mm high x 800mm high.
- 1 x street fence sign dimensions - 2100mm high x 800mm high.

5.0 Procedural Matters

The relevant version of the Planning and Design Code for procedural and assessment purposes was gazetted and subsequently consolidated on 17 March 2022 - Version 2025.5

The assessment pathway for the application is Code Assessed – Performance Assessed.

The City of Norwood, Payneham and St Peters Assessment Panel is the relevant planning authority.

6.0 Assessment Against Planning and Design Code

The subject site is situated within the Employment Zone.

6.1 Part 2 – Zones & Sub Zones

In relation to the Planning and Design Code, the following policies apply in respect to land uses in the **Employment Zone**.

6.2 Land Use

Desired Outcome (DO) 1 of the Employment Zone states that the intent of this Zone is to create:

DO.1 A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

DO.2 Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Of particular relevance is the notion that the Code is seeking a diverse range of land uses made up of light industrial, commercial and business activities that are low impact.

It is also seeking land uses which complement the role of other zones accommodating significant industrial, shopping and business activities.

An early learning centre achieves these desired outcomes by providing a low impact, commercial and business activity that complements the more significant or higher order land uses anticipated in other zones. The proposal is a distinctive design, well landscaped and presents well to the arterial road streetscape and that of the local road to the north.

The building is considered low impact due to its hours and days of operation, lack of emissions and compatibility with its immediate and surrounding land uses.

While not specifically listed as an envisaged use, a pre-school in the form of an early learning centre is an employment generating service, while also facilitating guardians and parents to return to the workforce themselves while having their children cared for and educated. An early learning centre is a business which services the local community.

PO 1.1 <i>A range of employment-generating light industrial, service trade, motor repair and other compatible</i>	DTS/DPF 1.1	Comments While not specifically listed as an envisaged use, an early learning centre is an employment generating
--	-------------	---



businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.		service, while also facilitating guardians and parents to return to the workforce themselves while having their childcare cared for and educated. An early learning centre is a business which services the local community.
<p>PO 2.1</p> <p>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>	<p>The proposal is for a distinctive building, with significant effort put in the building and streetscape design as well as landscape to the active street frontages.</p>
<p>PO 2.2</p> <p>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</p> <ol style="list-style-type: none"> 1. using a variety of building finishes 2. avoiding elevations that consist solely of metal cladding 3. using materials with a low reflectivity 4. using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along 	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>	<p>The building façade faces a public road and has adopted a well-considered design approach with a variety of colours, materials and finishes, are low reflectivity and as the elevations show the building has strong degree of visual interest.</p>

elevations visible to a public road.		
<p>PO 3.1</p> <p><i>Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.</i></p>	<p>DTS/DPF 3.1</p> <p><i>The building line of a building set back from the primary street boundary:</i></p> <ol style="list-style-type: none"> <i>1. at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</i> <i>2. where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building</i> <i>or</i> <i>3. not less than 3m where no building exists on an adjoining site with the same primary street frontage.</i> 	<p>The built form is well set back from the main road and local road street frontage and utilises fencing and landscaping to soften the building's presentation. The upper storey is located to the south adjacent the light industrial land uses and is well setback from the main road frontage.</p>
PO 3.2	DTS/DPF 3.2	

<p><i>Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.</i></p>	<p><i>Building walls are no closer than 2m to the secondary street boundary.</i></p>	<p>The building is setback from Jones Avenue from the verge and includes a landscape strip to soften the presentation of the building to the local road. The built form is set back further than it currently is and the landscaping presents well to the secondary frontage.</p>
<p><i>PO 3.5</i></p> <p><i>Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer, and is otherwise generally low-rise to complement the established streetscape and local character.</i></p>	<p><i>DTS/DPF 3.5</i></p> <p><i>Building height is not greater than:</i></p> <p><i>1. the following:</i></p> <p><i>Maximum Building Height (Levels)</i></p> <p><i>Maximum building height is</i></p> <p><i>1. in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</i></p> <p><i>In relation to DTS/DPF 3.5, in instances where:</i></p> <p><i>1. more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the</i></p>	<p>The building height is limited to two storeys (partial only) with the two storey portion considerably lower than 9 metres upper limit, as is shown on the drawings by Husband Architects.</p>

	<p>applicable value relevant to the site of the proposed development</p> <p>2. only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>	
<p>PO 5.1</p> <p><i>Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.</i></p>	<p>DTS/DPF 5.1</p> <p><i>Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site:</i></p> <p>1. <i>where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or</i></p> <p>2. <i>in any other case - at least 1.5m wide.</i></p>	<p>The landscape offering as part of the application is strong and the built form presents well in a design and landscape sense to both Portrush Road and Jones Avenue.</p>
<p>PO 5.2</p> <p><i>Development incorporates areas for landscaping to enhance the</i></p>	<p>DTS/DPF 5.2</p> <p><i>Landscape areas comprise:</i></p>	<p>Both the street frontages are well landscaped as is the rear outdoor play area for the children, including separate</p>

overall amenity of the site and locality.	<ol style="list-style-type: none"> 1. not less than 10 percent of the site 2. a dimension of at least 1.5m. 	area for the various age cohorts.
<p>PO 6.1</p> <p>Freestanding advertisements are not visually dominant within the locality.</p>	<p>DTS/DPF 6.1</p> <p>Freestanding advertisements:</p> <ol style="list-style-type: none"> 1. do not exceed 6m in height above natural ground level 2. do not have a face that exceeds 8m². 	The pylon sign is 3800mm x 1000mm and is therefore well within PO 6.1 and is not illuminated.

6.3 Part 3 Overlays

The overlays applied to the Employment Zone have been reviewed and considered in the light of this proposal. Overlays associated with Airport Building Heights (Regulated) (All structures over 45 metres), Hazards (Flooding – General), Prescribed Wells Area, and Regulated and Significant Tree are not considered relevant.

The relevant overlays for this application in the Employment Zone include those relating to Advertising Near Signalised Intersections, Major Urban Transport Routes and Traffic Generating Development.

DO 1 states *Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.*

<p>PO 1.1</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 1.1</p> <p>Advertising:</p> <ol style="list-style-type: none"> 1. is not illuminated 2. does not incorporate a moving or changing display or message 3. does not incorporate a flashing light(s). 	<p>Comments</p> <p>The pylon sign closest to Portrush Road is 3800 mm x 1000mm and is not illuminated, nor does it move, change or flash in any way.</p>
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The Stantec Traffic Impact report has reviewed the proposal and assessed it against the relevant provisions of the Planning and Design Code and their findings are detailed in the **attached** report.

Importantly vehicles can enter and exit the site via the local access road and or via Portrush Road.

The development will see the number of crossovers on Portrush Road minimised from a single residential cross over and a widened commercial cross over to a single cross over, from Portrush Road cognisant of sight lines and maintenance of safe and efficient traffic flows.

The relevant sight distances are achieved to ensure safe access in and out of the site.

6.4 Part 4 General Development Policies

The proposal is consistent with Part 4 of the Code as it applies to, Interface between Land Uses Design in Urban Areas and Transport Access and Parking and these matters have been examined and addressed above.

The design of the building is well detailed in the **attached** plans from Husband Architects and is well presented to the streetscape on both the primary and secondary road frontages. It is a positive addition to the Employment Zone and does not give rise to the types of interface issues other employment generating land uses can result in.

The traffic and parking matters are well detailed in the report from Stantec Engineers. The requirement is for 22.5 or rounding up to 23 spaces. The proposal provides parking for 22 spaces including a DDA compliant space and a turn around area at the southern end of the car park.

The shortfall of 1 is considered appropriate when one considers the immediate locality and in particular the primary school on the other side of Jones Avenue, immediately adjacent this early learning centre. It is anticipated that there will be shared use of the car park at the early learning centre with families having children at both the school and the centre and vice versa.

It is also worth noting that the Trinity Garden Primary School is a zoned school and thus only families in the immediately vicinity and from within the zone can attend the school. As a result, significant number of families attending the school live near the school and thus walk and ride to school. It is therefore anticipated that the catchment for the new early learning centre will be similar, thus families from the immediate locality and nearby streets, and as such some attendees may also choose to walk and ride to the early learning centre too. A bicycle rack is included as part of the proposal for staff and centre attendees.

7.0 Conclusion

Having had regard to the relevant provisions of the Planning and Design Code relating to the subject land it is our view that the proposed development over the subject land demonstrates considerable planning merit.

Zone Performance Outcomes

- The proposed development is in keeping with DO 1 and DO 2 , through the creation of a pre school in the form of an early learning centre, which is accessible and activates the current vacant site with a low impact 12 hr per day Monday to Friday land use which is a low impact business activity in its own right, as well as enabling the workforce by facilitating care so parents and guardians to re- enter the workforce post having their children.
- The building is well designed and presented to the streetscape and is nicely landscaped to achieve high visual and environmental amenity along Portrush Road and Jones Avenue.
- The proposal is consistent with each of the relevant performance outcomes, including PO 1.1, PO 2.1 and PO 2.2, 3.1, 3.2, 3.5, 5.1 and 5.2 in that it is an early learning centre which will activate the streetscape, is of a height, scale and setback which have carefully considered the zone context and the main road location. It is well presented, with a strong streetscape presentation and landscape offering. The signage is modest and understated and is static and non-illuminated.

Overlays

- The overlays applied to the Employment Zone have been reviewed and considered. They have been addressed and met above where relevant.

General Development Policies

- The proposal overwhelming meets the majority of the Performance Outcome (PO) policies in relation to Interface between Land Uses, Design in Urban Areas and Transport Access and Parking.
- Parking and traffic matters have been addressed and discussed in the report by Stantec.
- The stormwater matters have been reviewed and addressed via Austract Engineers.



- The design is cognisant of its main road location and presents well to the primary school to the north across Jones Avenue and the light industry setting to the south.
- The development will inject Monday to Friday activation over a period of approximately 12 hours per day into this location which is seen as positive and the passive surveillance for the nearby residents with more people coming and going is positive.
- There will be employment requirements for the centre of 19 across teachers/ educators, management, kitchen and cooks and cleaning services.

We suggest that the proposed early learning centre in the Employment Zone is an appropriate form of employment generating and employment enabling development when assessed against the relevant provisions of the Planning and Design Code.

It is submitted that the proposed development over the subject land warrants the granting of Planning Consent.

Yours sincerely

Amanda Price-McGregor
Managing Director
Green Light Planning

30 March 2022



164-168 Portrush Road Childcare Centre

Environmental Noise Assessment

11 February 2022
Reference ID: 10-3

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Abbreviations

AAAC	Association of Australasian Acoustical Consultants
EPA	South Australian Environment Protection Authority
WHO	World Health Organization

Glossary

A-weighting	A mathematical adjustment to the measured noise levels to represent the human response to sound. An <i>A-weighted noise level</i> is presented as dB(A).
Ambient noise level	The noise level associated with the environment in the absence of the activity under investigation.
Background noise level	The noise level exceeded for 90% of the measurement period. The background noise level represents the lulls in the ambient environment.
Characteristic	A characteristic determined in accordance with the <i>Environment Protection (Noise) Policy 2007</i> (the Policy) to be fundamental to the nature and impact of the noise. For example, a noise source is deemed to exhibit a characteristic if it produces distinctive tonal, impulsive, low frequency or modulating features.
Code	<i>Planning and Design Code</i> Version 2022.2 3 February 2022, PlanSA.
Day	A period defined by the <i>Environment Protection (Noise) Policy 2007</i> as between 7am and 10pm.
EP Act	<i>Environment Protection Act 1993</i>
Equivalent noise level	The A-weighted noise level which is equivalent to a noise level which varies over time. The descriptor is L_{Aeq} and it is the A-weighted <i>source noise level (continuous)</i> referenced in the Policy. The L_{Aeq} is also referenced as an average noise level in this assessment for simplicity.
dB	The logarithmic unit of measurement to define the magnitude of a fluctuating air pressure wave. Used as the unit for <i>sound</i> or <i>noise level</i> . An <i>A-weighted noise level</i> is presented as dB(A).
Frequency	Represents the number of fluctuating air pressure waves in one second. High frequency sound (high pitch or squeal) will generate many waves and low frequency sound (bass or rumble) will generate a small number of waves. The unit of <i>frequency</i> is Hz.
Indicative Noise Level	The noise level assigned by the Policy at a location to represent an impact on the acoustic amenity at that location. No further action is required to be taken under the <i>Environment Protection Act 1993</i> for noise levels which are lower than the Indicative Noise Level.
Instantaneous maximum noise level	The A-weighted noise level which is the instantaneous maximum over a period. The L_{Amax} is the A-weighted instantaneous maximum noise level referenced in Clause 20(20(b)(ii) of the Policy.

Night	A period defined by the <i>Environment Protection (Noise) Policy 2007</i> as between 10pm and 7am.
Noise	An interchangeable term with sound but which is most often described as <i>unwanted sound</i> .
Noise Sensitive Premises	Premises that could be “noise-affected”. For the purposes of this assessment, the noise sensitive premises are residential dwellings. Commercial properties and schools are not considered sensitive to the sources of noise considered in this assessment.
Octave Band	The segregation of sound into discrete frequency components. For example, the 63 Hz <i>octave band</i> is a low frequency component of sound/noise, and the 2000 Hz <i>octave band</i> is a high frequency component of sound/noise.
Policy	The <i>Environment Protection (Noise) Policy 2007</i>
Sound	An activity or operation which generates a fluctuating air pressure wave. The ear drum can perceive both the frequency (pitch) and the magnitude (loudness) of the fluctuations to convert those waves to sound.
Sound power level	The amount of sound energy an activity produces for a given operation. The sound power level is a constant value for a given activity. The sound power level is analogous to the power rating on a light globe (which remains constant), whereas the lighting level in a space (sound pressure level in this analogy) will be influenced by the distance from the globe, shielding and different locations within the space.
Sound pressure level	The magnitude of sound (or noise) at a position. The sound pressure level can vary according to location relative to the noise source, and operational, meteorological and topographical influences.
WHO Guidelines	<i>Guidelines For Community Noise</i> Birgitta Berglund Thomas Lindvall Dietrich H Schwela London, United Kingdom, April 1999, World Health Organization.
Worst case	Operational or meteorological conditions which produce the highest noise levels.

Executive Summary

The proposed development at 164 to 168 Portrush Road Trinity Gardens comprises a childcare centre with capacity for up to 90 children (up to 16 children aged between 0 and 2 years, up to 30 children aged between 2 and 3 years and up to 44 children aged between 3 and 5 years) (the facility).

The facility provides care and sleeping spaces for the different age groups with supporting staff areas. The spaces open onto a common shaded outdoor area which will be used by the children for play when weather and the operation of the facility permits.

The noise sources at the facility include the sound of children playing, the drop off and collection of children in passenger vehicles, the collection of waste bins and the operation of air conditioning and ventilation systems.

Many childcare centres are in residential areas without any specific treatments to reduce noise levels to surrounding dwellings by incorporating outdoor play areas surrounded by open balustrade fencing. Notwithstanding this regular feature, this assessment considers the sound of children playing against objective standards established by the World Health Organization (WHO) for community noise. Specific treatments are designed, including solid fences to suit the location of play and car parking areas, and operational measures are developed for inclusion in a Noise Management Plan.

In this circumstance, the facility is well located with only one single storey dwelling directly interfacing the southeastern corner of the site. The dwelling is in an Employment Zone and surrounded by other commercial land uses. There are dwellings on the opposite side of Portrush Road which are well shielded from the play areas at the rear of the facility, and which are directly exposed to traffic on Portrush Road.

The assessment process includes the prediction of noise levels based on established inputs from childcare centre activities. The predicted noise levels are compared against standards and guidelines in accordance with the Planning and Design Code to provide an objective measure of adverse impacts on the amenity of an area. In the circumstance where the noise levels need to be reduced to achieve those standards, the assessment provides the recommended control measures, be it operational restrictions or physical construction requirements. The objective of the above process is to ensure the operation of the facility does not adversely impact on the amenity of surrounding dwellings.

This assessment determines the facility can reasonably and practicably achieve the relevant standards and guidelines through implementation of the following:

- Implementing a solid fence of a minimum height and construction between the play area and the nearest dwelling
- Ensuring the shade system is acoustically transparent (by using a material such as *shade cloth*)
- Locating the services in a shielded location (as proposed)
- Ensuring the collection of waste occurs between 7am and 7pm Monday to Saturday and not on public holidays or Sundays

- Maintaining a Noise Management Plan for the facility which includes measures such as
 - Closing doors and windows when music is played inside
 - Ensuring outdoor play spaces are not used before 7am
 - Not introducing surfaces or equipment which would regularly elevate children above the fence height
 - Not having equipment or surfaces intended for impact outside
 - Not having musical instruments outside
 - Maintaining play equipment such that noise which could be reduced by maintenance is not generated
 - Utilising gates and doors with soft close mechanisms
 - Maintaining a method for neighbours to contact the facility
 - Ensuring crying children are taken inside the building and comforted
 - Monitoring the behaviour of children by trained childcare staff
 - Ensuring carers and staff control the level of their voice while outside.

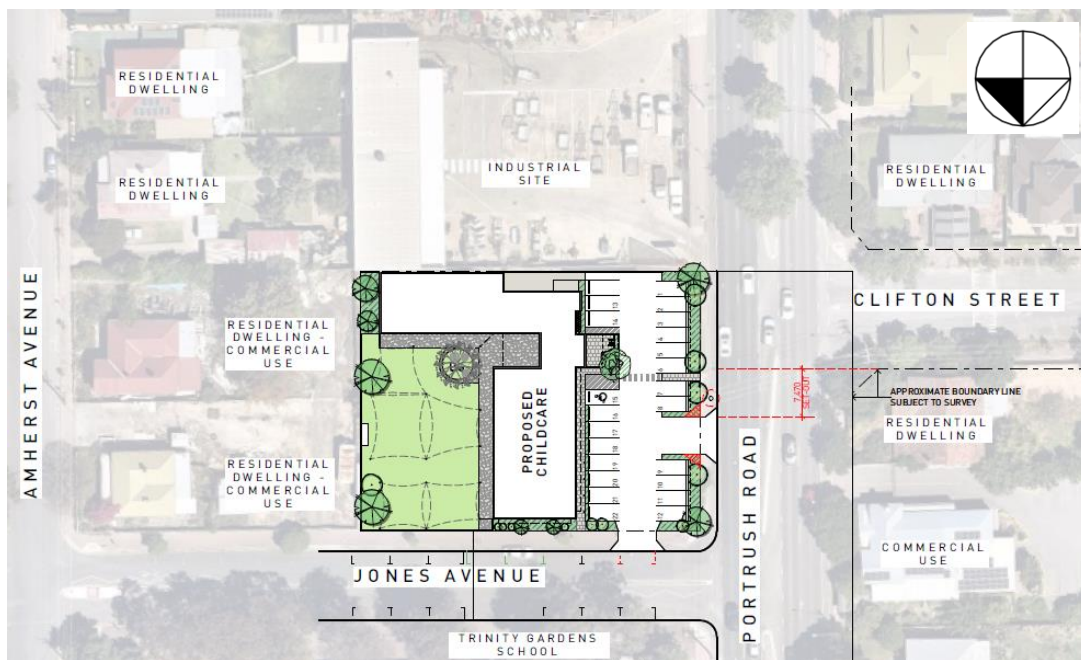
Introduction

The facility comprises a childcare centre for up to 90 children aged 5 and under, ancillary car parking, shaded outdoor play space and a services and refuse area. The noise generating activities associated with the operation of the facility (and considered in this assessment) include:

- children playing outside
- vehicle movements in the car parking area
- waste collection
- operation of services including air conditioning and ventilation systems.

The closest dwelling is located to the immediate southeast of the facility. The closest dwellings and land uses in a range of directions are shown in Figure 1 below:

Figure 1 The facility and surrounding land uses



Source Husband Architects Drawing 1800 DA10P1 27 January 2022

Assessment Criteria

The Code

The facility and nearest sensitive premises (residential dwellings) to the east are located within an *Employment Zone*, with the sensitive premises to the west located within a *General Neighbourhood Zone* of the *Planning and Design Code Version 2022.2 dated 3 February 2022* (the Code).

The following provisions within the Code are considered relevant to the environmental noise assessment:

Employment Zone

Performance Outcome PO 1.1

A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.

Interface between Land Uses

Desired Outcome DO 1

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

Performance Outcome PO 1.2

Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

Performance Outcome PO 2.1

Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation.

Performance Outcome PO 4.1

Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

Deemed to Satisfy Criteria DTS 4.1

Noise that might affect sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.

The Policy

Deemed to Satisfy Criteria 4.1 references the *Environment Protection (Noise) Policy 2007* (the Policy).

The Policy was developed under the *Environment Protection Act 1993* (the EP Act). The EP Act incorporates a requirement to ensure the acoustic *amenity of a locality is not unreasonably interfered with*. The Policy provides a quantitative approach to satisfy this requirement underpinned by the World Health Organization *Guidelines for Community Noise* (WHO Guidelines) as it relates to community annoyance and sleep disturbance.

Compliance with the Policy will satisfy Performance Outcome PO 4.1 and is considered to also satisfy the subjective requirements of the other Performance Outcomes in the Code (being the Employment Zone PO 1.1 and the Interface between land uses PO 1.2 and PO 2.1).

Schedule 1 (clause 6) of the Policy excludes noise from a school, kindergarten, childcare centre or place of worship from its objective assessment method. The *Guidelines for the use of the Environment Protection (Noise) Policy 2007* note:

Noise from a school, kindergarten, child-care centre or place of worship Child-care centres, schools, kindergartens, places of worships and playgrounds are often located immediately adjacent to residences and their impacts are rarely of concern, even though the sound levels can often easily exceed environmental noise criteria such as those contained in the general provisions of the Noise Policy. Complaints to the Authority regarding school and church noise do occur from time to time and there have been proceedings brought in the South Australian Environment Resources and Development Court to deal with noise nuisance impacts from a child-care centre in one case. Typically, such complaints are handled under the general environmental duty provisions of the Environment Protection Act 1993 rather than through comparison with objective criteria such as those in the Noise Policy, which have not been established for the specific circumstances presented by schools, kindergartens, child-care centres or places of worship.

In the absence of the Policy as an objective measure, the Environment, Resources and Development Court has considered noise levels from children playing against the recommendations of the WHO guidelines. The WHO guidelines include that *to protect the majority of people from being moderately annoyed during the daytime, the outdoor sound level should not exceed 50 dB(A) $L_{Aeq16hr}$* .

The WHO criterion of an $L_{Aeq16hr}$ of 50 dB(A) is utilised by this assessment to satisfy the Planning and Design Code requirements from the sound of children playing. The criterion does not mean all people will be inherently “moderately annoyed” at levels greater than 50 dB(A) but rather provides a criterion above which some people can become moderately annoyed.

The Policy is utilised for the assessment of the balance of activity at the facility, including car parking on site, mechanical plant operation and waste collection.

For waste collection, the Policy effectively restricts operation to between 7am and 7pm Monday to Saturday and not on public holidays or Sundays.

For car parking and mechanical plant, the Policy establishes noise levels that apply to new developments (being the Indicative Noise Level minus 5 dB(A)). The noise levels apply at noise sensitive premises (residential dwellings) for both the day (7am to 10pm) and night (10pm to 7am the following day) periods. These noise levels vary according to the land use zoning in which the facility and the dwellings are located.

The noise levels that apply are as follows for:

- dwellings in the Employment Zone:
 - An average noise level of 55 dB(A) during the day
 - An average noise level of 48 dB(A) during the night
- dwellings in the General Neighbourhood Zone:
 - An average noise level of 51 dB(A) during the day
 - An average noise level of 44 dB(A) during the night
 - An instantaneous maximum noise level of 60 dB(A) during the night.

The "average noise level" is an *equivalent noise level* over a default assessment period of 15 minutes.

When predicting noise levels for comparison to the Policy, the predicted noise levels are to be adjusted (increased) where the activities exhibit "annoying" characteristics (dominant tonal, impulsive, low frequency content or modulation characteristics) in comparison to the surrounding ambient environment.

Assessment

WHO Guidelines

Noise from Children Playing

The WHO Guidelines criterion of an $L_{Aeq16hr}$ of 50 dB(A) is utilised by this assessment to satisfy the Code requirements from the sound of children playing.

The following inputs have been utilised for the prediction of noise:

- The facility operating at capacity with all 90 children outside comprising:
 - 16 children aged between 0 and 2 years with a sound power level of 68 dB(A)¹ per child
 - 30 children aged between 2 and 3 years with a sound power level of 75 dB(A)¹ per child
 - 44 children aged between 3 and 5 years with a sound power level of 77 dB(A)¹ per child.

To achieve the WHO criterion and to ensure best practice operation with respect to childcare noise reduction to surrounding land uses, the following recommendations are provided:

- Ensure the extent of the fence depicted as red in Figure 2 is a minimum of 1.8m in height when measured from the outdoor play area ground level. A 1.8m height is understood to be the minimum height for design aspects other than acoustics. The fence is recommended to be constructed from 12mm thick overlapped timber, sheet steel with a base material thickness (BMT) of 0.42mm, or an alternative material with the same or greater surface density of those materials. No matter the material used, the fence should be sealed airtight at all junctions, including with the building and at the overlap of sheets or planks
- Ensure the shade sail is constructed from an acoustically transparent material such as “open weave” shade cloth or similar rather than waterproof PVC (that is, any material which can be breathed through)
- Maintain a Noise Management Plan for the facility which includes measures such as
 - Closing doors and windows in rooms where music is being played
 - Ensuring outdoor play spaces are not used before 7am
 - Not introducing surfaces or equipment which would regularly elevate children above the fence height
 - Not having equipment or surfaces intended for impact outside
 - Not having musical instruments outside
 - Maintaining play equipment such that noise which could be reduced by maintenance is not generated
 - Utilising gates and doors with soft close mechanisms

¹ Sound power levels for age groups and modelling inputs in accordance with the Association of Australasian Acoustical Consultants (AAAC) *Guideline for Child Care Centre Acoustic Assessment* Version 3.0

The Policy

Car Park Noise and Mechanical Plant

The Policy is utilised by this assessment to satisfy the Code requirements from the use of the car park, operation of the mechanical services and collection of waste.

Passenger vehicles utilising the car parking area will be at significantly lower speed and at a greater distance than the same or comparable vehicles travelling on Portrush Road to dwellings. In such a circumstance, the movement of vehicles in the car park will not adversely impact on the amenity of the locality and are not assessed further.

The following inputs have been utilised for the assessment over the default 15-minute period of the Policy and the basis for the predicted noise levels in Table 1:

- A penalty for noise characteristics not being applicable to car park and mechanical services noise under the Policy due to the influence of Portrush Road on the ambient environment
- 2 staff passenger vehicles and 1 client passenger vehicle entering the car park prior to 7am with a sound power level of 82 dB(A) per arrival (manoeuvring into the parking space, opening and closing doors and conversing)
- 12 client passenger vehicles entering the car park after 7am with a sound power level of 82 dB(A) per arrival (as per above)
- Operation of external air conditioning plant with a sound power level of 77 dB(A)
- Operation of roof mounted laundry, kitchen and toilet exhaust systems with a combined sound power level of 75 dB(A)

Table 1 Predicted Noise Levels dB(A)

Location		Noise from Car Parking and External Plant (dB(A))			Compliance
		Day	Night		
		Average noise level, L _{Aeq}	Average noise level, L _{Aeq}	Maximum Noise Level L _{Amax}	
Employment Zone	Criteria	55	48	N/A	-
	Noise Prediction	30	<30	-	Yes
General Neighbourhood Zone	Criteria	51	44	60	-
	Noise Prediction	43	40	57	Yes

With reference to Table 1, car parking activity and the operation of services will easily achieve the assessment criteria provided by the Policy by locating ground mounted mechanical plant in the nominated services area as documented and with no other specific treatments.

Future Services Design

The mechanical plant has not yet been designed (as is common at the planning application stage of a project). Therefore, the type of system, its noise levels and the final siting is unknown. As a result, there are specific recommendations relating to the ventilation and air conditioning systems in the assessment to be completed during the stage of the project when this design aspect has been completed.

Based on the assessment to date, a condition relating to the future air conditioning and ventilation system design can be reasonably and practicably complied with. The final treatments will be subject to a review of the proposed system (once designed).

Waste Collection

It is recommended the hours of waste collection from the facility occur between 7am and 7pm Monday to Saturday and not on public holidays or Sundays.

Conclusion

The noise generating activities associated with operation of the facility include:

- children playing in the outdoor shaded area
- passenger vehicle movements in the car parking area
- operation of mechanical services including air conditioning and ventilation systems
- waste collection.

The environmental noise assessment considers the predicted noise levels from these activities against standards and guidelines established in accordance with the Planning and Design Code, the World Health Organization *Guidelines For Community Noise* and the *Environment Protection (Noise) Policy 2007* to ensure the acoustic amenity of the surrounding sensitive premises (residential dwellings) is not adversely impacted.

The assessment determines the facility can reasonably and practicably achieve the relevant standards and guidelines through implementation of the following:

- Constructing a fence on the eastern side of the site to a minimum standard
- Maintaining a Noise Management Plan for the facility
- Restricting the hours of waste collection
- Locating the ground based external mechanical plant within the services area
- Reviewing the services during the design stage of the project to achieve the *Environment Protection (Noise) Policy 2007*

With implementation of the above measures, the assessment concludes the facility will not adversely impact on the amenity of any sensitive premises (residential dwellings) in the locality and will provide a facility which will meet (and in many instances will exceed) the relevant Planning and Design Code provisions.

References

Planning and Design Code Version 2022.2 3 February 2022, PlanSA

Environment Protection (Noise) Policy 2007, SA EPA

Guidelines For The Use Of The Environment Protection (Noise) Policy 2007, SA EPA June 2009

Husband Architects 1800 DA Set Revision P1 Dated 27 January 2022

Guidelines For Community Noise Birgitta Berglund Thomas Lindvall Dietrich H Schwela London, United Kingdom, April 1999, World Health Organization

Guideline for Child Care Centre Acoustic Assessment Version 3.0, Association of Australasian Acoustical Consultants

Document History

Distribution:

Issue date	11 February 2022
Issued to	Anthony Cirocco Design
Description	Environmental Noise Assessment

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SITE CONTAMINATION DECLARATION FORM

Council area: [City of Norwood, Payneham & St Peters](#)

Regarding the land comprised in portions of Certificates of Title Register Book [Volume 6038 Folio 221](#), [Volume 5776 Folio 895](#) and [Volume 5811 Folio 775](#)

I [Andrew Durand](#), a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

‘Preliminary Site Investigation – 164-168 Portrush Road, Trinity Gardens’, prepared by Greencap Pty Ltd (May 2022)

(b) Investigations were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

The report reviewed as a part of this declaration was undertaken in accordance with the requirements of the ASC NEPM.

Part 3—Site contamination exists or may exist*

(a) Site contamination exists or may exist on or below the surface of the land as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land), class 2 activity, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land;

(b) The site contamination originated or is likely to have originated—

(i) on the subject land*—

(A) as a result of the following activities carried on there

Agricultural activities (Class 3)

Greencap notes that as per the State Planning Commission Practice Direction 14, we must indicate that site contamination may exist due to a Class 3 activity, but we consider the likelihood of contamination from this activity to be low. This is also supported by the Environment Protection Regulations 2009 which indicate that in terms of agricultural activities, the only activities undertaken in course of business which constitute potentially contaminating activities are: burial of animals or parts of animals; burial of other waste; irrigation using wastewater; or intensive application or administration of a listed substance to animals, plants, land or water (excluding routine spraying in accordance with manufacturer's instructions, of pesticides used in broad acre farming), none of which appear to have occurred at the site.

*Delete whichever is not applicable

Signed: 

Date: 2 June 2022

☒ If being lodged electronically please tick to indicate agreement to this declaration.

Name of company or business Greencap Pty Ltd

Note 1—Investigations found the existence of ‘fill or soil importation’ on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA’s Industry Guideline on ‘*Construction environmental management plans (CEMP)*’ provides assistance on meeting the obligations of the *Environment Protection Act 1993*. *

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: \$20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016*.



12 Greenhill Road
Wayville SA 5034

PRELIMINARY SITE INVESTIGATION

June 2022
J177859

AJ Building Group

164-168 Portrush Road, Trinity
Gardens

Statements of Limitation

All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: <https://www.greencap.com.au/terms-conditions>. Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.

The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.

The Client was to ensure that Greencap had access to all information, sites and buildings as required by or necessary for Greencap to undertake the Services. Notwithstanding any other provision in these Terms, Greencap will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.



Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, the Project or the Agreement. In the event Greencap is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Greencap shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Greencap's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencap's Terms and Conditions available at <https://www.greencap.com.au/terms-conditions>.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Greencap in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.

Document Control

Document Quality Management Details		
Report Name:	Preliminary Site Investigation	
Site Details:	164-168 Portrush Road, Trinity Gardens	
Project Number:	J177859	
Client Name:	AJ Building Group	
Signatures:	Prepared By:  Sarah Walkley Senior Environmental Scientist	Authorised By:  Andrew Durand Principal Environmental Engineer

Issue Status

Version No.	Status	Date	Creator	Reviewer
1	Final	June 2022	Sarah Walkley	Andrew Durand

Document Circulation

Version	Type	Issued to:
1	Electronic	AJ Building Group

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

EXECUTIVE SUMMARY

Greencap was engaged by AJ Building Group to undertake a Preliminary Site Investigation for the site located at 164-168 Portrush Road, Trinity Gardens. The objective of the investigation was to assess the potential for significant site contamination issues in terms of the proposed redevelopment as a childcare.

The site was likely to have been used for residential purposes from at least the mid-1930s until the 1970s when the present-day building was constructed on the southern portion of the site. Since the 1970s, the southern portion of the site appears to have been used for commercial (retail or similar) purposes with residential units on the first floor. The northern portion of the site appears to have continued to be used for residential purposes. The site was recently purchased by the current site owner and all tenants have since relocated with the site currently vacant.

Several activities of interest associated with past and present site uses were identified, but the only onsite activity 'classed' under the State Planning Commission's Practice Direction 14 was agricultural activities which is defined as a Class 3 (low risk) potentially contaminating activity. Several activities of interest were also identified on nearby properties, but following review of the available information, all the activities on adjacent land (within 60 metres of the site) were found to be Class 2 activities, or lower.

No intrusive investigations have been undertaken at the site. However, based on the nature of the historical activities undertaken at the site and the identified activities of interest, the likelihood of any complete source-pathway-receptor linkages in terms of the proposed use of the site for childcare purposes is considered low.

Greencap understands that as part of any site redevelopment, all existing infrastructure and surface soils will be removed. It is recommended that the depth of the soil removal ensures that any near surface fill and other inert waste (from an aesthetic point of view) is also removed given the sensitive nature of the proposed childcare centre development.

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

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1 INTRODUCTION

Greencap Pty Ltd (Greencap) was engaged by AJ Building Group to undertake a Preliminary Site Investigation (PSI) for the site located at 164-168 Portrush Road, Trinity Gardens, South Australia (referred to as 'the site'). The location of the site is presented in Figure 1.

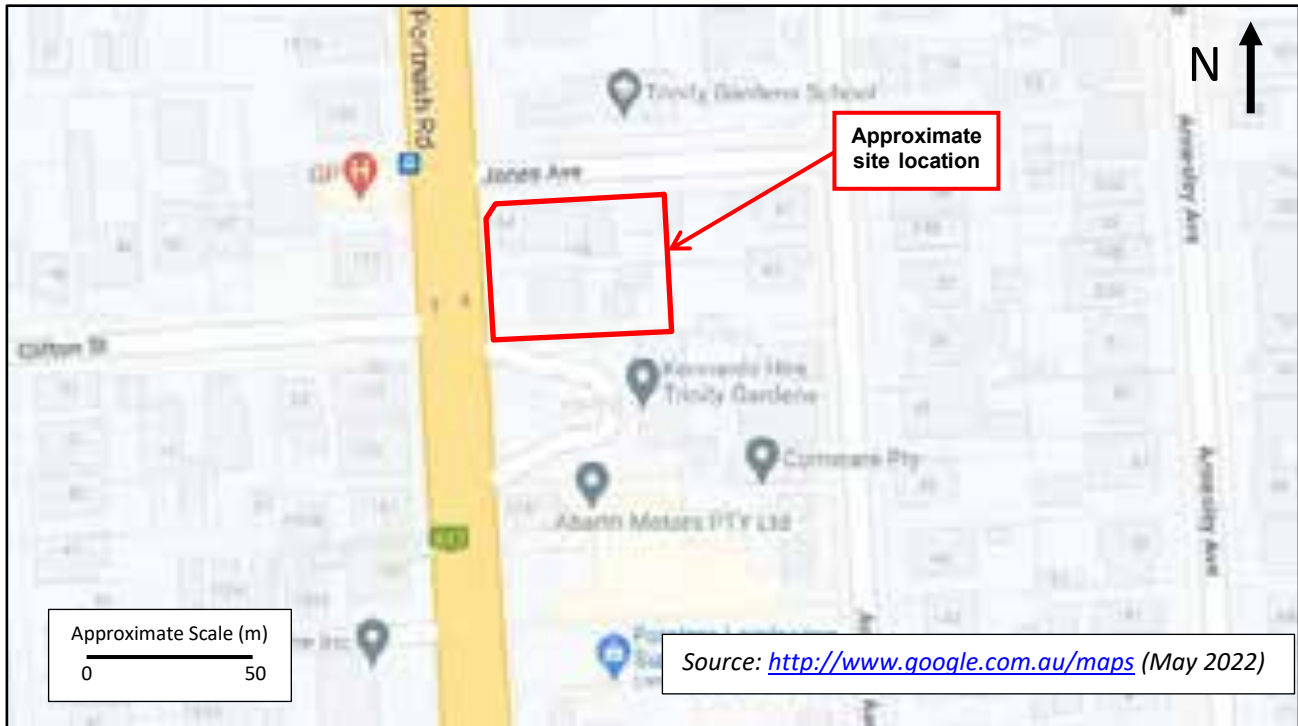


Figure 1 - Site Location Plan

Greencap's engagement relates to an application for the proposed development of the site for use as a childcare. The planning authority has requested a PSI and Site Contamination Declaration Form in accordance with Practice Direction 14 - Site Contamination Assessment 2021 (State Planning Commission, March 2021), as the application proposes a change of use of land from commercial to a more sensitive land use. The proposed development is discussed further in Section 2.3.

The objective of the PSI was to assess the potential for significant site contamination issues in terms of the proposed redevelopment as a childcare.

The scope of work conducted has included: -

- A desktop study to identify site characteristics - site location, site layout, building construction (where relevant), geological and the hydrogeological setting.
- A site history review - identifying historical owners/operators/occupiers, land uses and activities.
- A site inspection - to validate anecdotal evidence / historical information and to identify additional evidence of potential site contamination.

This PSI has been prepared in accordance with Greencap's proposal dated 11 April 2022 and based on industry standards and guidelines including:

- National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) (NEPM).
- SA EPA publication '*Guidelines for the assessment and remediation of site contamination*', as revised November 2019.
- Australian Standard '*Guide to the investigation and sampling of potentially contaminated soil*'; AS4482.1-2005.
- State Planning Commission's Practice Direction 14 (Site Contamination Assessment).

2 SITE DETAILS

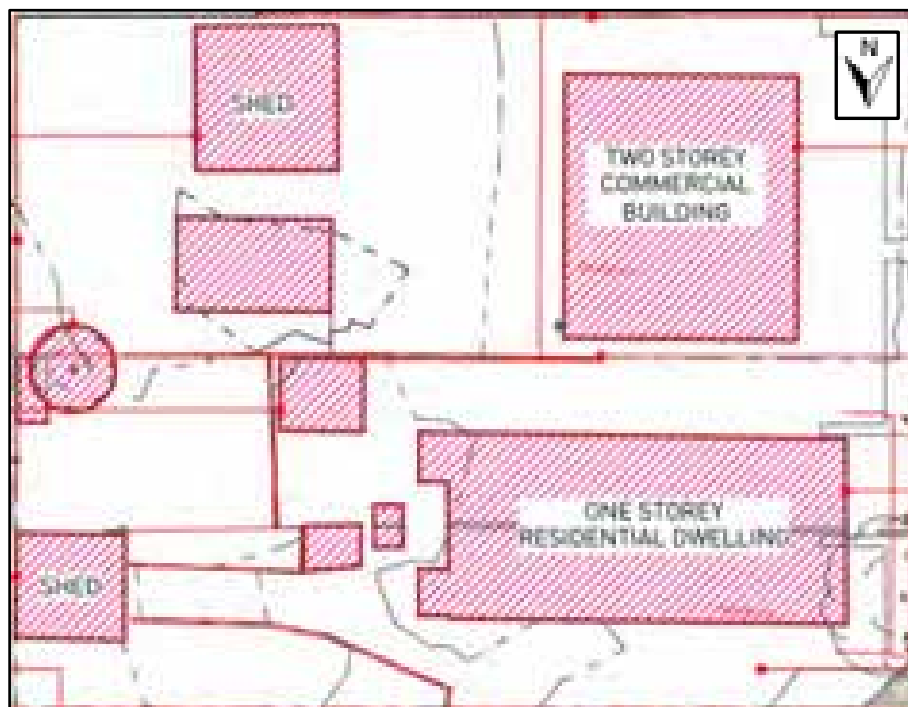
2.1 Site Identification

The site is currently split in three separate portions, which are each described by a separate Certificate of Title. The Certificates of Title and the legal description of the site is summarised in Table 1. Copies of the current Certificates of Title and the Property Parcel Reports from the South Australian Property Parcel Atlas (SAPPA) are presented in Appendix A.

Volume	Folio	Allotment	Plan	Street Address	Council	Zoning
6038	221	26	F137826	164 Portrush Road, Trinity Gardens	City of Norwood, Payneham and St Peters	Employment
5776	895	55	F134606	166 Portrush Road, Trinity Gardens		
5811	775	269	D1143	Units 1-4, 168 Portrush Road, Trinity Gardens		

2.2 Site Description and Current Land Use of the Site

The site is a relatively level and rectangular shaped parcel of land with an approximate area of 2,200 square metres (m²). At the time of the inspection, the site was unoccupied. The northern portion of the site (164-166 Portrush Road) comprised two single storey residential dwellings and associated sheds, whilst the southern portion of the site (168 Portrush Road) comprises a two storey building, with former commercial premises on the ground floor and residential units on the upper floor, along with associated sheds. Further details on the current site conditions are presented in Section 4.7. A plan showing the current site layout is presented as Figure 2, an aerial image is provided as Figure 3 and selected photographs of the site follow.



Source: Husband Architects, Existing Site and Demolition Plan (DA10), dated 16 March 2022

Figure 2 - Site Layout Plan



Source: <https://maps.au.nearmap.com/> (image date: 10 March 2022)

Figure 3 - Aerial Image of the Site



Photo 1 – view looking north-west across southern portion of the site (southern allotment) (26 May 2022)



Photo 2 – view looking west from the eastern portion of the site (central allotment) (26 May 2022)



Photo 3 – view looking north west across northern portion of the site (northern allotment) (26 May 2022)

2.3 Proposed Site Development

It is understood by Greencap that AJ Building Group is intending to demolish the existing site infrastructure and construct a childcare centre with associated carparking and landscaping. A copy of the proposed development plan is presented in Appendix B.

3 ENVIRONMENTAL SETTING

3.1 Regional Geology

An online geological search on the site location using South Australian Resources information Gateway shows the surface geology of the site is the Keswick Clay formation. The Keswick Clay formation reportedly comprises grey / green clays with red or yellow mottling. It is rare that sand lenses are noted in this formation.

Reference to the former Department of Mines and Energy Report Book 94/9 “Soils stratigraphy and engineering geology of the Adelaide Plains” indicates the site is situated in the Adelaide Plains in a landform area known as the upper alluvial plain. The general geological sequence in the upper alluvial plain comprises:

- Quaternary Age sediments of fluvial and marine origin (generally clays with sands and gravel layers) of up to 50 metres thickness. The Soil Association Map of the Adelaide Region indicates the local near surface soils are typically red brown clay soils with granular structure over clay with variable lime content.
- Tertiary sediments of marine origin (limestones, sands and sandstones) up to 150 metres thickness.
- Precambrian Age basement rock below approximately 200 metres depth.

3.2 Regional Hydrogeology and Local Groundwater Users

Groundwater in the upper alluvial plain occurs in sand and gravel layers within the Quaternary sediments, and within the underlying Tertiary sediments. There are reportedly up to five distinct aquifers within the Quaternary sediments, and up to three distinct aquifers in the Tertiary sediments.

South Australian Department of Mines and Energy Information Sheet 21 indicates the expected water table level is between 8 and 10 metres from the surface, with total dissolved solids (TDS) levels in the range of 1,000-1,500 mg/L. The regional groundwater flow direction is west to north-west, however it is possible there are local variations.

Information regarding the regional hydrogeology for the site was obtained from the online South Australian Resource Information Gate (SARIG) map produced by the Department of Primary Industries and Resources of South Australia on 26 May 2022.

SARIG indicated that expected depth to shallow groundwater is 5 to 10 metres below ground level (m bgl). The groundwater salinity is expected to range between 1,500 and 3,000 parts per million (ppm) expressed as TDS.

A search of groundwater wells within a two-kilometre radius was conducted using the WaterConnect database produced by the Department for Environment and Water. The results are included in Appendix C. The 2 kilometre radius search identified 753 groundwater wells that were installed to a depth ranging from 2.0 to 180 metres. No wells were identified as being installed on the site.

Based on the expected depth to water of 5 to 10 metres, it was assumed that wells drilled to a depth of up to 15 metres were likely to be installed in the uppermost aquifer. Groundwater information for the 249 shallow wells, at a maximum drilled depth of equal to or less than 15 metres, was reviewed. The standing water levels recorded ranged from 0.76 to 14.8 m bgl. The total dissolved solid (TDS) concentrations were available for seven locations, ranging from 457 to 4,270 mg/L.

The well purposes for those wells were listed as follows:

- Domestic – 30 wells;
- Domestic; Drainage – 1 well;
- Domestic; irrigation – 1 well;
- Domestic; observation – 1 well;
- Environmental – 4 wells;
- Industrial – 1 well;
- Investigation / Monitoring / Observation – 109 wells;
- Irrigation – 2 wells; and
- Unknown – 100 wells.

3.3 Nearest Environmental Receptors

The nearest surface water body to the site is a channel / drain named “Third Creek”, located approximately 1.1 km to the north-east of the site. The River Torrens is located approximately 2 km to the north-west of the site.

4 SITE HISTORY

The history of the site has been researched to identify the characteristics of the site including the location and layout, geological setting, current and past site activities and uses of the site. A site inspection has also been conducted and is incorporated into the site history summary. A property report for the site and surrounding area from a historic land use database was provided by LotSearch Pty Ltd. This report, which is included in Appendix C, provides supporting information for much of the discussion in this section and should be referred to where relevant.

4.1 Previous Owners and Occupiers of the Site

4.1.1 History of Ownership

An historical ownership search was conducted on the current Certificates of Title to assess the potential for site contamination to exist because of present or historical land uses. Ownership details for the site are summarised in Table 2.

Table 2: Summary of Historical Site Ownership		
Date of Ownership / Occupancy	Owner / Occupier	Comments (if applicable)
Certificate of Title Volume 6038 Folio 221 – 164 Portrush Road (Northern Allotment)		
16/03/2022 - Present	KEXER 168 Pty Ltd ACN 654 258 116) and 164 Property Group Pty Ltd ACN 654 262 647	
18/10/2013 – 8/03/2022	Michael Colin Reynolds Sonia Pilla	
27/01/1982 – 18/10/2013	Iolanda Iandiorio and Antonio Raimondo	<ul style="list-style-type: none"> An estate in freehold for the life of Iolanda Iandiorio and an estate in fee simple in remainder to Antonio Raimondo. Death of Ioland Iandiorio registered on 4/6/2009
29/11/1978 - 27/01/1982	Antonio Raimondo, Metal Worker	
05/08/1958 – 29/11/1978	Giorgio Paradiso, Coppersmith / Labourer Antonio Raimondo, Metal Worker	
12/03/1938 – 05/08/1958	Blanche Maud Farrand, married woman	
25/11/1911 – 12/03/1938	Adelaide Valeria Forrester, Music Teacher	
16/12/1909 – 25/11/1911	Sampson William John Mallett, Storekeeper	
20/8/1900 – 16/12/1909	George Edmund Harvey, Baker Amelia Rosena Harvey, Wife	
02/07/1883 – 20/08/1900	George Truman, Mason	
02/03/1883 – 02/07/1883	Charles Long, Adelaide Auctioneers Tomas Edmund Gameau, Adelaide Auctioneer	
10/02/1883 – 02/03/1883	Charles Long, Adelaide Auctioneers Henry Woodcock, Adelaide Auctioneers	
Certificate of Title 5776 Folio 885 – 166 Portrush Road (Central Allotment)		
8/03/2022 - Present	KEXER 168 Pty Ltd ACN 654 258 116) and 164 Property Group Pty Ltd ACN 654 262 647	
18/04/1988 – 8/03/2022	Mario Pilla, Taxi Driver Rita Pilla, Wife	Mario Pilla died 19/10/2022
30/06/1983 – 18/04/1988	Carmina Paradiso, Widow	

Table 2: Summary of Historical Site Ownership		
Date of Ownership / Occupancy	Owner / Occupier	Comments (if applicable)
29/11/1978 – 30/06/1983	Giorgio Paradiso, Coppersmith / Labourer	
05/08/1958 – 29/11/1978	Giorgio Paradiso, Coppersmith / Labourer Antonio Raimondo, Metal Worker	
12/03/1938 – 05/08/1958	Blanche Maud Farrand, married woman	
25/11/1911 – 12/03/1938	Adelaide Valeria Forrester, Music Teacher	
16/12/1909 – 25/11/1911	Sampson William John Mallett, Storekeeper	
20/8/1900 – 16/12/1909	George Edmund Harvey, Baker Amelia Rosena Harvey, Wife	
02/07/1883 – 20/08/1900	George Truman, Mason	
02/03/1883 – 02/07/1883	Charles Long, Adelaide Auctioneers Tomas Edmund Gameau, Adelaide Auctioneer	
10/02/1883 – 02/03/1883	Charles Long, Adelaide Auctioneers Henry Woodcock, Adelaide Auctioneers	
Certificate of Title Volume 5811 Folio 775 – 168 Portrush Road (Southern Allotment)		
08/03/2022 – Present	KEXER 168 Pty Ltd ACN 654 258 116) and 164 Property Group Pty Ltd ACN 654 262 647	
08/09/1969 – 08/03/2022	Rita Pilla, Shopkeeper	<ul style="list-style-type: none"> Lease to Andres Daniel Padilla of portion of the land for a term of three years commencing on 14/9/1987. Lease to Nicola DeCristofaro and Lucia DeCristofaro of portion of the land for a term of three years commencing on 1/10/1989.
07/08/1967 – 08/09/1969	Giorgio Paradiso, Coppersmith / Labourer	
06/07/1964 – 07/08/1967	James O'Rourke, Shop Proprietor Winifred O'Rourke, Wife	
25/03/1964 – 06/07/1964	Ronald Arthur Elder Dix, Motor Vehicle Dealer	
08/03/1955 – 25/03/1964	Richard Sidney Fielder, Storekeeper	
12/05/1953 – 08/03/1955	Evelyn Myrtle May Rainsford, Widow	
15/02/1952 – 12/05/1953	Richard Jones Nellie Harvey Jones	
11/04/1951 – 15/02/1952	David Richard Todd, Painter Betty Veronica Todd, Wife	
24/08/1949 – 11/04/1951	John Alfred Punches, Pharmacist	
28/06/1949 – 24/08/1949	Alfred Donald Coin(?)	
05/08/1930 – 28/06/1949	Public Trustee	
09/09/1908 – 05/08/1930	Sarah Matilda Cotton, wife of labourer	

4.1.2 Historical Business Directory Searches

Searches of the Universal Business Directory and Sands and McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 and 1910, mapped to a premise or road intersection identified numerous results for the site and the area surrounding the site. The search results are included in Appendix C. The on-site activities were recorded to be:

- Delicatessens and / or mixed businesses, Esposito, R & G, 168 Portrush Road (1984).
- Butchers (retail), Iuliano, A., 168 Portrush Road (1984).
- Mixed businesses, O'Rourke, J & W, 168 Portrush Road (1973).
- Delicatessens & Ham & Beef Shops, Pilla, R & M, 168 Portrush Road (1973).

Off-site activities of interest included:

- Engineers (mechanical & general), 47 Amherst Avenue (1955 and 1965) adjacent property to the east.
- Wrought iron workers / welders, Jones & Sons / Jones & Soria, 174 Portrush Road (1984) ~55 m south.
- Motor trimmers, Carafano Motor Trimmers, 37 Amherst Avenue (1991) ~65 south east.
- Joinery works / carpenter, Baker, 37 Amherst Avenue (1973) ~65 south east.
- Cabinet maker & French polisher, Baker, M. 37 Amherst Avenue (1955 and 1965) ~65 south east.
- Hardware merchants and ironmongers, Portrush Hardware, 183 Portrush Road (1973) ~70 m south west.
- Joinery manufacturers & / or merchants, Baker Joinery, 176 Portrush (1984 and 1991) ~80 m south east.
- Dry cleaners, dyers & laundries, L. Pitt, 40 Clifton Street (1965) ~165m west,
- Motor garages, engineers, service stations, Monza Motors, 184 Portrush Road (1984) ~145m south.

In addition, searches of the Universal Business Directory and Sands and McDougall Directory records, from the years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 and 1910, mapped to a road or an area were reviewed. No additional off-site activities of interest were reported for the properties immediately surrounding the site. The search results are included in Appendix C.

In addition, Greencap was advised by the current site owner that the two allotments in the northern portion of the site were always used for residential purposes, while one of the tenants in the southern allotment was an alpha Romeo spart part distributor. Reportedly, this was used primarily for storage and administration and no vehicle maintenance or similar was undertaken at the site. The other tenant in the southern portion of the site was previously an IT business.

4.2 Historical Aerial Photography

Aerial photographs of the site dating from 1936 in approximate 10-year intervals have been reviewed by Greencap. A summary of the observations made from these photographs is provided in Table 3. The aerial photographs reviewed are presented in Appendix C.

Table 3: Summary of Aerial Photograph Observations

Year	Observations
1936	<p>The 1936 aerial photograph shows that the site is divided into what appears to be two parcels of land. The northern parcel (present day 164-166 Portrush Road) comprises a residential type dwelling in the western portion of the site and two small sheds in the central and eastern portion of the site. The remainder of this parcel comprises large trees / shrubs and unsealed areas.</p> <p>The southern portion of the site (present day 168 Portrush Road) comprises a building in the western portion of the site and at least one small shed in the central portion of the site. The remainder of the site is noted to comprise trees / shrubs and unsealed areas.</p> <p>The site is bound by the present day Portrush Road to the west. The present-day Jones Street is not visible.</p>

Table 3: Summary of Aerial Photograph Observations

Year	Observations
	The land surrounding the site mainly comprises residential type buildings. The present-day Trinity Gardens school is visible to the north of the site.
1949	When compared with the 1936 aerial photograph, the 1949 aerial photograph shows no significant changes to the site or the land surrounding the site.
1959	There are no significant changes evident to the site between the 1949 aerial photograph and the 1959 aerial photograph, with the exception of additional small sheds visible on the central and southern portions of the site (present day 168 Portrush Road).
1968	There are no significant changes evident to the site between the 1968 aerial photograph and the 1959 aerial photograph, except for the south-eastern portion of the site which has been cleared of vegetation and most of the small structures (sheds) visible in 1959.
1979	The 1979 aerial photograph shows that the northern portion of the site remains mostly unchanged. The building on the southern portion of the site has been removed and replaced with the present day two storey building. The south-western portion of the site is sealed and the south-eastern portion of the site is unsealed and two small sheds have been constructed in this portion of the site. The land surrounding the site has changed, with the construction of Jones Street to the north of the site and commercial / industrial type premises visible to the south of the site.
1989	The 1989 aerial photograph shows no significant changes to the site when compared with the 1979 aerial photograph, with the exception of the construction of one larger shed in the southern portion of the site which replaced one of the sheds visible in 1979. Additional commercial / industrial development has occurred on the land to the south of the site.
1999	The 1999 aerial photograph shows no significant changes to the site or the land surrounding the site when compared with the 1989 aerial photograph.
2002	The 2002 aerial photograph shows no significant changes to the site when compared with the 1999 aerial photograph. There is some evidence of the storage of materials on the unsealed ground behind the shed in the south-eastern portion of the site. Additional commercial / industrial development has occurred on the land to the south of the site.
2007	The 2007 aerial photograph shows no significant changes to the site or the land surrounding the site when compared with the 2002 aerial photograph. There is a single vehicle evident on the unsealed ground in the south-eastern portion of the site.
2012	The 2012 aerial photograph shows no significant changes to the site or the land surrounding the site when compared with the 2007 aerial photograph. There is continued evidence of car parking and materials storage on the unsealed ground in the south-eastern portion of the site.
2017	The 2017 aerial photograph shows no significant changes to the site or the land surrounding the site when compared with the 2012 aerial photograph.
2022	The 2022 aerial photograph shows no significant changes to the site or the land surrounding the site when compared with the 2017 aerial photograph. There are larger volumes of material storage visible in the south-eastern portion of the site.

4.3 Products spills, losses, incidents, and accidents (including fire)

4.3.1 EPA Section 7 Search

The South Australia Environment Protection Authority (EPA) has a statutory obligation under the *Land and Business (Sale and Conveyancing) Act, 1994* to provide information relating to environment protection. The EPA holds information relating to records or issues associated with:

- particulars of mortgages, charges, prescribed encumbrances affecting the land; or
- particulars relating to environmental protection including:
 - environmental assessments.
 - waste depots.
 - production of certain waste; and
 - waste on land.

The searches found that the EPA holds no records of the above particulars / activities being undertaken on the site. Copies of the EPA's written responses are presented in Appendix D.

4.3.2 Government Searches

EPA Site Contamination Index

A search was conducted of the EPA's online Site Contamination Index for information relating to notifications and reports received by the EPA. The Index provides information relating to Site Contamination, Audit notifications and reports that relate to specific suburbs or towns. The subject site was not listed on the search results.

Potentially contaminating activities noted within the vicinity of the site included service stations, the storage of listed substances or related to impacted groundwater notifications with no potentially contaminating activities noted. The nearest site listed on the site contamination index is located approximately 150m to the south-east of the site.

A copy of the Site Contamination Index search results is presented in Appendix C.

EPA Public Register Authorisations, Applications and EPA Assessment and Groundwater Prohibition Areas

A search was undertaken for EPA Protection or Clean Up Orders within a 1 kilometre radius of the site. No Environment Protection Orders (EPO) were recorded for the site. One Environment Protection Order was recorded for a site within the 1 kilometre radius search area relating to powder being emitted from powder coating equipment in breach of a licence condition.

A search for EPA authorisation and authorisation applications within a 1 kilometre radius of the site did not return any results for the site. The nearest authorisation to the site was an EPA license for a petrol station located approximately 500 metres to the south of the site.

No current EPA assessment areas or groundwater prohibition areas were listed within the 1 kilometre radius search area.

PFAS Investigation Sites

No Defence PFAS investigation and management programs or Airservices Australia National PFAS management programs were reported within a 1 kilometre search of the site.

Waste Management and Liquid Fuel Facilities

A search for waste management and liquid fuel facilities was undertaken within a 1 kilometre radius of the site.

No Waste Management Facilities were recorded on the site or for neighbouring sites.

National Liquid Fuel Facilities (operational petrol stations) was recorded approximately 500 m south, 580 metres south and 580 metres north of the site on Magill Road and Portrush Road, Trinity Gardens.

Heritage

Searches were undertaken for Commonwealth Heritage List, National Heritage List and State Heritage Areas and SA Heritage Places on-site and within a 1 kilometre radius of the site.

The site was not listed on any of the search results.

Numerous results for SA Heritage Places were reported, with the closest being approximately 40 metres north of the site.

Aboriginal Land

No records were listed for grants relating to Aboriginal land on-site or within a 1 kilometre radius of the site.

Natural Hazards

A search was undertaken for bushfire protection areas within 1 kilometre radius of the site. The site and surrounding area were not noted to be in a bushfire protection area.

No historical bushfires or prescribed burns were found on-site or within a 1 kilometre radius of the site.

A search was undertaken for flood protection areas within 1 kilometre radius of the site. The site was noted to be located within a hazards (flooding – general area. In addition, a Hazards (flooding) area was noted 4 m to the west of the site.

4.4 Services to the Property

A search of [Sanitary Drainage Plans \(maps.sa.gov.au\)](https://maps.sa.gov.au) identified two drainage plans for the site. These plans show the location of sewer connections and other site features. No specific features of interest were noted. Copies of the plans are provided in Appendix E.

4.5 Trade Waste Discharge

A Trade Waste Discharge Permit for the period 12/5/2011 to 11/5/2012 was identified for the southernmost portion of the site (Shop 1, 168 Portrush Road). This permit enabled the site occupant at that time (Seafood on Parade) to discharge trade wastewater into SA Water's sewer. A copy of the Trade Waste Discharge Permit is provided in Appendix F.

During the site inspection there was no evidence of any sumps or pits that could be attributed to a trade waste discharge, however it is noted that access was not possible into one of the former commercial premises.

4.6 Asbestos Register

No asbestos register was available for the site. Given the age and construction of the buildings on the site the potential for asbestos containing building products to have been used is considered high.

4.7 Site Inspection

A site inspection was conducted by Grencap on 26 May 2022, with the objective of confirming information collected on the site as part of the desktop study and to gain additional relevant site information including the collection of additional evidence of potential contamination such as:

- structures and storage areas including underground storage tanks, waste pits, hazardous materials storage, electrical transformers and hydraulic equipment, asbestos products, and septic tanks; and
- obvious visual contamination indicators such as disturbed vegetation, discoloured, oily or disturbed soil and / or the presence of any odours.

The findings of the site inspection are detailed below, along with photographs of interest taken during the inspection. While most of the site was able to be inspected, one of the commercial tenancies was inaccessible. Grencap was advised this area was previously occupied by an IT store for as long as the current site owner can recall.

Waste and Imported Fill

Imported fill material was identified on the ground surface in some of the unsealed portions of the site. In addition, fill was likely imported to site as a base course underlying hardstand and site structures. There was some minor evidence of rubbish on the ground surface across the south-eastern portion of the site but generally this was minor quantities and all rubbish observed appeared to be inert, with no evidence of chemical containers or odorous / stained soils.

Photo 4 and Photo 5 show examples of the areas of surface fill and waste on the ground surface at the rear (eastern portion) of the southern allotment.



Photo 4 – Example of Fill/Waste on ground surface at rear of southern allotment (26 May 2022)



Photo 5 – Example of Fill/Waste on ground surface at rear of southern allotment (26 May 2022)

Storage Sheds

There were several sheds and outbuildings identified on the site all of which were vacant at the time of Grencap's inspection. Those located on the central and northern parcels of land appear to be associated with domestic storage activities or chicken coops.

The two larger sheds on the southern parcel of land were reportedly used for storage by the previous tenants. The ground surface within these sheds were sealed with concrete which was generally in good condition. There was some minor staining evident on the ground surfaces, but this was not indicative of any significant leaks which may have the potential to have resulted in site contamination. These sheds are shown in Photo 6 and Photo 7.



Photo 6 – View inside smaller shed on southern allotment (26 May 2022)



Photo 7 – View inside larger shed on southern allotment (26 May 2022)

4.8 Surrounding Land Use

During the Greencap site inspection undertaken on 26 May 2022, the surrounding land use was noted to be:

- North – Jones Avenue and the Trinity Gardens School.
- East – immediately to the east are two properties in the process of being demolished. While these appear to have residential type structures on them, aerial imagery and anecdotal information suggests these may have been used for commercial purposes.
- South – Kennards Hire, beyond which is Abarth Motors (mechanics, located approximately 40 metres from the site) and Eastern LPG Conversions, with a landscape supplier and other commercial properties further south.
- West – Portrush Road, beyond which is residential.

4.9 Information Sources

- Department of Primary Industries and Resources of South Australia – South Australian Information Resources Gateway – Provision of geology and hydrogeology information.
- Department for Planning Infrastructure and Transport, Lands Titles Office, South Australia – Provision of Certificate of Title information.
- Lotsearch – Provision of spatial intelligence and risk mapping. A detailed list of data sets and custodians used is provided within Appendix C.
- Mr. Anthony Cirocco, current site owner – information on past and present site uses.
- Nearmap.com and Google Maps– provision of recent site aerial photographs and maps.
- South Australian Environment Protection Authority – Information on any known environmental issues on the site.
- South Australian Property and Planning Atlas – Site boundaries and property information.
- The Government of South Australia Sanitary Drainage Plans portal.

5 PRELIMINARY CONCEPTUAL SITE MODEL

5.1 Potentially Contaminating Activities

The review of the previous assessment works undertaken at the site as well as site inspections and a review of updated information have identified several potentially contaminating activities (PCAs). Table 4 details the activities of interest, associated chemicals, potentially affected media and commentary with regard to the identified PCA and 'Class' of the activity as defined in Practice Direction 14 - Site Contamination Assessment 2021 issued by the State Planning Commission.

Table 4: Details of Potentially Contaminating Activities					
PCA	Contaminants of Concern	Mobility and Persistence in Soil		Defined ‘Class’ PD14	Comments
		Mobility	Persistence		
Onsite					
Use of herbicides, pesticides / fertilisers across the site for agricultural purposes prior to development and for general weed and pest control (including termite control under former and existing buildings.	Metals	Low	High	Class 3	The site was likely to have been used for agricultural purposes prior to development. Agricultural activities are specifically excluded in the <i>Environment Protection Regulations 2009</i> , for routine spraying, in accordance with manufacturers' instructions. There is no evidence of intensive application or misuse of chemicals based on the available information. The use of OCP as termite control chemicals was not completely discontinued until 1995 (Australian Pesticide and Veterinary Medicines Authority). Given the age of the site buildings, there is the potential for termite control chemicals comprising OCP to have been used at the site. Any impacts would likely be limited to near surface soils.
	OCP	Low to moderate	High		
	OPP, Herbicides	Low to moderate	Low to moderate		
	Nutrients	Low to moderate	Low		
Use of fill material(s) of unknown origin during site development for site levelling, as a base course under site buildings and sealed areas of the site.	Metals, PAH	Low	High	-	Fill or soil importation is not a potentially contaminating activity for the purposes of the State Planning Commission’s Practice Direction 14: (Site Contamination Assessment) but remains a potentially contaminating activity under the <i>Environment Protection Regulations, 2009</i> . Minor volumes of fill material (and other inert waste) were noted across the site during the site inspection undertaken by Greencap on 26 May 2022. Imported fill from unknown sources may have been used for site levelling purposes or as a base course under site structures and hardstand areas.
	TRH, BTEXN	Moderate	Moderate		
	Asbestos	Low (although high in the form of fibres)	High		
	Cyanide	Moderate	High		
	Phenolics	Low	Moderate		

Table 4: Details of Potentially Contaminating Activities

PCA	Contaminants of Concern	Mobility and Persistence in Soil		Defined 'Class' PD14	Comments
		Mobility	Persistence		
Asbestos waste as a result of the future demolition of existing site building or during the removal of historical site buildings.	Asbestos	Low (although high in the form of fibres)	High	-	An Asbestos Register was not viewed for the site; however, there is the potential that current buildings may comprise asbestos containing material (ACM) and historical site building may have contained ACM. Provided that the asbestos is appropriately removed prior to demolition / removal works, the potential for site soils to be impacted with asbestos during the removal of site infrastructure is considered to be low. No asbestos was observed on the ground surface during the site inspection undertaken on 26 May 2022.
Spills / leaks of hydrocarbons and other vehicle fluids from vehicle movements / parked cars	Metals, PAH	Low	High	-	Vehicles were noted as being parked on unsealed ground in the south-eastern portion of the site. Impacts would likely be limited to surface soils.
	TRH, BTEXN	Moderate	Moderate		

Notes: TRH = Total Recoverable Hydrocarbons; PAH = Polycyclic Aromatic Hydrocarbons; BTEXN = Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene; VOC = Volatile Organic Compounds; PCB = Polychlorinated Biphenyls
 OCP = Organochlorine Pesticides; OPP = Organophosphorus Pesticides

Several activities of interest were identified on adjacent properties during the historical review:

- Property immediately east of the site – listed as an engineer (mechanical and general) in the 1950s and 1960s. While it is possible the site was used for residential purposes during this time and the listing related to the occupation of the resident only, aerial imagery and anecdotal information suggests that in recent years the site may have been used for commercial purposes. The exact use is not known and no specific classed activities under Practice Direction 14 has been identified.
- Abarth Motors (mechanics) and Eastern LPG Conversions are located on a site approximately 40 metres south of the site. While the nature of the actual activities at this site are unknown, Greencap notes that motor vehicle repair or maintenance is considered a Class 2 activity. A motor trimmer was also identified on a site approximately 65 metres south in the 1990s.
- A dry cleaner was identified on a property 165m west of the site in 1965. The nature of the activities on this property are unknown, but dry-cleaning activities are considered Class 1. Regardless, this property is greater than 60 metres from the site (the threshold distance for Class 1 activities based on EPA advice).

Several service stations (or similar properties) exist surrounding the site, but these are all greater than 150m away. In addition, as noted in Section 4.3.2, a Section 83A notification relating to groundwater impacts was lodged for the site located at 214-216 Portrush Road, Trinity Gardens, but this is also a significant distance from the site.

5.2 Potential Receptors

The site is currently vacant, and the proposed future use of the site is for childcare purposes. The potential human receptors identified include:

- The future occupiers of the site (children attending the facility and site workers) and visitors to the site.
- Construction / maintenance workers.
- Offsite residential properties.
- Offsite users of extracted groundwater.
- Potential ecological receptors (i.e. flora and fauna within the soil profile).

As indicated in the ASC NEPM (Schedule B4), *'The fundamental concept of risk assessment is that there should be an exposure pathway linking the source of contamination and the exposed population. Where this linkage exists, an assessment of the nature and significance of the exposure pathway is required to determine the level of risk.'*

A review of the potential exposure pathways and human and environmental receptors that may be exposed to contaminated soils, groundwater, vapours or dust from the site are summarised in the following sections.

5.3 Potential Exposure Pathways

Exposure in relation to site contamination means an exposure pathway that a chemical substance takes from its source to reach a human population, such as incidental ingestion of surface soil or dust, indoor and outdoor inhalation of dust, or consumption of home grown produce. The future use of the site is for childcare purposes and potential exposure pathways that may be relevant for the site are:

Human

- Indoor inhalation of dust.
- Outdoor inhalation of dust.
- Dermal contact with shallow soil and dust.
- Incidental ingestion of shallow soil and dust.

- Ingestion of home-grown vegetables and fruit (possible, but less likely in the context of a childcare centre).
- Ingestion of home-grown poultry and/or eggs (possible, but unlikely in the context of a childcare centre).
- Indoor Inhalation of vapours from soil.
- Outdoor inhalation of vapour from soil.
- Contact or ingestion of groundwater.

Ecological

- Direct contact / uptake of contaminated airborne particles, soil, sediment, surface water, surface water run-off or groundwater.
- Ingestion of contaminated flora or fauna.

5.4 Source-Pathway-Receptor Linkages

The only potentially contaminating activity identified (as defined in Practice Direction 14) is use of the site for agricultural purposes prior to development. This is a low risk (Class 3) activity. Furthermore, agricultural activities are specifically excluded in the *Environment Protection Regulations 2009*, for routine spraying, in accordance with manufacturers' instructions, of pesticides used in broadacre farming which is considered the case for the subject site.

Several other on-site activities of interest were identified in the site history review, but these are not considered potentially contaminating activities as defined in Practice Direction 14.

Some potential offsite sources of contamination were identified, but no Class 1 activities were identified to have occurred on adjacent land (i.e. within 60 metres of the site).

No intrusive investigations have been undertaken at the site. However, based on the nature of the historical activities undertaken at the site and the identified activities of interest the likelihood of any complete source-pathway-receptor linkages in terms of the proposed use of the site for childcare purposes is considered low. The presence of any potentially complete linkages could only be assessed through intrusive investigations.

6 CONCLUSIONS

A review of historical information indicates that the site was likely to have been used for residential purposes from at least the mid-1930s until the 1970s when the present-day building was constructed on the southern portion of the site. Since the 1970s, the southern portion of the site appears to have been used for commercial (retail or similar) purposes with residential units on the first floor. The northern portion of the site appears to have continued to be used for residential purposes. The site was recently purchased by the current site owner and all tenants have since relocated with the site currently vacant.

The identified activities of interest associated with past and present site uses include:

- Use of pesticides, herbicides and fertilisers (including previous site use for broadacre farming, for termite control purposes or for general maintenance). No specific areas of intensive application of chemicals were identified. Agricultural activities are defined as a Class 3 (low risk) potentially contaminating activity in Practice Direction 14.
- Historical use of fill from various unknown sources brought onto the site for levelling purposes prior to development or during the site's use as a laydown/storage area. Fill or soil importation is not a potentially contaminating activity for the purposes of Practice Direction 14 but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*.
- Demolition of a former site buildings that may have contained asbestos. No asbestos was identified on the ground surface during the site inspection.
- Spills / leaks of hydrocarbons and other vehicle fluids from vehicle movements / parked cars, although no significant areas of staining were identified.

Several activities of interest were identified on adjacent properties during the historical review, but following review of the available information, all the activities on adjacent land (within 60 metres of the site) were found to be Class 2 activities, or lower. Some Class 1 (higher risk) activities were identified in the broader area.

No intrusive investigations have been undertaken at the site. However, based on the nature of the historical activities undertaken at the site and the identified activities of interest, the likelihood of any complete source-pathway-receptor linkages in terms of the proposed use of the site for childcare purposes is considered low.

This PSI has been prepared to specifically address the planning authority's request for information in support of a development application. As such, all discussion regarding potentially contaminating activities has been linked back to the State Planning Commission's Practice Direction 14 – Site Contamination Assessment 2021.

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

APPENDIX A CERTIFICATES OF TITLE AND SAPPA REPORTS



Product Register Search (CT 5776/895)
 Date/Time 10/09/2021 03:36PM
 Customer Reference
 Order ID 20210910008496

REAL PROPERTY ACT 1936



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 5776 Folio 895

Parent Title(s) CT 4135/835
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 24/05/2000 Edition 1 Edition Issued 24/05/2000

Estate Type

FEE SIMPLE

Registered Proprietor

MARIO PILLA
 RITA PILLA
 OF 168 PORTRUSH ROAD TRINITY GARDENS SA 5088
 AS JOINT TENANTS

Description of Land

ALLOTMENT 55 FILED PLAN 134606
 IN THE AREA NAMED TRINITY GARDENS
 HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 4299213)
 TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 4299213)

Schedule of Dealings

NIL

Notations

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



Product
Date/Time
Customer Reference
Order ID

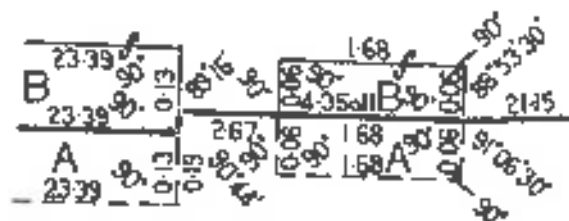
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10/09/2021 03:36PM
20210910008498

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4135/855
SEE TITLE TEXT FOR EASEMENT DETAILS

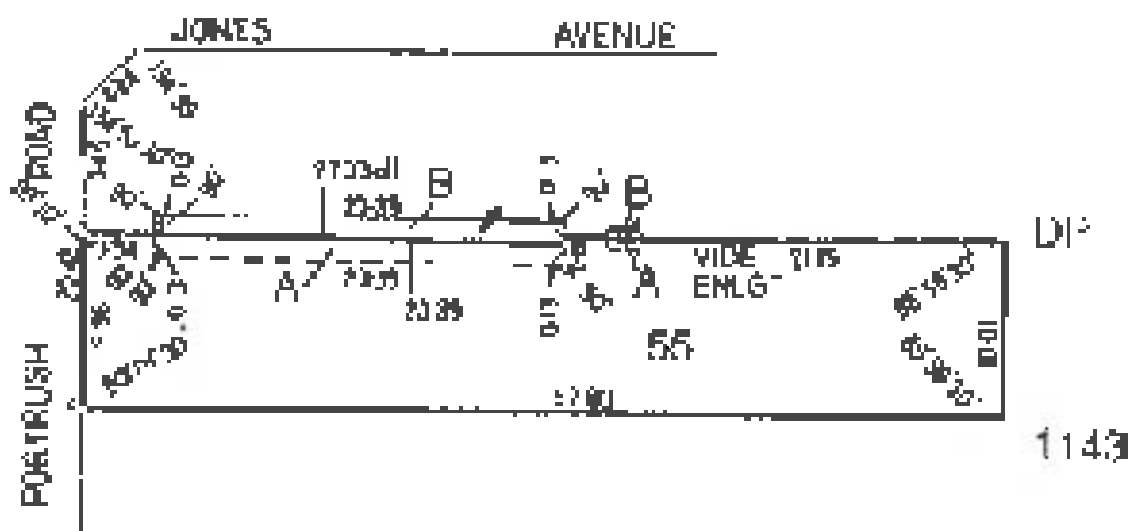
LAST PLAN REF:OP 1143

ENLARGEMENT
(NOT TO SCALE)

DP 1143



55



0 4 8 12 16 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Product Register Search: [CT 5811/775]
 Date/Time 16/09/2021 03:48PM
 Customer Reference
 Order ID 20210910008715

REAL PROPERTY ACT 1936



South Australia

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



Certificate of Title - Volume 5811 Folio 775

Parent Title(s) CT 3228/168
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 03/10/2000 Edition 3 Edition Issued 18/06/2006

Estate Type

FEE SIMPLE

Registered Proprietor

RITA PILLA
 OF 166 PORTRUSH ROAD TRINITY GARDENS SA 5068

Description of Land

ALLOTMENT 269 DEPOSITED PLAN 1143
 IN THE AREA NAMED TRINITY GARDENS
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
 Priority Notices NIL
 Notations on Plan NIL

Registrar-General's Notes

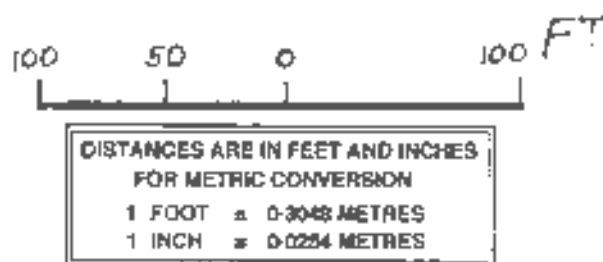
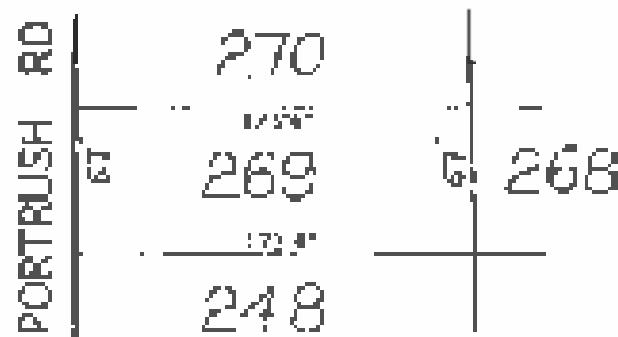
PLAN FOR LEASE PURPOSES VIDE G122/1990
 PLAN FOR LEASE PURPOSES VIDE G290/1966

Administrative Interests NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5811/775)
10/09/2021 03:48PM
20210910008715





Product
Date/Time
Customer Reference
Order ID

Register Search (CT 6038/221)
10/06/2021 03:45PM
Customer Reference
20210910000852

Small Proprietary Map 1000



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 6038 Folio 221

Parent Title(s) CT 4135/836
Creating Dealing(s) AD 11190729
Title Issued 09/07/2009 Edition 3 Edition Issued 01/06/2018

Estate Type

FEE SIMPLE

Registered Proprietor

MICHAEL COLIN REYNOLDS
SONIA PILLA
OF 164 PORTRUSH ROAD TRINITY GARDENS SA 5068
AS JOINT TENANTS

Description of Land

ALLOTMENT 26 FILED PLAN 137826
IN THE AREA NAMED TRINITY GARDENS
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 4299213)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 4299213)

Schedule of Dealings

Dealing Number	Description
12930428	MORTGAGE TO ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

Notations

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



Product	Register Search (CT 8038/221)
Date/Time	10/09/2021 03:45PM
Customer Reference	
Order ID	20210916008852

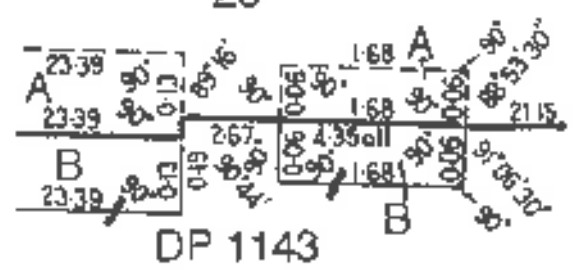
THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4125/836
SEE TITLE TEXT FOR EASEMENT DETAILS

LAST PLAN REF: DP 1143

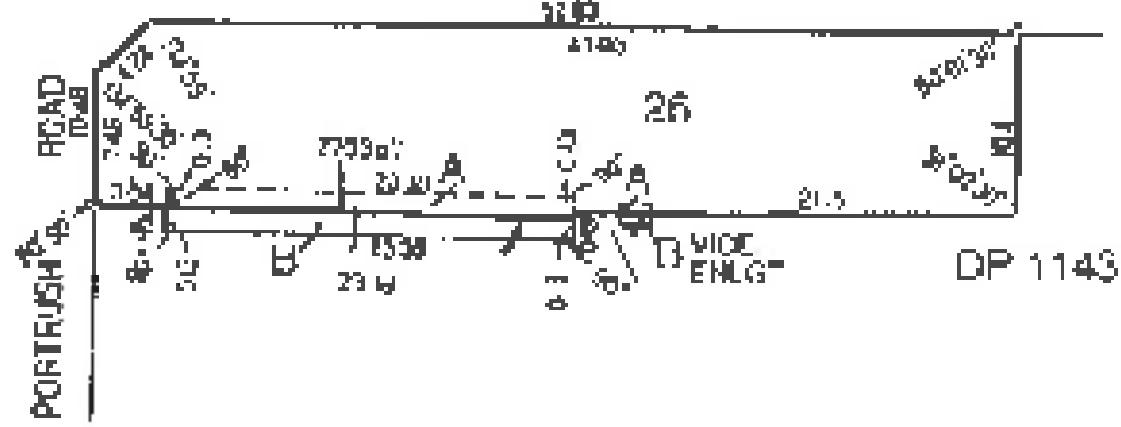


ENLARGEMENT
(NOT TO SCALE)

26



JONES AVENUE



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

SAPPA Parcel Report

Date Created: May 24, 2022

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale \approx 1:1128 (on A4 page)

Unit Number:

50 metres \approx

Street Number: 166

Street Name: PORTRUSH

Street Type: RD

Suburb: TRINITY GARDENS

Postcode: 5068

The information provided,
is not represented to be accurate,
current or complete at the time of
printing this report.

Property Details:

The Government of South Australia
accepts no liability for the use of this
data, or any reliance placed on it.

Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

State Electorate: DUNSTAN (2014), DUNSTAN (2018), DUNSTAN (2022)

Federal Electorate: STURT (2013), STURT (2016), STURT (2019)

Hundred: ADELAIDE

Valuation Number: 1900988055

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Title Reference: CT5776/895

Plan No. Parcel No.: F134606A55

Zoning details next page



Zone Details

Zones

Employment (Z1501) - E

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 45 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Variations

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

SAPPA Parcel Report

Date Created: May 24, 2022

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:564 (on A4 page)

Unit Number: 1-4
Street Number: 168
Street Name: PORTRUSH
Street Type: RD
Suburb: TRINITY GARDENS
Postcode: 5068

25 metres≈

Property Details:

Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
State Electorate: DUNSTAN (2014), DUNSTAN (2018), DUNSTAN (2022)
Federal Electorate: STURT (2013), STURT (2016), STURT (2019)
Hundred: ADELAIDE
Valuation Number: 1900987036

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 current or complete at the time of
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Title Reference: CT5811/775

Plan No. Parcel No.: D1143A269

Zoning details next page



Zone Details

Zones

Employment (Z1501) - E

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 45 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

The Advertising Near Signalised Intersections Overlay seeks to ensure advertising near signalised intersections does not pose an unacceptable risk to pedestrian or road safety.

Hazards (Flooding) (O2403)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Variations

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

SAPPA Parcel Report

Date Created: May 9, 2022

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:564 (on A4 page)

Unit Number:		25 metres≈
Street Number:	164	
Street Name:	PORTRUSH	
Street Type:	RD	
Suburb:	TRINITY GARDENS	
Postcode:	5068	

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council:	THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
State Electorate:	DUNSTAN (2014), DUNSTAN (2018), DUNSTAN (2022)
Federal Electorate:	STURT (2013), STURT (2016), STURT (2019)
Hundred:	ADELAIDE
Valuation Number:	1900989058

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Title Reference: CT6038/221

Plan No. Parcel No.: F137826A26

Zoning details next page



Zone Details

Zones

Employment (Z1501) - E

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 45 metres

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Advertising Near Signalised Intersections (O0305)

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Hazards (Flooding - General) (O2414)

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Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Variations

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

APPENDIX B PROPOSED DEVELOPMENT PLANS

DEVELOPMENT APPLICATION

164-168 PORTRUSH RD, TRINITY GARDENS
PROPOSED CHILDCARE CENTRE



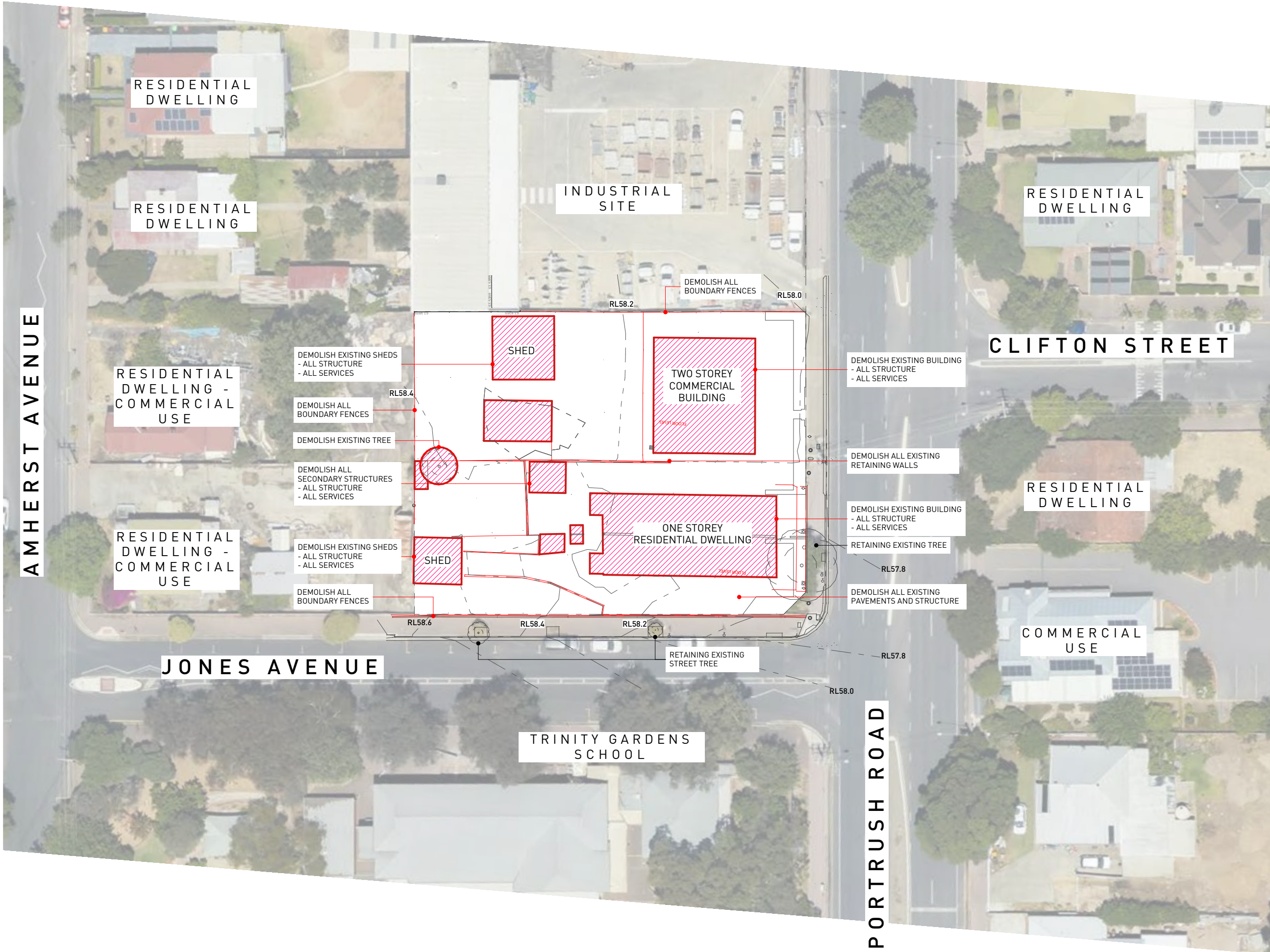
DA DRAWING SCHEDULE

NO.	SHEET TITLE
DA01	COVER SHEET
DA10	EXISTING SITE & DEMOLITION PLAN
DA11	SITE PLAN
DA20	GROUND FLOOR PLAN
DA21	FIRST FLOOR PLAN
DA22	ROOF PLAN
DA30	SECTIONS
DA40	ELEVATIONS
DA50	PERSPECTIVES SHEET 1
DA51	PERSPECTIVES SHEET 2
DA52	PERSPECTIVES SHEET 3

J O B N O : 1 8 0 0
D A T E : 1 6 / 0 3 / 2 0 2 2



A Unit 5, 8 Petrie Terrace, Brisbane, Qld, 4000
P 617 3862 1888
E info@husbandarchitects.com.au
W www.husbandarchitects.com.au



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DEMOLITION NOTES

- INSPECT CONDITIONS AT SITE BEFORE STARTING WORK.
- DISCONNECT ALL EXISTING SERVICES.
- BEFORE DEMOLISHING SERVICES OR SIMILAR ITEMS NOTIFY THE AUTHORITIES AS REQUIRED TO MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE.
- DEMOLISH AND REMOVE COMPLETELY PARTS OF STRUCTURE AS NOTED IN PLAN
- ALL PLANTS, TIMBER AND TIMBER BASED PRODUCTS ARE TO BE REMOVED FROM THE SITE.
- WET DOWN THOROUGHLY DURING DEMOLITION TO PREVENT NUISANCE OF DIRT AND DUST.
- BURN NO DEBRIS ON THE SITE.
- PROVIDE TEMPORARY SUPPORTS AS REQUIRED.
- PROVIDE MEASURES FOR THE PROTECTION OF SURROUNDING PROPERTY, FOOTPATHS, STREETS, KERBS, THE PUBLIC, OCCUPANTS AND WORKMEN DURING DEMOLITION.
- MAKE GOOD ANY DAMAGE TO STRUCTURES TO BE RETAINED AND TO ADJACENT PROPERTY WHICH RESULTS FROM DEMOLITION OPERATIONS.

A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	REVISED CROSSOVER LOCATION AND CARPARKING ARRANGEMENT, PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE

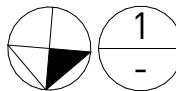


Unit 5, 8 Petrie Terrace, Brisbane, Qld, 4000
P 617 3862 1888
E info@husbandarchitects.com.au
W www.husbandarchitects.com.au

PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
164-168 PORTRUSH RD TRINITY GARDENS 5068
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
EXISTING SITE & DEMOLITION PLAN

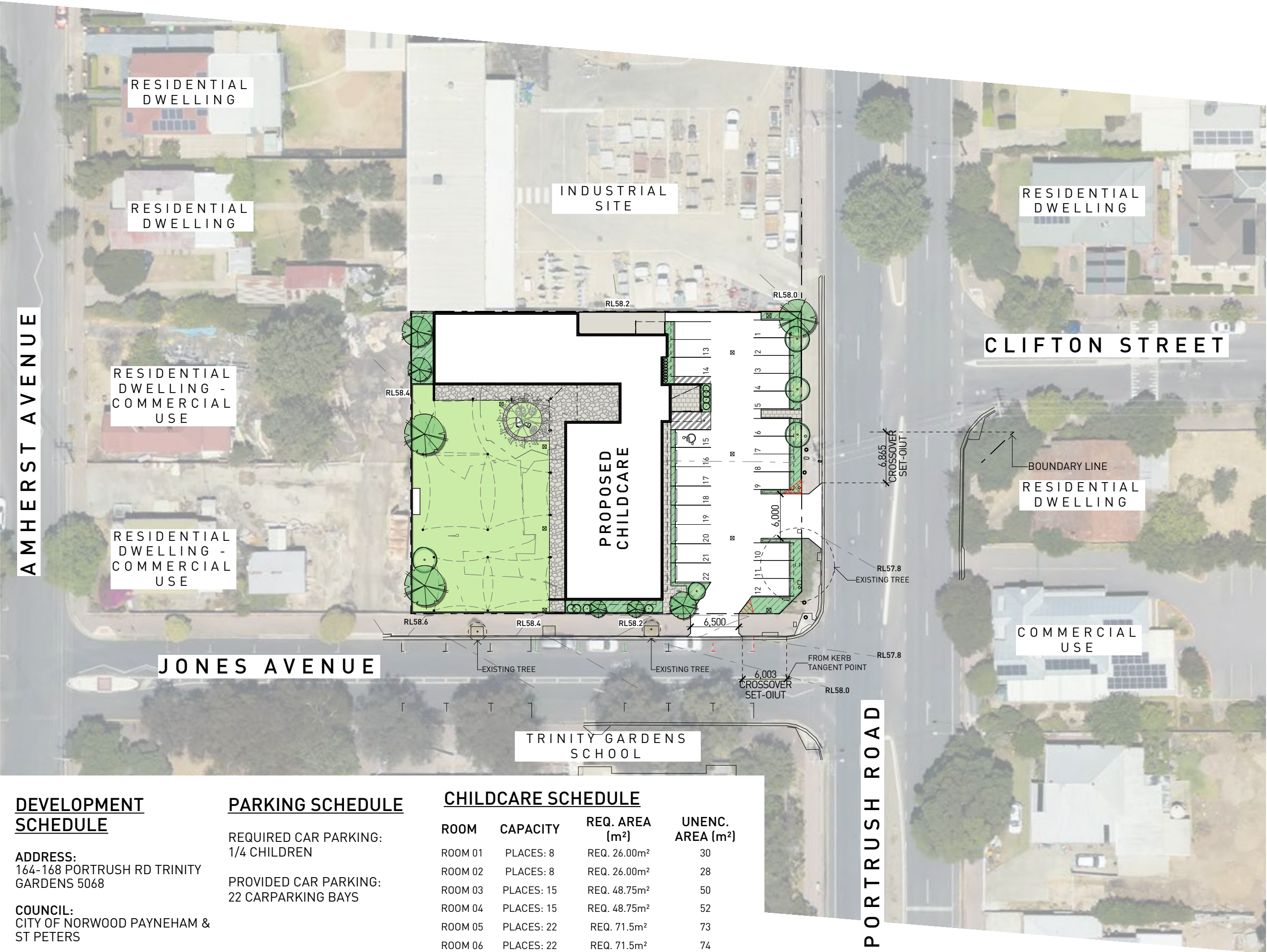
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1:500, 1:100@A3		
DRAWN BY:	DWG No.	DA10
MR		
ISSUE DATE	REV	A
16/03/2022		



EXISTING SITE & DEMOLITION PLAN

SCALE: 1:500

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DEVELOPMENT SCHEDULE

ADDRESS:
164-168 PORTRUSH RD TRINITY GARDENS 5068

COUNCIL:
CITY OF NORWOOD PAYNEHAM & ST PETERS

SITE AREA: 2,153m2

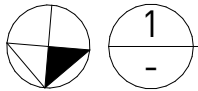
PARKING SCHEDULE

REQUIRED CAR PARKING:
1/4 CHILDREN

PROVIDED CAR PARKING:
22 CARPARKING BAYS

CHILDCARE SCHEDULE

ROOM	CAPACITY	REQ. AREA (m²)	UNENC. AREA (m²)
ROOM 01	PLACES: 8	REQ. 26.00m²	30
ROOM 02	PLACES: 8	REQ. 26.00m²	28
ROOM 03	PLACES: 15	REQ. 48.75m²	50
ROOM 04	PLACES: 15	REQ. 48.75m²	52
ROOM 05	PLACES: 22	REQ. 71.5m²	73
ROOM 06	PLACES: 22	REQ. 71.5m²	74
TOTAL:	90 PLACES		



SITE PLAN

SCALE: 1:500

**HUSBAND**
ARCHITECTS

Unit 5, 8 Petrie Terrace, Brisbane, Qld, 4000
P 617 3862 1888
E info@husbandarchitects.com.au
W www.husbandarchitects.com.au

PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
164-168 PORTRUSH RD TRINITY GARDENS 5068
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
SITE PLAN

SCALE: 1:500 @ A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA11
ISSUE DATE 16/03/2022	REV A

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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-04	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

A	ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P2	REVISED CROSSOVER, CARPARK RE-CONFIGURATION	MR	28/02/2022
REV.	DETAILS	INT	DATE



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PROJECT
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LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

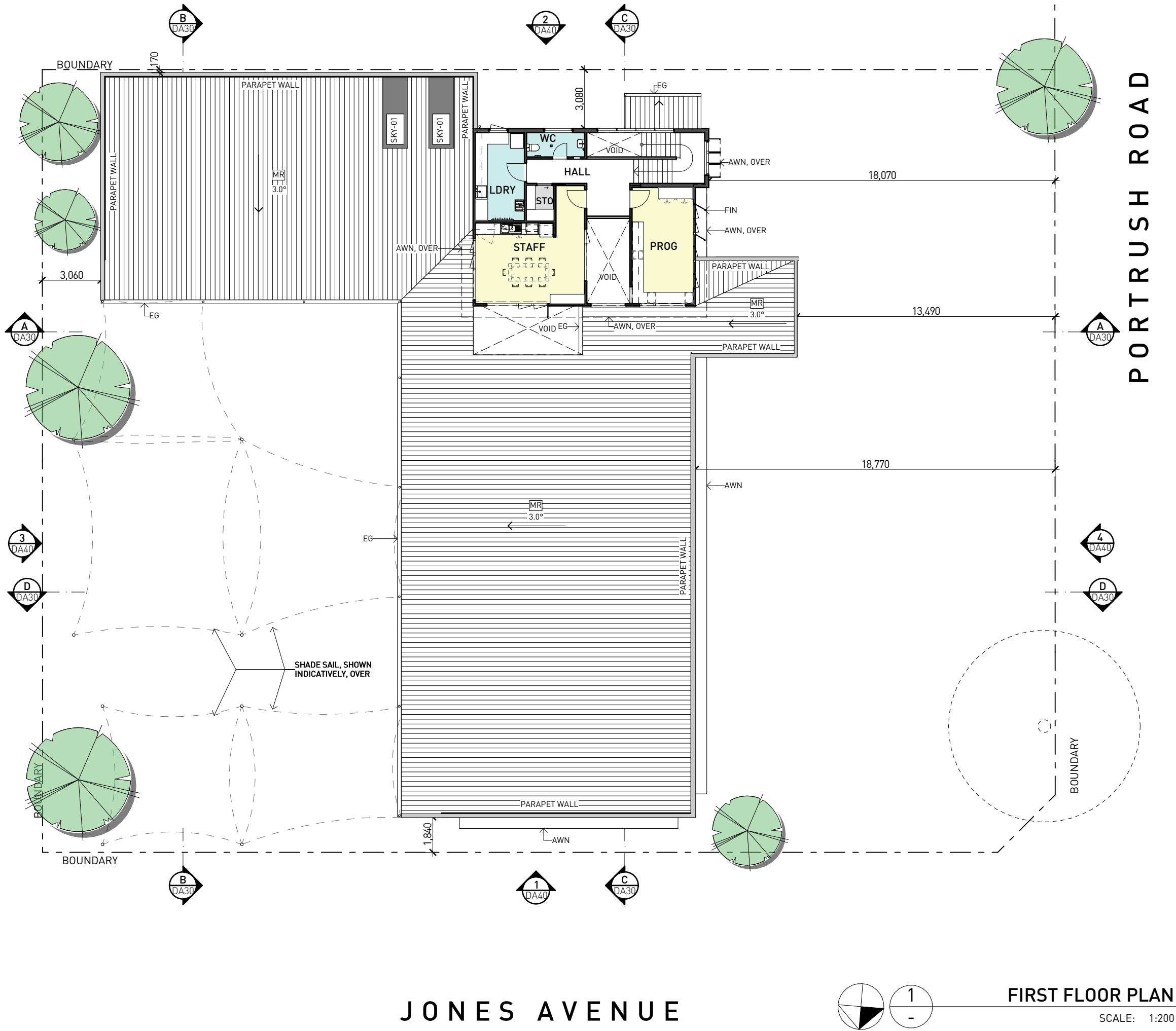
TITLE
GROUND FLOOR PLAN

SCALE: 1:200@A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA20
ISSUE DATE 16/03/2022	REV A



GROUND FLOOR PLAN

SCALE: 1:200



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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-04	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE

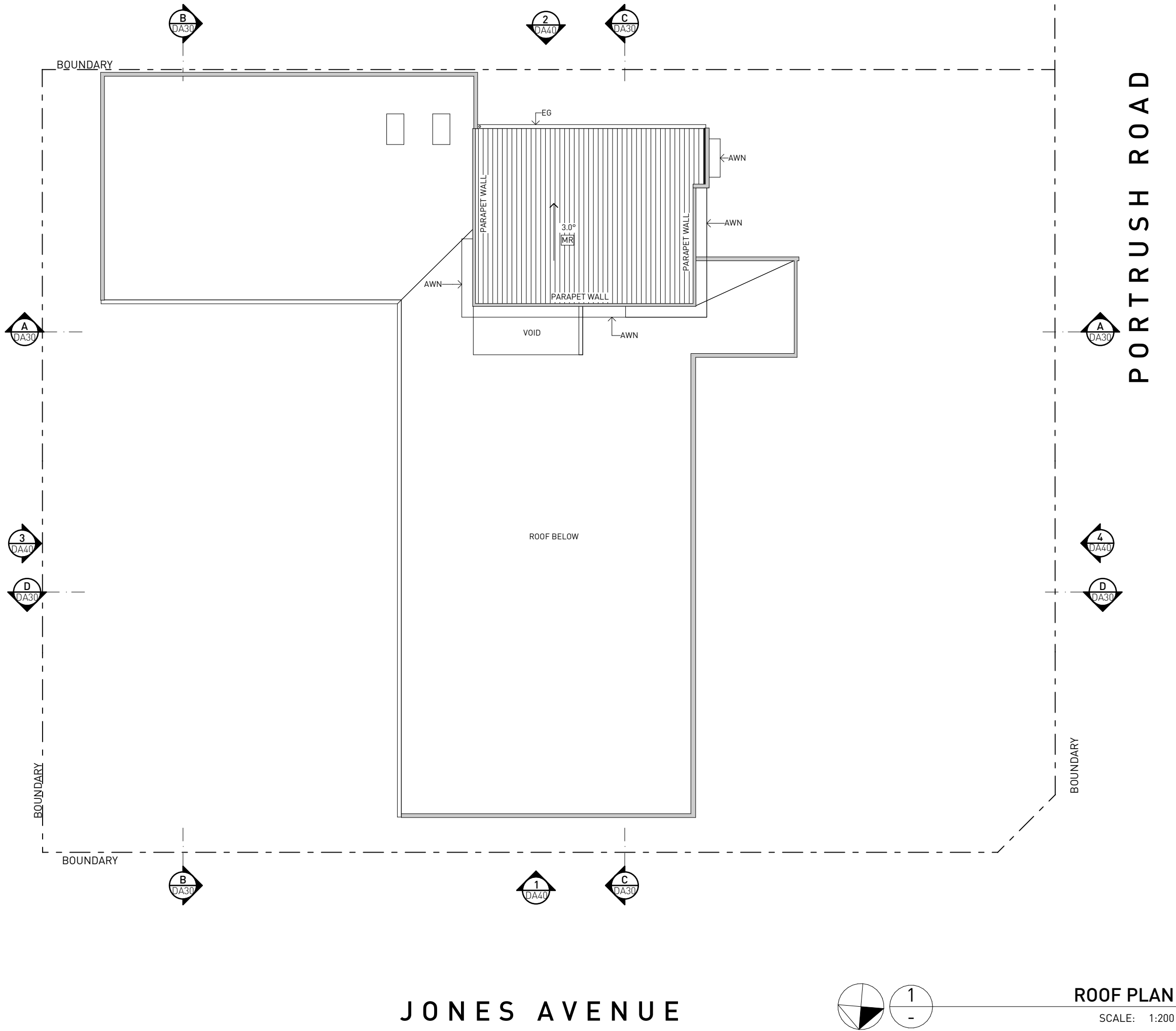


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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
FIRST FLOOR PLAN

SCALE: 1:200@A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA21
ISSUE DATE 16/03/2022	REV A



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DA LEGEND

AWN	METAL AWNING
COL	COLUMN
DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-04	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE



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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
ROOF PLAN

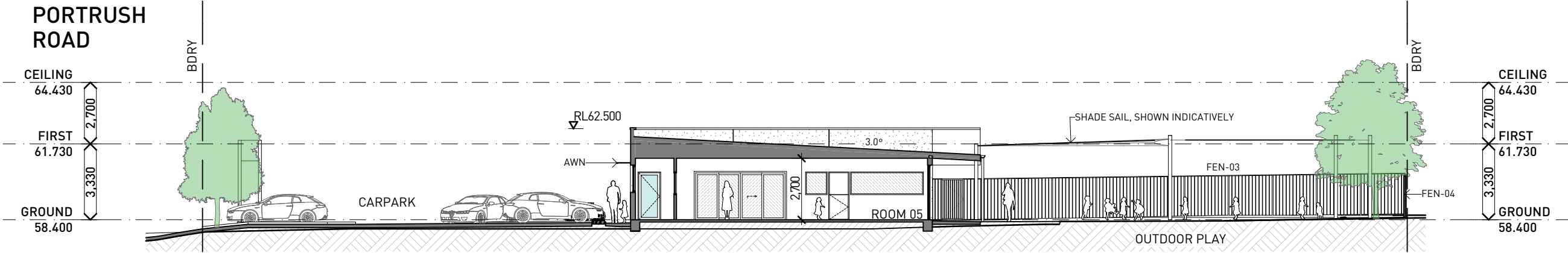
SCALE: 1:200@A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA22
ISSUE DATE 16/03/2022	REV A

JONES AVENUE

ROOF PLAN

SCALE: 1:200

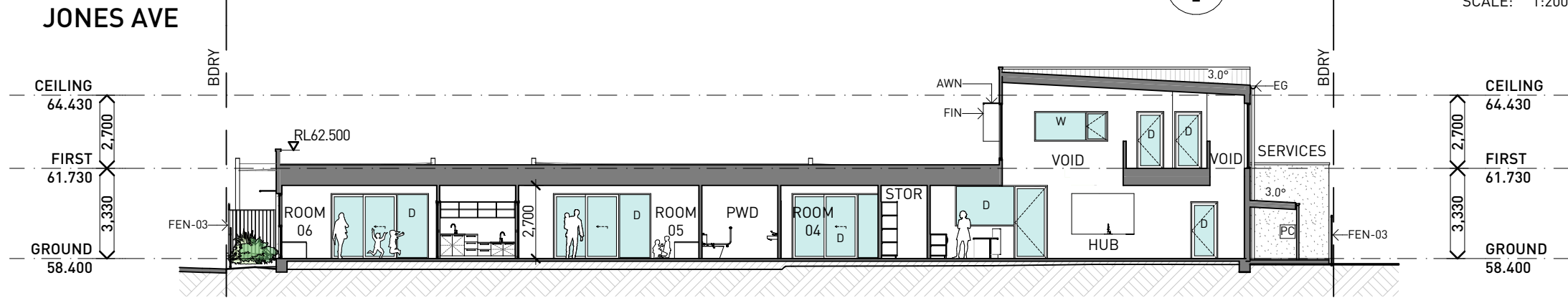
PORTRUSH ROAD



SECTION D-D

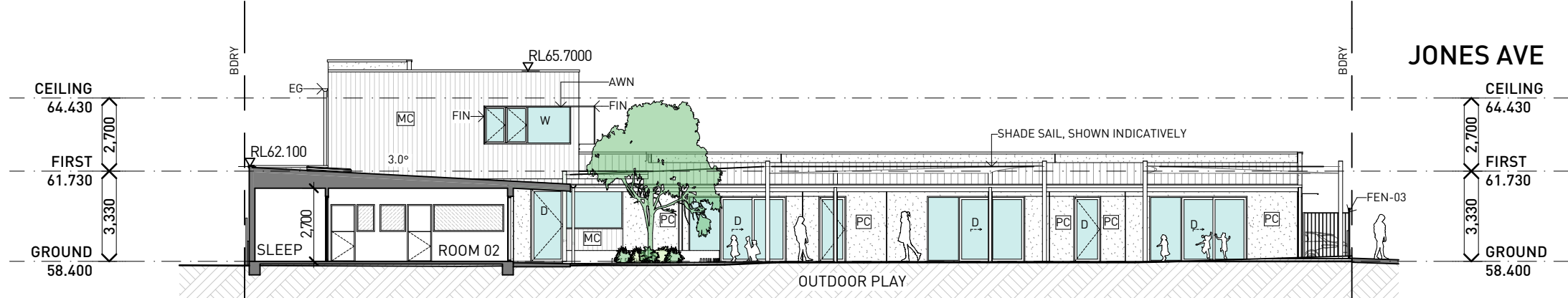
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JONES AVE



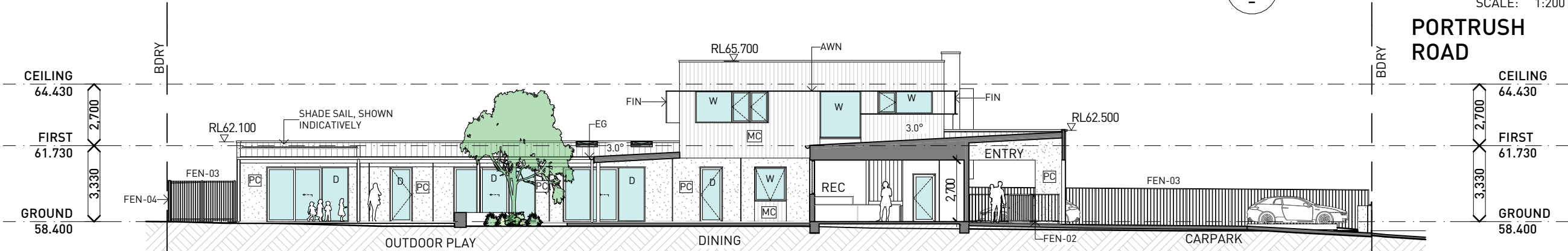
SECTION C-C

SCALE: 1:200



SECTION B-B

SCALE: 1:200



SECTION A-A

SCALE: 1:200

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DA LEGEND

AWN	METAL AWNING
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DP	DOWNPIPE
EG	EAVES GUTTER
FEN-01	FENCE TYPE 01 1200H METAL POOL FENCE
FEN-02	FENCE TYPE 02 1200H METAL BATTEN FENCE
FEN-03	FENCE TYPE 03 1800H METAL POOL FENCE
FEN-04	FENCE TYPE 04 1800H TIMBER ACOUSTIC FENCE
FIN	METAL SUNSHADE FIN
HT	HORTICULTURAL TRELLIS
SC-01	SCREEN TYPE 01 1800H METAL BATTEN FENCE

MATERIAL LEGEND

MC	METAL VERTICAL CLADDING
PC	PAINTED PRECAST PANEL
UPC	UNFINISHED PRECAST PANEL

A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE



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PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
SECTIONS

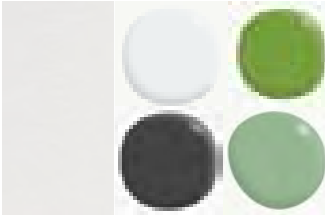
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DRAWN BY: MR	DWG No. DA30
ISSUE DATE 16/03/2022	REV A

MATERIALS SCHEDULE

MC:
VERTICAL METAL CLADDING



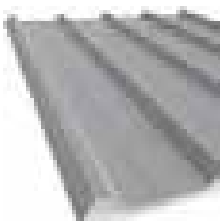
PC:
PAINTED PRECAST PANEL



UPC:
UNPAINTED PRECAST PANEL



MR:
METAL ROOF SHEETING



COLOUR 01
DULUX "WHITE ON WHITE"

COLOUR 02
DULUX "MONUMENT"

COLOUR 03
DULUX "PEA CASE"

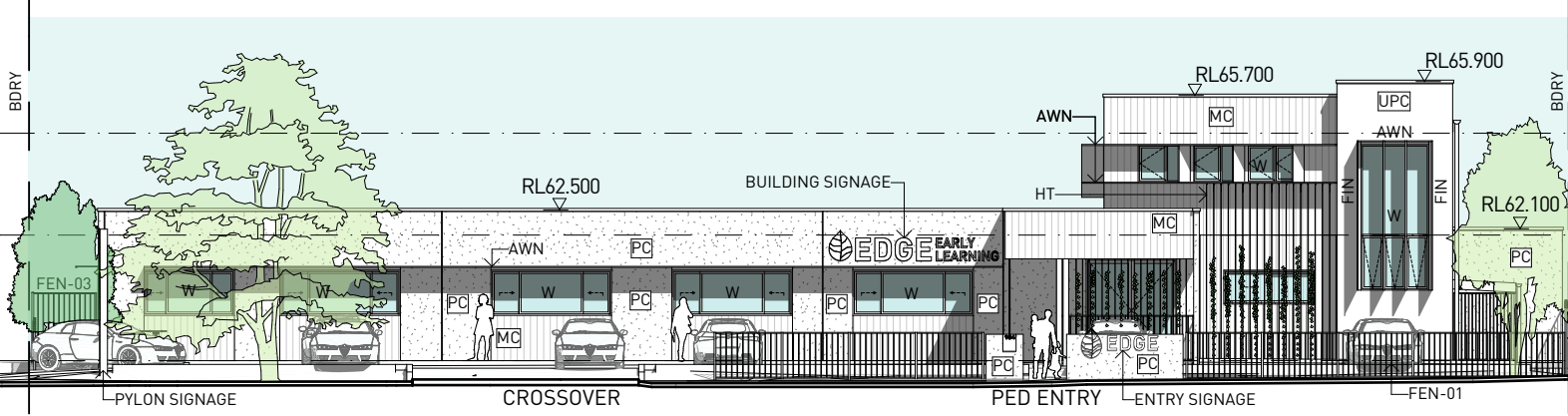
COLOUR 04
DULUX "MOUNTAIN FERN"

JONES
AVE

CEILING
64.430

FIRST
61.730

GROUND
58.400



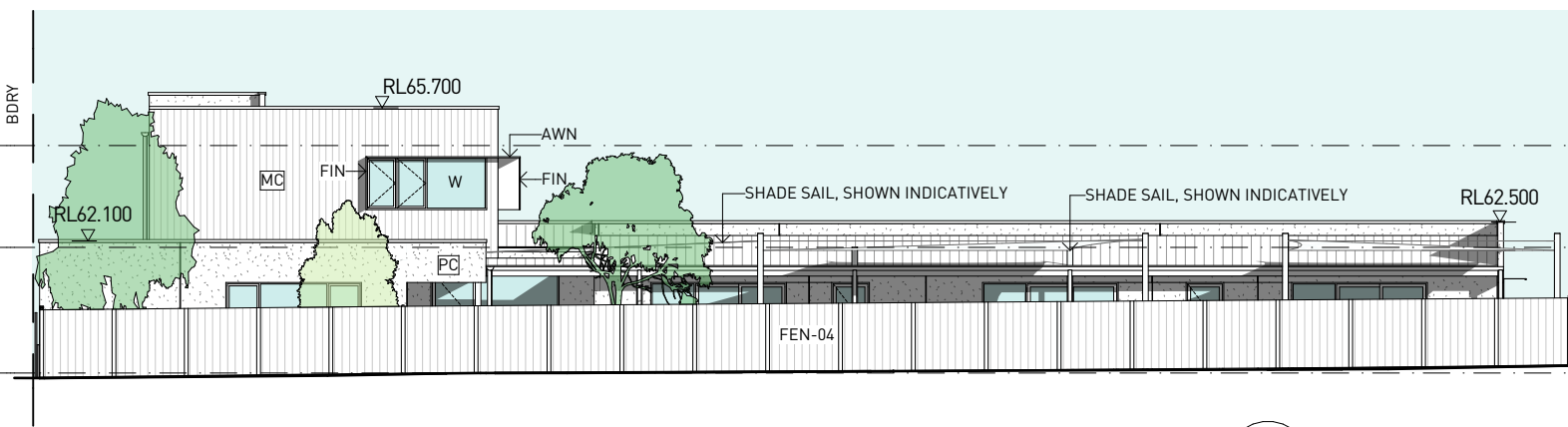
4 PORTRUSH ROAD/WEST ELEVATION
SCALE: 1:200

JONES
AVE

CEILING
64.430

FIRST
61.730

GROUND
58.400



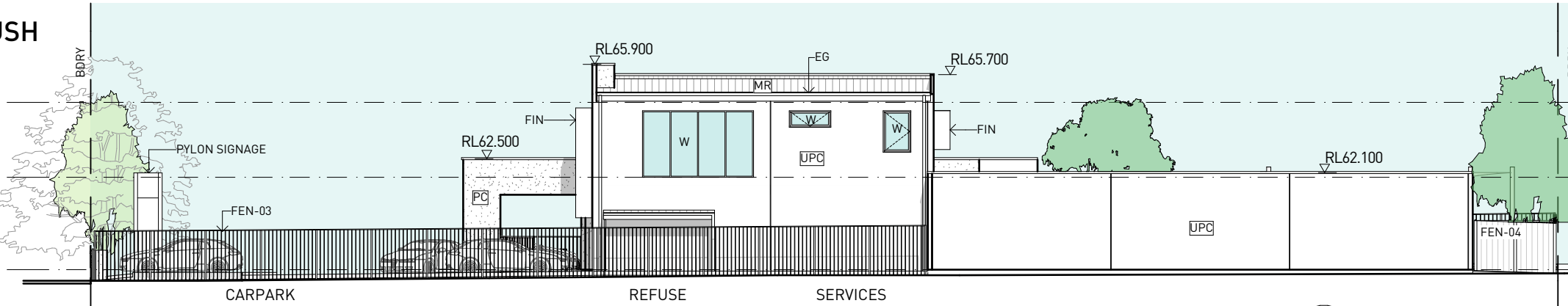
3 EAST ELEVATION
SCALE: 1:200

PORTRUSH
ROAD

CEILING
64.430

FIRST
61.730

GROUND
58.400



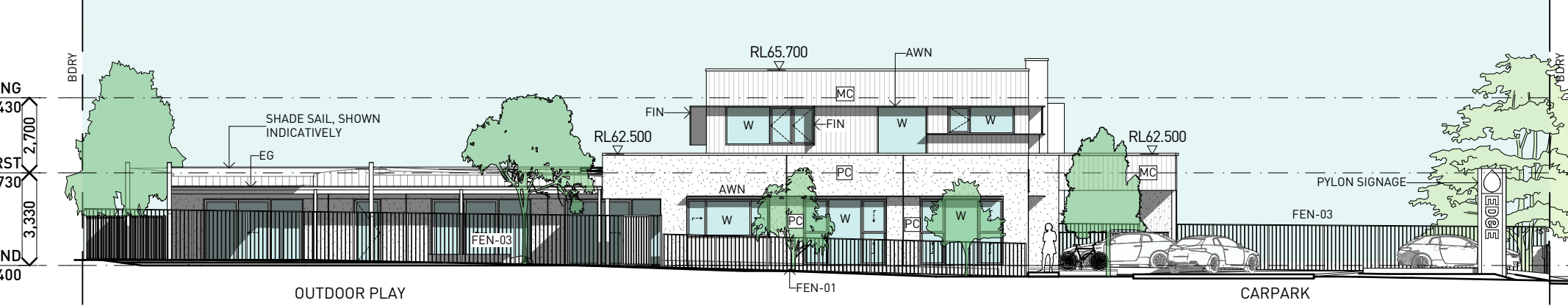
2 SOUTH ELEVATION
SCALE: 1:200

PORTRUSH
ROAD

CEILING
64.430

FIRST
61.730

GROUND
58.400



1 JONES AVENUE/NORTH ELEVATION
SCALE: 1:200

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MATERIAL LEGEND

MC	METAL VERTICAL CLADDING
PC	PAINTED PRECAST PANEL
UPC	UNFINISHED PRECAST PANEL

A	REVISED CROSSOVER, CARPARK RE- CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE

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PROJECT
PROPOSED CHILDCARE
CENTRE
LOCATION
164-168 PORTRUSH RD
TRINITY GARDENS 5068
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
ELEVATIONS

SCALE: 1:200, 1:100A3	JOB No. 1800
DRAWN BY: MR	DWG No. DA40
ISSUE DATE 16/03/2022	REV A

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A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE



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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
PERSPECTIVES SHEET 1

SCALE: 1:50	JOB No. 1800
DRAWN BY: MR	DWG No. DA50
ISSUE DATE 16/03/2022	REV A



PORTRUSH RD ENTRY PERSPECTIVE

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A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE



HUSBAND
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PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
PERSPECTIVES SHEET 2

SCALE: 1:200	JOB No. 1800
DRAWN BY: MR	DWG No. DA51
ISSUE DATE 16/03/2022	REV A



CNR PORTUSH RD & JONES AVE PERSPECTIVE

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A	REVISED CROSSOVER, CARPARK RE-CONFIGURATION, ISSUE FOR DEVELOPMENT APPROVAL	MR	16/03/2022
P1	PRELIM DA DRAWINGS	MR	27/01/2022
REV.	DETAILS	INT	DATE



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W www.husbandarchitects.com.au

PROJECT
PROPOSED CHILDCARE CENTRE
LOCATION
**164-168 PORTRUSH RD
TRINITY GARDENS 5068**
CLIENT
ANTHONY CIROCCO DESIGN

TITLE
PERSPECTIVES SHEET 3

SCALE: 1:50
DRAWN BY: MR
ISSUE DATE 16/03/2022
JOB No. 1800
DWG No. DA52
REV A



1
-

OUTDOOR PLAY PERSPECTIVE

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

APPENDIX C LOTSEARCH RESULTS



Date: 12 May 2022 15:44:10

Reference: LS032013 EP

Address: 164 Portrush Road, Trinity Gardens, SA 5068

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	01/11/2021	01/11/2021	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	10/05/2022	10/05/2022	Monthly	1000m	0	0	32
EPA Environmental Protection Orders	EPA South Australia	21/10/2021	21/10/2021	Monthly	1000m	0	0	1
EPA Environmental Authorisations	EPA South Australia	21/10/2021	21/10/2021	Monthly	1000m	0	0	9
EPA Assessment Areas	EPA South Australia	19/04/2022	19/04/2022	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	03/05/2022	26/08/2021	Monthly	1000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	11/05/2022	11/05/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	11/05/2022	11/05/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	11/05/2022	11/05/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	03/03/2022	03/03/2022	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	EPA South Australia	21/03/2022	21/03/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	15/03/2012	Annually	1000m	0	0	3
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	100m	0	41	41
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	100m	-	18	18
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250m	0	0	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250m	-	0	2
Mines and Mineral Deposits	Department for Energy and Mining	19/04/2022	19/04/2022	Quarterly	1000m	0	0	0
Groundwater Aquifers	Department for Environment and Water	29/03/2021	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	31/01/2022	21/01/2022	Quarterly	2000m	0	2	753
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	1	1	1
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000m	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Acid Sulfate Soil Potential	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Watertable Induced	Department for Environment and Water	19/03/2021	01/07/2009	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Planning and Design Code - Zones	Attorney-General's Department	21/03/2022	03/03/2022	Monthly	1000m	1	5	38
Planning and Design Code - Subzones	Attorney-General's Department	21/03/2022	20/01/2022	Monthly	1000m	0	0	0
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	15/11/2021	23/10/2021	Annually	1000m	1	6	11
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	29/07/2021	13/01/2021	Quarterly	1000m	0	1	463
Aboriginal Land	Department for Energy and Mining	06/04/2022	08/04/2018	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	21/03/2022	21/03/2022	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	06/04/2022	24/02/2020	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	21/03/2022	21/03/2022	Monthly	1000m	1	2	3
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	0	0	0
Ramsar Wetland Areas	Department for Environment and Water	28/03/2022	18/02/2020	Annually	1000m	0	0	0

Site Diagram

164 Portrush Road, Trinity Gardens, SA 5068



<div>Legend</div> <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	<div>Total Area: 556m²</div> <div>Total Perimeter: 125m</div> <div>Disclaimers:</div> <div>Measurements are approximate only and may have been simplified or smaller lengths removed for readability.</div> <div>Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.</div>	<div>Scale:</div> <div><div>0510</div><div>Meters</div></div> <div>Data Source Aerial Imagery: © Aerometrex Pty Ltd</div>	
		<div>Coordinate System: GDA 1994 MGA Zone 54</div>	<div>Date: 11 May 2022</div>

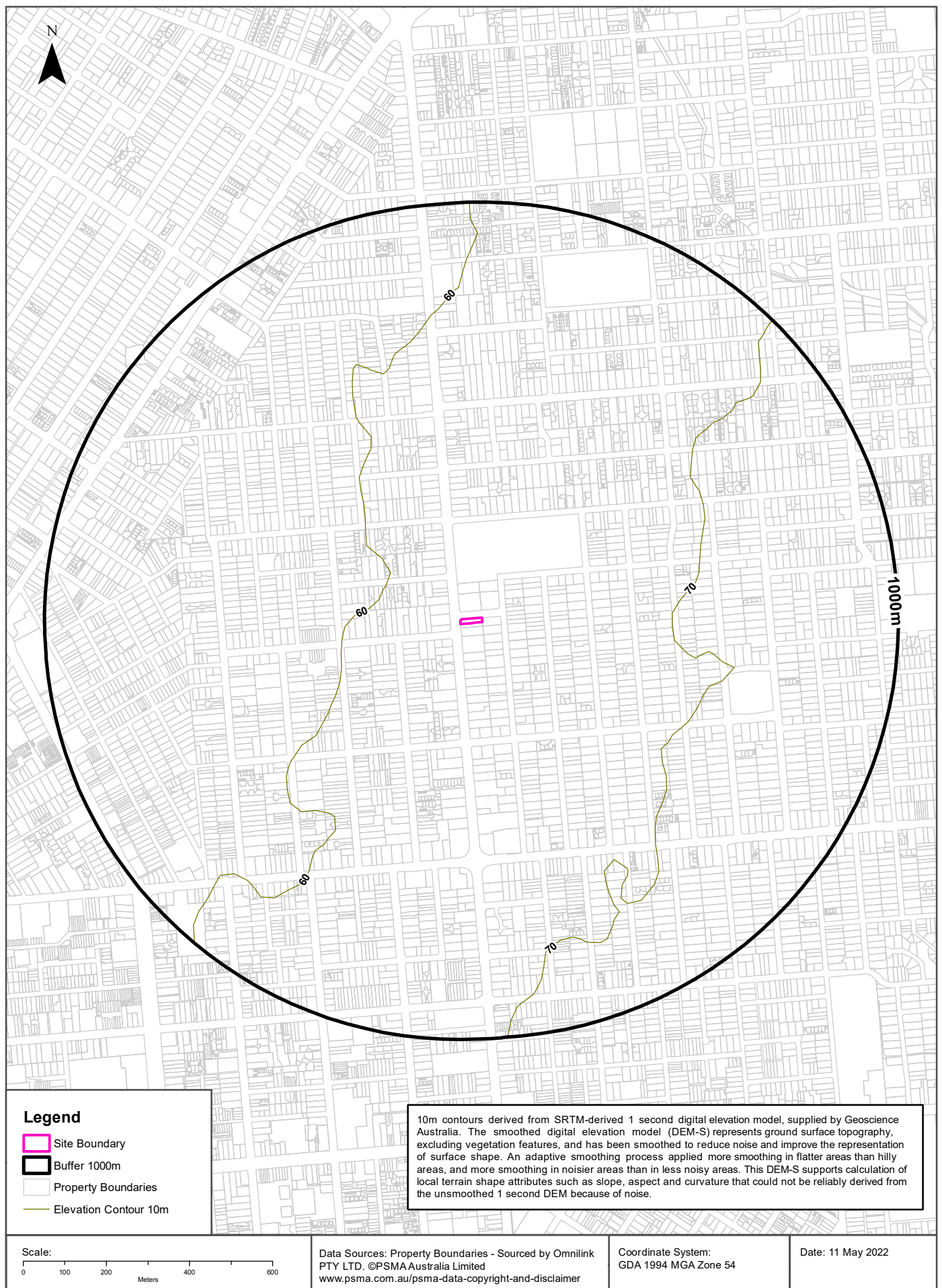
Topographic Features

164 Portrush Road, Trinity Gardens, SA 5068



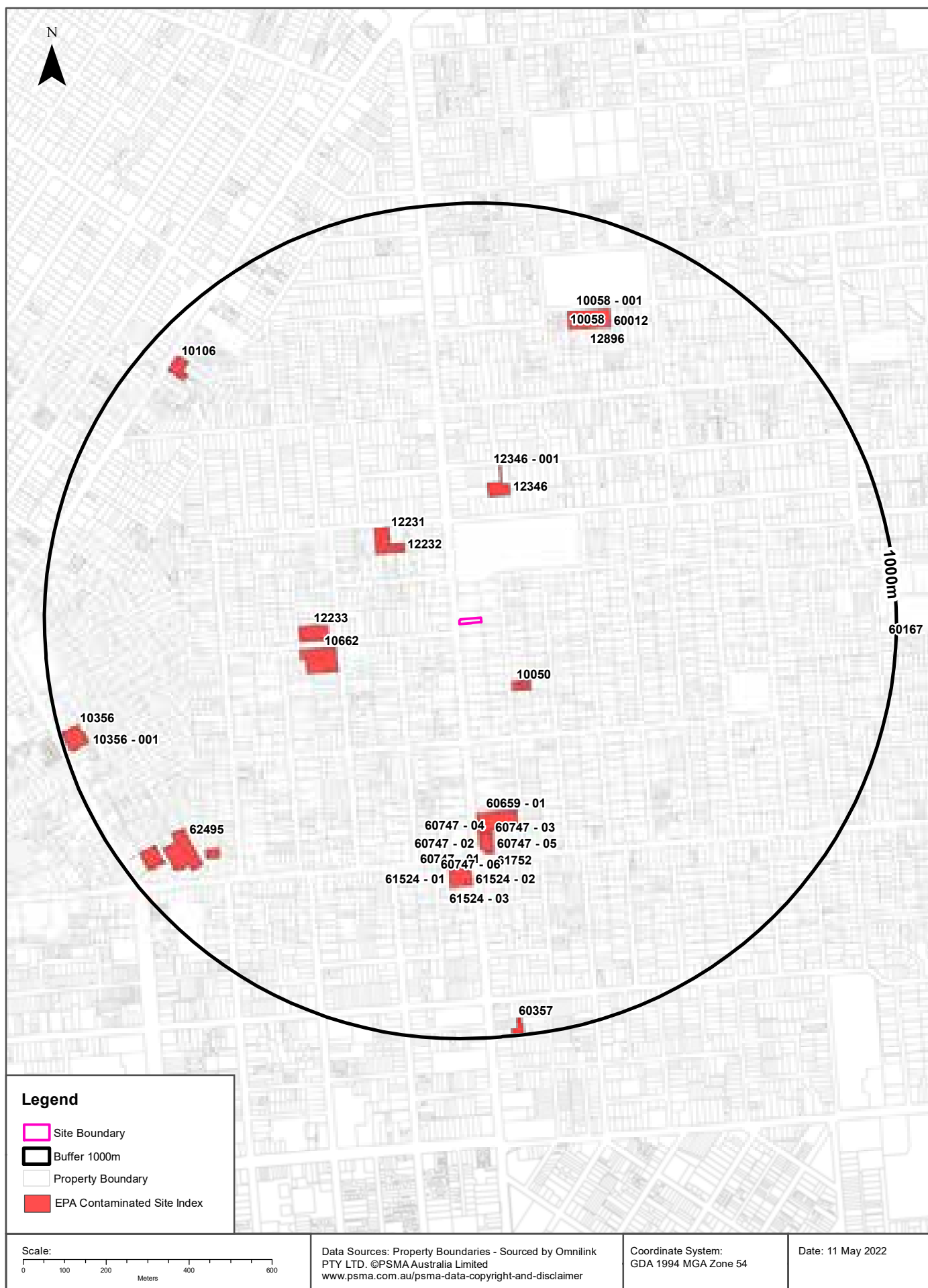
Elevation Contours

164 Portrush Road, Trinity Gardens, SA 5068



EPA Site Contamination Index

164 Portrush Road, Trinity Gardens, SA 5068



EPA Contaminated Land

164 Portrush Road, Trinity Gardens, SA 5068

EPA Site Contamination Index

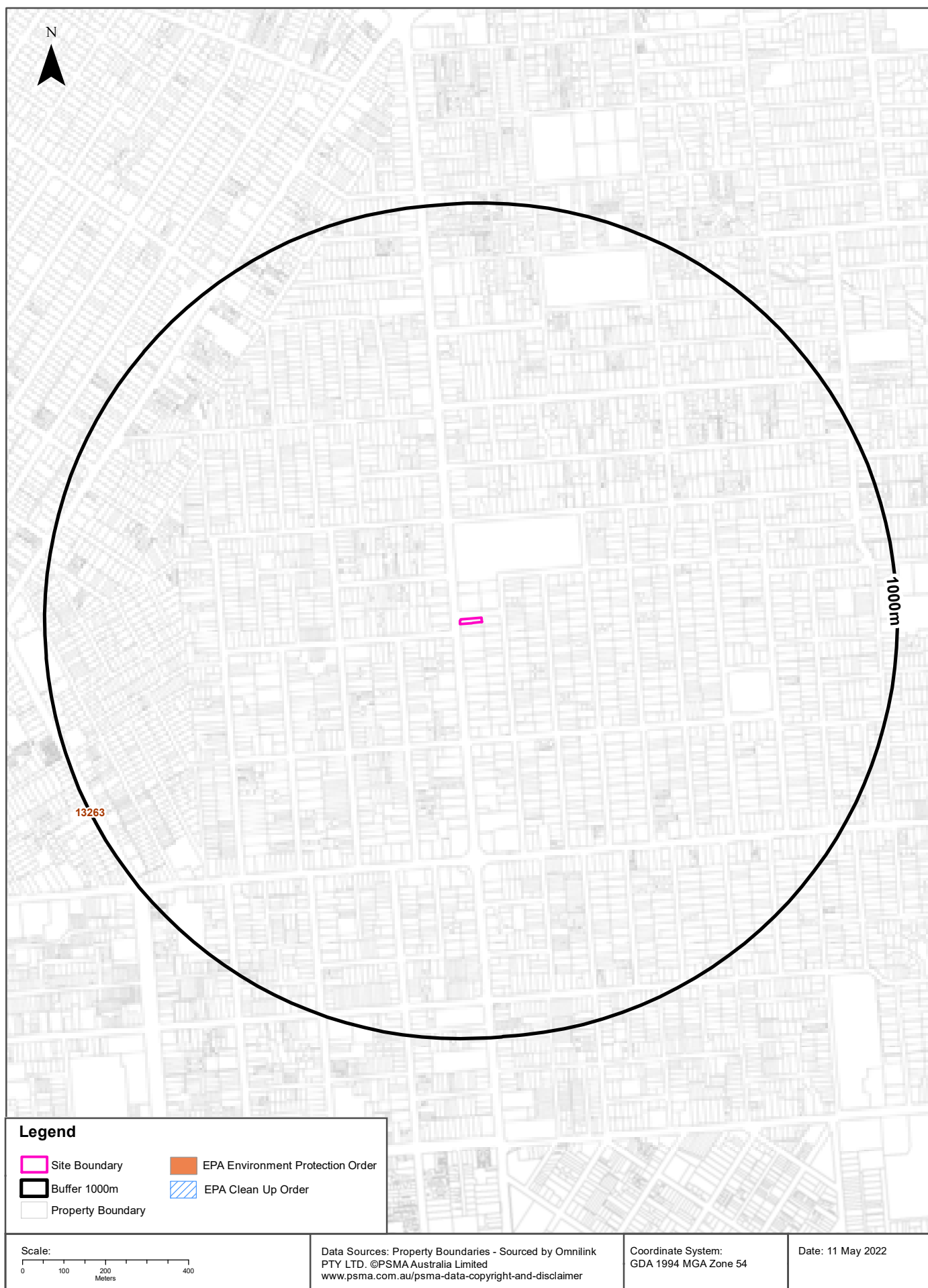
Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
10050	Pre 1 July 2009 Audit Termination	38 Amherst Avenue TRINITY GARDENS SA 5068	Not recorded	Current EPA List	Premise Match	164m	South East
10050	Pre 1 July 2009 Audit Notification	38 Amherst Avenue TRINITY GARDENS SA 5068	Not recorded	Current EPA List	Premise Match	164m	South East
12231	SAHC	Janet Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	209m	North West
12232	SAHC	Janet Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	209m	North West
12346	Pre 1 July 2009 Audit Notification	10A Coorara Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	292m	North
12346 - 001	Pre 1 July 2009 Audit Report	10A Coorara Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	292m	North
10662	SAHC	Clifton Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	304m	West
12233	SAHC	Clifton Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	317m	West
60659 - 01	S83A Notification	214-216 Portrush Road TRINITY GARDENS SA 5068	Not recorded	Current EPA List	Premise Match	460m	South
60747 - 01	S83A Notification	257 Magill Road TRINITY GARDENS SA 5068	Service stations	Current EPA List	Premise Match	508m	South
60747 - 02	S83A Notification	257 Magill Road TRINITY GARDENS SA 5068	Service stations	Current EPA List	Premise Match	508m	South
60747 - 03	S83A Notification	257 Magill Road TRINITY GARDENS SA 5068	Service stations	Current EPA List	Premise Match	508m	South
60747 - 04	S83A Notification	257 Magill Road TRINITY GARDENS SA 5068	Listed Substances (storage); Service stations	Current EPA List	Premise Match	508m	South
60747 - 05	S83A Notification	257 Magill Road TRINITY GARDENS SA 5068	Listed Substances (storage); Service stations	Current EPA List	Premise Match	508m	South
60747 - 06	S83A Notification	257 Magill Road TRINITY GARDENS SA 5068	Listed Substances (storage); Service stations	Current EPA List	Premise Match	508m	South
61752	Audit Notification	257 Magill Road TRINITY GARDENS SA 5068	Listed Substances (storage); Service stations	Current EPA List	Premise Match	508m	South
61752	Audit Termination	257 Magill Road TRINITY GARDENS SA 5068	Not recorded	Current EPA List	Premise Match	508m	South
61524 - 01	S83A Notification	208 Magill Road NORWOOD SA 5067	Service stations	Current EPA List	Premise Match	586m	South
61524 - 02	S83A Notification	208 Magill Road NORWOOD SA 5067	Service stations	Current EPA List	Premise Match	586m	South
61524 - 03	S83A Notification	208 Magill Road NORWOOD SA 5067	Service stations	Current EPA List	Premise Match	586m	South
10058	Pre 1 July 2009 Audit Notification	8 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	723m	North
10058 - 001	Pre 1 July 2009 Audit Report	8 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	723m	North
12896	Pre 1 July 2009 Audit Termination	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	723m	North
12896	Pre 1 July 2009 Audit Notification	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	723m	North
60012	Audit Termination	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	723m	North
60012	Audit Notification	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	723m	North

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
62495	Audit Notification	2 Bennet Street, Maylands; 3, 6 and 8 Ann Street & 10 Wells Street STEPNEY SA 5069	Not recorded	Current EPA List	Premise Match	796m	South West
10106	109 Notification	210 Payneham Road EVANDALE SA 5069	Service stations	Current EPA List	Premise Match	881m	North West
10356	Pre 1 July 2009 Audit Notification	67 Nelson Street STEPNEY SA 5069	Not recorded	Current EPA List	Premise Match	938m	West
10356 - 001	Pre 1 July 2009 Audit Report	67 Nelson Street STEPNEY SA 5069	Not recorded	Current EPA List	Premise Match	938m	West
60357	SAHC	3 Mathilda Street BEULAH PARK SA 5067	Not recorded	Current EPA List	Premise Match	961m	South
60167	SAHC	10 - 18 Fourth and 20 - 28 Fifth Avenue ST MORRIS SA 5068	Not recorded	Current EPA List	Premise Match	999m	East

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders
164 Portrush Road, Trinity Gardens, SA 5068



EPA Public Register

164 Portrush Road, Trinity Gardens, SA 5068

EPA Environment Protection and Clean Up Orders

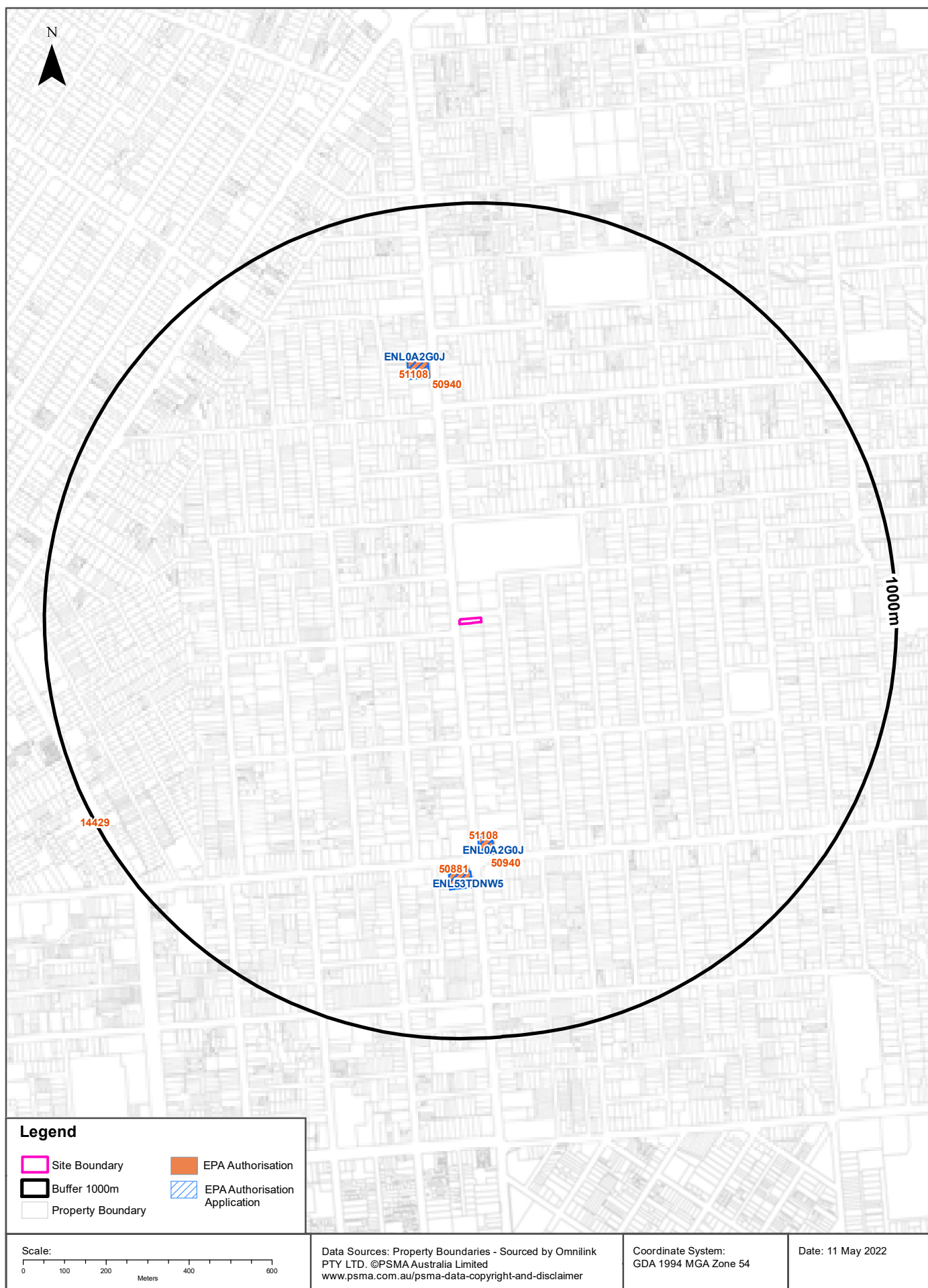
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
13263	ENVIRONMENT PROTECTION ORDER	ISSUED	J.M. & B.S. PASCOE PTY. LTD.	Louis Street, Stepney SA 5069	Emitted powder from powder coating equipment in breach of a licence condition.	Current EPA Register	Premise Match	999m	South West

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

164 Portrush Road, Trinity Gardens, SA 5068



EPA Public Register

164 Portrush Road, Trinity Gardens, SA 5068

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	257 Magill Road, TRINITY GARDENS SA 5068	Petrol stations	Current EPA Register	Premise Match	508m	South
51108	LICENCE	Issued	ON THE RUN PTY LTD	257 Magill Road, TRINITY GARDENS SA 5068	Petrol stations	Current EPA Register	Premise Match	508m	South
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	257 Magill Road, TRINITY GARDENS SA 5068	Petrol stations	Current EPA Register	Premise Match	508m	South
50881	LICENCE	Issued	VIVA ENERGY AUSTRALIA PTY LTD	208 Magill Road, NORWOOD SA 5067	Petrol stations	Current EPA Register	Premise Match	586m	South
ENL53TDNW5	LICENCE APPLICATION	Authorisation Updated	VIVA ENERGY AUSTRALIA PTY LTD	208 Magill Road, NORWOOD SA 5067	Petrol stations	Current EPA Register	Premise Match	586m	South
50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	87-91 Portrush Road, EVANDALE SA 5069	Petrol stations	Current EPA Register	Premise Match	588m	North
51108	LICENCE	Issued	ON THE RUN PTY LTD	87-91 Portrush Road, EVANDALE SA 5069	Petrol stations	Current EPA Register	Premise Match	588m	North
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	87-91 Portrush Road, EVANDALE SA 5069	Petrol stations	Current EPA Register	Premise Match	588m	North
14429	LICENCE	Issued	RIO COFFEE PTY. LIMITED	22 Nelson Street, STEPNEY SA 5069	Produce processing works (deep fat frying, roasting or drying)	Current EPA Register	Premise Match	999m	South West

Authorisations Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

164 Portrush Road, Trinity Gardens, SA 5068

EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer						

Assessment Areas Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

164 Portrush Road, Trinity Gardens, SA 5068

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

164 Portrush Road, Trinity Gardens, SA 5068

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

164 Portrush Road, Trinity Gardens, SA 5068

Defence 3 Year Regional Contamination Investigation Program

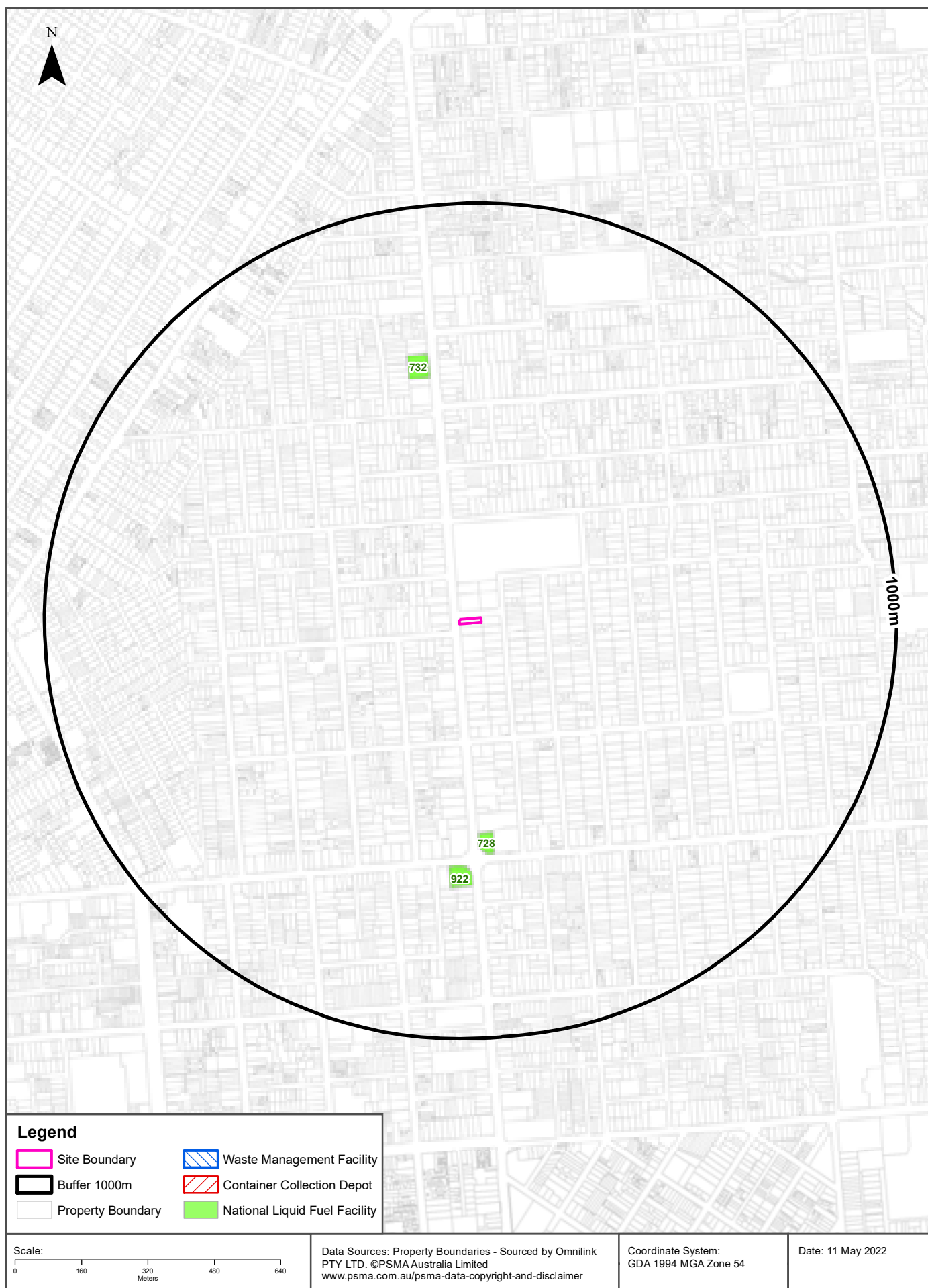
Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

Waste Management & Liquid Fuel Facilities

164 Portrush Road, Trinity Gardens, SA 5068



Waste Management and Liquid Fuel Facilities

164 Portrush Road, Trinity Gardens, SA 5068

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
N/A	No records in buffer								

Waste Management Facilities Data Source: Australian Government Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

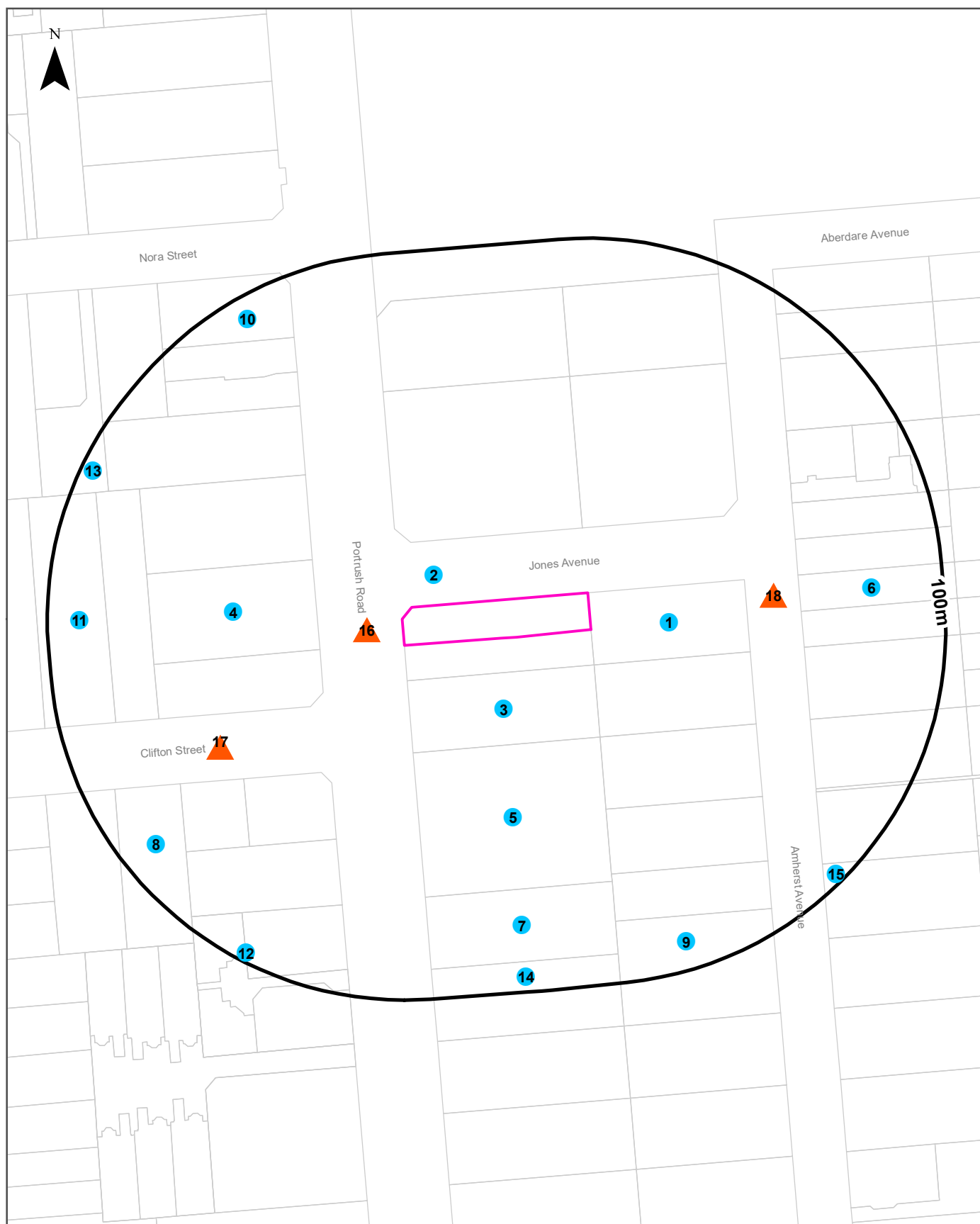
National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
728	BP	BP Express Magill Road	257 Magill Road	Trinity Gardens	Petrol Station	Operational		25/07/2011	Premise Match	508m	South
922	Shell	Coles Express Norwood	208 Magill Road	Norwood	Petrol Station	Operational		25/07/2011	Premise Match	586m	South
732	Peregrine Corporation	BP On The Run Evandale	87-91 Portrush Road	Evandale	Petrol Station	Operational		13/07/2012	Premise Match	588m	North

National Liquid Fuel Facilities Data Source: Geoscience Australia
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Historical Business Directories

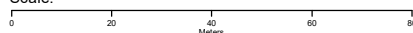
164 Portrush Road, Trinity Gardens, SA 5068



Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 54

Date: 12 May 2022

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Historical Business Directories

164 Portrush Road, Trinity Gardens, SA 5068

Business Directory Records 1910-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	ENGINEERS (Mechanical & General)	Smith E A 47 Amherst av Trinity Gardens	8561	1965	Premise Match	0m	East
	ENGINEERS (Mechanical & General)	Smith E A 47 Amherst av Trinity Gardens	37781	1955	Premise Match	0m	East
2	MIXED BUSINESSES	Varriochis E 162 Portrush rd Trinity Gardens	10837	1973	Premise Match	9m	North West
3	Delicatessens &/Or Mixed Businesses	Esposito R & G 168 Portrush Rd, Trinity Gardens 5068	6726	1984	Premise Match	10m	South
	Butchers - Retail	Iuliano. A.. 168 Portrush Rd., Maylands. 5069.	3491	1984	Premise Match	10m	South
	MIXED BUSINESSES	O'Rourke J & W 168 Portrush rd Trinity Gdns	10141	1973	Premise Match	10m	South
	Delicatessens & Ham & Beef Shops	Pilla R & M 168 Portrush rd Trinity Gardens	5249	1973	Premise Match	10m	South
4	MIXED BUSINESSES	Albanese G 171 Portrush rd Maylands	9269	1973	Premise Match	24m	West
5	Trailer Renting	Castle Hire, 170 Portrush Rd, Trinity Gardens 5068	35351	1991	Premise Match	30m	South
	Hire Services	Castle Hire. 170 Portrush Rd., Trinity Gardens 5068	23547	1991	Premise Match	30m	South
	Floor Surfacing Contractors	Castle Hire., 170 Portrush Rd., Trinity Gardens, 5068.	21651	1991	Premise Match	30m	South
	Rotary Hoe Contractors	stle Hire 170 Portrush Rd, Trinity Gardens 5068	32641	1991	Premise Match	30m	South
6	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Berry, W. J, 54 Amherst av, North Norwood	6174	1930	Premise Match	59m	East
	Booksellers, Stationers, and News Agents	Berry, W. J, 54 Amherst av, North Norwood	1453	1920	Premise Match	59m	East
7	Shop Display Fittings Mfrs	Jones & Sons 174 Portrush Rd Trinity Gardens 5068	23173	1984	Premise Match	71m	South
	Wrought Iron Workers	Jones & Sons, 174 Portrush Rd, Trinity Gardens 5068	26296	1984	Premise Match	71m	South
	Shop &/or Office Fitters	Jones & Sons, 174 Portrush Rd, Trinity Gardens, 5068	23197	1984	Premise Match	71m	South
	Welders	Jones & Soria, 174 Portrush Rd, Trinity Gardens 5068	25983	1984	Premise Match	71m	South
8	TERRAZZO WORKERS	Toffoli M 21 Clifton st Maylands	3138	1973	Premise Match	74m	South West
	TERRAZZO WORKERS	Toffoli M 21 Clifton st Maylands	2933	1965	Premise Match	74m	South West
9	Motor Trimmers	Carofano Motor Trimmers, 37 Amherst Ave, Trinity Gardens, 5068	28739	1991	Premise Match	83m	South East
	JOINERY WORKS	Baker E P 37 Amherst av Trinity Gardens	35383	1973	Premise Match	83m	South East
	CARPENTERS & JOINERS	Baker M J & E P 37 Amherst av Trinity Gds	31836	1973	Premise Match	83m	South East
	CABINET MAKERS & FRENCH POLISHERS	Baker M J 37 Amherst av Trinity Gardens	4909	1965	Premise Match	83m	South East
	CABINET MAKERS & FRENCH POLISHERS	Baker M J 37 Amherst av Trinity Gardens	13941	1955	Premise Match	83m	South East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
10	GROCERS & GENERAL STOREKEEPERS	Leahy Mrs T W 48 Wellington rd Maylands	27121	1973	Premise Match	83m	North West
	GROCERS & GENERAL STOREKEEPERS	Leany Mrs T W 48 Wellington rd Maylands	31329	1965	Premise Match	83m	North West
	GROCERS & GENERAL STOREKEEPERS	Leahy Mrs T W 48 Wellington rd Maylands	9152	1955	Premise Match	83m	North West
	GROCERS & GENERAL STOREKEEPERS	Shilton A M 48 Wellington rd Maylands	6755	1955	Premise Match	83m	North West
	Storekeepers (General)	Harding, L. E., 48 Wellington rd, Maylands	13938	1940	Premise Match	83m	North West
	Storekeepers (General)	Harding, L. E., 48 Wellington rd, Maylands	8575	1930	Premise Match	83m	North West
	Storekeepers (General)	Rowe, G., 48 Wellington-rd, Maylands	16689	1920	Premise Match	83m	North West
11	Greengrocers and Fruiterers	Reiss, F. W., 50 Clifton st Maylands	907	1940	Premise Match	83m	West
	Produce Merchants	Reiss, F. W., 50 Clifton st, Maylands	10157	1940	Premise Match	83m	West
12	HARDWARE MERCHANTS & IRONMONGERS	Portrush Hardware 183 Portrush rd Trinity Gardens	32922	1973	Premise Match	88m	South West
13	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Carlini E 25 Nora st Maylands	1582	1973	Premise Match	90m	West
	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Carlini E 25 Nora st Maylands	59576	1965	Premise Match	90m	West
14	Shop &/or Office Fitters	Baker Joinery Pty Ltd, 176 Podrush Rd, Trinity Gardens 506	33494	1991	Premise Match	91m	South
	Joinery Manufacturers &/or Merchants	Baker Joinery Pty Ltd, 176 Portrush Rd, Trinity Gardens, 5068	24620	1991	Premise Match	91m	South
	Joinery Manufacturers	Baker joinery Pty Ltd, 176 Portrush Rd, Trinity Gardens 5068	16002	1984	Premise Match	91m	South
15	GROCERS & GENERAL STOREKEEPERS	Benbow P G 46 Amherst av Trinity Gardens	4446	1955	Premise Match	93m	South East

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Business Directory Records 1910-1991

Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
16	MERCHANTS, EXPORTERS, IMPORTERS AND WAREHOUSEMEN	Potts B 21 Wellington rd Trinity Gardens	7721	1973	Road Match	9m
	TAILORS, MERCERS & MEN'S WEAR	Sergi A 35 Wellington rd Trinity Gardens	1378	1973	Road Match	9m
	MERCHANTS, IMPORTERS & WAREHOUSEMEN	Potts B 21 Wellington rd Trinity Gardens	48243	1965	Road Match	9m
	CARPENTERS & JOINERS	Scarino G 42 Wellington rd Maylands	18968	1965	Road Match	9m
	TAILORS, MERCERS & MEN'S WEAR	Sergi A 35 Wellington rd Trinity Gardens	58528	1965	Road Match	9m
	GROCERS & GENERAL STOREKEEPERS	Servwel Grocery Store 19 Wellington rd Trinity Gardens	34610	1965	Road Match	9m
	MIXED BUSINESSES	Kroemer R A 23 Wellington rd Trinity Gardens	17786	1955	Road Match	9m
	ACCOUNTANTS & COMPANY SECRETARIES	Linn T J M 11 Wellington rd Trinity Gardens	29000	1955	Road Match	9m
	GROCERS & GENERAL STOREKEEPERS	Servwel Grocery Store 19 Wellington rd Trinity Gardens	6728	1955	Road Match	9m
	MIXED BUSINESSES	fuscott, A. E., Mrs., 49 Wellington Rd., Trinity Gardens	13232	1950	Road Match	9m
	DRAPERS-RETAIL	Purches, J., 43 Wellington Rd, Trinity Gardens	5798	1950	Road Match	9m
	Federal Institute of Accountants	VAWSER, L. W, 28 Wellington Road, Maylands	7570	1920	Road Match	9m
17	HOTELS	Maylands Hotel Ltd Clifton st Maylands	40984	1965	Road Match	25m
	HOTELS	Maylands Clifton st Maylands	14047	1955	Road Match	25m
	Hotels and Public Houses	Maylands; Pinchbeck, C. E, 57 Clifton st, Maylands	9973	1920	Road Match	25m
	Butchers	Smith, H. A, Clifton st, Maylands	3505	1920	Road Match	25m
	Booksellers, Stationers, and News Agents	Knight, J. E, Clifton st, Maylands	1303	1910	Road Match	25m
18	Dairies and Milk Vendors	Hobby, H, Amherst av, North Norwd	5784	1920	Road Match	50m

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Dry Cleaners, Motor Garages & Service Stations

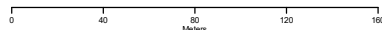
164 Portrush Road, Trinity Gardens, SA 5068



Legend

- | | |
|-------------------|--|
| Site Boundary | Business directory records mapped to a specific premise |
| Buffer 250m | Business directory records mapped to a road intersection |
| Property Boundary | Business directory records mapped to a road corridor |
| | Business directory records mapped to a general area |

Scale:



Coordinate System:
GDA 1994 MGA Zone 54

Date: 12 May 2022

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Historical Business Directories

164 Portrush Road, Trinity Gardens, SA 5068

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Dry Cleaners, Dyers & Laundries	Pitt L J 40 Clifton St Maylands	49982	1965	Premise Match	165m	West
2	Motor Garages &/or Engineers &/or Service Stations	Monza Motors, 184 Portrush Rd., Trinity Gardens. 5068.	18448	1984	Premise Match	172m	South

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Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Wells F 106 Wellington rd Evandale	22756	1955	Road Match	239m
	Motor Engineers, Garages And Service Stations	Wells, F., 106 Wellington rd, Evandale	7402	1940	Road Match	239m

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Aerial Imagery 2022

164 Portrush Road, Trinity Gardens, SA 5068



Aerial Imagery 2017

164 Portrush Road, Trinity Gardens, SA 5068




Aerial Imagery 2012

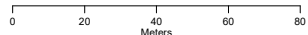
164 Portrush Road, Trinity Gardens, SA 5068



Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54


Date: 11 May 2022

Aerial Imagery 2007

164 Portrush Road, Trinity Gardens, SA 5068



Legend

-  Site Boundary
-  Buffer 150m

Scale:
0 20 40 60 80
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 11 May 2022

Aerial Imagery 2002

164 Portrush Road, Trinity Gardens, SA 5068



Legend

- Site Boundary
- Buffer 150m

Scale:
0 20 40 60 80
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 11 May 2022

Aerial Imagery 1999

164 Portrush Road, Trinity Gardens, SA 5068



Aerial Imagery 1989

164 Portrush Road, Trinity Gardens, SA 5068



Aerial Imagery 1979

164 Portrush Road, Trinity Gardens, SA 5068



Aerial Imagery 1968

164 Portrush Road, Trinity Gardens, SA 5068



Aerial Imagery 1959

164 Portrush Road, Trinity Gardens, SA 5068



Aerial Imagery 1949

164 Portrush Road, Trinity Gardens, SA 5068



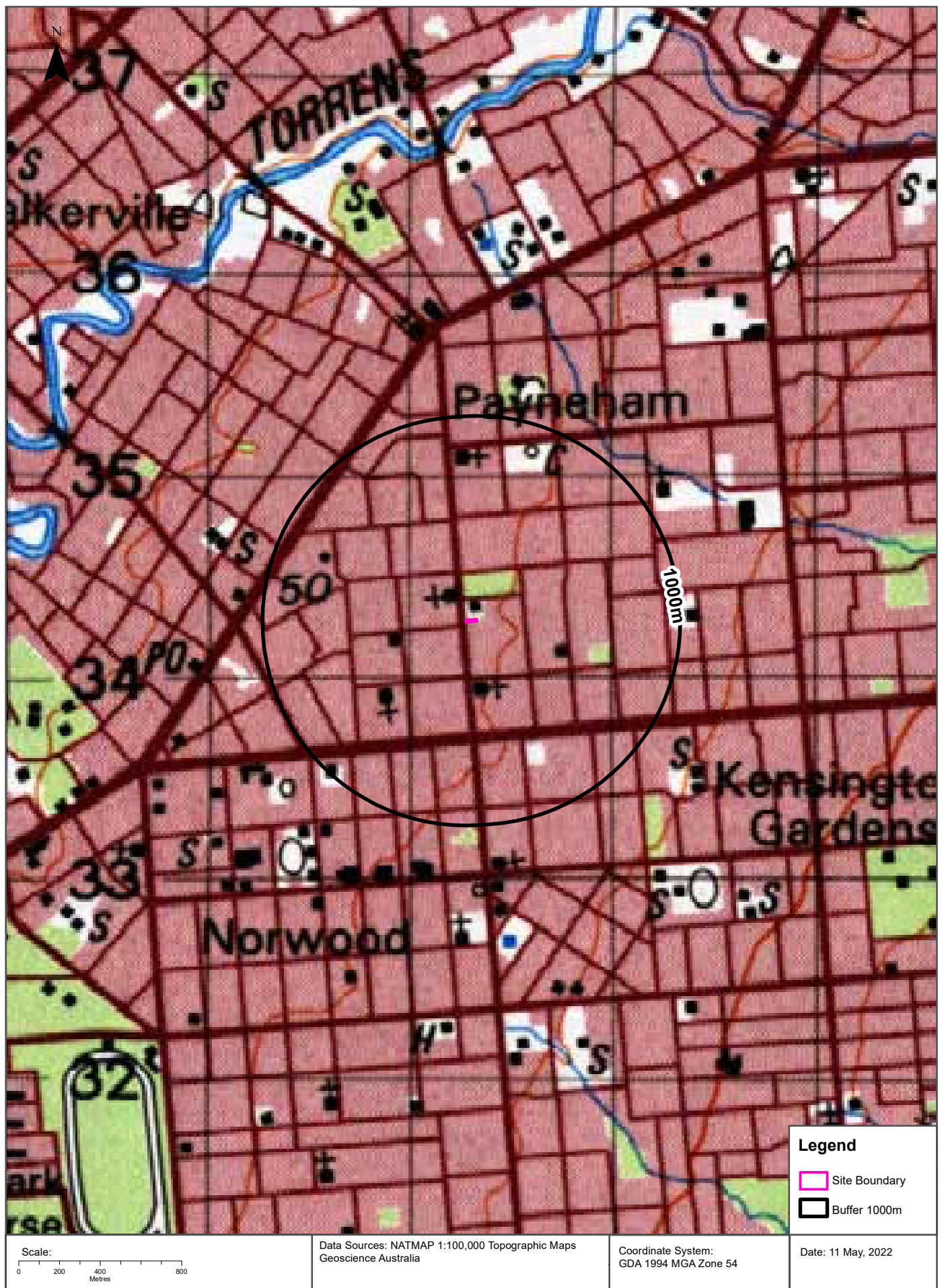
Aerial Imagery 1936

164 Portrush Road, Trinity Gardens, SA 5068



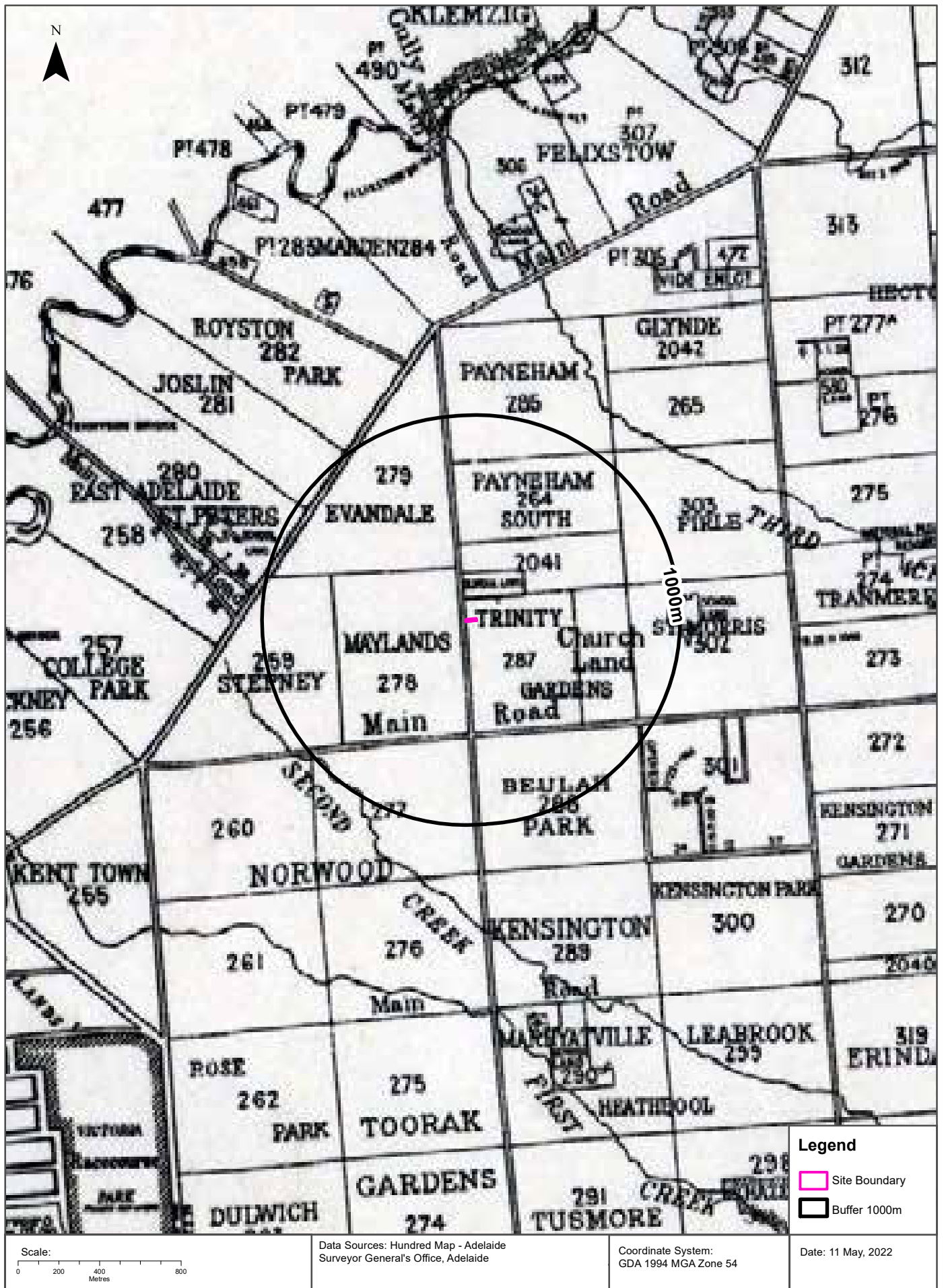
Historical Map 1982

164 Portrush Road, Trinity Gardens, SA 5068



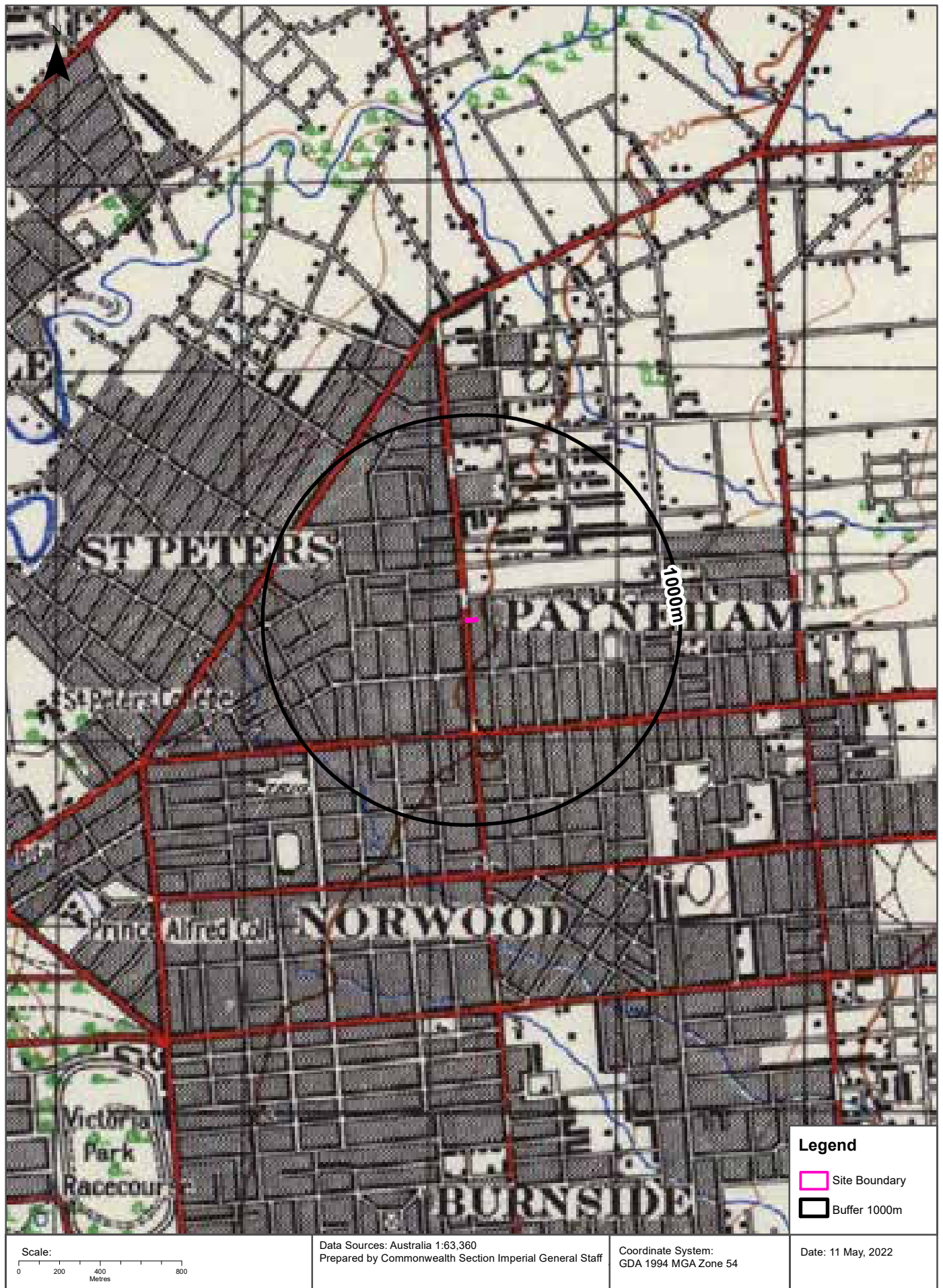
Historical Map 1959

164 Portrush Road, Trinity Gardens, SA 5068



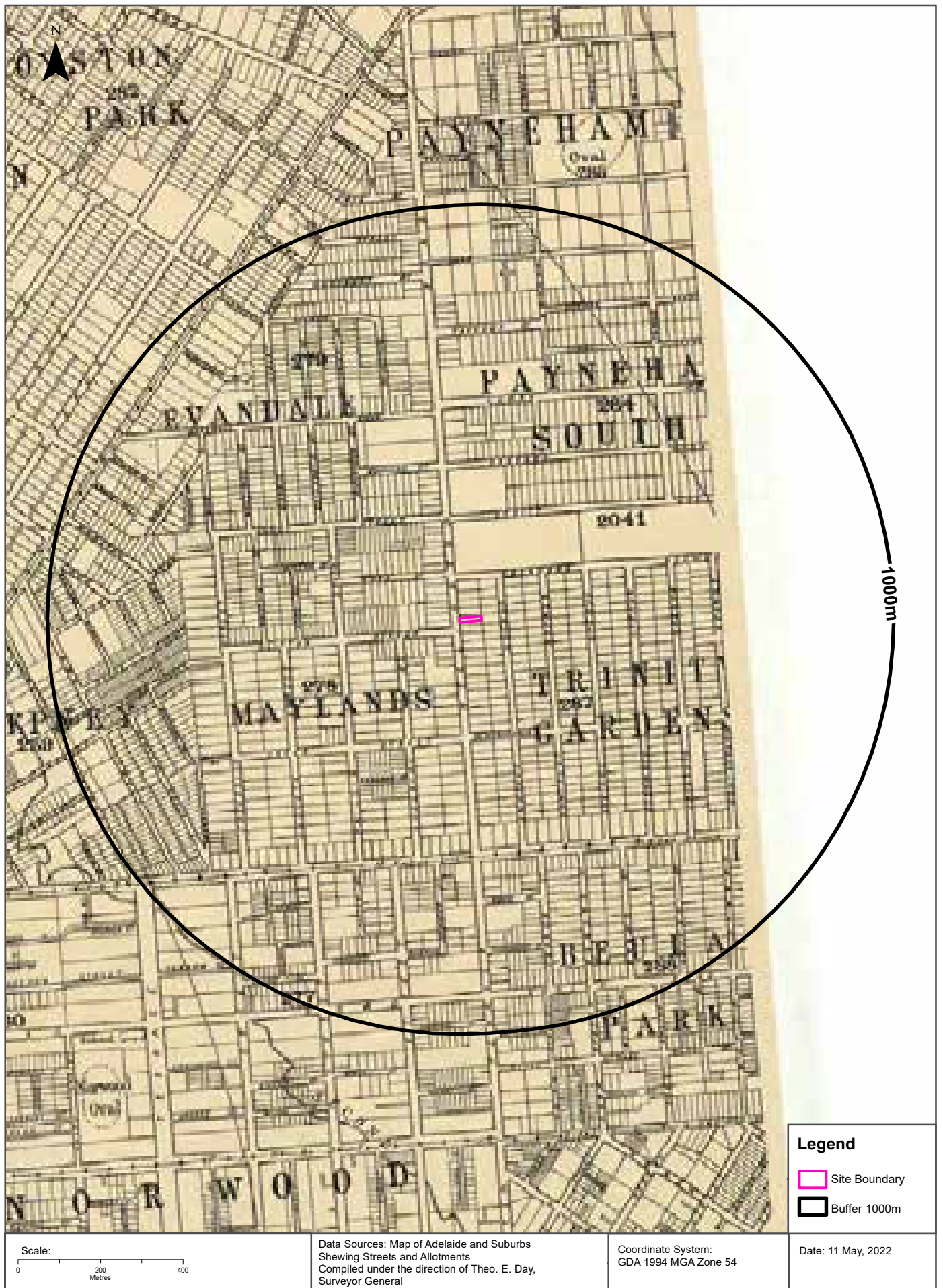
Historical Map c.1937

164 Portrush Road, Trinity Gardens, SA 5068



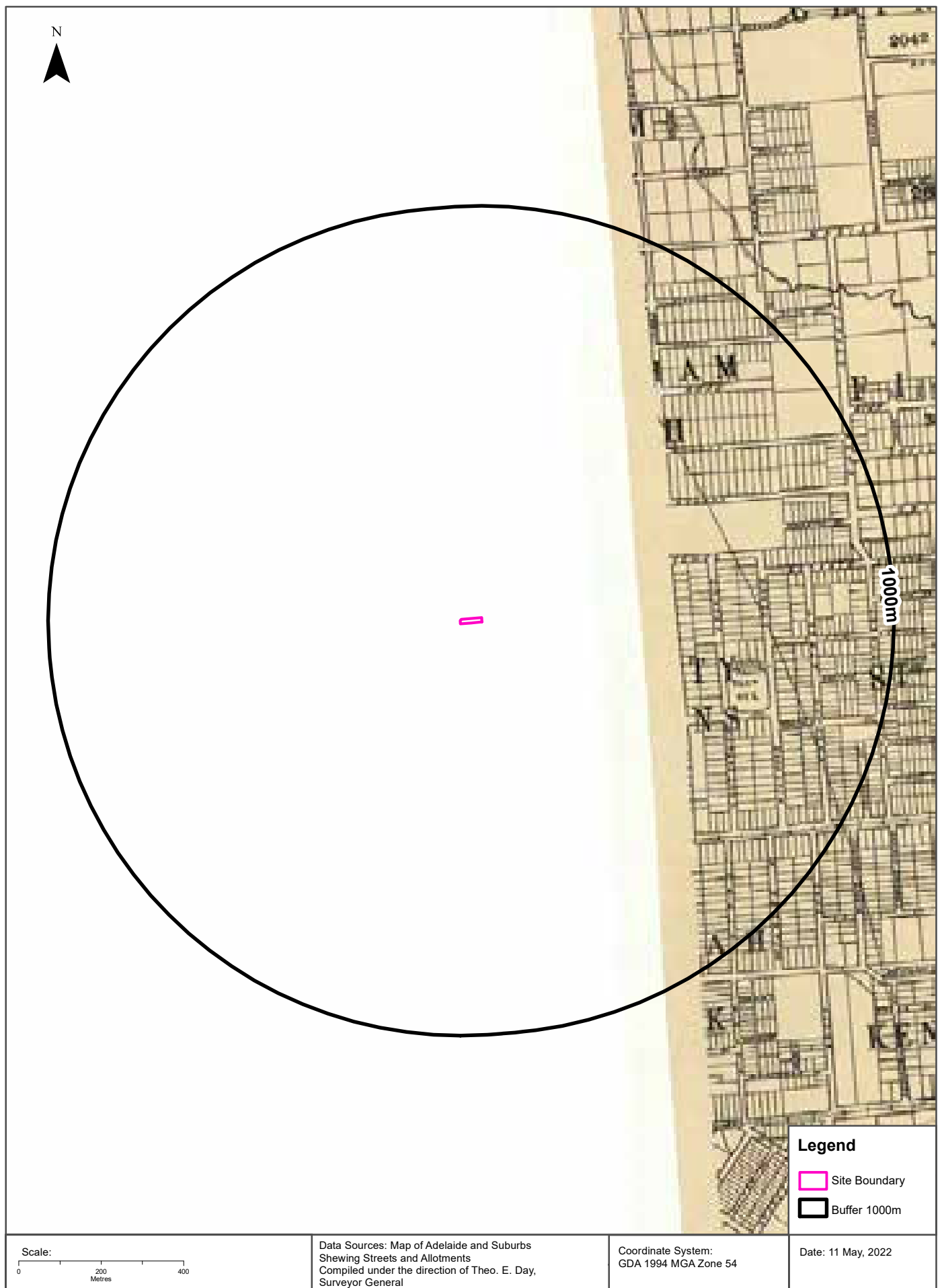
Historical Map 1927

164 Portrush Road, Trinity Gardens, SA 5068



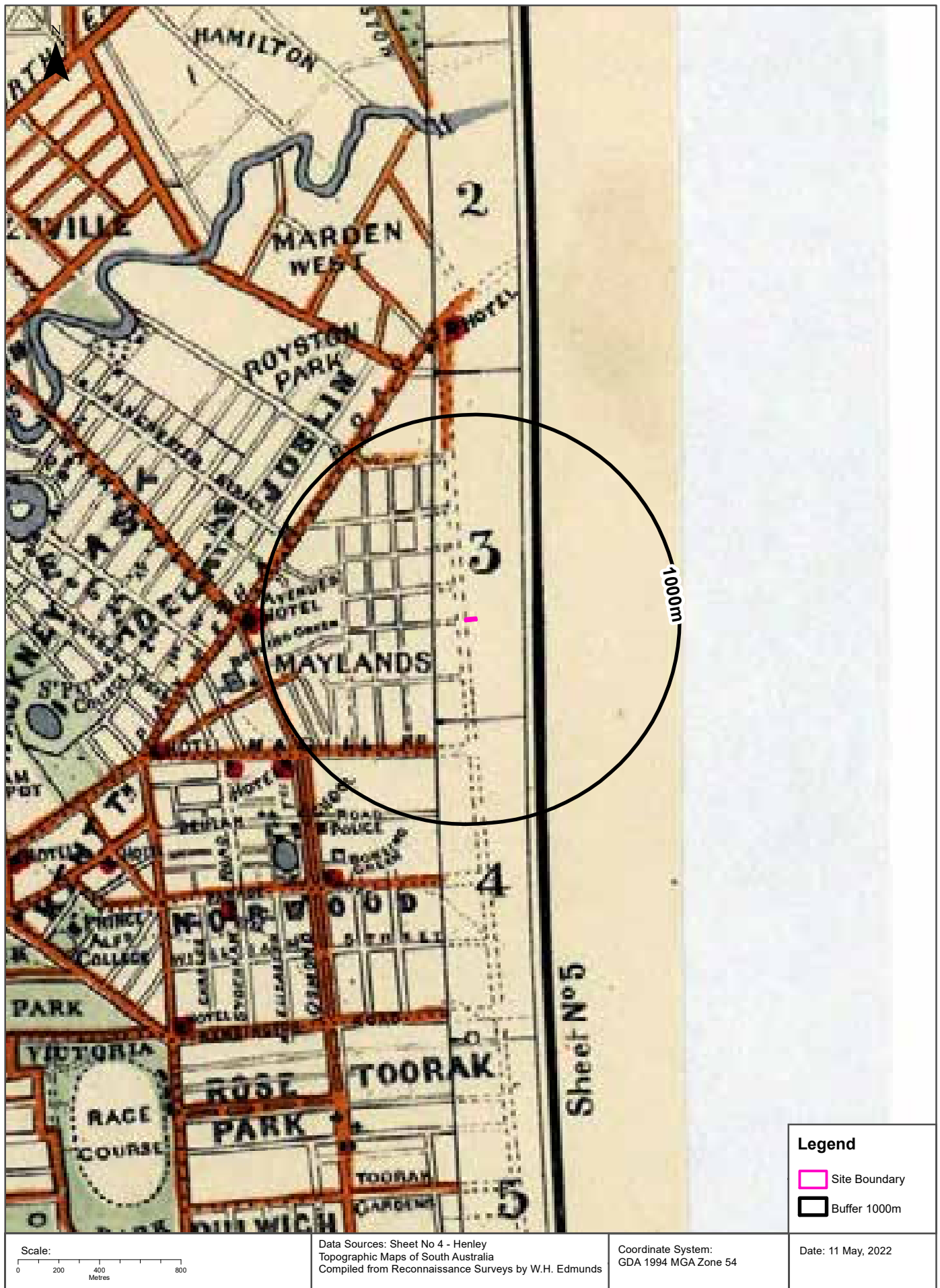
Historical Map 1927

164 Portrush Road, Trinity Gardens, SA 5068



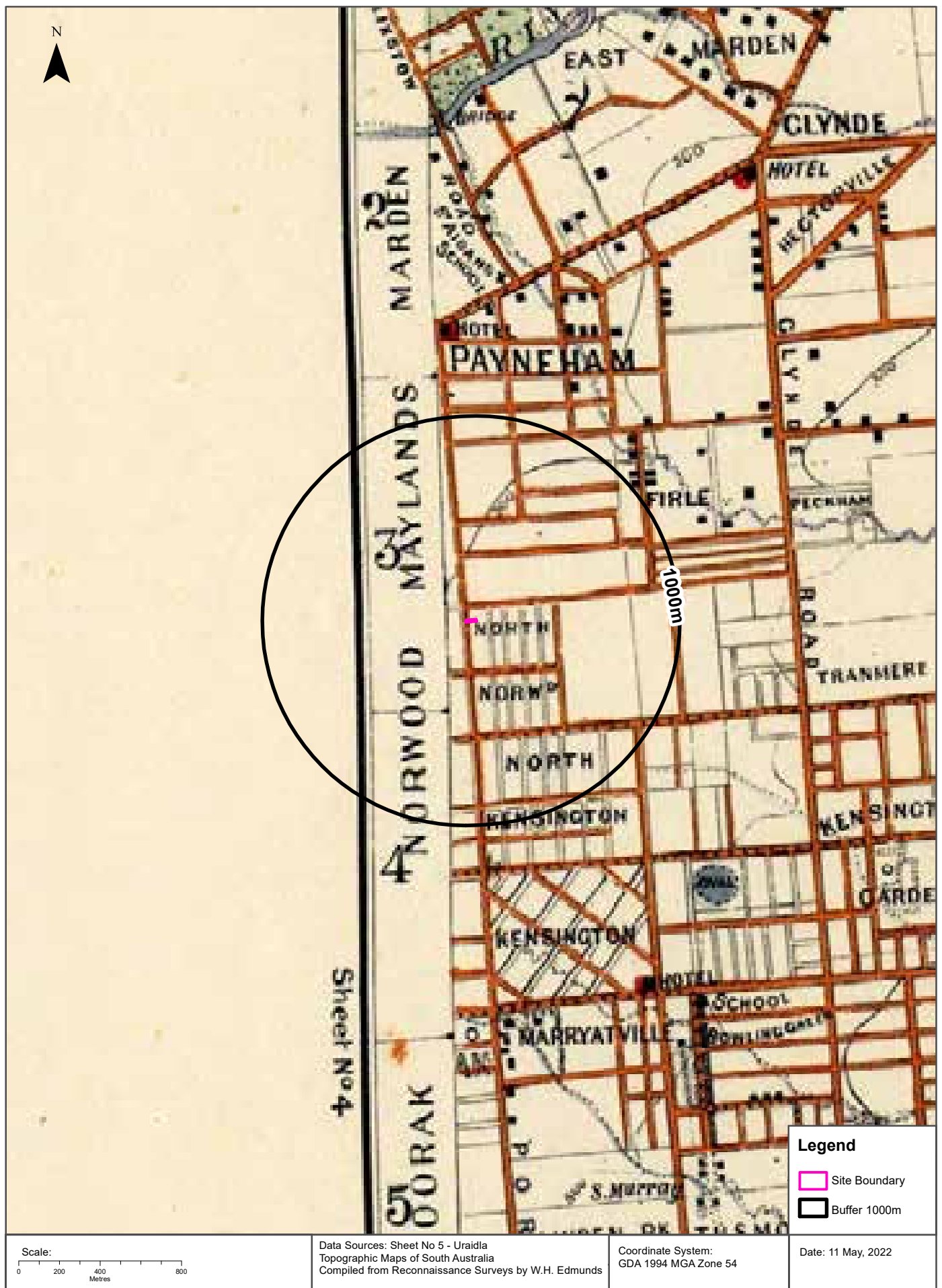
Historical Map 1926

164 Portrush Road, Trinity Gardens, SA 5068



Historical Map 1926

164 Portrush Road, Trinity Gardens, SA 5068



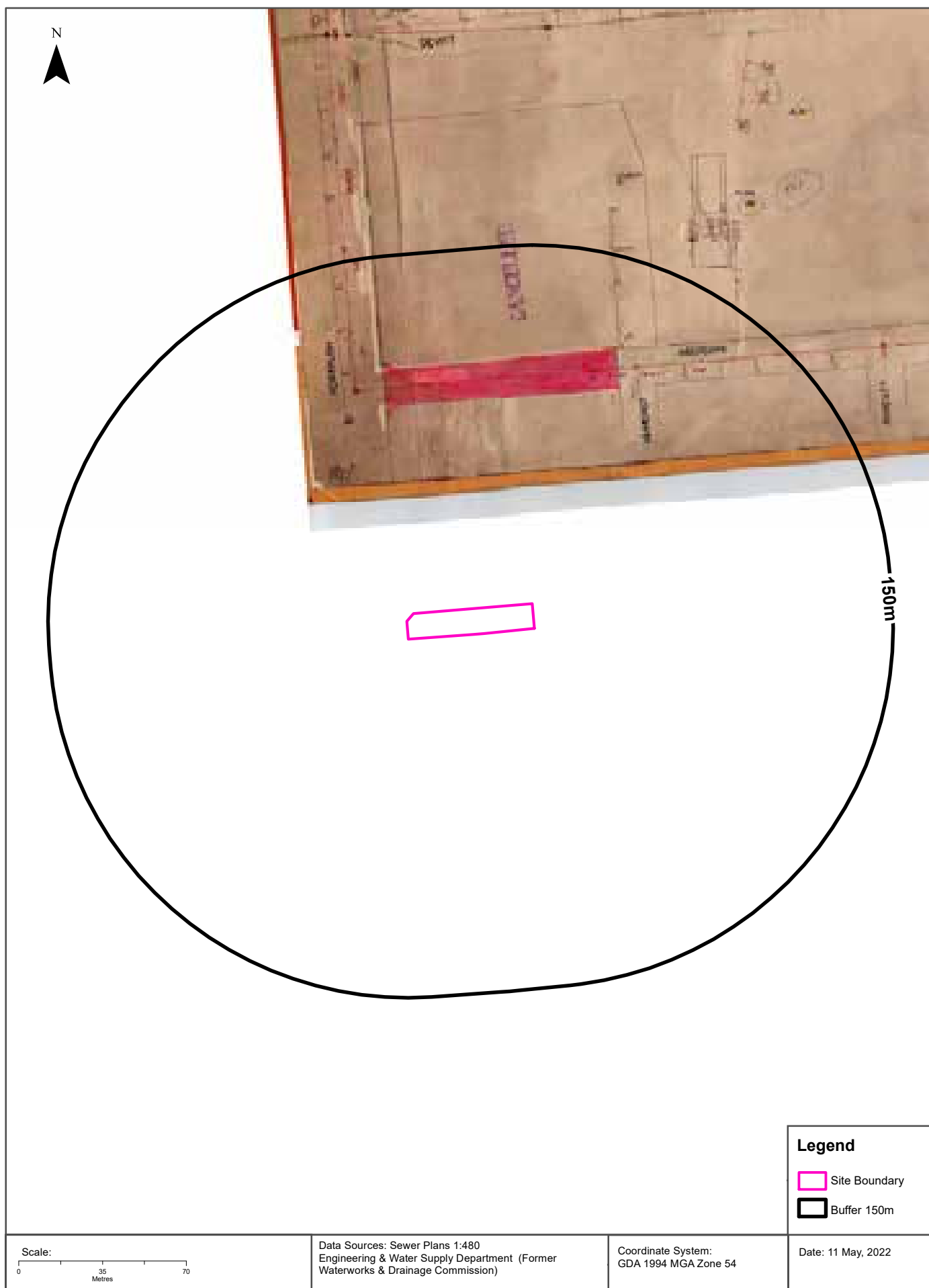
Historical Map c.1914

164 Portrush Road, Trinity Gardens, SA 5068



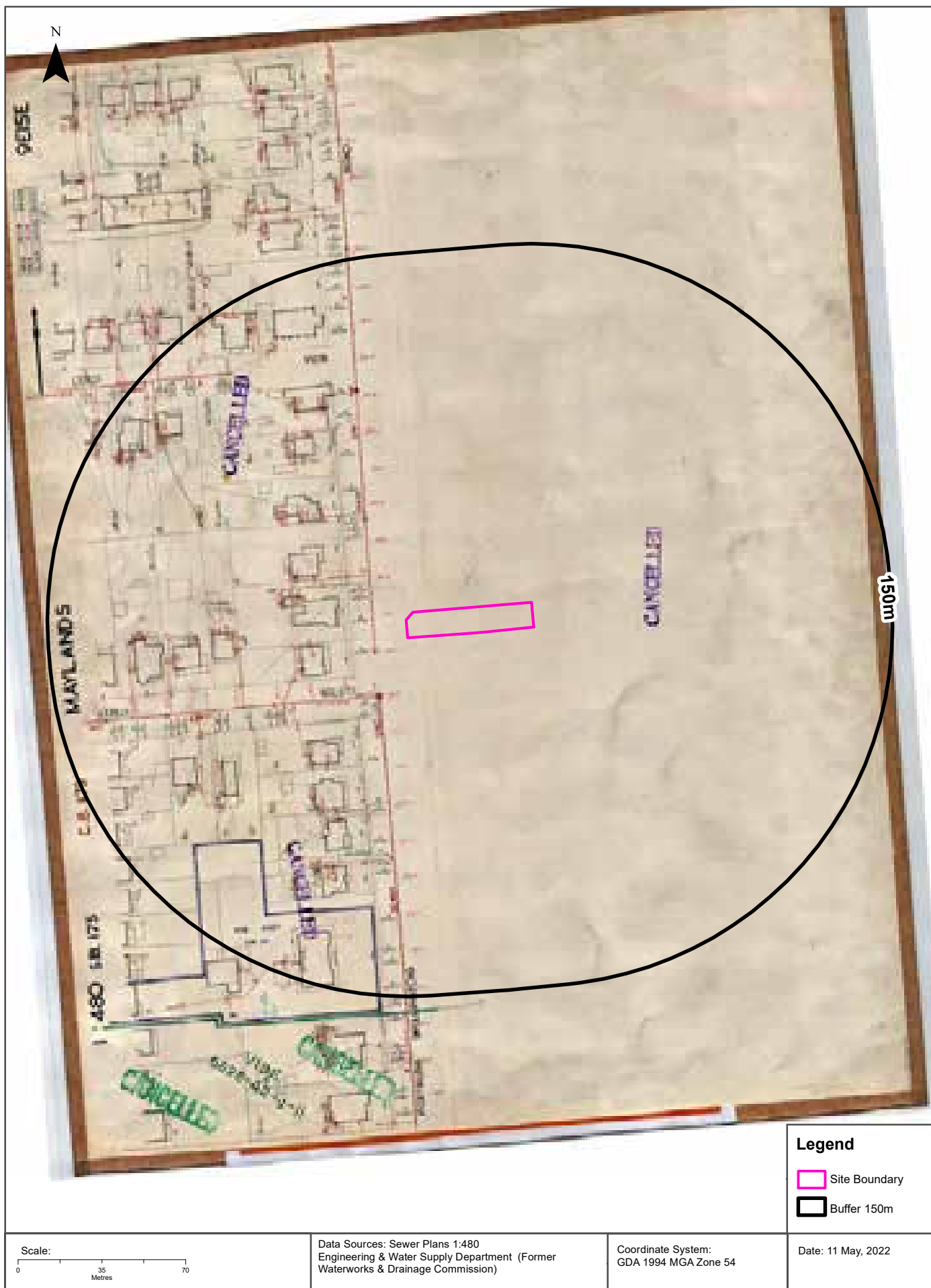
Historical Map 1900-1970

164 Portrush Road, Trinity Gardens, SA 5068



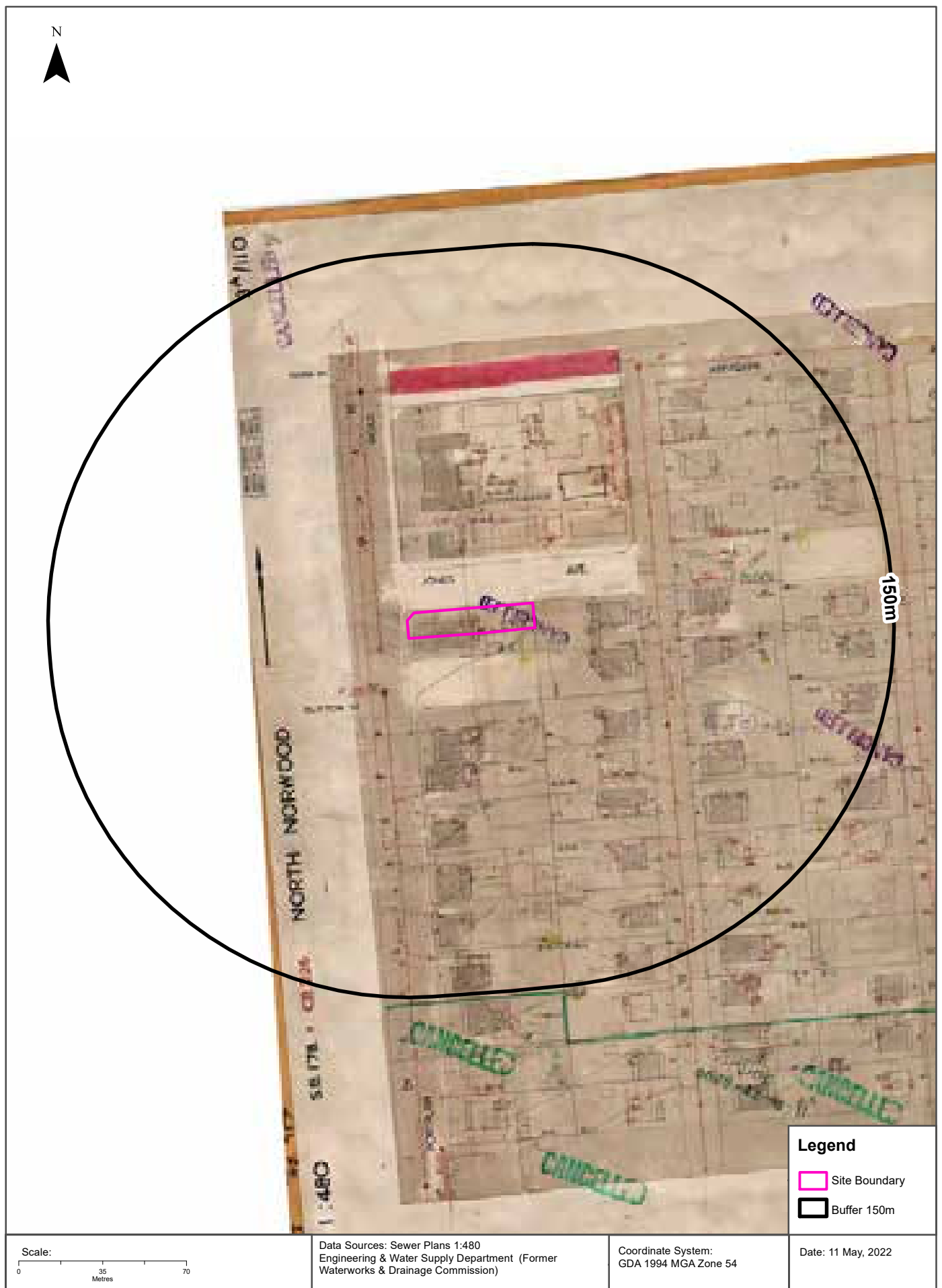
Historical Map 1900-1970

164 Portrush Road, Trinity Gardens, SA 5068



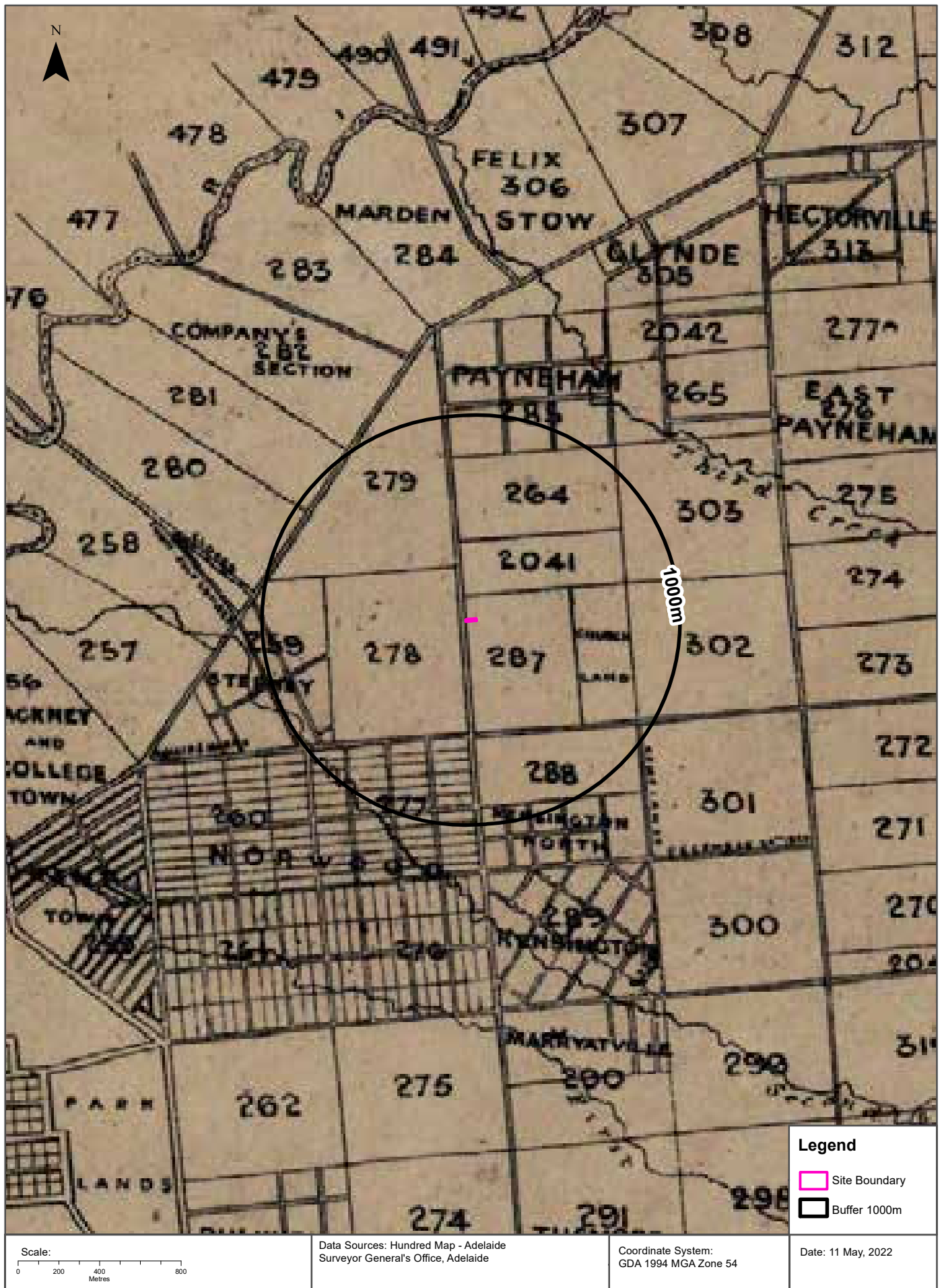
Historical Map 1900-1970

164 Portrush Road, Trinity Gardens, SA 5068



Historical Map 1873

164 Portrush Road, Trinity Gardens, SA 5068



Mining

164 Portrush Road, Trinity Gardens, SA 5068

Mines and Mineral Deposits

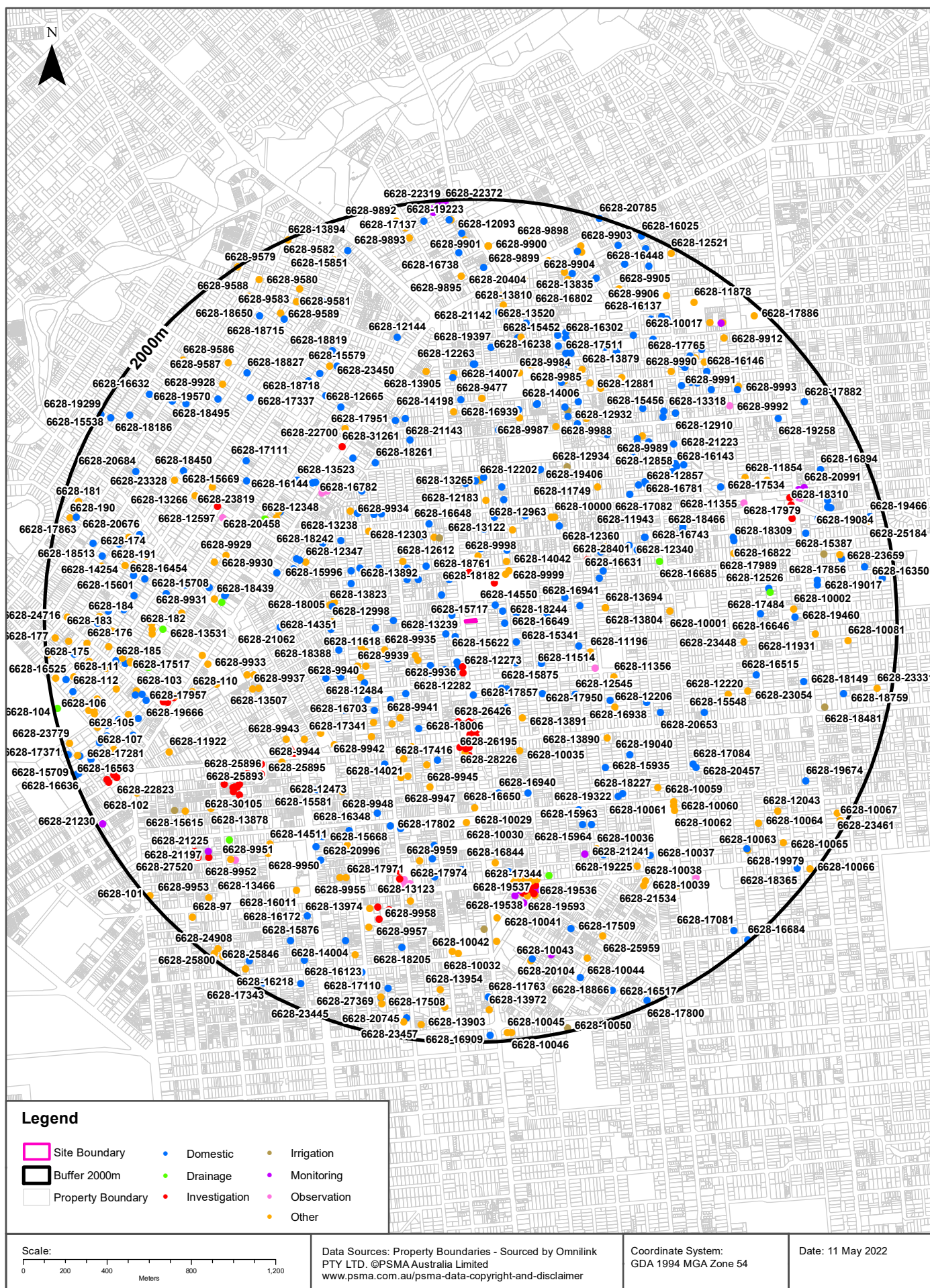
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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Drillholes

164 Portrush Road, Trinity Gardens, SA 5068



Groundwater and Drillholes

164 Portrush Road, Trinity Gardens, SA 5068

Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	On-site

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-15814	62783		Operational	Domestic	1991-12-23	18.00		57.74	7.10	1861	3350		10.00	10.00	47.74	67m	West
6628-19015	169384			Domestic	1998-05-04	30.00		58.06		1625	2930		9.60	9.60	48.46	81m	South West
6628-18243	163080			Domestic	1997-01-27	30.00		57.33		1373	2480	0.5000	9.00	9.00	48.33	107m	South West
6628-15717	62686		Operational	Domestic	1991-10-11	23.40		61.36	7.60	2597	4652	0.7500	0.00	0.00	61.36	112m	North East
6628-18244	163081			Domestic	1997-01-24	30.00		61.82		2421	4340	0.5000	10.00	10.00	51.82	133m	East
6628-16649	142274			Domestic	1994-07-07	31.00		61.77	7.50	1945	3500	1.2000				137m	East
6628-19950	177670			Domestic	1999-11-02	32.00		57.27		1754	3160	1.5000	15.00	15.00	42.27	164m	North West
6628-12856	59825		Operational	Domestic	1984-03-13	27.00	1.00		5.80	432	785	0.4000				194m	East
6628-12273	59242		Operational	Domestic	1983-05-02	33.52		59.05	7.30	1832	3300	1.0000	6.00	6.00	53.05	195m	South
6628-14550	61519	GH 45	Abandoned	Investigation	1983-03-01	10.50	62.00									195m	North East
6628-18264	164082			Domestic	1997-03-09	32.50		58.29		2631	4710	1.0000	19.00	19.00	39.29	208m	North West
6628-28922	295127	BH 2		Investigation	2017-06-27	15.00										213m	South
6628-19948	177668			Domestic	1999-10-12	25.00		55.33		1524	2750	2.0000	13.50	13.50	41.83	214m	West
6628-15622	62591		Operational	Domestic	1991-04-12	30.00		62.30	7.00	2858	5109	0.2000	18.60	18.60	43.70	215m	South East
6628-20239	181060			Domestic	2000-06-23	43.00		59.15	7.00	1930	3460	2.0000	20.00	20.00	39.15	215m	South
6628-27212	279358	NCGRT 3A	Operational	Investigation		169.00	58.36	58.42	7.60	1199	2170	2.0000	15.23	15.29	43.13	220m	North
6628-27254	279690	NCGRT 3		Investigation		123.00				1962	3530	0.1000				221m	North
6628-27255	279691	NCGRT 3B		Investigation		123.00	58.28	58.46	6.90	4	8		15.25	15.43	43.03	221m	North
6628-27256	279692	NCGRT 3C		Investigation		123.00	58.30	58.46					14.99	15.15	43.31	221m	North
6628-27257	279693	NCGRT 3D		Investigation		123.00	58.28	58.46	7.90	2251	4040		15.25	15.43	43.03	221m	North
6628-27258	279694	NCGRT 3E		Investigation		123.00	58.31	58.46	11.90	2471	4430		19.30	19.45	39.01	221m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-28923	295128	BH 1		Investigation	2017-06-26	15.00										242m	South
6628-17340	151218			Domestic	1995-05-31	25.00		58.58	7.10	1990	3580	0.8000				246m	South West
6628-9999	56968							62.10		72	131		24.38	24.38	37.72	256m	North East
6628-18182	162935		Abandoned	Domestic	1996-07-19	30.00		59.88								264m	North
6628-17338	151216			Domestic	1995-05-30	27.00		57.66	7.30	1895	3410	0.8000				265m	South West
6628-15875	62844		Operational	Domestic	1992-01-18	18.00		63.03	6.90	1957	3520		9.00	9.00	54.03	272m	South East
6628-17010	148176	SZ 14				6.00	62.00									277m	North East
6628-18262	164080			Recharge	1997-02-15	21.50		56.61		2001	3600	1.2000				283m	South West
6628-9936	56905							56.86		1385	2502					288m	South West
6628-15405	62374		Operational	Domestic	1990-11-22	25.00		56.59	7.80	1474	2660	0.6000	12.00	12.00	44.59	295m	North West
6628-9998	56967				1938-12-01	112.78		60.00		1042	1887	0.7600	22.25	22.25	37.75	298m	North
6628-12282	59251		Operational	Domestic	1983-05-11	30.00		57.85	7.30	1799	3240	0.7000	6.00	6.00	51.85	300m	South West
6628-14042	61011				1987-09-29	20.00	60.00		7.20	2245	4030	0.5000	13.10	13.10	46.90	310m	North East
6628-22980	231261				2007-06-19	30.00		64.41		2030	3650	1.0000	15.00	15.00	49.41	318m	East
6628-18761	167540			Domestic	1997-11-15	33.00		57.17		1530	2760	1.5000	16.00	16.00	41.17	319m	North West
6628-19912	177392			Domestic	1999-11-28	32.50		60.10		1743	3140	1.0000	20.00	20.00	40.10	335m	North
6628-18625	166783			Domestic	1997-08-02	27.00		64.86		2262	4060	0.2500	13.00	13.00	51.86	337m	East
6628-18231	163030			Domestic	1997-01-31	28.00		55.98		1737	3130		15.60	15.60	40.38	338m	North West
6628-13239	60208		Operational	Domestic	1985-01-25	28.00		53.86	7.50	1401	2530		10.00	10.00	43.86	340m	West
6628-20456	184035			Domestic	2001-01-05	22.00		62.62		2008	3610	0.8000	9.00	9.00	53.62	341m	South East
6628-17240	150823		Backfilled	Domestic	1995-05-01	24.00		60.16	6.90	2636	4720					345m	North
6628-17857	156314			Domestic	1996-04-29	21.00		61.15	6.60	2278	4090					349m	South
6628-18407	164466			Domestic	1996-12-18	30.00		63.01		2036	3660	0.5000	9.00	9.00	54.01	353m	South East
6628-19405	174188			Domestic	1999-02-19	42.00		61.75		739	1340	1.0000	21.00	21.00	40.75	360m	North East
6628-19943	177663			Domestic	1999-09-05	24.00		64.61		1895	3410	0.1260	10.50	10.50	54.11	368m	South East
6628-18229	163028			Domestic	1996-12-16	28.00		56.04		1732	3120		17.40	17.40	38.64	372m	North West
6628-18230	163029			Domestic	1997-01-21	30.00		63.55		1748	3150		19.80	19.80	43.75	397m	North East
6628-9935	56904					37.00		54.75	8.00	2372	4255					404m	West
6628-12546	59515		Operational	Domestic	1983-11-10	22.00	54.00		7.60	1917	3450	1.7500	5.00	5.00	49.00	406m	South West
6628-13892	60861				1987-02-21	15.00		55.72					14.80	14.80	40.92	409m	North West
6628-12612	59581		Operational	Irrigation	1983-02-01	14.02		57.49		1973	3550		2.74	2.74	54.75	410m	North
6628-12303	59272				1983-03-01	19.20	56.00					0.2500	11.89	11.89	44.11	421m	North West
6628-16358	134428			Domestic	1993-06-01	9.00		52.95	7.10	1827	3292					427m	West
6628-15937	62906		Operational	Domestic	1992-03-02	19.00		60.84	7.10	2187	3929		9.60	9.60	51.24	430m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-20405	183142			Domestic	2000-10-27	33.00		59.80		1255	2270	1.0000	19.00	19.00	40.80	430m	North
6628-15126	62095		Unknown	Domestic	1989-11-10	22.50	65.00		7.60	1846	3322	1.0000	11.10	11.10	53.90	435m	East
6628-21771	200345			Domestic	2004-03-16	32.00		63.76		1244	2250	1.0000	20.00	20.00	43.76	436m	South
6628-19980	177814			Domestic	1999-11-04	25.00		63.41		2165	3890		9.00	9.00	54.41	439m	South
6628-17342	151220			Domestic	1995-06-30	30.00		56.74	6.90	270	490	0.5000				442m	South West
6628-14008	60977				1987-06-01	27.00		55.52	7.80	1149	2080	1.5000	14.50	14.50	41.02	449m	North West
6628-15929	62898		Operational	Domestic	1991-10-25	26.00		56.47	7.50	2251	4041	0.2000	15.00	15.00	41.47	449m	North West
6628-13122	60091		Backfilled		1984-12-20	30.00		61.33	8.20	937	1698	0.1000	2.00	2.00	59.33	459m	North East
6628-18437	164546			Domestic	1997-03-17	24.00		65.72		1939	3490		9.00	9.00	56.72	469m	South East
6628-26426	270959	MW 7	Backfilled	Investigation	2012-08-07	9.00										474m	South
6628-27353	280338	MW 9		Investigation	2014-04-30	12.00							7.11	7.11		476m	South
6628-18442	164551			Domestic	1997-04-08	25.00		54.41		1631	2940		15.00	15.00	39.41	481m	North West
6628-26427	270960	MW 8		Investigation	2012-08-07	9.00							7.10	7.10		483m	South
6628-28899	295100	MW 10	Backfilled	Investigation	2017-06-19	11.00							7.00	7.00		488m	South
6628-16648	142273			Domestic	1994-07-18	24.00		56.62	7.00	719	1304					489m	North West
6628-11618	58587				1978-12-01	25.00		52.85	7.40	2312	4150					493m	West
6628-14486	61455		Operational	Domestic	1989-09-03	30.00		59.95				0.5000	16.00	16.00	43.95	493m	North
6628-21690	199984			Domestic	2004-06-03	25.00		67.21	7.92	1230	2224	0.3000	12.00	12.00	55.21	499m	East
6628-17646	155100			Domestic	1996-01-18	24.00		57.03	7.30	2001	3600	0.5000				500m	South West
6628-18440	164549			Domestic	1997-02-25	26.00		53.93		1743	3140		15.20	15.20	38.73	501m	North West
6628-15341	62310		Unknown	Domestic; Observation	1990-07-15	25.00		66.52	7.40	3075	5491	0.2000	16.00	16.00	50.52	503m	East
6628-26425	270958	MW 7	Backfilled	Investigation	2012-08-06	8.00										504m	South
6628-14014	60983				1987-09-30	29.00		52.19	7.90	1732	3120	1.7500				507m	West
6628-13891	60860				1987-02-17	14.70	64.00		7.30	2103	3780	0.5000	5.80	5.80	58.20	509m	South East
6628-26195	267333	MW 2		Investigation	2011-10-11	9.00							5.41	5.41		510m	South
6628-18702	167151			Domestic	1997-12-09	21.00		55.66		2539	4550		10.50	10.50	45.16	511m	South West
6628-26192	267306	MW 1		Investigation	2011-10-11	9.00							5.25	5.25		514m	South
6628-9940	56909					8.23		53.62	6.00	1832	3300		7.62	7.62	46.00	515m	South West
6628-26196	267334	MW 3		Investigation	2011-10-10	9.00							4.93	4.93		525m	South
6628-26424	270957	MW 5	Backfilled	Investigation	2012-08-06	8.00										535m	South
6628-19951	177671			Domestic	1999-11-02	34.00		61.09		1625	2930	1.0000	22.00	22.00	39.09	543m	North East
6628-26197	267335	MW 4		Investigation	2011-10-10	12.00							4.40	4.40		547m	South
6628-9941	56910					5.49	56.00			2727	4882	0.6300	2.44	2.44	53.56	548m	South West
6628-19328	173827			Domestic	1999-01-19	25.00		51.12		1631	2940	1.0000	12.60	12.60	38.52	551m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18006	161247			Domestic	1996-07-16	30.00		57.96	7.40	2522	4520	0.5000				553m	South West
6628-9939	56908							52.69		2085	3749					553m	West
6628-12667	59636		Operational	Domestic	1984-01-06	18.00	55.00		7.70	2290	4110	1.0000	6.60	6.60	48.40	558m	South West
6628-18441	164550			Domestic	1997-02-24	25.00		53.22		1670	3010	1.0000	12.00	12.00	41.22	559m	North West
6628-12510	59479				1983-10-07	25.00		53.34	7.70	2426	4350	1.0000	5.00	5.00	48.34	562m	South West
6628-11196	58165				1980-02-26	21.60	66.00		6.90	2795	5000	1.0000	9.00	9.00	57.00	563m	East
6628-29756	313480			Investigation	2018-09-10	8.00										564m	South
6628-12183	59152				1983-01-17	20.00	58.00					1.0000	10.00	10.00	48.00	566m	North
6628-18703	167152			Domestic	1997-12-08	27.00		52.44		1759	3170		15.00	15.00	37.44	568m	West
6628-12963	59932		Operational	Domestic	1984-02-02	27.00		59.46	7.40	1726	3110	0.6000	6.00	6.00	53.46	583m	North
6628-12545	59514		Operational	Domestic	1983-11-08	22.00	67.00		8.10	2154	3870	2.2500	6.00	6.00	61.00	585m	South East
6628-16355	134425			Domestic	1992-12-01	19.00		52.68	7.10	783	1420					589m	North West
6628-20195	180887			Domestic	2000-04-01	38.50		54.66		1546	2790	1.0000	18.00	18.00	36.66	592m	South West
6628-19298	173726			Domestic	1999-01-09	37.50		63.73		832	1510	0.6000	22.00	22.00	41.73	595m	North East
6628-23642	240201				2008-05-21	21.70		56.65		2443	4380	0.5000	7.00	7.00	49.65	595m	South West
6628-28227	288636	MW 5		Investigation	2016-02-29	8.50							6.10	6.10		595m	South
6628-28226	288635	MW 4	Backfilled	Investigation	2016-02-29	8.00										598m	South
6628-28401	289372			Investigation	2016-06-05	25.00										602m	North East
6628-16703	145576			Domestic	1994-10-10	17.00		55.48	6.90	2295	4120					603m	South West
6628-29755	313479			Investigation	2018-09-10	8.00										603m	South
6628-25847	264444				2010-10-12	40.00				1194	2160		23.00	23.00		604m	North East
6628-11514	58483			Observation	1980-01-19	22.00	65.99		7.00	2510	4500	0.7500	10.88	10.88	55.11	607m	East
6628-14351	61320		Operational	Domestic	1988-10-20	15.20	49.00		7.50	1867	3360	1.0000	8.90	8.90	40.10	609m	West
6628-10000	56969				1977-03-27	25.50		62.63	7.00	1032	1870		15.00	15.00	47.63	613m	North East
6628-18388	164355			Domestic	1996-12-04	30.00		50.13		2307	4140	0.5000	11.50	11.50	38.63	615m	West
6628-13694	60663		Completed		1986-06-26	30.00		69.05				0.2500	15.00	15.00	54.05	618m	East
6628-13804	60773				1986-10-22	30.00		69.05	6.90	805	1460	0.0200	14.50	14.50	54.55	618m	East
6628-16941	147712			Domestic	1995-02-01	24.00		68.64	7.10	1732	3120	0.1894				618m	East
6628-28975	298250	MW 8	Backfilled		2017-05-15	7.00							4.90	4.90		622m	South
6628-13724	60693				1986-07-08	20.00	52.00			1055	1910	0.2500	12.10	12.10	39.90	624m	North West
6628-14055	61024				1988-05-09	18.80	49.00		7.30	2504	4490	1.2500	7.60	7.60	41.40	626m	West
6628-12998	59967				1983-03-24	9.00	48.00		7.10	2323	4170	0.5000	3.00	3.00	45.00	630m	West
6628-28974	298249	MW 7	Backfilled	Investigation	2017-05-15	8.50							5.10	5.10		633m	South
6628-18005	161246			Domestic	1996-06-04	24.00		50.69	7.00	1872	3370	1.0000				634m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-28228	288637	MW 6	Backfilled	Investigation	2016-03-02	8.50							6.80	6.80		635m	South
6628-15716	62685		Operational	Domestic	1991-11-05	19.00		49.39	7.30	1984	3570	132.0000	12.00	12.00	37.39	639m	West
6628-16417	135630			Domestic	1993-06-11	32.00		58.22	6.90	1384	2500	1.5000	20.00	20.00	38.22	640m	North
6628-20126	179093			Domestic	1999-10-10	25.00		53.72		1658	2990	0.5000	9.00	9.00	44.72	643m	North West
6628-30628	334597			Environmental	2020-02-18	4.00										643m	South West
6628-19323	173822			Domestic	1998-12-07	24.00		51.60		2256	4050		10.00	10.00	41.60	645m	West
6628-17341	151219				1995-06-28	30.00		55.49	7.00	2256	4050	0.7500				646m	South West
6628-18511	165711			Domestic	1997-06-02	27.00		51.81		2267	4070		10.00	10.00	41.81	646m	South West
6628-13823	60792				1986-11-11	17.00	49.00		7.40	1810	3260	0.6300	7.60	7.60	41.40	647m	West
6628-15336	62305		Operational	Domestic	1990-05-20	30.00		56.94	7.70	1804	3250	0.2000	16.00	16.00	40.94	647m	North
6628-20206	180952			Domestic	2000-05-31	24.00		68.81		1850	3330	1.0000	12.00	12.00	56.81	647m	East
6628-10035	57004					82.60		63.86		3512	6253	1.8900	27.43	27.43	36.43	652m	South
6628-31010	353489			Investigation	2020-11-30	7.00										657m	South
6628-19105	169945			Domestic	1998-08-19	30.00		57.02		1340	2420		18.00	18.00	39.02	658m	North
6628-12202	59171				1983-02-19	25.00	56.00					1.0000				662m	North
6628-13265	60234		Backfilled		1982-12-07	15.20		57.08								665m	North
6628-15681	62650		Operational	Domestic	1991-11-03	21.00		53.32	7.00	600	1091		13.50	13.50	39.82	665m	North West
6628-17416	152900		Abandoned	Domestic	1995-09-15	25.00		58.72				0.1000				670m	South
6628-17767	155972			Domestic	1996-02-06	25.00		67.92	6.80	1558	2810	0.8000				672m	North East
6628-18004	161245			Domestic	1996-07-10	27.00		57.12	8.10	1266	2290	0.5000				674m	North
6628-12360	59329		Backfilled		1983-05-18	18.20		67.94				0.5000	10.05	10.05	57.89	701m	North East
6628-18242	163079			Domestic	1997-01-10	21.00		52.03		1703	3070	0.5000	9.00	9.00	43.03	702m	North West
6628-9942	56911					10.67		55.20		3499	6230					702m	South West
6628-9945	56914					6.10		58.72		3955	7021					702m	South
6628-11356	58325				1980-02-28	22.50	68.00		7.30	2624	4700	0.3000	7.20	7.20	60.80	706m	East
6628-19435	174360			Domestic	1999-03-04	24.00		53.64		2216	3980	1.0000	9.60	9.60	44.04	710m	South West
6628-14021	60990				1987-09-29	12.00	55.00		7.30	2493	4470	0.5000	8.00	8.00	47.00	713m	South West
6628-12484	59453		Operational	Domestic	1982-12-06	21.30		50.99				0.3000	7.30	7.30	43.69	714m	West
6628-13238	60207		Operational	Domestic	1985-01-19	16.80	51.00		7.90	1591	2870	0.3100	12.20	12.20	38.80	722m	North West
6628-16582	141259			Domestic	1994-05-28	23.00		52.40	6.70	1962	3530	1.0000				722m	North West
6628-18083	162650			Domestic	1996-10-30	25.00		68.72	7.00	1396	2520					728m	North East
6628-17950	159787			Domestic	1996-08-19	20.00		70.18	7.50	2234	4010	0.2000				739m	South East
6628-16354	134424			Domestic	1989-10-25	18.00		64.84					10.00	10.00	54.84	746m	North East
6628-9934	56903		Backfilled			19.20		51.96		1299	2349		14.63	14.63	37.33	753m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-17953	159790			Domestic	1996-08-21	20.00		51.03	7.10	1496	2700	0.5000				768m	North West
6628-19406	174190		Abandoned	Domestic	1999-02-25	32.00		60.84		994	1800	1.0000	21.00	21.00	39.84	768m	North East
6628-12206	59175				1983-03-19	15.00	70.00		7.40	2312	4150	1.5000	3.50	3.50	66.50	775m	South East
6628-20192	180884			Domestic	2000-04-03	33.00		60.99		1049	1900	0.8000	22.00	22.00	38.99	775m	North East
6628-17645	155099			Domestic	1996-01-22	19.00		57.37	7.40	2008	3610	0.5000				777m	South West
6628-9946	56915					6.71		58.90		3684	6553		6.10	6.10	52.80	780m	South
6628-11943	58912				1980-03-22	32.98		65.44				0.3000				783m	North East
6628-18855	168227			Domestic	1998-02-17	28.00		52.02		2404	4310		13.80	13.80	38.22	786m	North West
6628-9947	56916					10.67		60.08		4270	7566					799m	South
6628-13881	60850				1987-02-03	14.50	58.00		7.70	2036	3660	0.5000	3.00	3.00	55.00	800m	South West
6628-12340	59309		Operational	Domestic	1983-06-26	30.50		70.10	6.80	1440	2600	0.4000	10.00	10.00	60.10	807m	North East
6628-12347	59316				1983-06-30	9.00	49.00					0.3000	6.00	6.00	43.00	807m	West
6628-16940	147711			Domestic	1995-01-02	20.00		65.17	7.10	2340	4200					823m	South
6628-13890	60859				1987-02-25	13.60	69.00		7.30	2030	3650	0.2500	7.20	7.20	61.80	835m	South East
6628-18228	163027			Domestic	1996-12-13	24.00		70.70		1390	2510	1.0000	12.00	12.00	58.70	835m	North East
6628-15996	62965		Operational	Domestic	1992-04-17	18.00		49.59	7.00	1474	2660		12.00	12.00	37.59	836m	West
6628-12934	59903		Operational	Irrigation	1984-05-20	30.00		62.87				0.4000	24.00	24.00	38.87	843m	North East
6628-17510	153313			Domestic	1995-12-29	19.00		49.07	7.30	1754	3160	1.0000				851m	West
6628-16650	142275			Domestic	1994-07-19	18.00		66.11	7.00	2653	4750					853m	South
6628-31148	354320			Environmental	2021-02-22	9.00										853m	South West
6628-15936	62905		Operational	Domestic	1992-03-03	18.00		49.19	7.10	1463	2640		9.00	9.00	40.19	854m	West
6628-11749	58718				1980-02-22	25.85		65.19								855m	North East
6628-16631	142102			Domestic	1994-05-17	24.00		71.03	7.20	1143	2070					855m	East
6628-18261	164079			Domestic	1997-02-21	25.00		51.87		2138	3840		15.60	15.60	36.27	861m	North West
6628-31166	354352			Environmental	2021-02-22	8.50										866m	South West
6628-21062	195348			Domestic	2002-11-27	19.50		45.30		1917	3450	0.1000	7.30	7.30	38.00	879m	West
6628-10029	56998		Backfilled		1914-10-01	36.88		64.62		4327	7664		21.34	21.34	43.28	885m	South
6628-16743	146193			Domestic	1994-09-02	21.00		70.89	6.70	1300	2350	0.5000	11.00	11.00	59.89	891m	North East
6628-17473	153187			Domestic	1995-11-30	24.00		70.89	6.60	1490	2690	0.5000				892m	North East
6628-21835	200687			Domestic	2004-08-12	36.00		52.28		1172	2121	1.5000	14.00	14.00	38.28	895m	North
6628-16938	147709			Domestic	1995-01-03	24.00		73.45	6.80	2421	4340					899m	South East
6628-18063	162601	E 12		Observation	1995-10-27	13.50		50.02	7.30	1793	3230					899m	North West
6628-19966	177798			Domestic	1999-12-03	24.00		57.86		1016	1840		19.00	19.00	38.86	905m	North
6628-18061	162599	E 8		Observation	1995-10-27	13.50		49.81	7.30	1322	2390					911m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-16685	142398			Drainage	1994-08-09	18.00		72.51								914m	East
6628-10001	56970					32.31		73.63		1328	2400					923m	East
6628-19327	173826			Domestic	1999-01-08	18.00		46.91		1759	3170	1.0000	10.80	10.80	36.11	923m	West
6628-18062	162600	E 9		Observation	1995-10-27	13.50		49.56	7.20	1412	2550					927m	North West
6628-15935	62904		Operational	Domestic	1992-03-05	15.00		71.18	6.70	3053	5452		4.60	4.60	66.58	929m	South East
6628-16141	63110		Operational	Domestic	1992-10-08	21.32		50.74	7.40	2375	4261	1.5000	13.00	13.00	37.74	937m	North West
6628-17082	148591			Domestic	1995-03-22	28.00		68.61	7.60	849	1540	0.2500				942m	North East
6628-31147	354319			Environmental	2021-02-23	7.50										945m	South West
6628-10030	56999					8.53		65.03		2956	5284					953m	South
6628-16144	63113		Operational	Domestic	1992-09-29	15.00		48.72	6.90	2340	4200		10.50	10.50	38.22	967m	North West
6628-19040	169568			Domestic	1998-06-15	19.50		72.69		2138	3840		7.50	7.50	65.19	970m	South East
6628-16782	146341			Domestic	1994-10-12	23.00		48.47	7.00	1979	3560	0.2000				978m	North West
6628-20653	186297			Domestic	2001-08-06	21.00		74.14		2323	4170	0.5000	6.80	6.80	67.34	979m	South East
6628-12219	59188		Backfilled		1983-03-24	30.00		58.86	7.40	2171	3900					981m	North
6628-23660	240234				2008-02-21	36.00		61.24		1091	1975	2.0000	19.30	19.30	41.94	989m	South
6628-14198	61167				1988-02-15	21.00	54.00		9.00	1210	2190	0.8000	12.50	12.50	41.50	993m	North
6628-9987	56956					7.62		61.81								993m	North East
6628-9948	56917					8.53		55.02		1185	2145		3.66	3.66	51.36	997m	South West
6628-16348	134418			Domestic	1989-10-21	12.00		58.78					5.50	5.50	53.28	998m	South West
6628-21143	195746			Domestic	2002-04-30	20.00		51.52		1676	3020	0.6000	11.50	11.50	40.02	1000m	North
6628-16781	146340			Domestic	1994-11-07	32.00		68.41	7.00	899	1630	0.2000	19.50	19.50	48.91	1002m	North East
6628-17951	159788			Domestic	1996-08-20	20.00		50.74	7.20	1519	2740	0.7000				1004m	North
6628-31261	355136			Investigation	2021-04-22	15.00										1013m	North West
6628-9943	56912					7.16		50.96	7.00	2355	4227		5.94	5.94	45.02	1017m	South West
6628-16969	147781		Abandoned	Domestic	1995-02-09	24.00		58.41								1019m	North
6628-20458	184037			Domestic	2000-12-29	19.00		48.00		1502	2710	0.6000	10.50	10.50	37.50	1019m	North West
6628-12348	59317				1983-06-26	16.00	47.00					0.5000				1021m	North West
6628-15965	62934		Operational	Domestic	1992-03-23	16.60		71.50	7.00	3534	6291		0.00	0.00	71.50	1022m	South East
6628-24989	253166				2009-07-31	20.00				1278	2310	1.2000	7.00	7.00		1026m	North West
6628-26596	272287	MW 2		Investigation	2012-06-12	8.50							6.80	6.80		1026m	South West
6628-26595	272286	MW 1		Investigation	2012-06-12	8.50							6.60	6.60		1027m	South West
6628-18661	167054			Domestic	1997-10-18	40.00		61.03		1580	2850	1.5000	15.00	15.00	46.03	1028m	South
6628-13507	60476				1985-11-22	7.32	47.00			2008	3610	0.3800	5.49	5.49	41.51	1030m	West
6628-17506	153309			Domestic	1995-12-14	24.00		68.73	7.60	572	1040					1033m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-9938	56907					7.31		45.91		2041	3672		6.10	6.10	39.81	1034 m	West
6628-17802	156082			Domestic	1996-02-06	18.00		60.29	7.50	1250	2260	0.5000				1035 m	South
6628-17803	156083			Domestic	1996-04-01	30.00		68.46	6.60	1038	1880	0.3788				1035 m	North East
6628-26597	272288	MW 3		Investigation	2012-06-13	8.50							6.60	6.60		1037 m	South West
6628-13523	60492		Operational	Domestic	1985-11-01	24.00	47.00		8.00	2001	3600	0.5000	10.00	10.00	37.00	1040 m	North West
6628-16939	147710			Domestic	1995-02-10	21.00		55.39	6.90	1906	3430					1046 m	North
6628-17241	150824			Domestic	1995-05-02	24.00		62.87	6.60	1250	2260					1046 m	North East
6628-9477	56446				1979-07-31	29.00	56.00		7.50	994	1800	2.5000	16.00	16.00	40.00	1052 m	North
6628-16240	130788			Domestic		25.00		62.39	7.10	1183	2140	0.2000	16.00	16.00	46.39	1058 m	North East
6628-16252	131803			Industrial	1992-12-21	23.00		45.35	7.00	999	1810					1058 m	West
6628-21650	199568			Domestic	2003-12-16	25.00		59.98				0.5000				1062 m	North
6628-15581	62550		Operational	Domestic	1991-05-15	15.00	53.00		7.60	868	1574	1.0000	6.50	6.50	46.50	1063 m	South West
6628-19014	169383			Domestic	1998-05-06	30.00		60.02		1356	2450		19.50	19.50	40.52	1064 m	North
6628-23322	236158				2007-12-01	21.00		47.79		1564	2820	1.5000	11.00	11.00	36.79	1065 m	North West
6628-23559	238685			Drainage	2008-08-13	26.00		47.78		1423	2570	2.0000	12.00	12.00	35.78	1066 m	North West
6628-9937	56906					7.62		45.20		2527	4530					1066 m	West
6628-18466	164680			Domestic	1997-04-15	28.00		73.40		761	1380		18.00	18.00	55.40	1070 m	North East
6628-17536	153476			Domestic	1996-01-10	27.00		65.37	6.80	1306	2360	1.0000				1072 m	North East
6628-17967	160024			Domestic	1996-09-04	18.00		64.00	6.70	1895	3410					1072 m	South
6628-19322	173821			Domestic	1998-11-24	21.00		74.14		2944	5260		7.50	7.50	66.64	1072 m	South East
6628-22700	219873				2006-09-07	29.00		48.67		2727	4880	1.0000	11.00	11.00	37.67	1075 m	North West
6628-18484	164811		Operational	Domestic	1997-05-23	37.00		73.26		772	1400	0.7000	24.00	24.00	49.26	1076 m	North East
6628-16677	142374		Abandoned	Domestic	1994-05-24	24.00		62.65								1077 m	North East
6628-18227	163026			Domestic	1996-12-06	19.50		74.29		2585	4630	1.0000	6.00	6.00	68.29	1077 m	South East
6628-12932	59901		Operational	Irrigation	1984-05-27	28.00		61.99	8.00	977	1770	0.3000	20.00	20.00	41.99	1084 m	North East
6628-17349	150389			Domestic	1994-11-08	30.00		62.40	7.20	1121	2030	0.2000	16.07	16.07	46.33	1085 m	North East
6628-19368	174005			Domestic	1999-02-16	18.00		64.70		1945	3500	0.6000	7.20	7.20	57.50	1086 m	South
6628-9988	56957					24.38		61.67		36	65		18.29	18.29	43.38	1089 m	North East
6628-15963	62932		Operational	Domestic	1992-03-21	18.00		72.37	7.20	2767	4950		4.20	4.20	68.17	1092 m	South East
6628-17855	156312			Domestic	1996-04-16	24.00		61.82	6.50	1396	2520					1093 m	North East
6628-12473	59442				1983-08-30	23.00		55.28	7.50	1117	2022	1.0000	3.50	3.50	51.78	1095 m	South West
6628-9944	56913		Backfilled		1914-01-01	24.99	50.00			728	1322	1.2600	7.62	7.62	42.38	1095 m	South West
6628-17647	155101			Domestic	1996-02-01	18.00		59.54	7.10	1132	2050	0.5000	4.10	4.10	55.44	1108 m	South West
6628-20247	181068			Domestic	1996-02-29	20.00		59.54					5.70	5.70	53.84	1108 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-15964	62933		Operational	Domestic	1992-03-19	16.00		73.12	7.30	3316	5909		4.20	4.20	68.92	1112 m	South East
6628-17507	153310			Domestic	1995-12-15	18.00		57.59	7.40	961	1740	0.5000	6.60	6.60	50.99	1134 m	South West
6628-18865	168286			Domestic	1998-03-09	30.00		64.74		1351	2440		16.40	16.40	48.34	1137 m	North East
6628-19433	174358			Domestic	1999-02-25	20.00		65.06		1502	2710	1.0000	7.20	7.20	57.86	1138 m	South
6628-20998	194745			Domestic	2002-12-12	21.00		60.83		1138	2060	0.5000	13.00	13.00	47.83	1143 m	North East
6628-21768	200342			Domestic	2004-03-06	20.00		43.94		1597	2880	2.0000	5.50	5.50	38.44	1145 m	West
6628-21769	200343			Domestic	2004-03-07	20.00		43.88		1856	3340	2.0000	5.50	5.50	38.38	1148 m	West
6628-18864	168285			Domestic	1998-03-06	30.00		65.16		1378	2490		15.30	15.30	49.86	1151 m	North East
6628-16844	147077			Industrial	1993-08-03	18.40		69.05	7.50	1457	2630	1.0000				1154 m	South
6628-9959	56928					9.75	62.00			1013	1834	0.4400	7.01	7.01	54.99	1154 m	South
6628-20301	182004			Domestic	2000-08-19	33.50		53.74		688	1250	1.0000	17.00	17.00	36.74	1155 m	North
6628-18977	169292			Drainage	1998-05-01	21.00		43.40		2273	4080	3.3000	7.00	7.00	36.40	1158 m	West
6628-16821	146782			Domestic	1994-11-30	21.00		62.48	6.67	1513	2730					1159 m	North East
6628-12858	59827		Operational	Domestic	1984-03-20	24.00	68.00		8.10	735	1332	0.4000				1168 m	North East
6628-15548	62517		Operational	Domestic	1990-10-26	121.92		78.00				1.3000	12.19	12.19	65.81	1169 m	East
6628-12665	59634		Operational	Domestic	1984-01-25	25.00		47.57	7.90	1653	2980	0.5000	8.00	8.00	39.57	1173 m	North West
6628-10059	57028				1978-11-01	7.62		76.77	7.20	2199	3950					1174 m	South East
6628-14007	60976				1987-06-02	21.00	54.00		7.60	2036	3660	0.7500	16.00	16.00	38.00	1174 m	North
6628-15455	62424		Operational	Domestic; Drainage	1987-09-01	6.00		66.80	7.20	899	1630		4.50	4.50	62.30	1177 m	South
6628-9929	56898		Backfilled			15.54		46.03		2556	4582					1177 m	West
6628-18701	167150			Domestic	1997-12-12	36.00		65.10		1105	2000	0.8000				1178 m	North East
6628-9989	56958		Backfilled			20.12		65.54		46	84		10.21	10.21	55.33	1178 m	North East
6628-25895	265153	GW 4		Investigation	2011-09-10	9.00										1181 m	South West
6628-9984	56953		Abandoned		1959-11-01	60.96		57.42				0.7600				1190 m	North
6628-13905	60874		Backfilled		1986-12-18	23.00		51.47					8.50	8.50	42.97	1196 m	North
6628-9931	56900					7.92		43.53	6.50	2085	3749		1.83	1.83	41.70	1196 m	West
6628-16143	63112		Operational	Domestic	1992-10-05	32.30		67.61	7.00	1205	2181	0.5000	19.00	19.00	48.61	1200 m	North East
6628-17839	156154			Domestic	1996-03-13	24.00		60.42	6.90	1016	1840					1200 m	North
6628-17176	149781			Domestic	1995-04-06	18.00		70.07	7.10	1957	3520	1.5000				1201 m	South
6628-17415	152899			Recharge	1995-10-13	20.00		58.47	7.60	827	1500		6.60	6.60	51.87	1201 m	South West
6628-12857	59826		Operational	Domestic	1984-03-22	24.00		66.78	8.00	649	1178					1203 m	North East
6628-14006	60975				1987-05-21	20.00	60.00		8.10	503	915	0.2500				1208 m	North
6628-25896	265154	GW 3		Investigation	2011-09-10	11.00							6.50	6.50		1208 m	South West
6628-12263	59232		Operational	Domestic	1983-04-21	24.00	55.00		7.70	1105	2000	0.7500	9.10	9.10	45.90	1212 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-19325	173824			Domestic	1998-12-17	30.00		54.08		1216	2200		18.00	18.00	36.08	1213 m	North
6628-25192	255918	MAR	Operational	Managed Aquifer Recharge (incl ASR)	2010-04-20	168.50				1101	1992	4.0000	13.00	13.00		1217 m	West
6628-13123	60092		Operational	Domestic	1984-12-16	22.00	64.00		7.80	952	1724	0.4000	5.00	5.00	59.00	1220 m	South
6628-9930	56899					12.19		45.48	7.00	1645	2967		8.53	8.53	36.95	1222 m	West
6628-10036	57005		Abandoned					74.78		3113	5559					1223 m	South East
6628-21241	196742		Backfilled	Monitoring	2002-11-01	6.10		74.04								1223 m	South East
6628-15668	62637		Operational	Domestic	1991-10-03	12.00		57.36	6.70	1362	2460		6.00	6.00	51.36	1224 m	South West
6628-18439	164548			Domestic	1997-03-12	18.00		44.50		1973	3550		9.00	9.00	35.50	1225 m	West
6628-18305	164200			Investigation	1996-09-10	8.00		62.58					3.72	3.72	58.86	1227 m	South
6628-19539	175511			Investigation	1998-01-09	8.50		71.05					6.07	6.07	64.98	1229 m	South
6628-16356	134426			Domestic	1993-01-22	35.00		67.37	6.80	1244	2251	1.0000				1230 m	North East
6628-15669	62638		Operational	Domestic	1991-09-27	15.00		45.63	7.10	1776	3200		10.00	10.00	35.63	1232 m	North West
6628-27607	284187	MW 104	Backfilled			7.00										1235 m	South
6628-17084	148593			Domestic	1995-03-30	23.00		79.30	6.90	2216	3980					1236 m	South East
6628-9985	56954		Abandoned		1959-11-02	106.68		57.55				0.5000				1237 m	North
6628-9933	56902		Backfilled			12.19		44.20		1814	3268					1239 m	West
6628-9986	56955		Backfilled		1959-11-06	35.05		57.70								1245 m	North
6628-27613	284193	MW 102	Backfilled			8.00										1247 m	South
6628-12881	59850		Backfilled		1965-10-19	16.00	59.00					5.4900	12.47	12.47	46.53	1248 m	North East
6628-23052	234157				2007-02-28	40.00		60.73		727	1318	1.5000	17.00	17.00	43.73	1248 m	North East
6628-12220	59189				1983-04-05	17.50	78.00		7.40	3137	5600	0.7500	6.00	6.00	72.00	1249 m	East
6628-12597	59566	ADE 159		Observation	1983-11-17	36.00	45.41	45.47	7.80	2171	3900	0.2600	9.95	10.01	35.46	1251 m	North West
6628-27608	284188	MW 105	Backfilled			7.00										1254 m	South
6628-20457	184036			Domestic	2000-12-28	22.00		79.75		2108	3790	1.0000	9.00	9.00	70.75	1255 m	South East
6628-21223	196694			Domestic	2003-05-07	36.00		66.76		1636	2950	0.8000	19.00	19.00	47.76	1255 m	North East
6628-27606	284186	MW 6	Backfilled			8.00										1255 m	South
6628-21178	196384			Domestic	2003-01-24	14.00		46.93		1446	2610	0.5000	11.00	11.00	35.93	1256 m	North West
6628-27611	284191	MW 5	Backfilled			2.00										1257 m	South
6628-27612	284192	MW 103	Backfilled			7.50										1258 m	South
6628-21615	199035			Irrigation	2004-02-27	28.50		58.25		1345	2430	0.5000	18.00	18.00	40.25	1259 m	North East
6628-9932	56901							43.36		985	1785					1259 m	West
6628-17344	151222			Drainage	1995-09-05	20.00		73.30	7.10	2778	4970	1.0000				1260 m	South
6628-30398	325650			Investigation	2019-09-03	11.50										1260 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-17971	160115			Observation	1996-07-18	8.00		63.90								1261 m	South
6628-18308	164203			Investigation	1996-09-10	8.00		63.49					4.16	4.16	59.33	1261 m	South
6628-27604	284184	MW 101	Backfilled			7.50										1263 m	South
6628-27605	284185	MW 106	Backfilled			7.80										1264 m	South
6628-19225	172290			Domestic	1998-11-18	18.50		75.55		2973	5310	0.6000	7.00	7.00	68.55	1266 m	South East
6628-17989	160242				1996-09-21	30.00		78.12	7.20	1289	2330	0.5000				1267 m	East
6628-17974	160118			Observation	1996-07-29	8.00		64.62								1269 m	South
6628-10060	57029		Backfilled		1962-01-12	7.92		79.24		2313	4152		1.93	1.93	77.31	1273 m	South East
6628-27609	284189	MW-D	Backfilled			7.50										1273 m	South
6628-23448	237458				2008-02-08	40.00		80.17		1340	2420	0.0750	13.00	13.00	67.17	1276 m	East
6628-19408	174192			Domestic	1999-03-03	28.00		65.91		1452	2620	1.0000	15.00	15.00	50.91	1279 m	North East
6628-24960	253035	MW 1		Investigation	2008-08-13	8.50							6.80	6.80		1279 m	South
6628-17975	160119			Observation	1996-07-30	8.00		64.41								1280 m	South
6628-19595	175962	MW 7	Backfilled	Monitoring	1999-02-19	8.00		70.62					6.00	6.00	64.62	1280 m	South
6628-21756	200278	SB10/MW 7A		Investigation	2004-01-23	7.80		71.75					5.80	5.80	65.95	1280 m	South
6628-24962	253037	MW 4			2008-08-13	8.50							6.70	6.70		1280 m	South
6628-16822	146783			Domestic	1994-12-02	24.00		77.75	7.10	1564	2820					1283 m	East
6628-18758	167537			Domestic	1997-09-06	30.00		77.55		1021	1850	0.5000	10.00	10.00	67.55	1283 m	East
6628-20996	194743			Domestic	2002-12-06	20.00		57.59		1188	2150	0.8000	7.50	7.50	50.09	1283 m	South West
6628-24964	253039	MW 7		Investigation	2008-08-11	8.50							6.60	6.60		1283 m	South
6628-17973	160117			Observation	1996-07-23	8.00		64.95								1285 m	South
6628-18307	164202			Investigation	1996-09-10	8.00		65.31					4.07	4.07	61.24	1285 m	South
6628-10061	57030		Backfilled		1962-01-12	7.31		79.29		2299	4127		1.83	1.83	77.46	1287 m	South East
6628-21755	200277	SB01/MW 3A		Investigation	2004-01-21	7.50		72.43								1287 m	South
6628-19532	175296			Domestic	1999-05-05	27.00		58.80		1138	2060		18.60	18.60	40.20	1288 m	North
6628-24965	253040	MW 8		Investigation	2008-08-12	8.50							6.50	6.50		1288 m	South
6628-17111	148654			Domestic	1995-03-15	21.00		44.59	7.50	1546	2790	2.0000				1289 m	North West
6628-19536	175508			Investigation	1997-12-02	7.60		72.20					5.77	5.77	66.43	1289 m	South
6628-24961	253036	MW 2			2008-08-14	9.00							6.90	6.90		1289 m	South
6628-24963	253038	MW 5		Investigation	2008-08-13	8.50							6.80	6.80		1289 m	South
6628-13879	60848				1987-01-31	14.00	58.00		6.80	790	1432	0.4000	6.75	6.75	51.25	1290 m	North East
6628-17972	160116			Observation	1996-07-29	8.00		64.60								1290 m	South
6628-19543	175515			Investigation	1998-07-09	8.00		71.34					6.40	6.40	64.94	1293 m	South
6628-19696	176604			Monitoring	1999-10-06	7.50		71.75					6.30	6.30	65.45	1293 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-27602	284182	MW-L	Backfilled			8.00										1293 m	South
6628-19397	174180			Domestic	1999-02-24	24.00		54.68		1378	2490	0.4000	16.00	16.00	38.68	1295 m	North
6628-14549	61518	GH 44	Abandoned	Investigation	1983-02-28	10.30	46.00									1296 m	North West
6628-19541	175513			Investigation	1998-07-09	8.50		71.78					6.10	6.10	65.68	1298 m	South
6628-19596	175963			Monitoring	1999-02-19	8.00		71.38					6.00	6.00	65.38	1298 m	South
6628-19542	175514	MW-H	Backfilled	Investigation	1998-07-09	8.00		71.59					6.20	6.20	65.39	1300 m	South
6628-10062	57031				1962-05-01	8.53		79.41		1699	3063					1303 m	South East
6628-19692	176600			Monitoring	1999-10-06	6.90		71.81					6.30	6.30	65.51	1303 m	South
6628-19693	176601			Monitoring	1999-10-06	7.50		71.96					6.30	6.30	65.66	1305 m	South
6628-28490	289676	MW2 2		Investigation	2013-04-26	9.00										1305 m	South
6628-19540	175512			Investigation	1998-07-09	8.50		72.11					6.00	6.00	66.11	1307 m	South
6628-19695	176603			Monitoring	1999-10-06	7.00		72.11					6.30	6.30	65.81	1307 m	South
6628-16013	62982		Operational	Domestic	1992-07-01	32.00		67.49	6.90	1251	2262	1.8900	16.00	16.00	51.49	1308 m	North East
6628-19537	175509	MW-B	Backfilled	Investigation	1997-12-03	8.00		72.65					5.67	5.67	66.98	1309 m	South
6628-19594	175961			Monitoring	1999-02-19	9.00		72.65					6.00	6.00	66.65	1309 m	South
6628-19694	176602	MW 202	Backfilled	Monitoring	1999-10-06	7.50		71.92					6.30	6.30	65.62	1309 m	South
6628-19538	175510			Investigation	1997-12-03	7.00		71.67					6.02	6.02	65.65	1310 m	South
6628-24966	253041	MW 9		Investigation	2008-08-12	8.50							6.60	6.60		1314 m	South
6628-22457	214167	GW 2		Monitoring	2005-12-19	10.00		71.36					6.00	6.00	65.36	1318 m	South
6628-17534	153449			Domestic	1995-12-05	24.00		70.75	7.40	1530	2760	0.5000				1321 m	North East
6628-30419	326065			Investigation	2019-09-27	9.50										1322 m	South West
6628-16516	138533			Domestic	1993-12-15	15.00		58.18	6.50	1373	2480		6.00	6.00	52.18	1323 m	South West
6628-19593	175960			Monitoring	1999-02-18	8.00		72.10					6.00	6.00	66.10	1324 m	South
6628-28489	289675	MW2 1		Investigation	2013-04-15	9.00										1325 m	South
6628-27603	284183	MW I	Backfilled			7.00										1327 m	South
6628-18306	164201			Investigation	1996-09-10	8.00		63.50					4.52	4.52	58.98	1330 m	South
6628-15456	62425		Operational	Domestic	1991-01-15	30.00		67.30					17.00	17.00	50.30	1332 m	North East
6628-27610	284190		Backfilled			7.00										1332 m	South
6628-23054	234159				2007-05-02	27.00		81.21		3103	5540	0.7500	12.00	12.00	69.21	1333 m	East
6628-19458	174533			Domestic	1999-03-17	27.00		56.94		1216	2200	1.0000	15.00	15.00	41.94	1334 m	North
6628-110	47210							44.88		2138	3840					1336 m	West
6628-30106	315778			Investigation	2019-02-12	8.00										1337 m	South West
6628-20779	189076			Domestic	2002-02-05	20.00		43.46		1586	2860	1.5000	7.00	7.00	36.46	1338 m	West
6628-9956	56925							59.78		1313	2374					1339 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18408	164467		Backfilled	Domestic	1996-11-20	21.00		56.29		1345	2430	0.5000	9.00	9.00	47.29	1342 m	North
6628-13880	60849				1986-12-08	17.00	62.00		7.60	991	1794	0.4000	10.80	10.80	51.20	1344 m	North East
6628-192	47292					6.55		41.61		2056	3699		2.90	2.90	38.71	1346 m	West
6628-25893	265151	GW 1	Backfilled	Investigation	2011-09-10	10.00							5.50	5.50		1347 m	South West
6628-16646	142271			Domestic	1994-07-09	18.00		82.02	7.00	2041	3670					1352 m	East
6628-21400	197802			Domestic	2003-01-05	25.00		56.17		1188	2150	1.0000	16.00	16.00	40.17	1352 m	North
6628-30107	315779			Investigation	2019-02-12	8.00										1352 m	South West
6628-9958	56927							65.52		1257	2274					1352 m	South
6628-9955	56924		Operational	Industrial		12.19		59.54		1299	2349		8.53	8.53	51.01	1353 m	South West
6628-15452	62421		Operational	Domestic	1991-03-05	27.00		55.05	6.70	1295	2340	0.3000	18.30	18.30	36.75	1354 m	North
6628-15579	62548		Operational	Domestic	1991-05-16	18.00	48.00		7.70	1720	3100	1.0000	13.10	13.10	34.90	1354 m	North West
6628-16238	130786			Domestic		26.00		55.49	8.10	1099	1990	0.2000	16.00	16.00	39.49	1356 m	North
6628-16515	138532			Domestic	1993-12-13	20.40		80.70	6.90	2602	4660					1356 m	East
6628-30115	315787			Investigation	2019-02-12	8.00										1356 m	South West
6628-25145	254833				2009-11-19	48.00				791	1434	0.6000	18.00	18.00		1358 m	North
6628-18483	164810		Operational	Domestic	1997-05-09	26.50		71.81		1647	2970	0.8000	7.00	7.00	64.81	1359 m	South
6628-23819	241708				2008-06-04	22.50		44.87		1765	3180	1.5000	10.00	10.00	34.87	1360 m	North West
6628-21340	197253			Domestic	2003-08-12	18.00		45.26		1642	2960	0.5000	6.00	6.00	39.26	1361 m	North West
6628-22458	214174	GW 1		Monitoring	2005-12-19	10.00		72.24					6.00	6.00	66.24	1361 m	South
6628-18718	167417			Domestic	1997-10-26	27.00		45.36		1912	3440	1.0000	17.00	17.00	28.36	1362 m	North West
6628-12910	59879		Operational	Irrigation	1984-04-14	30.00		68.33	8.00	1239	2240	0.3000	5.50	5.50	62.83	1365 m	North East
6628-16142	63111		Operational	Domestic	1992-09-25	49.00		68.33				1.2600	20.00	20.00	48.33	1365 m	North East
6628-30105	315777			Investigation	2019-02-12	8.00										1366 m	South West
6628-23450	237460				2008-04-04	30.00		45.96		905	1641	1.0000	13.00	13.00	32.96	1369 m	North West
6628-25894	265152	GW 2		Investigation		12.00							6.50	6.50		1380 m	South West
6628-12144	59113		Operational	Domestic	1983-02-07	20.00	53.00		7.40	1440	2600	8.5000				1384 m	North
6628-10037	57006		Operational	Domestic; Irrigation		3.66		79.64	7.00	1455	2627					1388 m	South East
6628-11355	58324			Observation	1980-03-18	27.00	75.85		7.00	661	1200	0.3500	8.36	8.36	67.49	1389 m	North East
6628-10038	57007				1967-08-04	57.30		79.66	6.70	3030	5413	2.5300				1396 m	South East
6628-12526	59495		Operational	Domestic	1983-09-28	20.40	81.00		7.80	1457	2630	0.7500	12.10	12.10	68.90	1399 m	East
6628-16932	147703			Domestic	1995-01-30	18.00		54.61	6.70	1434	2590					1403 m	North
6628-17484	153205			Drainage	1995-09-11	32.00		82.30	6.70	391	710	0.5000	12.70	12.70	69.60	1403 m	East
6628-16302	132775			Domestic	1992-11-29	24.00		54.83	7.40	1317	2380	0.2000	10.00	10.00	44.83	1405 m	North
6628-14511	61480	NORWO OD OVAL	Operational	Recreational	1989-03-20	42.60		54.95		949	1720	1.0000	16.00	16.00	38.95	1407 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-13266	60235		Abandoned		1985-02-15	18.00		44.34								1413 m	North West
6628-31248	355119		Backfilled	Investigation	2021-04-08	26.00										1414 m	South
6628-10041	57010							71.36		728	1322					1416 m	South
6628-31241	355083		Backfilled	Investigation	2021-04-09	21.00										1420 m	South
6628-9949	56918		Backfilled			10.97	54.00			771	1400	2.5300	7.31	7.31	46.69	1423 m	South West
6628-23734	241426	MW 11			2008-04-07	9.50		44.03								1425 m	West
6628-15708	62677		Operational	Domestic	1991-10-15	17.30		41.87	7.60	900	1631	2.0000	8.30	8.30	33.57	1426 m	West
6628-13520	60489		Operational	Domestic	1985-10-30	27.40		54.08	7.80	1384	2500	1.0000	15.20	15.20	38.88	1427 m	North
6628-17511	153314			Domestic	1995-12-12	18.00		54.66	6.70	1519	2740					1429 m	North
6628-18819	167953			Domestic	1998-02-07	25.50		45.58		1210	2190	1.5000	15.00	15.00	30.58	1430 m	North West
6628-19309	173808			Domestic	1999-01-11	24.00		57.80		1479	2670		12.60	12.60	45.20	1431 m	North East
6628-23268	236083	MW 10		Investigation	2007-10-12	9.50		44.01					7.60	7.60	36.41	1432 m	West
6628-19457	174532			Domestic	1999-03-16	27.00		59.45		1149	2080	1.0000	15.00	15.00	44.45	1433 m	North East
6628-13531	60500			Drainage	1985-12-16	16.00		41.22					3.80	3.80	37.42	1436 m	West
6628-13974	60943				1987-04-24	16.00	61.00		7.10	788	1430	5.0000	5.50	5.50	55.50	1436 m	South
6628-24916	252868	MW 14		Investigation	2009-09-11	12.00							10.00	10.00		1436 m	West
6628-9950	56919		Abandoned		1915-01-01	79.25		55.05		1228	2222	0.0400	18.29	18.29	36.76	1443 m	South West
6628-11854	58823	ADEY RES.			1981-10-30	180.00	73.77	73.97	7.90	994	1800	0.1900	24.51	24.71	49.26	1445 m	North East
6628-23267	236082	MW 9		Investigation	2007-10-12	9.50		43.67					7.60	7.60	36.07	1446 m	West
6628-20205	180951			Monitoring	2000-05-02	10.50		43.79				0.0100	6.80	6.80	36.99	1448 m	West
6628-21648	199564			Irrigation	2003-12-13	66.00		69.99				0.1000	5.00	5.00	64.99	1465 m	South
6628-25651	262710	GMW 16		Investigation	2010-10-25	11.00							6.80	6.80		1466 m	West
6628-21142	195745			Domestic	2002-06-05	24.00		54.17		1356	2450	0.5000	18.00	18.00	36.17	1467 m	North
6628-23735	241427	MW 12			2008-04-07	9.50		43.64								1468 m	West
6628-17337	151215			Domestic	1995-07-01	21.00		42.43	7.20	2437	4370	2.2000				1471 m	North West
6628-31251	355125			Investigation	2021-04-07	21.00										1472 m	South
6628-10039	57008		Backfilled		1965-07-21	4.27		80.84								1476 m	South East
6628-23736	241428	MW 13			2008-04-07	9.50		43.55					8.00	8.00	35.55	1477 m	West
6628-20180	180872			Domestic	2000-04-05	30.00		65.67		1351	2440	0.8000	18.00	18.00	47.67	1480 m	North East
6628-25650	262709	GMW 15		Investigation	2010-10-25	11.00										1483 m	West
6628-14484	61453		Operational	Domestic	1989-02-15	20.00	52.00					0.4000	14.00	14.00	38.00	1485 m	North
6628-17097	148640			Domestic	1995-03-09	21.00		53.32	6.50	639	1160					1485 m	North
6628-10040	57009		Backfilled		1965-07-21	3.05		80.74								1488 m	South East
6628-182	47282					19.81	40.00		7.50	1356	2450	0.8200	1.52	1.52	38.48	1488 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23669	240257				2007-12-14	22.00		41.05		1216	2200	1.0000	6.00	6.00	35.05	1489 m	West
6628-14412	61381				1989-03-08	10.97		40.63					4.87	4.87	35.76	1490 m	West
6628-13878	60847				1987-02-12	13.00	49.00		5.80	1110	2010	0.4000	3.00	3.00	46.00	1498 m	South West
6628-13810	60779				1986-10-30	26.00		53.71	6.90	910	1650	0.0200	14.00	14.00	39.71	1499 m	North
6628-9990	56959		Backfilled			20.73	65.00			159	289	3.1600	12.19	12.19	52.81	1499 m	North East
6628-16011	62980				1992-02-05	12.00		57.67					11.00	11.00	46.67	1507 m	South West
6628-10002	56971					17.07		84.81		1200	2172		12.19	12.19	72.62	1512 m	East
6628-18450	164559			Domestic	1997-02-28	18.00		41.84		1490	2690		9.60	9.60	32.24	1516 m	North West
6628-19460	174535			Domestic	1999-03-23	30.00		85.01								1517 m	East
6628-26029	266488			Drainage	2011-04-07	30.50				970	1757	1.0000	5.80	5.80		1519 m	West
6628-16012	62981		Operational	Domestic	1992-06-27	30.00		75.52	7.00	1245	2251	0.4000	23.00	23.00	52.52	1520 m	North East
6628-9957	56926							63.10		614	1116					1522 m	South
6628-19531	175295			Domestic	1999-03-24	33.00		66.24		1205	2180	1.0000	15.00	15.00	51.24	1523 m	North East
6628-10042	57011				1959-11-28	27.43		71.23		942	1707	0.7600	4.57	4.57	66.66	1527 m	South
6628-17480	153194			Drainage	1995-09-13	30.00		52.60	7.30	1250	2260	0.5000				1527 m	South West
6628-17509	153312			Domestic	1995-12-20	18.00		76.66	7.00	2415	4330	1.0000				1529 m	South
6628-23328	236164				2008-01-16	20.00		42.29		1463	2640	2.5000	10.00	10.00	32.29	1533 m	North West
6628-23332	236169				2007-11-04	30.00		75.75								1534 m	North East
6628-11922	58891			General Usage	1980-05-26	87.00		45.27				0.9500	3.20	3.20	42.07	1535 m	South West
6628-16454	135727			Domestic	1993-07-28	12.00		40.45				1.0000				1535 m	West
6628-17083	148592		Abandoned	Domestic	1995-03-29	24.00		67.15								1539 m	North East
6628-17945	159782			Domestic	1996-08-23	24.00		60.00	7.00	1490	2690	0.6000				1542 m	North East
6628-23587	239394				2007-12-18	20.00		41.60		1530	2760	1.5000	9.20	9.20	32.40	1545 m	West
6628-14038	61007				1987-09-28	18.00	52.00		7.70	1434	2590	0.7500	13.40	13.40	38.60	1546 m	North
6628-20048	178411			Domestic	2000-02-04	24.00		52.17		1289	2330		11.40	11.40	40.77	1554 m	North
6628-9991	56960		Operational	Domestic		18.29	66.00			2913	5207	6.3100	1.52	1.52	64.48	1556 m	North East
6628-18537	165917			Domestic	1997-06-07	38.00		64.65		1250	2260	0.5000	13.00	13.00	51.65	1558 m	North East
6628-19666	176251			Domestic	1999-01-07	18.00		42.06		1194	2160	1.0000	6.00	6.00	36.06	1562 m	West
6628-16802	146751			Domestic	1994-12-01	21.00		52.01	6.70	927	1680					1563 m	North
6628-13318	60287		Operational	Domestic	1985-03-25	22.90	68.00		7.60	1631	2940	1.0000	13.40	13.40	54.60	1565 m	North East
6628-10031	57000		Abandoned		1960-06-30	12.19		69.87		543	987		2.29	2.29	67.58	1567 m	South
6628-18827	167961			Domestic	1998-02-03	21.00		41.67		1810	3260	1.0000	10.50	10.50	31.17	1570 m	North West
6628-17957	159794			Domestic	1996-08-01	17.50		41.92	7.90	1049	1900	1.0000				1572 m	West
6628-14298	61267		Operational	Recreational	1988-10-05	24.00	73.00		7.20	1086	1966	0.7500	5.00	5.00	68.00	1573 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-9951	56920			Observation			51.96		7.70	1295	2340		6.54	6.54	45.42	1573 m	South West
6628-10032	57001		Abandoned		1960-06-27	18.29		70.16		471	856		1.68	1.68	68.48	1576 m	South
6628-18205	162982			Domestic	1996-04-30	6.50		66.09		783	1420		1.50	1.50	64.59	1576 m	South
6628-9992	56961			Observation		18.29	71.00			1699	3063	2.5300	9.19	9.19	61.81	1576 m	North East
6628-15601	62570		Operational	Domestic	1991-08-02	12.00		39.70	7.80	1596	2879	1.5000	2.70	2.70	37.00	1577 m	West
6628-16217	130749			Domestic		40.00		61.60	7.70	683	1240	2.5000				1577 m	North East
6628-18309	164204			Investigation	1996-09-09	8.00		77.64					6.82	6.82	70.82	1577 m	East
6628-19570	175921			Domestic	1999-08-03	19.50		40.70		2397	4300	0.7000	9.00	9.00	31.70	1580 m	North West
6628-21534	198290				1995-09-01	114.00		83.43								1580 m	South East
6628-18149	162877			Domestic	1996-09-02	23.00		85.15	7.10	1743	3140		12.30	12.30	72.85	1583 m	East
6628-13466	60435		Capped	Observation	1985-07-26	149.30	53.13	53.20	7.60	1500	2400	1.2500	18.84	18.91	34.29	1585 m	South West
6628-16172	63141		Operational	Domestic	1992-09-14	12.00		58.44	7.00	902	1634		4.50	4.50	53.94	1586 m	South West
6628-9952	56921					42.67	52.35			940	1704	1.0100	9.14	9.14	43.21	1587 m	South West
6628-16603	141309			Domestic	1994-03-08	15.00		40.32	7.60	1714	3090	1.0000				1589 m	West
6628-17254	150837			Domestic	1995-05-09	17.50		40.77	7.00	1770	3190	2.0000				1590 m	West
6628-18310	164205			Investigation	1996-09-09	12.00		77.67					7.13	7.13	70.54	1593 m	East
6628-103	47203		Backfilled			25.30		41.57	6.40	1255	2271					1595 m	West
6628-191	47291					9.75		40.89		2242	4027					1597 m	West
6628-20676	187229			Domestic	2001-08-31	19.50		41.98		1524	2750	1.5000	9.00	9.00	32.98	1599 m	West
6628-18706	167155			Domestic	1997-12-13	18.00		41.82		1284	2320	0.8000	6.00	6.00	35.82	1600 m	West
6628-18311	164206			Investigation	1996-09-09	12.00		78.24					7.22	7.22	71.02	1601 m	East
6628-18707	167339					9.00		40.65								1603 m	West
6628-27639	284488				2014-10-03	27.00				998	1807	0.3000	6.50	6.50		1603 m	West
6628-17786	156027			Domestic	1996-02-06	15.00		41.46	7.33	1233	2230	1.2500				1606 m	West
6628-12596	59565	ADE158	Rehabilitated	Observation	1983-11-04	131.00	86.87	86.87	7.80	1373	2480	0.3788	37.70	37.70	49.17	1607 m	South East
6628-14000	60969				1987-06-01	66.00		50.31	8.10	1083	1960	1.2600	0.00	0.00	50.31	1607 m	South West
6628-16146	63115		Operational	Domestic	1992-09-11	33.00		67.22	7.70	1390	2509	1.8900	19.00	19.00	48.22	1610 m	North East
6628-9928	56897					11.43		40.00		2156	3875					1610 m	North West
6628-11931	58900				1982-02-18	19.80	86.00		7.10	2086	3750	0.7500	6.00	6.00	80.00	1614 m	East
6628-17765	155970			Domestic	1996-02-13	27.00		65.04	6.50	1412	2550	0.8000				1614 m	North East
6628-25959	266283					12.00										1615 m	South East
6628-15997	62966		Operational	Domestic	1992-04-16	15.00		60.42	7.50	866	1571		6.30	6.30	54.12	1618 m	South
6628-21004	194803			Domestic	2002-12-16	31.50		42.87		783	1420	1.0000	6.00	6.00	36.87	1619 m	West
6628-19107	169965			Domestic	1998-04-14	30.00		81.42		816	1480	0.1000	24.00	24.00	57.42	1620 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-11904	58873			Deepening	1982-01-09	31.00	66.00		7.20	1099	1990	0.3300	16.50	16.50	49.50	1622 m	North East
6628-14293	61262		Operational	Domestic	1988-10-27	10.60		39.23	7.20	1658	2990	1.2000	2.10	2.10	37.13	1623 m	West
6628-21904	202001	GW 6		Monitoring	2004-10-14	8.00		76.16					4.83	4.83	71.33	1626 m	South
6628-17517	153320			Domestic	1995-12-09	12.00		40.35	6.80	1261	2280					1627 m	West
6628-20104	178738			Domestic	2000-03-09	22.00		74.95		849	1540	1.0000	9.00	9.00	65.95	1627 m	South
6628-19017	169386			Domestic	1998-06-10	60.00		85.89		1446	2610	1.5000	34.00	34.00	51.89	1631 m	East
6628-17856	156313		Abandoned	Domestic	1996-04-28	30.00		85.70	7.10	1434	2590		16.80	16.80	68.90	1633 m	East
6628-12311	59280	SCHWEP PES CO.	Operational	Industrial	1983-06-17	152.00		51.19	7.50	792	1440	3.0000				1634 m	North
6628-9895	56864					12.19	52.00		6.70	1570	2832	0.6300	7.92	7.92	44.08	1634 m	North
6628-10043	57012		Backfilled		1914-10-27	70.10		74.95					33.53	33.53	41.42	1636 m	South
6628-14254	61223				1988-07-23	16.00		40.45	7.60	1979	3560	4.0000	3.00	3.00	37.45	1636 m	West
6628-21225	196717			Monitoring	2003-06-12	8.00		52.70					5.60	5.60	47.10	1636 m	South West
6628-22387	210962				2006-02-21	18.50		40.22		1085	1963	1.0000	5.00	5.00	35.22	1637 m	West
6628-30813	344136		Backfilled													1637 m	North East
6628-18369	164308	MW 10		Observation	1996-04-27	12.00		80.07					10.10	10.10	69.97	1638 m	East
6628-20989	194701	MW 45		Monitoring	2002-09-13	13.00		80.08					7.40	7.40	72.68	1641 m	East
6628-18368	164307	MW 21		Observation	1996-04-27	12.00		80.07					9.70	9.70	70.37	1643 m	East
6628-17979	160196	MW 2		Observation	1996-04-27	12.00		80.28								1646 m	East
6628-23667	240255				2007-11-23	20.00		41.40		1524	2750	0.8500	9.30	9.30	32.10	1646 m	West
6628-15615	62584		Operational	Irrigation	1991-09-12	30.40		50.53	8.60	968	1753	10.5000	13.70	13.70	36.83	1647 m	South West
6628-10064	57033					19.81		89.08		1508	2720		1.82	1.82	87.26	1651 m	South East
6628-17848	156305			Domestic	1996-04-30	24.00		60.83	6.60	2239	4020					1653 m	North East
6628-20992	194704			Monitoring	2002-09-12	13.00		79.92					7.74	7.74	72.18	1653 m	East
6628-21197	196547			Investigation	2003-06-12	8.00		52.93								1653 m	South West
6628-18909	168523			Domestic	1998-03-31	30.00		70.33		882	1600		20.10	20.10	50.23	1655 m	North East
6628-26863	275270				2012-11-01	18.00				1608	2900	1.0000	7.50	7.50		1659 m	West
6628-9587	56556					18.59	41.00		7.00	2185	3925	1.2600	5.49	5.49	35.51	1663 m	North West
6628-18367	164306	MW 23		Observation	1996-04-27	12.00		80.43					9.50	9.50	70.93	1664 m	East
6628-14004	60973				1987-06-01	14.00		61.41	7.30	972	1760	0.0000	5.00	5.00	56.41	1667 m	South
6628-14480	61449		Operational	Domestic	1990-07-13	16.70	42.00		7.90	1428	2579	1.5000	9.00	9.00	33.00	1668 m	North West
6628-19475	174949			Domestic	1999-03-25	22.50		43.98		1083	1960	2.0000	7.50	7.50	36.48	1668 m	West
6628-9993	56962		Backfilled			35.36		70.23		50	91	1.8900				1668 m	North East
6628-18451	164560			Domestic	1997-04-04	16.50		39.92		1188	2150		5.40	5.40	34.52	1670 m	West
6628-18715	167414			Domestic	1997-10-30	21.00		41.31		1378	2490	1.0000	10.50	10.50	30.81	1672 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18897	168511			Domestic	1998-04-07	30.00		65.63		1340	2420		18.00	18.00	47.63	1673 m	North East
6628-20404	183141			Domestic	2000-11-03	34.50		52.07		821	1490	0.8000	18.00	18.00	34.07	1673 m	North
6628-13843	60812				1986-12-01	20.00	54.00		6.70	1072	1940	0.0200	10.00	10.00	44.00	1675 m	North
6628-183	47283					9.14		39.37		1071	1940					1678 m	West
6628-9994	56963		Backfilled			36.58		74.02		95	173	2.5300	24.38	24.38	49.64	1678 m	North East
6628-18465	164679			Domestic	1997-04-21	19.00		39.64		2493	4470	1.0000	9.00	9.00	30.64	1681 m	North West
6628-20991	194703			Monitoring	2002-09-12	12.00		80.26					7.90	7.90	72.36	1681 m	East
6628-15387	62356		Operational	Irrigation	1990-09-21	29.60		85.15	8.40	967	1751	0.3000	11.10	11.10	74.05	1682 m	East
6628-17345	151223			Domestic	1995-06-16	20.00		40.74	7.40	1676	3020	1.0000				1684 m	West
6628-19979	177813			Domestic	1999-11-29	18.00		87.85		2347	4210		4.00	4.00	83.85	1684 m	South East
6628-27519	280988	GW 2	Backfilled	Investigation		9.00										1685 m	South West
6628-10044	57013					9.45	78.00			2670	4782	0.2500	7.62	7.62	70.38	1688 m	South
6628-10063	57032		Backfilled			6.71		87.95		2784	4982		1.37	1.37	86.58	1688 m	South East
6628-23815	241702				2008-06-19	20.50		40.73		1127	2041	1.0000	5.00	5.00	35.73	1688 m	West
6628-17789	156058			Domestic	1996-03-19	25.00		60.17	6.80	1945	3500	0.8000				1689 m	North East
6628-16137	63106		Operational	Domestic	1992-10-09	39.62		61.75	7.60	697	1265	0.5000	22.00	22.00	39.75	1690 m	North East
6628-17825	156138			Domestic	1996-02-14	25.00		62.21	7.70	2052	3690	0.8000				1692 m	North East
6628-27521	280990	GW 3	Backfilled	Investigation	2014-09-18	9.00										1692 m	South West
6628-12043	59012				1982-10-05	13.70	89.00		7.40	1412	2550	0.6000	5.40	5.40	83.60	1694 m	South East
6628-16196	130679			Domestic		30.00		78.69				0.7000				1696 m	East
6628-16362	134432			Domestic	1993-03-10	16.00		38.42	7.60	1440	2600	0.9000				1697 m	West
6628-185	47285					7.62		39.52		1157	2094					1699 m	West
6628-13835	60804				1986-11-26	20.00	54.00		7.10	2103	3780	1.0000	10.00	10.00	44.00	1702 m	North
6628-27520	280989	GW 1	Backfilled	Investigation		9.00										1703 m	South West
6628-9589	56558					10.97		40.94		730	1325		8.38	8.38	32.56	1705 m	North West
6628-18258	164076			Domestic	1997-02-13	24.00		54.69		1530	2760		14.80	14.80	39.89	1706 m	North
6628-18481	164808		Operational	Irrigation	1997-05-01	29.00		87.77		2539	4550	0.2500	9.60	9.60	78.17	1706 m	East
6628-9905	56874				1934-02-01	32.61		57.88		342	622	0.8800	21.34	21.34	36.54	1711 m	North East
6628-15957	62926		Operational	Domestic	1992-03-17	16.00		42.72	8.00	1184	2142	2.0000	7.00	7.00	35.72	1713 m	West
6628-9583	56552					15.24	42.00					8.8400	9.14	9.14	32.86	1715 m	North West
6628-20684	187647			Domestic	2001-10-05	20.00		39.96		1642	2960	1.0000	8.00	8.00	31.96	1718 m	North West
6628-112	47212					9.14		39.50		1242	2247					1719 m	West
6628-16961	147773			Domestic	1995-01-09	18.00		56.23	6.90	2493	4470					1721 m	North
6628-157	47257							39.32		1114	2016					1723 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-19258	172753			Domestic	1998-10-02	30.00		76.43		1205	2180		25.00	25.00	51.43	1725 m	North East
6628-18430	164539			Domestic	1997-03-26	24.00		53.45		1850	3330		13.50	13.50	39.95	1728 m	North
6628-15876	62845		Operational	Domestic	1992-01-30	11.00		56.69					8.00	8.00	48.69	1729 m	South West
6628-184	47284				1914-01-01	11.89		37.98	7.00	1320	2387		0.76	0.76	37.22	1736 m	West
6628-18495	164822		Operational	Domestic	1997-05-12	19.00		38.59		2460	4410		9.20	9.20	29.39	1738 m	North West
6628-18762	167541			Domestic	1997-12-17	20.00		63.48		733	1330		6.00	6.00	57.48	1738 m	South
6628-13869	60838				1986-12-01	22.00	52.00		7.40	1440	2600	0.0200	13.20	13.20	38.80	1739 m	North
6628-19674	176540			Domestic	1999-08-04	21.00		90.72		3690	6560		12.00	12.00	78.72	1742 m	South East
6628-16738	146188			Domestic	1994-08-26	18.00		47.30	6.50	1384	2500	0.2000	12.00	12.00	35.30	1745 m	North
6628-17462	152970			Domestic	1995-11-15	15.00		37.96	7.20	1513	2730					1746 m	West
6628-18650	166991			Domestic	1997-10-10	21.00		40.00		1334	2410		10.20	10.20	29.80	1747 m	North West
6628-23439	237445				2007-11-03	26.00		38.75		1490	2690	1.0000	6.00	6.00	32.75	1749 m	West
6628-13954	60923				1987-04-24	12.00	69.00					0.1200	6.00	6.00	63.00	1751 m	South
6628-18513	165715			Domestic	1997-03-03	18.00		39.18		1788	3220		5.40	5.40	33.78	1751 m	West
6628-18908	168522			Domestic	1998-03-23	30.00		81.06		666	1210		10.50	10.50	70.56	1755 m	East
6628-23659	240232				2008-02-14	30.00		86.17				0.2000	15.20	15.20	70.97	1757 m	East
6628-102	47202							48.12		6088	10665					1759 m	South West
6628-9581	56550					15.24	41.00					8.8400	9.14	9.14	31.86	1760 m	North West
6628-18438	164547		Backfilled	Domestic	1997-03-11	30.00		86.44		849	1540		14.40	14.40	72.04	1761 m	East
6628-19013	169382			Domestic	1998-05-02	35.00		81.87		766	1390	0.3800	29.00	29.00	52.87	1765 m	East
6628-18866	168287			Domestic	1998-03-16	19.00		79.50		2171	3900	0.5000	8.00	8.00	71.50	1767 m	South
6628-19084	169824			Domestic	1998-08-06	30.00		81.06		589	1070		9.00	9.00	72.06	1768 m	East
6628-10081	57050		Backfilled		1934-08-01	54.86		90.17								1770 m	East
6628-20161	180561			Domestic	2000-04-28	23.00		42.93		1083	1960	1.0000	6.60	6.60	36.33	1771 m	West
6628-9899	56868	PAYNEHAM COUNCIL	Abandoned		1967-04-05	3.66		48.85								1776 m	North
6628-9900	56869	PAYNEHAM COUNCIL	Abandoned		1967-04-05	4.11		48.85								1776 m	North
6628-9901	56870	PAYNEHAM COUNCIL	Abandoned		1967-04-06	3.66		48.85								1776 m	North
6628-9902	56871	PAYNEHAM COUNCIL	Abandoned		1967-04-06	5.18		48.85								1776 m	North
6628-23320	236156				2007-12-15	20.00		44.68		1412	2550	1.0000	5.00	5.00	39.68	1777 m	West
6628-16123	63092		Operational	Domestic	1992-09-05	15.00		58.19	6.70	3827	6800		4.50	4.50	53.69	1778 m	South West
6628-17110	148653			Domestic	1995-03-20	16.00		66.04	7.60	750	1360	0.7000				1780 m	South
6628-18759	167538			Domestic	1998-01-14	30.00		89.28		2415	4330	0.1300	15.00	15.00	74.28	1780 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-9912	56881				1934-03-01	54.25		67.44		758	1376	1.8900	22.56	22.56	44.88	1784 m	North East
6628-11763	58732		Operational	Domestic; Observation	1981-09-17	5.50	72.15	71.33					5.85	5.03	66.30	1785 m	South
6628-9906	56875					68.58		61.89		713	1294	2.0200	19.81	19.81	42.08	1785 m	North East
6628-16894	147421			Domestic	1995-01-27	30.00		81.35	7.50	1239	2240	0.1600				1786 m	North East
6628-18400	164407			Domestic	1997-02-23	16.00		43.61		1255	2270					1787 m	West
6628-23323	236159				2007-12-07	20.00		40.99		1222	2210	2.0000	6.00	6.00	34.99	1787 m	West
6628-109	47209					7.62		41.23		1471	2656					1790 m	West
6628-9953	56922					14.02		52.43		1128	2042					1791 m	South West
6628-175	47275							38.27		1257	2274					1797 m	West
6628-10017	56986				1971-01-01	42.67		65.79	7.50	699	1270	2.2700	19.81	19.81	45.98	1798 m	North East
6628-176	47276	PUB. BLDGS DEPT.	Abandoned		1964-01-31	25.91		37.51					10.97	10.97	26.54	1800 m	West
6628-10065	57034		Backfilled			21.03	92.00			813	1474	0.5000	6.40	6.40	85.60	1802 m	South East
6628-12128	59097		Backfilled		1983-01-20	16.70		46.89					10.90	10.90	35.99	1805 m	North
6628-174	47274		Operational	Domestic	1914-10-01	6.86	37.00		7.50	1883	3390	0.1500	3.96	3.96	33.04	1805 m	West
6628-106	47206					9.75		42.08		1832	3300					1814 m	West
6628-15782	62751				1991-12-05	16.20		41.87	7.90	1138	2060	1.2500	6.00	6.00	35.87	1814 m	West
6628-16629	142100			Domestic	1994-05-23	24.00		54.93	6.80	1923	3460					1814 m	North
6628-22823	228844	SB/MW 20		Investigation	2006-07-10	12.00		46.11					8.30	8.30	37.81	1814 m	South West
6628-107	47207					9.14		42.93		1499	2705					1816 m	West
6628-9904	56873				1914-01-01	24.38	55.00			2030	3652	1.8900	15.24	15.24	39.76	1817 m	North
6628-9898	56867				1914-01-01	15.85		49.55	6.70	2780	4975		12.19	12.19	37.36	1818 m	North
6628-23418	236958	MW 22		Investigation	2007-09-20	12.00		45.82								1821 m	South West
6628-9582	56551					12.80		40.89		1559	2813		9.91	9.91	30.98	1822 m	North
6628-9586	56555					10.67		37.43		1927	3468		8.84	8.84	28.59	1826 m	North West
6628-11878	58847				1981-11-27	22.80	64.00		7.60	1945	3500	1.0000	13.40	13.40	50.60	1828 m	North East
6628-21703	200138	GW 1		Monitoring	2004-02-18	21.00		66.85					16.90	16.90	49.95	1828 m	North East
6628-21860	200887			Domestic	2002-04-22	18.00		43.96		1255	2270	0.8000	15.00	15.00	28.96	1829 m	West
6628-27369	280383					20.00				733	1330	0.5000	6.00	6.00		1829 m	South
6628-17508	153311			Domestic	1995-12-05	18.00		65.05	7.60	672	1220	0.3000				1831 m	South
6628-19169	170991			Domestic	1998-09-25	30.00		58.34		1664	3000		15.00	15.00	43.34	1831 m	North East
6628-23764	241496				2008-02-07	17.00		70.16		648	1176	1.0000	6.20	6.20	63.96	1835 m	South
6628-9911	56880					42.67		67.03				2.5300	16.76	16.76	50.27	1835 m	North East
6628-105	47205					15.24		41.77		1370	2476		10.97	10.97	30.80	1837 m	West
6628-9894	56863					13.11	42.00			971	1760	5.5600	10.36	10.36	31.64	1837 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-15932	62901		Operational	Domestic	1992-02-26	18.00		45.91	6.80	1535	2770		0.00	0.00	45.91	1840 m	North
6628-15851	62820		Operational	Domestic	1991-11-29	19.00		41.14	7.10	1479	2670	0.2000				1845 m	North
6628-9903	56872				1934-01-01	26.82		55.11		1270	2298		15.24	15.24	39.87	1845 m	North
6628-16632	142103			Domestic	1994-05-20	12.00		37.04	6.80	2267	4070					1848 m	North West
6628-13972	60941				1987-05-11	9.14	73.00		7.90	1608	2900	1.0000	3.04	3.04	69.96	1850 m	South
6628-9588	56557					12.80		38.51					8.84	8.84	29.67	1855 m	North West
6628-23417	236957	MW 21		Investigation	2007-09-19	12.00		45.40								1858 m	South West
6628-24601	245702				2008-05-19	30.00		64.18		854	1550	50.0000				1859 m	South
6628-23419	236959	MW 23		Investigation	2007-09-21	12.00		45.28								1861 m	South West
6628-16350	134420			Domestic	1992-11-17	27.00		88.16	7.50	567	1031	0.2000	10.00	10.00	78.16	1864 m	East
6628-16556	139175			Domestic	1994-02-17	18.00		37.31	6.80	1210	2190					1864 m	West
6628-16448	135721			Domestic	1993-09-22	24.00		59.73	7.20	2086	3750					1869 m	North East
6628-18186	162941			Domestic	1996-07-29	8.00		36.75								1870 m	North West
6628-16517	138534			Domestic	1993-12-14	18.00		83.21	6.20	2001	3600					1871 m	South
6628-17882	156490		Abandoned	Domestic	1996-05-21	30.00		77.18								1873 m	North East
6628-111	47211				1914-06-12	9.75	38.00			1692	3050	2.5300	8.53	8.53	29.47	1877 m	West
6628-16563	140951			Domestic	1993-11-19	16.00		44.25				1.2000				1886 m	West
6628-23666	240254				2007-11-20	20.00		36.33		1123	2033	0.3000	4.30	4.30	32.03	1887 m	West
6628-9893	56862					13.11	43.00					6.3200	10.36	10.36	32.64	1887 m	North
6628-24716	247054				2008-09-18	20.00		35.97		1271	2298	0.5800	9.50	9.50	26.47	1889 m	West
6628-16218	130751			Domestic		15.00		57.10	6.80	556	1010		5.00	5.00	52.10	1891 m	South West
6628-16414	135509			Domestic	1993-10-01	13.70		40.37	7.20	1244	2251	1.4000				1893 m	West
6628-21274	196903			Domestic	2003-06-05	24.00		44.30		1066	1930	0.6000	9.00	9.00	35.30	1894 m	West
6628-9580	56549				1934-01-01	15.24	40.00			1951	3511	6.3200	13.72	13.72	26.28	1895 m	North West
6628-23777	241517				2008-01-24	24.00		40.96				0.7000				1899 m	West
6628-12093	59062		Backfilled		1982-12-22	18.20	45.00		7.40	1636	2950	0.8000	7.30	7.30	37.70	1903 m	North
6628-19101	169941			Domestic	1998-09-08	30.00		57.61		2025	3640		15.00	15.00	42.61	1903 m	North
6628-19223	172271			Domestic	1998-11-29	20.00		44.74		1061	1920	0.8000	11.00	11.00	33.74	1903 m	North
6628-20745	188601			Domestic		25.50		66.59		871	1580	0.6000	6.00	6.00	60.59	1903 m	South
6628-9954	56923					59.74		53.88								1906 m	South West
6628-17137	149549			Domestic	1995-04-11	20.00		43.84	6.70	1625	2930	3.0000				1908 m	North
6628-18406	164465			Domestic	1996-05-04	24.00		54.39		1412	2551	0.5000				1911 m	South West
6628-97	47197					11.99		50.71		1028	1862		9.25	9.25	41.46	1911 m	South West
6628-17863	156320			Domestic	1996-02-23	16.00		34.34	7.50	1692	3050	1.2500				1912 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-16525	138543			Domestic	1993-12-04	18.00		39.24	7.10	1222	2210					1915 m	West
6628-17081	148590			Domestic	1995-04-01	18.00		92.40	7.00	1923	3460					1915 m	South East
6628-23445	237455				2008-05-19	18.00		58.91		905	1641	1.0000	5.70	5.70	53.21	1917 m	South
6628-181	47281				1934-08-01	8.53		35.26		1457	2631		7.31	7.31	27.95	1922 m	West
6628-13903	60872				1987-03-05	10.70	68.00		7.00	875	1588	1.0000	3.70	3.70	64.30	1924 m	South
6628-23457	237468				2007-10-26	18.00		67.14		987	1788	0.3000	7.00	7.00	60.14	1926 m	South
6628-9892	56861					9.14		42.88		1530	2761					1926 m	North
6628-18365	164304			Domestic	1997-03-10	30.00		95.17		2437	4370	0.5000	9.00	9.00	86.17	1927 m	South East
6628-25184	255879				2010-02-25	30.00										1927 m	East
6628-23331	236168				2007-11-05	38.50		93.34								1934 m	East
6628-19466	174612		Backfilled	Domestic	1999-04-12	30.00		84.82		633	1150	0.1260	11.40	11.40	73.42	1935 m	East
6628-17281	150965			Domestic	1995-06-02	19.00		43.54	7.60	1284	2320	1.1000				1939 m	West
6628-19102	169942			Domestic	1998-09-07	30.00		58.62		1968	3540		16.40	16.40	42.22	1939 m	North East
6628-15538	62507		Operational	Domestic	1991-05-05	7.00		36.08					6.00	6.00	30.08	1940 m	North West
6628-190	47290					7.92		33.22		1452	2620					1940 m	West
6628-19473	174947			Domestic	1999-04-23	36.00		89.83		1228	2220	0.1000	21.00	21.00	68.83	1942 m	East
6628-22627	219165	GMW 5	Backfilled	Monitoring		12.00		44.05								1943 m	North
6628-23461	237477				2007-12-15	38.00		95.70		2126	3820	0.1875	10.00	10.00	85.70	1944 m	South East
6628-23662	240237				2008-01-16	20.00		43.41		1166	2110	1.2000	8.80	8.80	34.61	1947 m	West
6628-177	47277					7.62		35.49		1299	2349		3.51	3.51	31.98	1948 m	West
6628-24908	252812					4.20										1948 m	South West
6628-22520	215157					5.50		54.72								1952 m	South West
6628-17886	156541			Industrial	1996-02-13	140.00		70.03	7.40	1061	1920	2.0000				1957 m	North East
6628-22625	219163	GMW 2	Backfilled	Monitoring		12.00		44.34								1957 m	North
6628-22373	210176			Monitoring	2005-10-06	11.50		43.96		1440	2600		9.00	9.00	34.96	1960 m	North
6628-16363	134433				1993-02-22	18.00		38.10		1183	2142					1963 m	West
6628-25800	264105				2011-06-17	15.00										1963 m	South West
6628-10045	57014				1971-10-23	32.00		74.72	7.00	561	1020	2.5300	3.66	3.66	71.06	1964 m	South
6628-10046	57015		Backfilled			10.06		75.18		457	831					1964 m	South
6628-17343	151221			Domestic	1995-08-29	14.00		55.98	7.20	1804	3250	0.5000				1965 m	South West
6628-23779	241519				2008-01-25	18.00		42.74				1.0000				1966 m	West
6628-22626	219164	GMW 4	Backfilled	Monitoring		12.00		44.46								1967 m	North
6628-16909	147594			Domestic	1995-01-18	12.20		73.50	6.70	605	1100	1.0000				1970 m	South
6628-21230	196722			Monitoring	2003-01-07	11.00		45.30					8.00	8.00	37.30	1971 m	South West

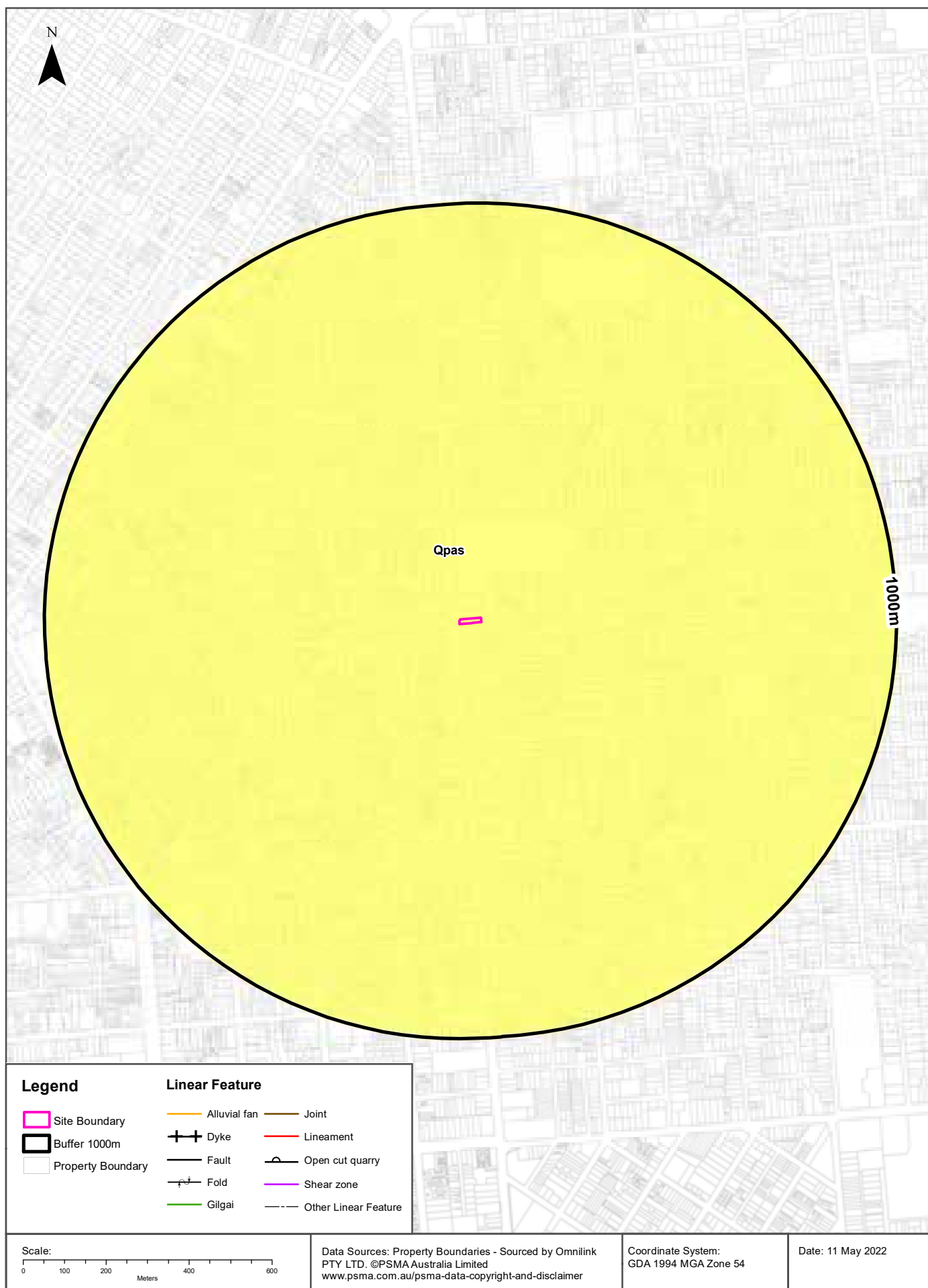
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-12521	59490				1983-10-17	27.00		60.52				0.4000	10.00	10.00	50.52	1972 m	North East
6628-16636	142115			Domestic	1993-11-19	16.00		43.58	7.30	337	612	1.2000				1973 m	West
6628-10067	57036		Abandoned		1934-10-22	104.55		96.89		1806	3254	2.7500	43.89	43.89	53.00	1975 m	South East
6628-25846	264437				2010-05-24	16.00				530	963	0.7000	10.00	10.00		1976 m	South West
6628-10066	57035	CELLAR SEEPAGE						97.23		440	800		1.87	1.87	95.36	1978 m	South East
6628-17800	156080			Domestic	1996-03-21	17.50		87.21	6.50	2738	4900					1980 m	South East
6628-104	47204	ST PETERS BOYS COLLEGE, HACKNEY	Operational	Drainage	1914-04-01	46.94		41.07	7.50	1295	2340	1.8900	7.62	7.62	33.45	1981 m	West
6628-22319	207049		Backfilled			15.00		44.31								1981 m	North
6628-22624	219162	GW 1	Backfilled	Monitoring		12.00		44.25								1981 m	North
6628-22372	210174	GMW 3	Backfilled	Monitoring	2005-10-06	13.00		44.49		1519	2740		9.20	9.20	35.29	1982 m	North
6628-10050	57019		Operational	Irrigation		8.53	79.00			471	856	0.5600	6.81	6.81	72.19	1984 m	South
6628-16025	62994		Operational	Domestic	1992-06-20	22.00		57.19	7.60	2268	4072	0.2000	14.00	14.00	43.19	1985 m	North East
6628-101	47201					15.24		50.05		1100	1992					1986 m	South West
6628-15709	62678		Operational	Domestic	1991-10-17	16.70		43.39	7.40	1178	2131	2.7500	7.10	7.10	36.29	1988 m	West
6628-17371	151252			Domestic	1995-08-03	18.00		42.73	7.60	1143	2070	1.2500				1989 m	West
6628-19299	173727			Domestic	1999-02-05	14.00		35.67		2334	4190	0.8000	8.00	8.00	27.67	1989 m	North West
6628-23329	236165				2007-12-19	26.00		36.54		1272	2300	2.0000	4.00	4.00	32.54	1989 m	West
6628-16684	142397			Domestic	1994-08-12	18.00		94.94	7.00	1703	3070					1992 m	South East
6628-20785	189198			Domestic	2001-12-24	28.50		55.82		1709	3080	1.0000	14.00	14.00	41.82	1994 m	North
6628-13894	60863				1987-02-13	12.00	40.00		6.90	1770	3190	1.0000	8.00	8.00	32.00	1996 m	North West
6628-9579	56548					12.80		38.13		1956	3520					1998 m	North West

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia

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Geology 1:100,000

164 Portrush Road, Trinity Gardens, SA 5068



Geology

164 Portrush Road, Trinity Gardens, SA 5068

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpas	Keswick Clay	Clay, smectite-rich, grey-green, with red or yellow mottling and rare sand lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene	Pleistocene	0m	On-site

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

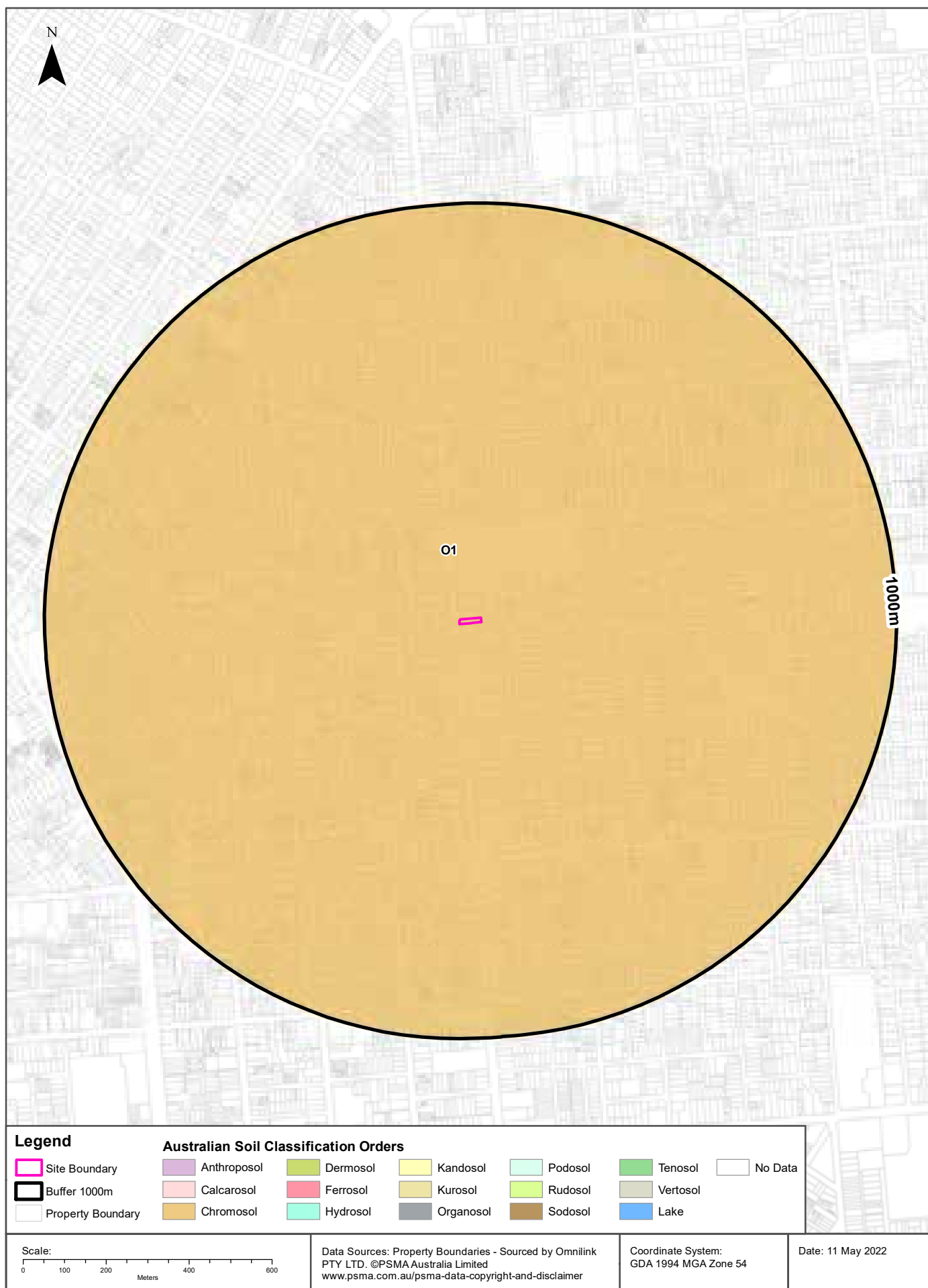
Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

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Atlas of Australian Soils

164 Portrush Road, Trinity Gardens, SA 5068



Soils

164 Portrush Road, Trinity Gardens, SA 5068

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

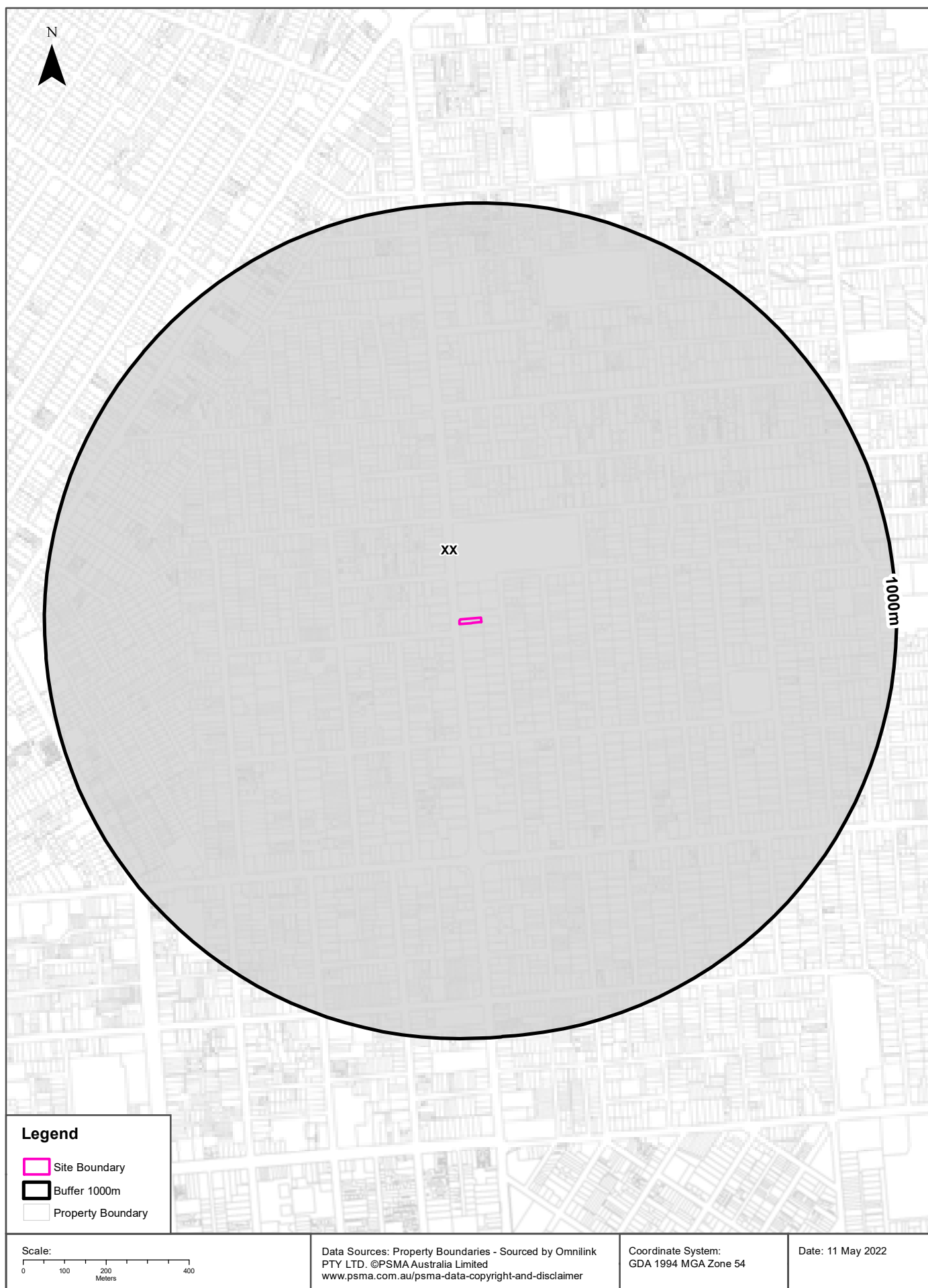
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

164 Portrush Road, Trinity Gardens, SA 5068



Soils

164 Portrush Road, Trinity Gardens, SA 5068

Soil Types

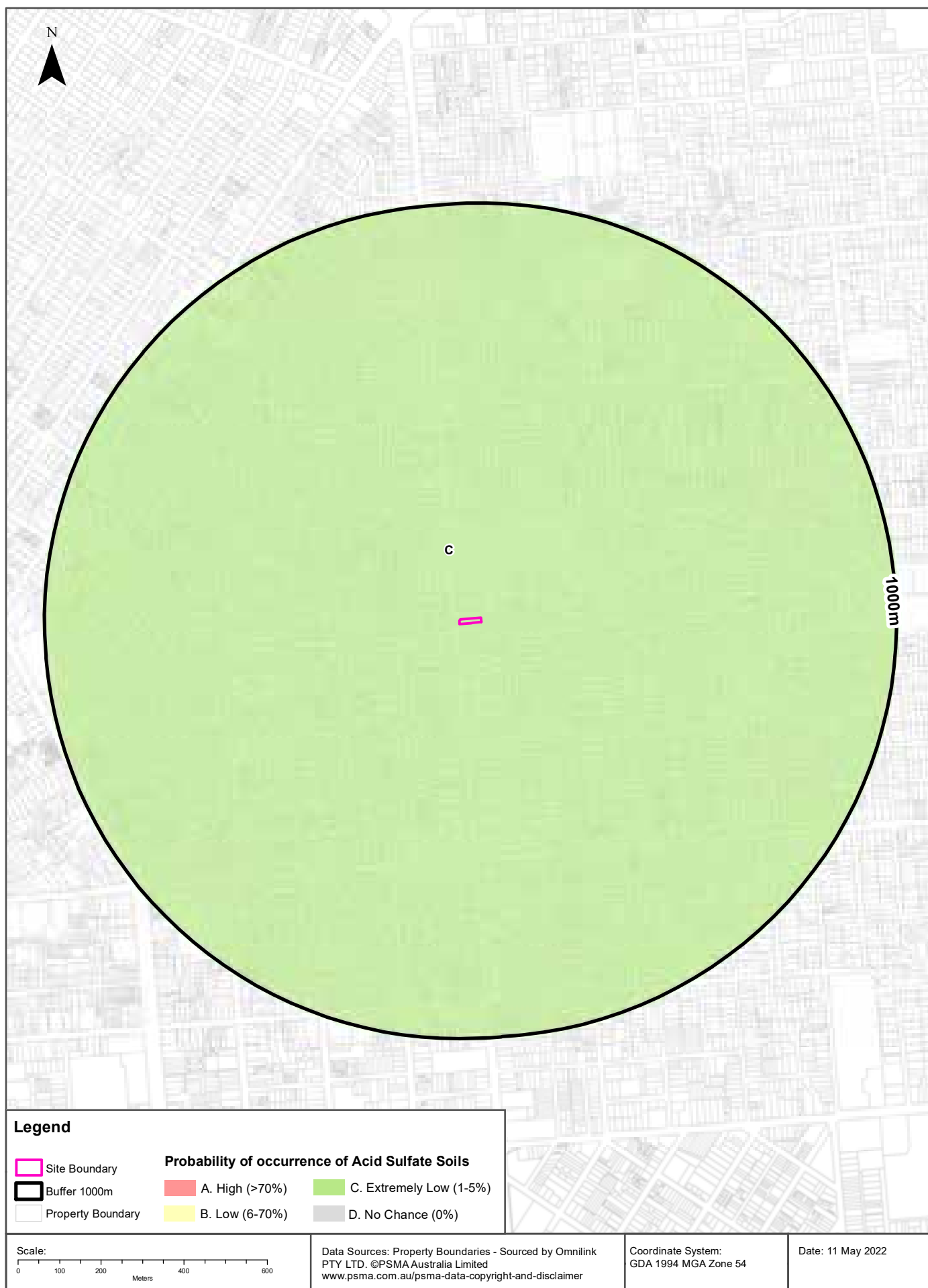
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
XX	Not applicable - No assessment/analysis undertaken	0m	On-site

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

164 Portrush Road, Trinity Gardens, SA 5068



Acid Sulfate Soils

164 Portrush Road, Trinity Gardens, SA 5068

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

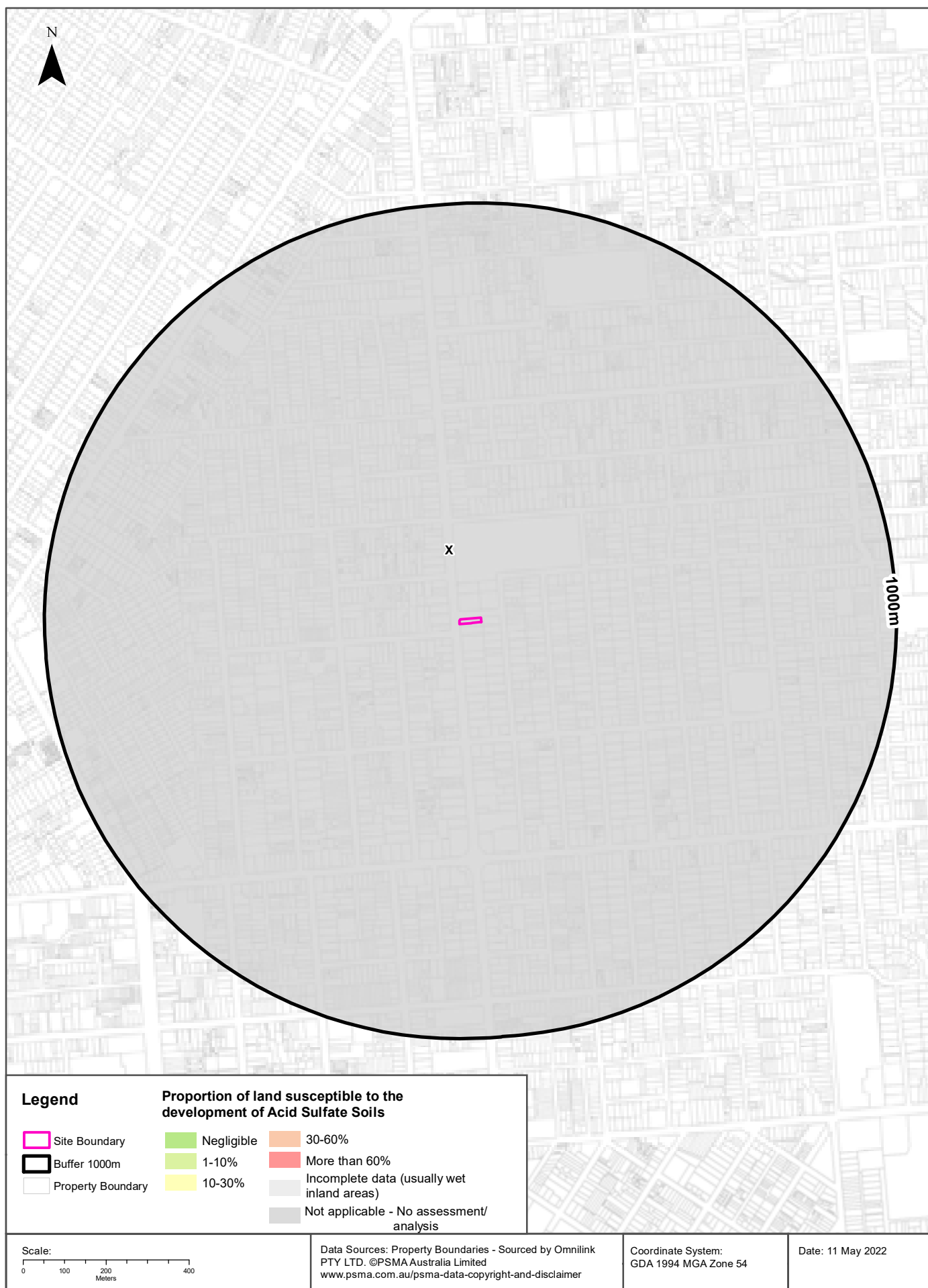
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Acid Sulfate Soils Potential

164 Portrush Road, Trinity Gardens, SA 5068



Acid Sulfate Soils

164 Portrush Road, Trinity Gardens, SA 5068

Acid Sulfate Soil Potential

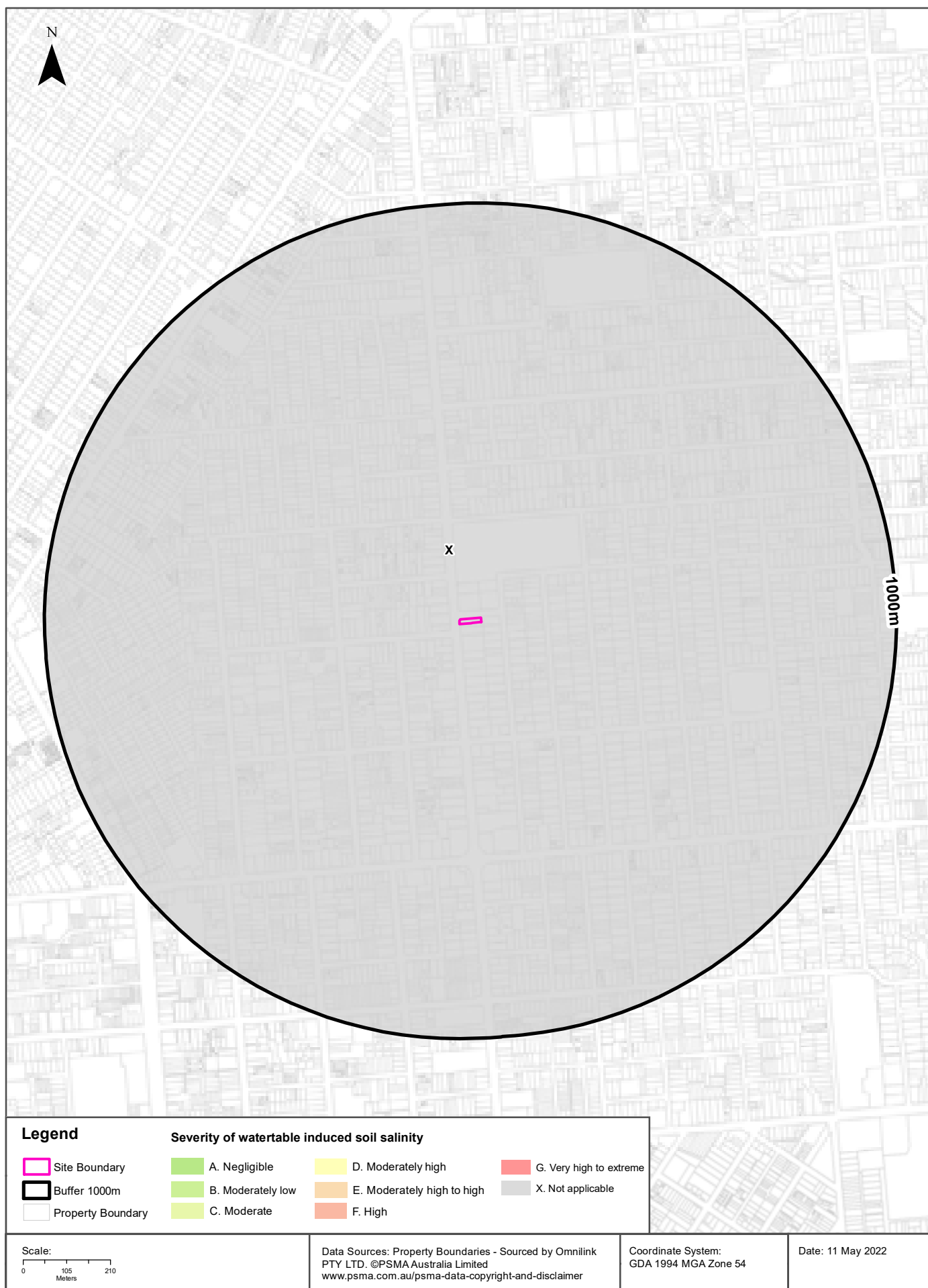
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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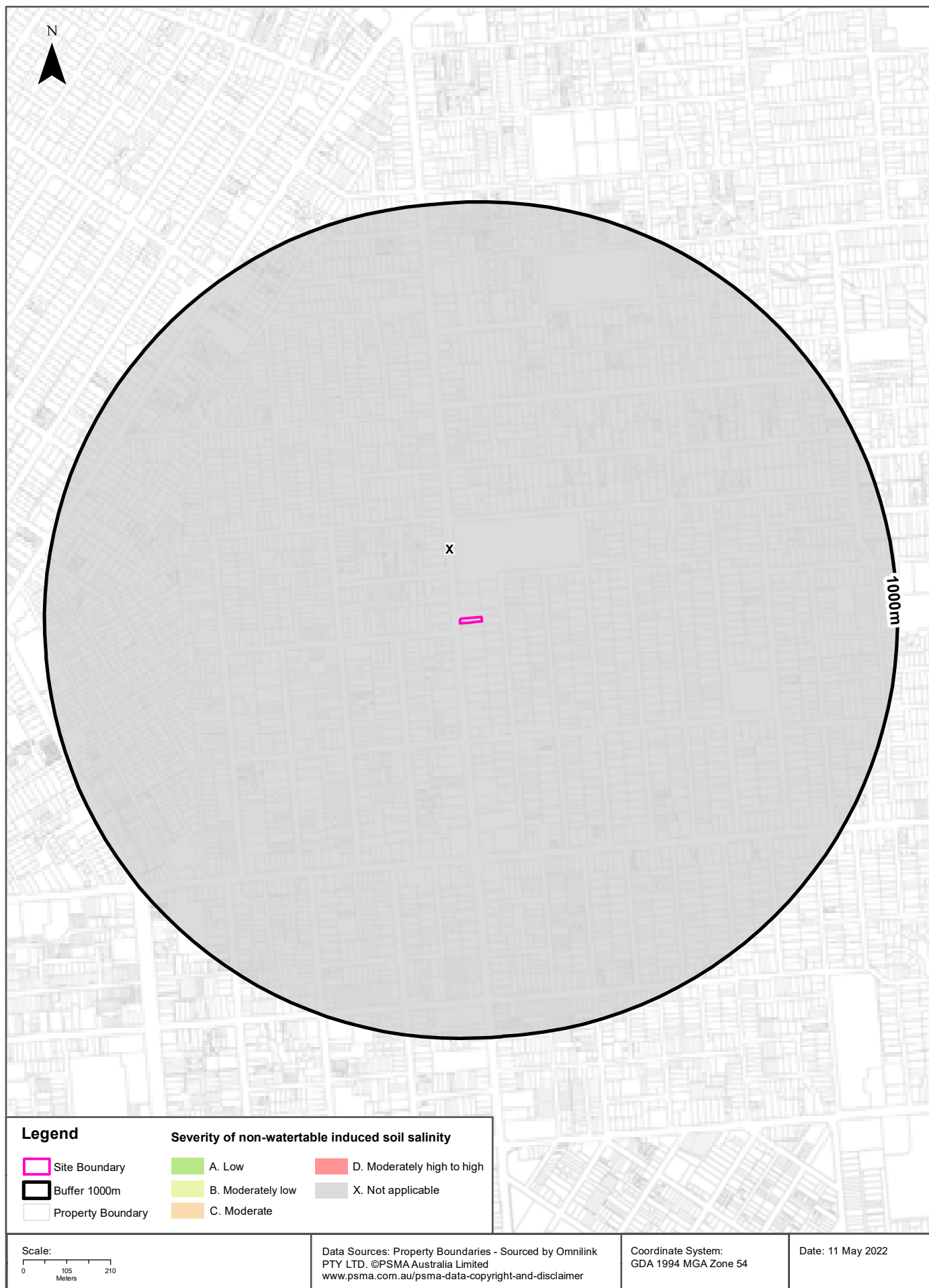
Soil Salinity - Watertable Induced

164 Portrush Road, Trinity Gardens, SA 5068



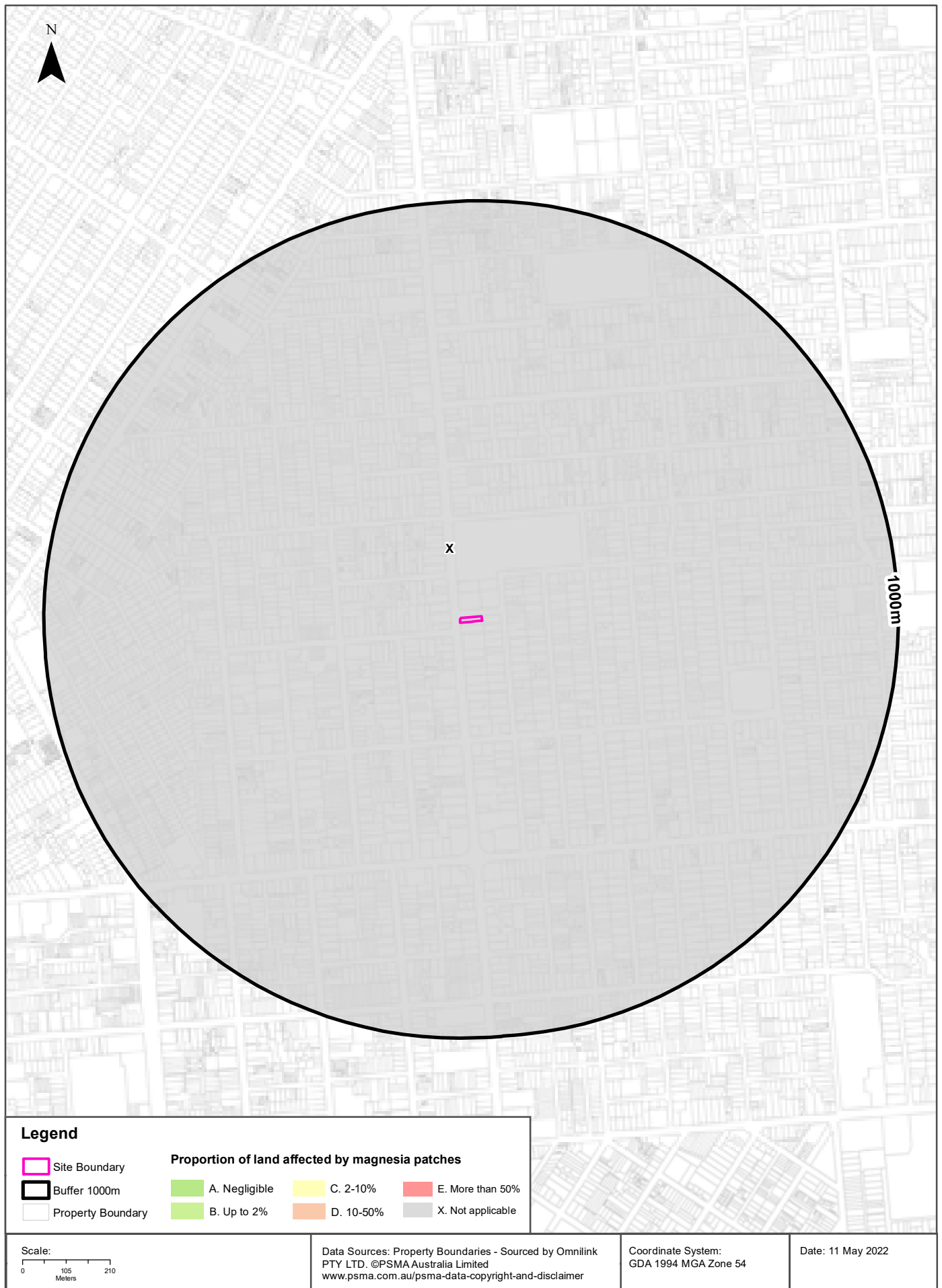
Soil Salinity - Non-watertable

164 Portrush Road, Trinity Gardens, SA 5068



Soil Salinity - Non-watertable (Magnesia Patches)

164 Portrush Road, Trinity Gardens, SA 5068



Soil Salinity

164 Portrush Road, Trinity Gardens, SA 5068

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
X	Not applicable - No assessment/analysis undertaken			0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

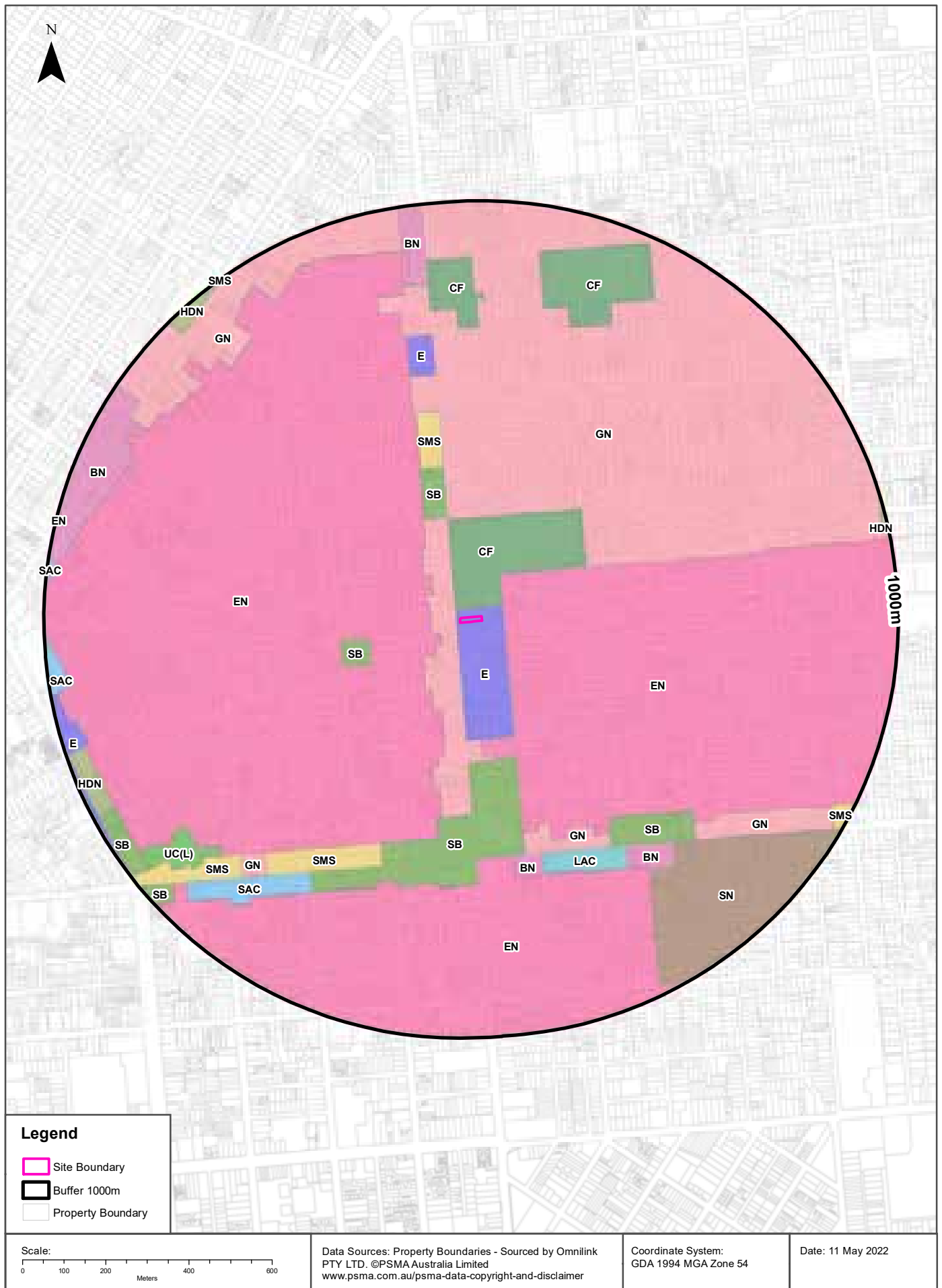
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
X	Not applicable - No assessment/analysis undertaken	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

164 Portrush Road, Trinity Gardens, SA 5068



Planning

164 Portrush Road, Trinity Gardens, SA 5068

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
E	Z1501	Employment	19/03/2021	0	0m	On-site
GN	Z2102	General Neighbourhood	19/03/2021	0	11m	North East
CF	Z0903	Community Facilities	19/03/2021	0	20m	North East
EN	Z1506	Established Neighbourhood	19/03/2021	0	52m	East
EN	Z1506	Established Neighbourhood	19/03/2021	0	54m	West
SB	Z5719	Suburban Business	19/03/2021	0	223m	West
SB	Z5719	Suburban Business	19/03/2021	0	244m	North
SB	Z5719	Suburban Business	19/03/2021	0	336m	South
SMS	Z5711	Suburban Main Street	19/03/2021	0	363m	North
GN	Z2102	General Neighbourhood	19/03/2021	0	508m	South East
SB	Z5719	Suburban Business	19/03/2021	0	564m	South East
SMS	Z5711	Suburban Main Street	19/03/2021	0	565m	South West
BN	Z0601	Business Neighbourhood	19/03/2021	0	571m	South
EN	Z1506	Established Neighbourhood	19/03/2021	0	572m	South
LAC	Z3603	Local Activity Centre	19/03/2021	0	579m	South East
E	Z1501	Employment	19/03/2021	0	589m	North
BN	Z0601	Business Neighbourhood	19/03/2021	0	644m	South East
CF	Z0903	Community Facilities	19/03/2021	0	692m	North
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	703m	South West
GN	Z2102	General Neighbourhood	19/03/2021	0	704m	South East
SN	Z5707	Suburban Neighbourhood	19/03/2021	0	704m	South East
CF	Z0903	Community Facilities	19/03/2021	0	725m	North
GN	Z2102	General Neighbourhood	19/03/2021	0	728m	South West
SMS	Z5711	Suburban Main Street	19/03/2021	0	770m	South West
UC(L)	Z6304	Urban Corridor (Living)	19/03/2021	0	790m	South West
BN	Z0601	Business Neighbourhood	19/03/2021	0	807m	North
GN	Z2102	General Neighbourhood	19/03/2021	0	815m	North West
BN	Z0601	Business Neighbourhood	19/03/2021	0	864m	West
SB	Z5719	Suburban Business	19/03/2021	0	936m	South West
E	Z1501	Employment	19/03/2021	0	937m	West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	941m	South West

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
SB	Z5719	Suburban Business	19/03/2021	0	941m	South West
SAC	Z5705	Suburban Activity Centre	19/03/2021	0	947m	West
SMS	Z5711	Suburban Main Street	19/03/2021	0	949m	South East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	952m	North West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	981m	East
EN	Z1506	Established Neighbourhood	19/03/2021	0	985m	West
SMS	Z5711	Suburban Main Street	19/03/2021	0	996m	North West

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

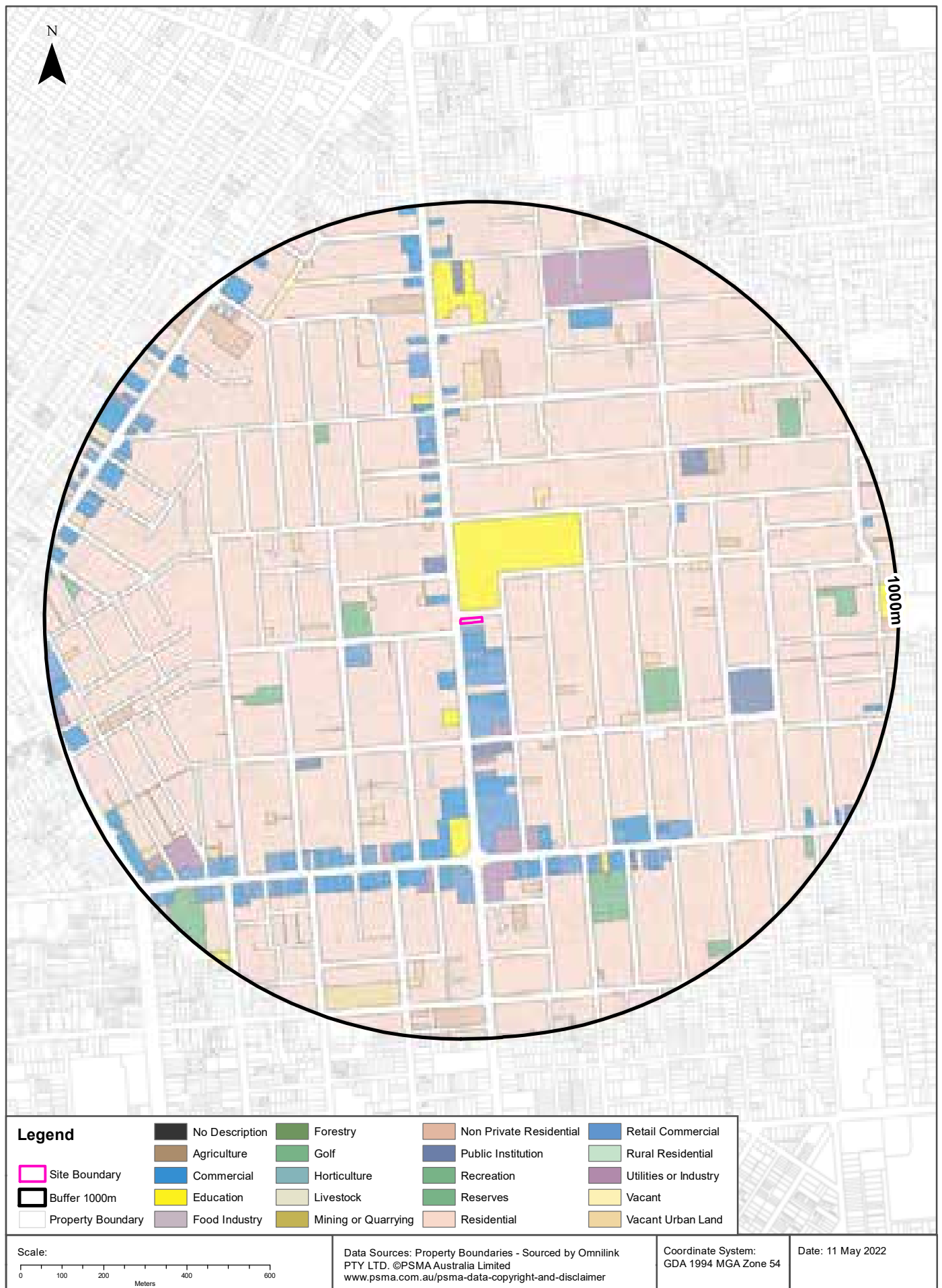
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
N/A	No records in buffer					

Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

164 Portrush Road, Trinity Gardens, SA 5068



Planning

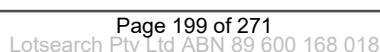
164 Portrush Road, Trinity Gardens, SA 5068

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Residential	0m	On-site
Retail Commercial	10m	South
Education	18m	North East
Commercial	30m	South
Utilities or Industry	78m	East
Vacant Urban Land	90m	North West
Public Institution	116m	North West
Recreation	217m	West
Vacant	318m	West
Reserves	457m	West
Non Private Residential	526m	North

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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Heritage

164 Portrush Road, Trinity Gardens, SA 5068

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7355	156-160 Portrush Road (corner Devitt Avenue) TRINITY GARDENS	Local	Primary School	Devitt Avenue School	26/10/2006	41m	North
6443	157-159 Portrush Road MAYLANDS	Local	Religious Building	Maylands Church of Christ Group	26/10/2006	116m	North West
5605	185 Portrush Road MAYLANDS	State	Business House - Offices	Lutheran Community Housing Support Unit Offices (Former Dwelling 'Fulton Court')		125m	South West
6441	65-67 Phillis Street (corner of Clifton Street) MAYLANDS	Local	Hotel - Motel - Inn	Maylands Hotel	26/10/2006	225m	West
6431	28 Clifton Street (corner of Phillis Street) MAYLANDS	Local	Business: Commercial/Retail	Shop/Dwelling	26/10/2006	302m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7354	39 Avonmore Avenue TRINITY GARDENS	Local	House	Dwelling	26/10/2006	343m	East
6442	104 Phillis Street (corner of Janet Street) MAYLANDS	Local	Historic Sites (unclassified)	Former Shop/Dwelling	26/10/2006	374m	North West
7651	37 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	376m	West
7652	35 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	379m	West
7649	41 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	383m	West
7650	39 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	386m	West
7648	45 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	391m	West
7211	31 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	395m	South West
7209	29 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	400m	South West
7656	16 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	400m	West
7205	25 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	417m	South West
7220	14 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	417m	West
6430	27 Augusta Street MAYLANDS	Local	Religious Building	Former Church	26/10/2006	421m	South West
7203	23 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	424m	South West
7657	12 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	434m	West
7824	3 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	436m	West
7826	5 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	438m	West
7827	7 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	441m	West
7829	9 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	443m	West
7653	48 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	444m	West
7654	46 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	446m	West
7655	44 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	450m	West
7833	13 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	451m	West
7200	19 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	452m	South West
7352	Ashbrook Avenue TRINITY GARDENS	Local	Historic Sites (unclassified)	Koster Park (formerly Koster's Pottery)	26/10/2006	467m	East
7216	42 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	469m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
6429	17a Augusta Street MAYLANDS	Local	Religious Building	Former Uniting Church	26/10/2006	470m	South West
7876	40 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	472m	South West
7215	38 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	475m	South West
7214	36 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	477m	South West
7198	17 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	484m	South West
7213	34 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	484m	South West
7658	8 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	485m	West
7823	2 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	486m	West
7825	4 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	486m	West
6440	6 Mayfair Street MAYLANDS	Local	House	Dwelling	26/10/2006	488m	West
7828	8 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	489m	West
7212	32 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	490m	South West
7830	10 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	491m	West
7832	12 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	495m	West
7831	14 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	497m	West
7210	30 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	498m	South West
7834	16 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	499m	West
7197	15 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	501m	South West
7659	6 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	502m	West
7217	1A Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	505m	West
7835	20 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	505m	West
7856	51 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	508m	West
7208	28 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	509m	South West
7234	49 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	509m	West
7231	45 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	515m	West
7196	13 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	518m	South West
7219	4 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	518m	West
7836	26 Mayfair Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	519m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7236	53 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	523m	West
7240	59 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	525m	West
7242	61 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	526m	West
7244	63 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	527m	West
7245	65 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	528m	West
7247	67 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	530m	West
7218	2 Clifton Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	533m	West
7248	69 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	533m	West
7206	26A Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	534m	South West
7229	37 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	535m	South West
7228	35 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	539m	South West
7207	26 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	540m	South West
7251	75 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	542m	West
7350	19 Albermarle Avenue TRINITY GARDENS	Local	House	Dwelling	26/10/2006	542m	South East
7204	24 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	546m	South West
7252	77 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	546m	West
7866	21 Albermarle Avenue TRINITY GARDENS	Local	House	Dwelling	26/10/2006	551m	South East
7230	43 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	552m	West
7202	22 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	561m	South West
7223	5 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	561m	South West
7869	23 Albermarle Avenue TRINITY GARDENS	Local	House	Dwelling	26/10/2006	563m	South East
7269	3 Janet Street MAYLANDS	Contributory	Business: Commercial/Retail	Shop/Dwelling	26/10/2006	569m	West
7227	29 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	570m	South West
7201	20 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	572m	South West
7222	3 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	573m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7226	27 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	576m	South West
7199	18 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	583m	South West
7225	25 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	583m	South West
7250	74 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	583m	West
7253	78 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	583m	West
7254	80 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	583m	West
7255	82 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	583m	West
7221	1 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	584m	South West
7249	72 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	584m	West
7256	86 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	584m	West
7257	88 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	584m	West
7258	90 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	585m	West
7260	94 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	591m	West
7662	94A Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	595m	West
18913	66 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	598m	West
7661	64 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	600m	West
7224	23 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	602m	South West
7243	62 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	602m	West
7241	60 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	604m	West
7261	98 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	607m	West
7675	14 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	609m	South West
7195	12 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	613m	South West
7237	54 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	614m	West
7163	44 Laura Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	615m	West
7235	52 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	618m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7262	100 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	618m	West
7660	10 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	618m	South West
7664	79 Henry Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	621m	West
7742	102 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	621m	West
7668	33 Laura Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	622m	West
7263	104 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	623m	West
20491	50 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	623m	South West
7194	8 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	626m	South West
7669	42 Laura Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	626m	West
7857	106 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	628m	West
7233	48 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	631m	South West
7665	77 Henry Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	634m	West
7162	40 Laura Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	635m	West
7193	6 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	635m	South West
7264	108 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	635m	West
6434	44 Frederick Street (corner of Dover Street) MAYLANDS	Local	Historic Sites (unclassified)	Former Shop/Dwelling	26/10/2006	641m	South West
7161	38 Laura Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	643m	West
7192	4 Augusta Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	645m	South West
7265	110 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	646m	West
7666	75 Henry Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	649m	West
7142	58 Henry Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	653m	West
7187	42 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	653m	South West
7266	112 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	655m	West
8042	262 Magill Road BEULAH PARK	Local	Business House - Offices	Offices - former Shop and Residence	11/03/2005	657m	South East
7186	40 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	659m	South West
7267	114 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	660m	West
6439	205 Magill Road (corner of Augusta Street) MAYLANDS	Local	Business: Commercial/Retail	Shop (Former Dwelling)	26/10/2006	662m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7160	36 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	665m	West
7156	27 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	666m	West
7268	116 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	667m	West
7171	10 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	671m	South West
7667	73 Henry Street STEPNEY	Contributory	House	Dwelling	26/10/2006	671m	West
7185	36 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	675m	South West
7073	22 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	676m	West
7170	8 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	679m	South West
7159	34 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	683m	West
7738	120 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	684m	North West
7271	7 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	686m	West
7169	6 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	687m	South West
7184	32 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	687m	South West
7670	32A Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	688m	West
7072	20 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	689m	West
7270	5 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	690m	West
7739	122 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	691m	North West
7168	4 Dover Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	692m	South West
7183	30 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	694m	South West
7158	32 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	695m	West
7154	23B Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	696m	West
7141	1 Mary Street STEPNEY	Contributory	House	Dwelling	26/10/2006	698m	West
7740	124 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	698m	North West
7157	30 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	701m	West
7182	28 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	701m	South West
7071	18 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	703m	West
7167	2 Dover Street STEPNEY	Contributory	House	Dwelling	26/10/2006	705m	South West
7741	126 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	705m	North West
7181	26 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	708m	South West
8046	230 Portrush Road BEULAH PARK	Local	House	House	11/03/2005	708m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7070	16 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	711m	West
7093	31 Wheaton Road STEPNEY	Contributory	House	Dwelling	26/10/2006	712m	West
7336	1 Tarcoma Avenue PAYNEHAM SOUTH	Local	House	Dwelling	26/10/2006	713m	North
7180	24 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	715m	South West
7275	17 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	715m	West
7092	29 Wheaton Road STEPNEY	Contributory	House	Dwelling	26/10/2006	718m	West
5760	2B George Street NORWOOD	Local	House	Victorian Bluestone Villa	24/08/2000	723m	South West
7179	22 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	723m	South West
7087	34 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	726m	West
6089	170-172 Magill Road NORWOOD	Local	House	Semi-detached High-Victorian Dwellings	20/09/2001	727m	South West
7091	27 Wheaton Road STEPNEY	Contributory	House	Dwelling	26/10/2006	727m	West
7178	20 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	727m	South West
5868	15 Queen Street NORWOOD	Local	House	Sandstone & Brick Federation Dwelling	24/08/2000	730m	South
7153	23 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	731m	West
7086	32 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	732m	West
7177	18 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	732m	South West
7155	24 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	734m	West
7176	16 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	736m	South West
5600	179 Magill Road MAYLANDS	State	House	Dwelling (former Adelaide & Suburban Tramway Company Horse Tram Depot, including surviving parts of Car Shed and corner House)		737m	South West
7090	25 Wheaton Road STEPNEY	Contributory	House	Dwelling	26/10/2006	737m	West
7085	30 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	739m	West
7175	14 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	740m	South West
7084	28 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	744m	West
7140	17 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	744m	West
7089	23 Wheaton Road STEPNEY	Contributory	House	Dwelling	26/10/2006	746m	West
7152	22 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	746m	West
6433	12 Frederick Street MAYLANDS	Local	House	Dwelling	26/10/2006	747m	South West
7188	2 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	748m	South West
7189	4 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	748m	South West
7190	6 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	749m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7191	8 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	749m	South West
5745	9-11 Foster Street NORWOOD	Local	House	Federation Maisonettes	24/08/2000	750m	South
7083	26 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	751m	West
7272	10 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	751m	West
7273	12 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	752m	West
6432	10 Frederick Street MAYLANDS	Local	House	Dwelling	26/10/2006	755m	South West
7088	21 Wheaton Road STEPNEY	Contributory	House	Dwelling	26/10/2006	756m	West
7274	14 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	756m	West
6088	162 Magill Road NORWOOD	Local	House	Victorian Bluestone Dwelling	24/08/2000	757m	South West
7151	20 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	757m	West
7082	24 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	758m	West
7139	15 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	760m	West
7276	18 Morcomb Street STEPNEY	Contributory	House	Dwelling	26/10/2006	761m	West
7335	31-39, 43-61 Marian Road PAYNEHAM SOUTH	Local	Cemetery	Payneham Cemetery	26/10/2006	761m	North
7676	8 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	763m	South West
5893	5 Rose Street NORWOOD	Local	House	Victorian Bluestone Dwelling	24/08/2000	766m	South West
7080	22 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	767m	West
7174	6 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	767m	South West
7149	18 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	769m	West
7858	21 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	769m	West
7173	4 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	771m	South West
7277	7 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	771m	South West
7150	19 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	774m	West
7138	13 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	775m	West
7172	2 Frederick Street MAYLANDS	Contributory	House	Dwelling	26/10/2006	775m	South West
7078	20 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	777m	West
7148	16 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	777m	West
7281	15 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	778m	South West
6438	177 Magill Road (corner of Frederick Street) MAYLANDS	Local	Business: Commercial/Retail	Shop	26/10/2006	779m	South West
7283	21 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	780m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7285	23 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	780m	South West
7286	25 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	780m	South West
7694	17 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	780m	West
7288	27 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	781m	South West
7875	5 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	781m	South West
7290	29 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	782m	South West
7292	31 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	783m	West
7146	14A Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	786m	West
7147	15 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	786m	West
7278	9 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	786m	South West
7295	35 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	786m	West
7081	23 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	787m	West
7697	12A Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	787m	West
7297	37 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	788m	West
7599	2 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	788m	North
7868	175 Magill Road MAYLANDS	Local	Business: Commercial/Retail	Attached Shop	26/10/2006	788m	South West
7137	11 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	789m	West
7600	4 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	791m	North
5869	21 Queen Street NORWOOD	Local	House	Art-Deco Masonry Dwelling	24/08/2000	792m	South
6437	173 Magill Road MAYLANDS	Local	Business: Commercial/Retail	Attached Shop	26/10/2006	792m	South West
7079	21 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	792m	West
7601	6 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	792m	North
7602	8 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	794m	North
7603	10 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	797m	North
5829	4 Moulden Street NORWOOD	Local	House	Victorian Duplex	24/08/2000	798m	South West
6436	167-169 Magill Road MAYLANDS	Local	Business: Commercial/Retail	Attached Shops	26/10/2006	799m	South West
7077	19 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	801m	West
7604	12 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	801m	North
7145	11 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	802m	West
7069	12 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	803m	West
7136	9 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	803m	West
7696	12 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	803m	West

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7605	14 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	804m	North
7671	1 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	804m	South West
5830	6 Moulden Street NORWOOD	Local	House	Victorian Duplex	24/08/2000	805m	South West
7626	69 Portrush Road PAYNEHAM	Contributory	Business House - Offices	Office	26/10/2006	806m	North
7606	16 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	808m	North
7076	17 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	809m	West
7144	10 Laura Street STEPNEY	Contributory	House	Dwelling	26/10/2006	812m	West
7075	15 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	815m	West
7770	69A Portrush Road PAYNEHAM	Contributory	Business House - Offices	Office	26/10/2006	816m	North
7135	7 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	817m	West
7607	18 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	819m	North
7287	26 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	821m	South West
7289	28 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	821m	South West
7284	22 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	822m	South West
7608	20 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	822m	North
7282	20 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	823m	South West
7291	30 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	824m	South West
7293	32 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	824m	South West
7294	34 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	824m	South West
7296	36 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	825m	South West
7280	14 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	826m	South West
7074	11 Loch Street STEPNEY	Contributory	House	Dwelling	26/10/2006	827m	West
7279	12 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	828m	South West
7298	40 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	828m	West
7068	8 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	830m	West
7609	24 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	831m	North West
5761	11A George Street NORWOOD	Local	House	Victorian Sandstone Villa	24/08/2000	832m	South West
7299	44 Wells Street STEPNEY	Contributory	House	Dwelling	26/10/2006	835m	West
7610	26 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	836m	North West
7611	28 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	841m	North West

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5763	20 George Street NORWOOD	Local	House	Federation Queen Anne Sandstone Villa	24/08/2000	843m	South West
7625	65 Portrush Road PAYNEHAM	Contributory	Business: Commercial/Retail	Consulting Room (former dwelling)	26/10/2006	843m	North
7771	1 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	846m	North
5870	25 Queen Street NORWOOD	Local	House	Federation Sandstone & Brick Dwelling	24/08/2000	847m	South
8040	26-32 Howard Street BEULAH PARK	Local	Flat - Units	Row of Houses	11/03/2005	847m	South
7586	3 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	848m	North
7587	5 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	849m	North
7588	7 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	851m	North
7613	5 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	851m	North West
7589	9 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	854m	North
5637	163 Beulah Road NORWOOD	Local	House	Federation Queen Anne Villa	24/08/2000	855m	South
5762	15 George Street NORWOOD	Local	House	Victorian Bluestone Cottage/Villa	24/08/2000	856m	South West
7107	39 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	856m	South West
7108	43 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	856m	South West
7590	11 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	856m	North
7682	33b Ann Street STEPNEY	Local	House	Attached Dwelling	26/10/2006	856m	South West
7683	41 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	856m	South West
7110	45 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	857m	South West
7112	47 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	857m	South West
6418	9 Loch Street STEPNEY	Local	House	Dwelling	26/10/2006	858m	West
6411	49 Ann Street STEPNEY	Local	House	Former Shop/Dwelling	26/10/2006	859m	South West
7102	25 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	859m	South West
7591	15 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	859m	North
7100	23 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	860m	South West
7115	51 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	860m	West
7098	19 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	861m	South West
7681	21 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	861m	South West
7592	17 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	862m	North
7680	17 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	862m	South West
5831	9 Moulden Street NORWOOD	Local	House	Edwardian/Federation Sandstone & Red Brick	20/09/2001	863m	South West
6410	33a Ann Street STEPNEY	Local	House	Attached Dwelling	26/10/2006	863m	South West
7096	15 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	863m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7116	55 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	863m	West
7134	3 Flora Street STEPNEY	Contributory	House	Dwelling	26/10/2006	864m	West
7118	57 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	865m	West
7624	63 Portrush Road PAYNEHAM	Contributory	Business: Commercial/Retail	Shop (former dwelling)	26/10/2006	866m	North
7120	59 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	867m	West
6087	140 Magill Road NORWOOD	Local	Business: Commercial/Retail	Edwardian/Federation Shop & Dwelling	20/09/2001	868m	South West
7327	7 Kapunda Terrace (corner Harcourt Road) PAYNEHAM	Contributory	Business: Commercial/Retail	Shop	26/10/2006	868m	North West
7593	21 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	868m	North
7615	2 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	868m	North West
19505	215 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	870m	South
7594	23 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	872m	North
19506	217 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	873m	South
6417	7 Loch Street STEPNEY	Local	House	Dwelling	26/10/2006	876m	West
7595	25 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	876m	North
7616	4 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	876m	North West
7679	153 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	876m	South West
7596	27 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	880m	North West
7124	67 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	881m	West
7678	151 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	882m	South West
7617	6 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	883m	North West
7334	41 Marian Road PAYNEHAM SOUTH	Local	Religious Building	Argent Uniting Church	26/10/2006	884m	North
7597	29 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	885m	North West
7677	149 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	888m	South West
6446	172 Payneham Road EVANDALE	Local	Historic Sites (unclassified)	Former Church	26/10/2006	889m	North West
7128	1/ 71 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	889m	West
7598	31 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	889m	North West
6086	136 Magill Road NORWOOD	Local	Business: Commercial/Retail	Semi-detached Victorian Masonry Shop	20/09/2001	890m	South West
19507	219 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	891m	South
7695	2/ 71 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	893m	West

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7674	147 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	894m	South West
19508	229 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	894m	South
7131	75 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	895m	West
6085	134 Magill Road NORWOOD	Local	Business: Commercial/Retail	Semi-detached Victorian Masonry Shop	20/09/2001	897m	South West
19509	231 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	898m	South East
7673	145 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	899m	South West
8036	221 Beulah Road BEULAH PARK	Local	House	House - former Bakery	11/03/2005	899m	South
7101	24 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7103	26 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7104	28 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7105	32 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7106	36 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7109	44 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7111	46 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7684	30 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7685	34 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7686	38 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7687	40 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	900m	South West
7113	48 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	901m	South West
19510	233 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	901m	South East
21944	221 Beulah Road BEULAH PARK	Local	House	House - former Corner Shop	11/03/2005	901m	South
7114	50 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	902m	South West
7331	59 Portrush Road PAYNEHAM	Local	Crematorium	Funeral Parlour	26/10/2006	902m	North
7746	162 Payneham Road EVANDALE	Local	House	Row Shops	26/10/2006	902m	West
19518	28A Brand Street BEULAH PARK	Contributory	House		25/01/2007	902m	South East
7097	16 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	903m	South West
7745	160 Payneham Road EVANDALE	Local	House	Row Shops	26/10/2006	903m	West
7095	14 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	904m	South West
7672	143 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	904m	South West
6445	158 Payneham Road EVANDALE	Local	House	Row Shops	26/10/2006	905m	West
7094	12 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	906m	South West
7119	58 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	906m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7744	156 Payneham Road EVANDALE	Local	House	Row Shops	26/10/2006	906m	West
7614	9 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	907m	North West
7743	154 Payneham Road EVANDALE	Local	House	Row Shops	26/10/2006	907m	West
6421	141 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	908m	South West
7143	67 Henry Street STEPNEY	Contributory	House	Dwelling	26/10/2006	908m	West
6444	152 Payneham Road EVANDALE	Local	House	Row Shops	26/10/2006	909m	West
5764	21 George Street NORWOOD	Local	House	Victorian Sandstone Villa	24/08/2000	913m	South West
7121	60 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	913m	West
19517	30 Brand Street BEULAH PARK	Contributory	House		25/01/2007	914m	South East
5664	15 Clara Street NORWOOD	Local	House	Modern Movement Dwelling including front wall	24/08/2000	915m	South West
7122	62 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	915m	West
7693	64 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	916m	West
7839	139 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	917m	South West
7123	66 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	918m	West
7125	68 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	920m	West
8047	246 and 248 Portrush Road BEULAH PARK	Local	Flat - Units	Attached Houses	11/03/2005	921m	South
8048	250 Portrush Road BEULAH PARK	Local	House	House	11/03/2005	921m	South
19488	202 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	921m	South
19489	204 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	921m	South
19490	206 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	921m	South
7692	65 Henry Street STEPNEY	Local	Flat - Units	Row Dwelling	26/10/2006	922m	West
19491	208 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	922m	South
19492	210 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	922m	South
19493	212 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	923m	South
19494	214 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	923m	South
7691	63 Henry Street STEPNEY	Local	Flat - Units	Row Dwelling	26/10/2006	926m	West
19495	216 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	926m	South
19496	218 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	927m	South
19497	220 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	928m	South
7127	70 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	929m	West
19498	222 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	929m	South
7838	137 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	930m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
19499	224 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	930m	South
7690	61 Henry Street STEPNEY	Local	Flat - Units	Row Dwelling	26/10/2006	931m	West
19500	226 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	931m	South
19501	228 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	932m	South
5635	142 Beulah Road NORWOOD	Local	House	Flat-fronted Bluestone Villa	24/08/2000	933m	South
7129	72 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	933m	West
19502	230 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	934m	South
7689	59 Henry Street STEPNEY	Local	Flat - Units	Row Dwelling	26/10/2006	935m	West
7837	133 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	935m	South West
19516	32 Brand Street BEULAH PARK	Contributory	House		25/01/2007	935m	South East
19503	232 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	936m	South
7130	74 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	937m	West
19504	234 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	938m	South
7688	57 Henry Street STEPNEY	Local	Flat - Units	Row Dwelling	26/10/2006	940m	West
7132	76 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	942m	West
6420	129 Magill Road STEPNEY	Local	Business: Commercial/Retail	Row Shops	26/10/2006	943m	South West
7623	55 Portrush Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	943m	North
19271	36 Howard Street BEULAH PARK	Contributory	House		25/01/2007	943m	South
6416	55 Henry Street STEPNEY	Local	Flat - Units	Row Dwelling	26/10/2006	944m	West
7133	78 Ann Street STEPNEY	Contributory	House	Dwelling	26/10/2006	946m	West
5871	29 Queen Street NORWOOD	Local	House	Victorian Bluestone Villa	24/08/2000	948m	South
19519	252 Portrush Road BEULAH PARK	Contributory	House		25/01/2007	948m	South
7314	227 Payneham Road JOSLIN	Local	House	Dwelling	26/10/2006	949m	North West
8037	236 and 238 Beulah Road BEULAH PARK	Local	House	Houses	13/08/1998	953m	South
8056	9-11, 13, 15-17, 19 Vine Street BEULAH PARK	Local	House	Houses	11/03/2005	959m	South
5636	143 Beulah Road NORWOOD	Local	House	Bluestone Victorian Villa	24/08/2000	961m	South West
7622	53 Portrush Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	961m	North
8044	3 Mathilda Street BEULAH PARK	Local	House	House - former Dance Hall	11/03/2005	961m	South
19511	242 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	961m	South East
8054	15-15A, 17, 21 Union Street BEULAH PARK	Local	House	Houses	11/03/2005	962m	South
19512	244 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	966m	South East
5632	134 Beulah Road NORWOOD	Local	House	Bluestone 'Gentleman's Villa'	24/08/2000	967m	South

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7315	245 Payneham Road JOSLIN	Local	House	Dwelling	26/10/2006	969m	North West
19260	47 Howard Street BEULAH PARK	Contributory	House		25/01/2007	970m	South
19513	246 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	970m	South East
19272	40 Howard Street BEULAH PARK	Contributory	House		25/01/2007	972m	South
19254	36 Union Street BEULAH PARK	Contributory	House		25/01/2007	974m	South
19514	248 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	975m	South East
8045	5-7 Mathilda Street BEULAH PARK	Local	Flat - Units	Attached Houses	11/03/2005	976m	South
7621	51 Portrush Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	978m	North
19515	250 Beulah Road BEULAH PARK	Contributory	House		25/01/2007	979m	South East
5634	139 Beulah Road NORWOOD	Local	House	Victorian Bluestone Villa	24/08/2000	981m	South West
5872	33 Queen Street NORWOOD	Local	House	Late Victorian Bluestone Villa	24/08/2000	981m	South
8043	1 Mathilda Street BEULAH PARK	Local	House	House - former Warehouse	11/03/2005	984m	South
19520	258 Portrush Road BEULAH PARK	Contributory	House		25/01/2007	985m	South
19273	42 Howard Street BEULAH PARK	Contributory	House		25/01/2007	986m	South
19255	34 Union Street BEULAH PARK	Contributory	House		25/01/2007	988m	South
19261	49 Howard Street BEULAH PARK	Contributory	House		25/01/2007	989m	South
5633	137 Beulah Road NORWOOD	Local	House	Bluestone Villa	24/08/2000	990m	South West
7344	355-357 Magill Road ST MORRIS	Local	Business: Commercial/Retail	Shop & Attached Dwelling	26/10/2006	998m	South East

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards

164 Portrush Road, Trinity Gardens, SA 5068

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
N/A	No records in buffer					

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

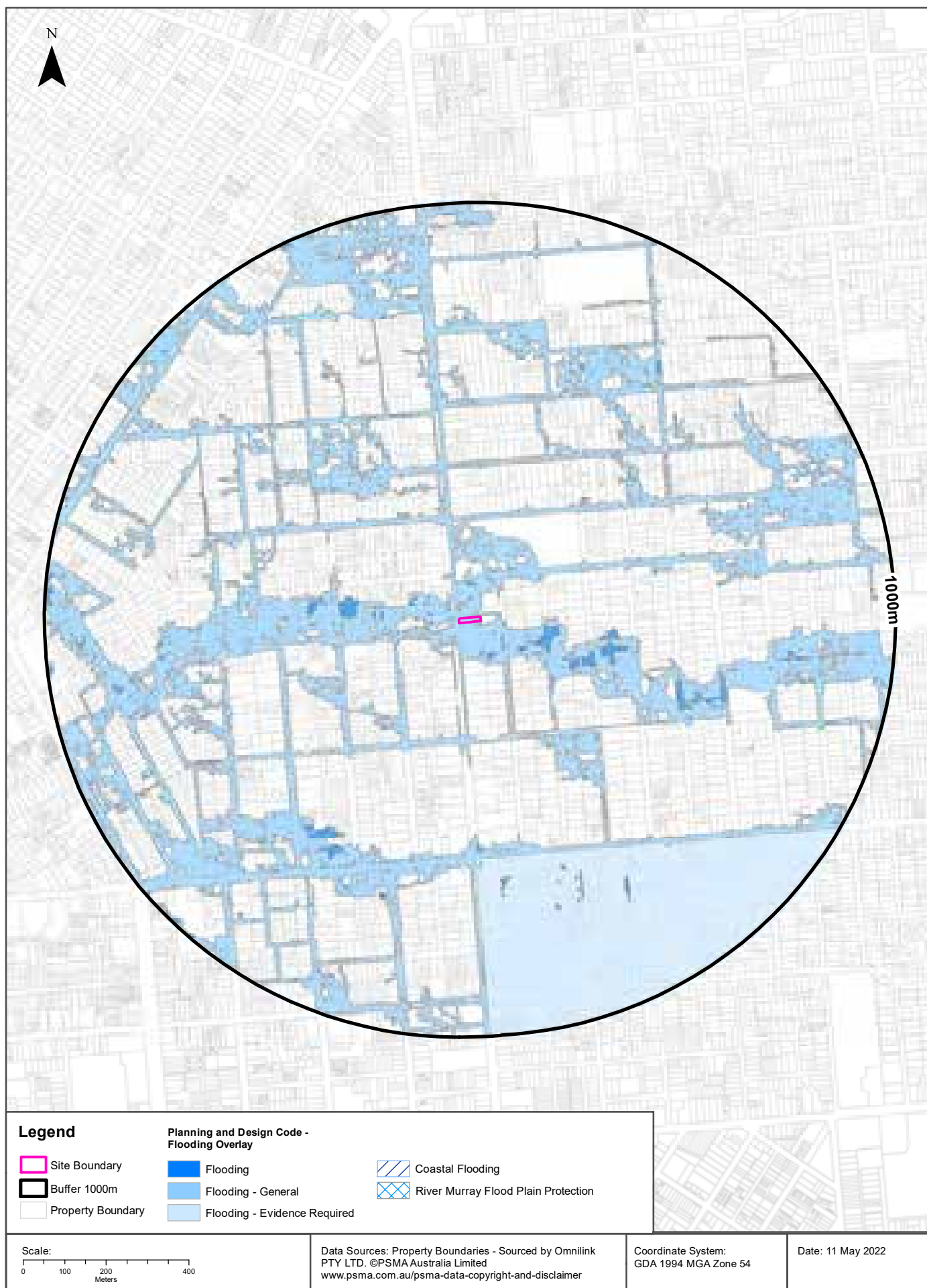
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Natural Hazards - Flood

164 Portrush Road, Trinity Gardens, SA 5068



Natural Hazards

164 Portrush Road, Trinity Gardens, SA 5068

Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	19/03/2021		0m	On-site
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	19/03/2021		4m	West
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	19/03/2021		572m	South East

Flooding Overlays Data Source: Attorney-General's Department - South Australia

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Ecological Constraints

164 Portrush Road, Trinity Gardens, SA 5068

Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

164 Portrush Road, Trinity Gardens, SA 5068

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

164 Portrush Road, Trinity Gardens, SA 5068

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

APPENDIX D EPA's Section 7 Search Results and Site Contamination Index



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Greencap
12 Greenhill Road
WAYVILLE SA 5034

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

12 May, 2022

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 6038 Folio 221
Address 164 Portrush Road, TRINITY GARDENS SA 5068

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Greencap
12 Greenhill Road
WAYVILLE SA 5034

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

30 May, 2022

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 5811 Folio 775
Address 1-4 / 164 Portrush Road, TRINITY GARDENS SA 5068

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
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| 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 |
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| 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:

- | | | |
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| 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.



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30 May, 2022

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Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

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| 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 |

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| 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 |

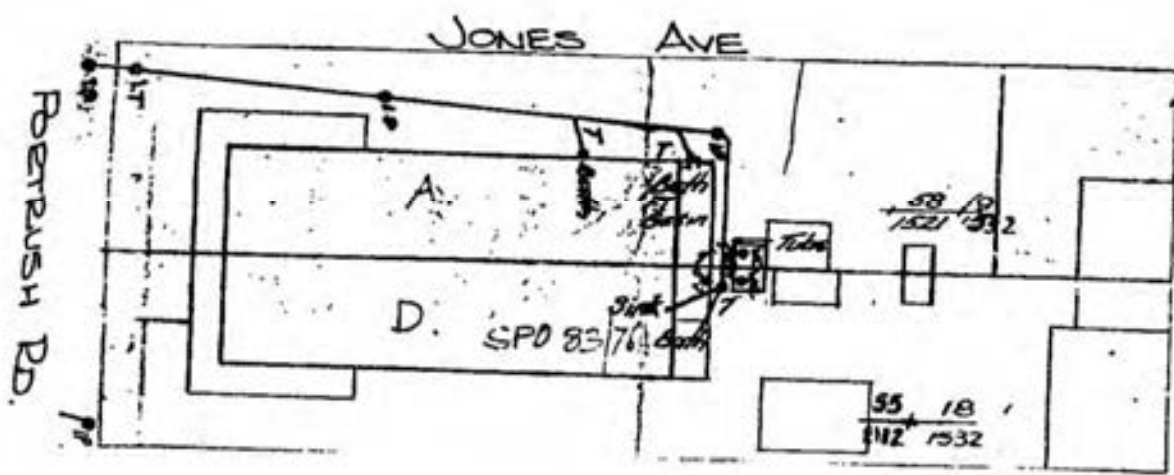
All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

APPENDIX E SANITARY DRAINAGE PLANS



91
 POTRUSH RD.
 TRINITY GDS
 S.E. ONE JONES

Preliminary Site Investigation

AJ Building Group

164-168 Portrush Road, Trinity Gardens

APPENDIX F TRADE WASTE DISCHARGE PERMIT



Our Reference: 257566
 Account No: 1900987036
 Enquiries: F Perotti
 Office Hours: 8:00 to 4:00pm
 Telephone: (08)7424 1338
 Fax No: (08) 7003 3366
 Date: 12/05/2011

A3GI PTY LTD
 19/166 THE PARADE
 NORWOOD SA 5067

TRADE WASTE DISCHARGE PERMIT

The South Australian Water Corporation grants a Trade Waste Discharge Permit to **T/A SEAFOOD ON PARADE** for the period from 12/05/2011 to 11/05/2012 for a trade waste activity located at **SHOP 1 168 PORTRUSH RD TRINITY GARDENS**, to discharge trade wastewater into SA Water's sewer.

The Trade Waste Discharge Permit is to facilitate the development of the proposed trade waste activity to ensure compliance with trade waste discharge conditions and the effective management of the pretreatment system.

A review and verification on the suitability of the system will be carried out prior to the end of the term stated within the Trade Waste Discharge Permit. This process includes the confirmation of details on your application, an assessment of the effectiveness of the installed equipment and the maintenance records relevant to the management of the trade waste treatment system. Where the installation meets the full requirements of SA Water, the Trade Waste Discharge Permit will be subsequently extended. Should the outcome of the review not meet these requirements, amendments to the installation or its maintenance will be necessary prior to the Trade Waste Discharge Permit being extended.

The Trade Waste Discharge Permit may be revoked should the conditions listed below be breached and you may be liable to the Corporation for the recovery of costs incurred as a result of any contravention.

The discharge to sewer must at all times comply with Regulations under the Sewerage Act 1929 and with the conditions as set out below.

DISCHARGE REQUIREMENTS



South Australian Water Corporation
 250 Victoria Square/Tarntanyangga
 Adelaide SA 5000
 GPO Box 1751 Adelaide SA 5001

1300 SA WATER
 (1300 729 283)
 ABN 69 336 525 019
sawater.com.au



SA Water requires pre-treatment of the wastewater generated from the operation on the premises (fish processing only) by means of an appropriately sized settling pit and the screening of the waste water discharge from the sink / washdown area to remove gross solids.

Acceptable discharge limits may be achieved by the installation of a (2400lt.) settling pit and screens/strainer (recommended 1.5mm hole size silt trap).

Floor waste fitting with water seal used for washdown purposes shall be fitted with a screen/strainer basket (recommended 1.5mm hole size silt trap).

An appropriate maintenance program capable of producing a discharge that is of a standard acceptable to SA Water.

Where food waste disposal units are installed and are discharging to grease arresters, it will be necessary to have this grease arrester serviced more frequently as deemed necessary by SA Water because of the extra loadings within the pre - treatment system.

Operators with food waste disposal units installed should be selective with the type of waste / material being disposed into the unit and the quantity of such waste should be kept to a minimum.

A consultant may submit an alternative proposal for the treatment of the trade wastewater for SA Water's consideration.

Pre treatment devices shall be located as to facilitate maintenance operations and be accessible for inspection at all times. Where unrestricted access is not provided, additional compliance audits may occur resulting in additional audit charges

To ensure that pretreatment devices are maintained, the business proprietor is required to have a service agreement/contract with a licensed liquid waste contractor for the maintenance of the pretreatment device.

The service agreement/contract and tracking sheets are to be made readily available to an authorised officer upon request. Where this information is not provided, additional compliance audits may occur.

NOTE: The service requirements for trade waste pretreatment devices are provided by licensed liquid waste contractors who remove and transport the accumulated waste material to a licensed processing facility. Liquid Waste contractors are listed in the Yellow Pages.

Spent oils/fats/chemicals shall not be discharged to the Corporation's sewerage system.

Care should be exercised when selecting piping materials for drains and waste lines with specific consideration being given to temperature, the corrosive nature of the wastewaters and the potential of the waste to generate a corrosive environment within the pipe.

Wastewater pretreatment systems and devices shall be installed so as not to permit the ingress of ground water, surface storm or runoff water into the Corporation's sewerage system.



South Australian Water Corporation
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Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

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sawater.com.au



The recommended maximum continuous operating temperature for PVC pipes is 60 Deg. C. This limitation refers to the complete pipe wall being at 60 Deg. C. For discontinuous flow, discharge temperature can exceed 60 Deg.C. The actual maximum temperature depends on several factors such as volume and duration of discharge. This should be assessed for a specific application in terms of the 60 Deg.C. limitation on pipe wall temperature.

The temperature of the treated waste discharge to the sewerage system is not to exceed 38 degrees centigrade.

PLEASE NOTE:

The owner/operator is responsible for ensuring that all discharges to the sewerage system comply with discharge standards acceptable to SA Water.

Hot and cold water installations shall comply with AS/NZS 3500 and the South Australian Variations and/or Additional Provisions to the National Plumbing and Drainage Code.

Single Trade Waste Discharger

A sampling point shall be installed (min. 100mm I O R) and brought to surface adjacent the inlet of the pre-treatment device, being a grease arrester, settling pit or neutraliser.

Multiple Trade Waste Dischargers

Where multiple trade waste dischargers are connected to a communal pre-treatment device, being a grease arrester, settling pit or neutraliser a sampling point shall be installed (min. 100mm I O R) and brought to surface immediately outside the building line of each tenancy or internally at each tenancy, prior to discharging to the main drain.

The sampling points shall be accessible at all times.

Grease arrester covers must be suitable for the expected weight loadings e.g. galvanised checker plate covers for pedestrian traffic and "Gatic style" covers for vehicular traffic.

Covers must be removable to allow full access for servicing and maintenance and be appropriately sized to allow safe removal by one person. Handles or lifting holes are necessary.

Gas-tight covers are required for indoor systems to contain odours and may be necessary for outdoor installations. Refer to Trade Waste Venting of Sealed Arresters Guideline No.13 for ventilation requirements.

Where circular gas-tight inspection covers are fitted (450 mm diameter for 400 litre arrester and 600 mm diameter for larger arresters) a minimum of 600mm vertical clearance between the underside of the cover and the static water level in the arrester is necessary to facilitate routine servicing.

BACKFLOW PREVENTION REQUIREMENTS



South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



Backflow prevention requirements are to be addressed when installing beverage dispensing machines, commercial dishwashers, steam ovens.

New Commercial / Industrial sites with water services 40mm and smaller which are identified with a backflow hazard level (medium/high), will require a testable containment device (at the boundary) equal to the level identified.

Taps capable of having hoses attached are to be installed with the appropriate backflow prevention device.

All chemical mixing devices attached to the mains water supply require appropriate backflow protection. Devices with internal backflow protection may have a Watermark approval label affixed to the device, and may not require additional backflow protection.

Fire hose reels where there is a potential to be used for purposes other than fire fighting will require a double check valve.

The interconnection of SA Water's water supply with that of another source requires the installation of an appropriate backflow prevention device.

Medium and high hazard backflow prevention devices require a commissioning test and subsequent annual tests by a licensed backflow device tester who is required to forward the results to SA Water for recording.

Maintain air gaps over all fixtures.

COMPLETION OF WORK REQUIREMENTS

On completion of the trade waste installations, the responsible Plumbing Contractor is required to contact the Trade Waste/Water & Wastewater Officer for a mandatory on site final inspection.

CHARGES AND FEES

Compliance Audits:

Trade Waste discharges can pose an increased risk to the sewerage system and have the potential to cause operational problems.

It is a condition of this permit that SA Water conduct periodic compliance audits to ensure compliance with the above permit conditions are maintained.

The frequency of audits conducted is determined by the level of risk, as assigned to your property, for the Trade Waste discharge.

The current cost per compliance audit (2010-11) is \$96.50 not subject to GST.

SEWER BLOCKAGES



South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



Regulations 22 of the Sewerage Regulations 1996 permits the Corporation to recover costs for the clearing of blockages and repairing damage within the sewerage system from the person responsible for the blockage or damage.

Should any such blockages or damages be the result of untreated trade waste discharges from the business activity at the above property the business operator will be liable for the costs to clear and/or repair the blockage or damage.

Backflow prevention and cross connection control must at all times comply with Australian Standards AS3500.1.2.

Please Note: This authorisation is based on information provided within the submitted application documents. Deviation from the above conditions is not permitted without prior approval from SA Water.

This Trade Waste Permit is NOT TRANSFERABLE.

A copy of this Trade Waste Permit will be retained by SA Water for recording as required under Regulation 35 of the Sewerage Act.

A copy of this Trade Waste Permit will be retained by SA Water for recording as required under Regulation 12 of the Water Industry Regulation 2012.



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ABN 69 336 525 019
sawater.com.au



Product Register Search Plus
(CT 5811/775)
Date/Time 24/03/2022 02:52PM
Customer Reference
Order ID 20220324009288

REAL PROPERTY ACT, 1986



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



Certificate of Title - Volume 5811 Folio 775

Parent Title(s) CT 3228/169
Creating Dealing(s) CONVERTED TITLE
Title Issued 03/10/2000 Edition 4 Edition Issued 16/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

KEXER168 PTY. LTD. (ACN: 654 258 116)
OF UNIT 1-4 168 PORTRUSH ROAD TRINITY GARDENS SA 5068
50 / 100 SHARE
164 PROPERTY GROUP PTY. LTD. (ACN: 654 262 647)
OF SHOP 1 502 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074
50 / 100 SHARE

Description of Land

ALLOTMENT 269 DEPOSITED PLAN 1143
IN THE AREA NAMED TRINITY GARDENS
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

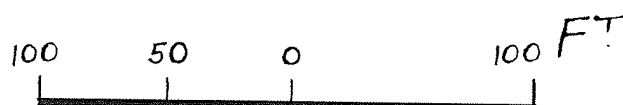
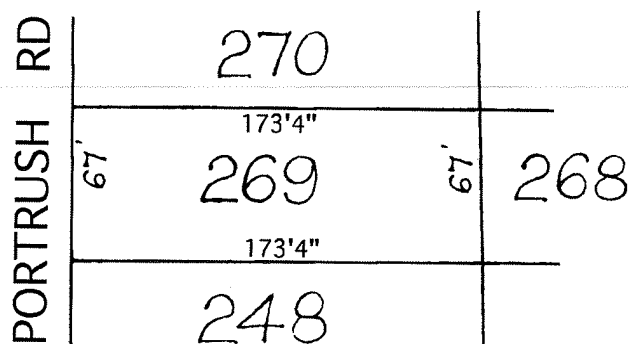
Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G122/1990
PLAN FOR LEASE PURPOSES VIDE G290/1986

Administrative Interests NIL



Product	Register Search Plus (CT 581 1/775)
Date/Time	24/03/2022 02:52PM
Customer Reference	
Order ID	20220324009288



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES



Product Register Search Plus
(CT 6038/221)
Date/Time 24/03/2022 02:53PM
Customer Reference
Order ID 20220324009310

REAL PROPERTY ACT, 1886



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 6038 Folio 221

Parent Title(s) CT 4135/836
Creating Dealing(s) AD 11190729
Title Issued 09/07/2009 Edition 4 Edition Issued 16/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

KERXER168 PTY. LTD. (ACN: 654 258 116)
OF SHOP 1 502 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074
50 / 100 SHARE

164 PROPERTY GROUP PTY. LTD. (ACN: 654 262 647)
OF SHOP 1 502 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074
50 / 100 SHARE

Description of Land

ALLOTMENT 26 FILED PLAN 137826
IN THE AREA NAMED TRINITY GARDENS
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 4299213)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 4299213)

Schedule of Dealings

NIL

Notations

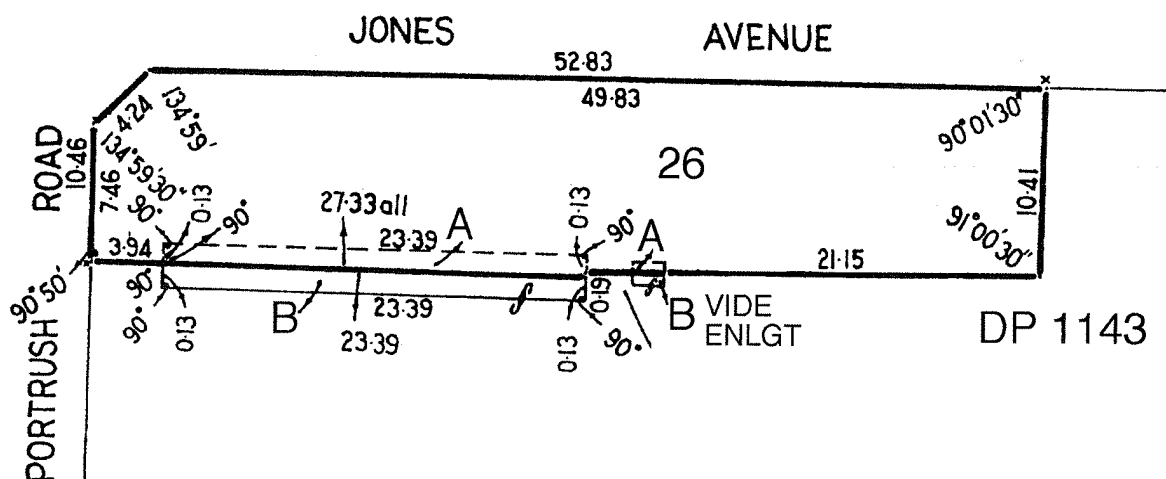
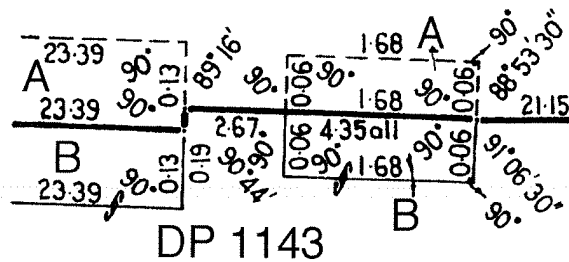
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4135/836
SEE TITLE TEXT FOR EASEMENT DETAILS

LAST PLAN REF:DP 1143

ENLARGEMENT
(NOT TO SCALE)

26



0 4 8 12 16 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Product Register Search Plus
(CT 5776/895)
Date/Time 24/03/2022 02:55PM
Customer Reference
Order ID 20220324009356

REAL PROPERTY ACT, 1986



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



Certificate of Title - Volume 5776 Folio 895

Parent Title(s) CT 4135/835
Creating Dealing(s) CONVERTED TITLE
Title Issued 24/05/2000 Edition 3 Edition Issued 16/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

KERXER168 PTY. LTD. (ACN: 654 258 116)
OF SHOP 1 502 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074
50 / 100 SHARE

164 PROPERTY GROUP PTY. LTD. (ACN: 654 262 647)
OF SHOP 1 502 LOWER NORTH EAST ROAD CAMPBELLTOWN SA 5074
50 / 100 SHARE

Description of Land

ALLOTMENT 55 FILED PLAN 134606
IN THE AREA NAMED TRINITY GARDENS
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 4299213)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 4299213)

Schedule of Dealings

NIL

Notations

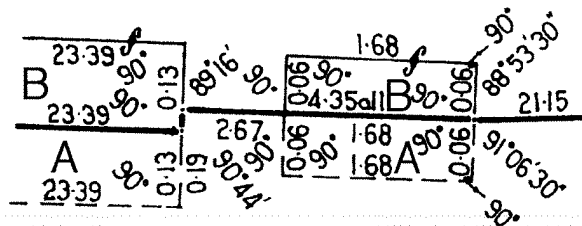
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4135/835
SEE TITLE TEXT FOR EASEMENT DETAILS

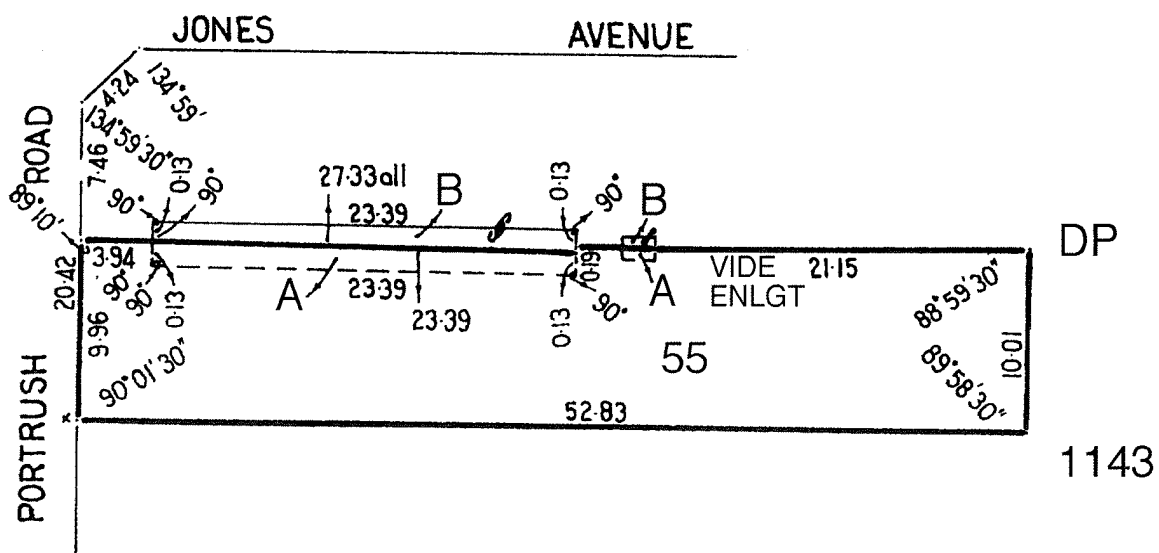
LAST PLAN REF:DP 1143

ENLARGEMENT
(NOT TO SCALE)

DP 1143



55



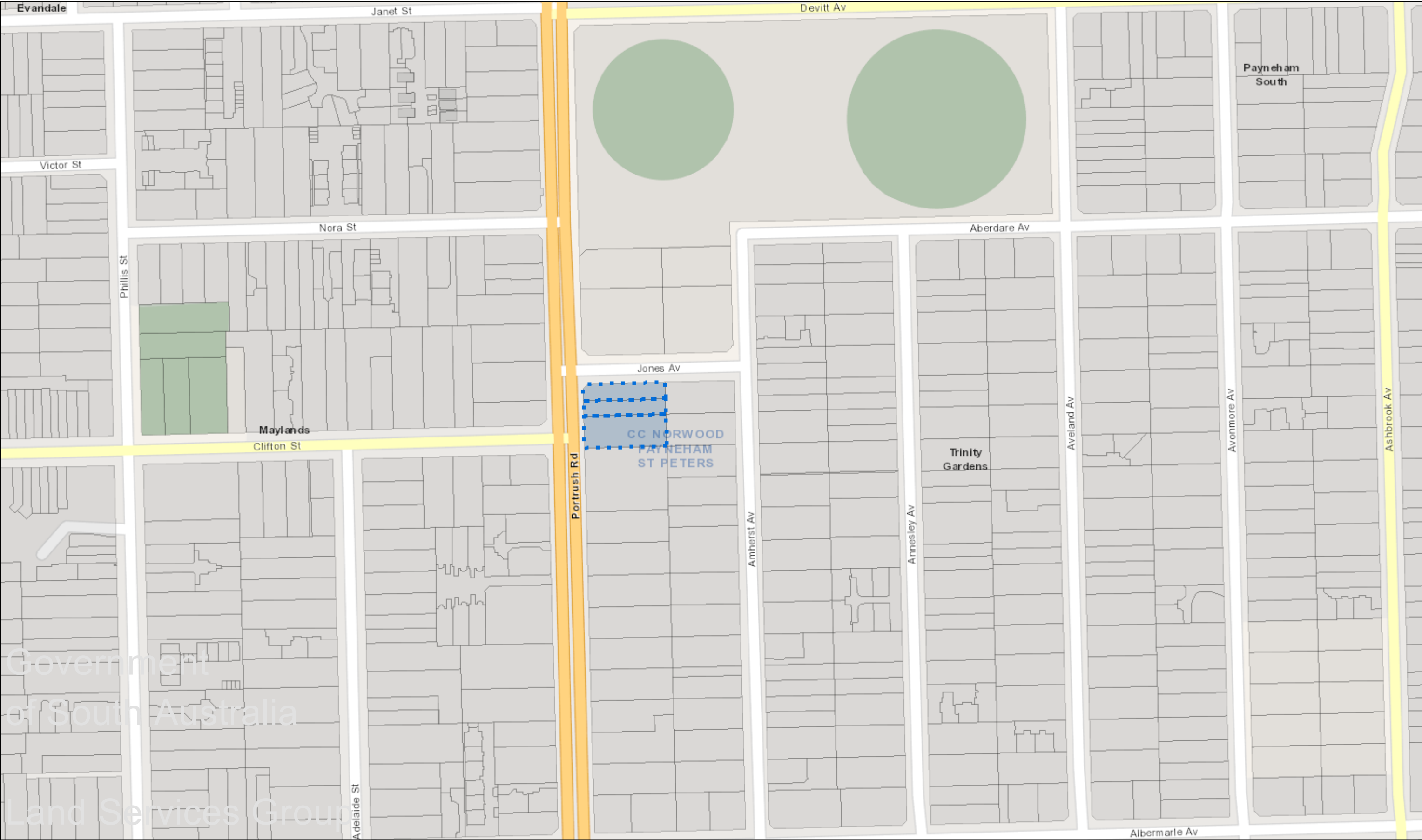
0 4 8 12 16 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Subject Land Map



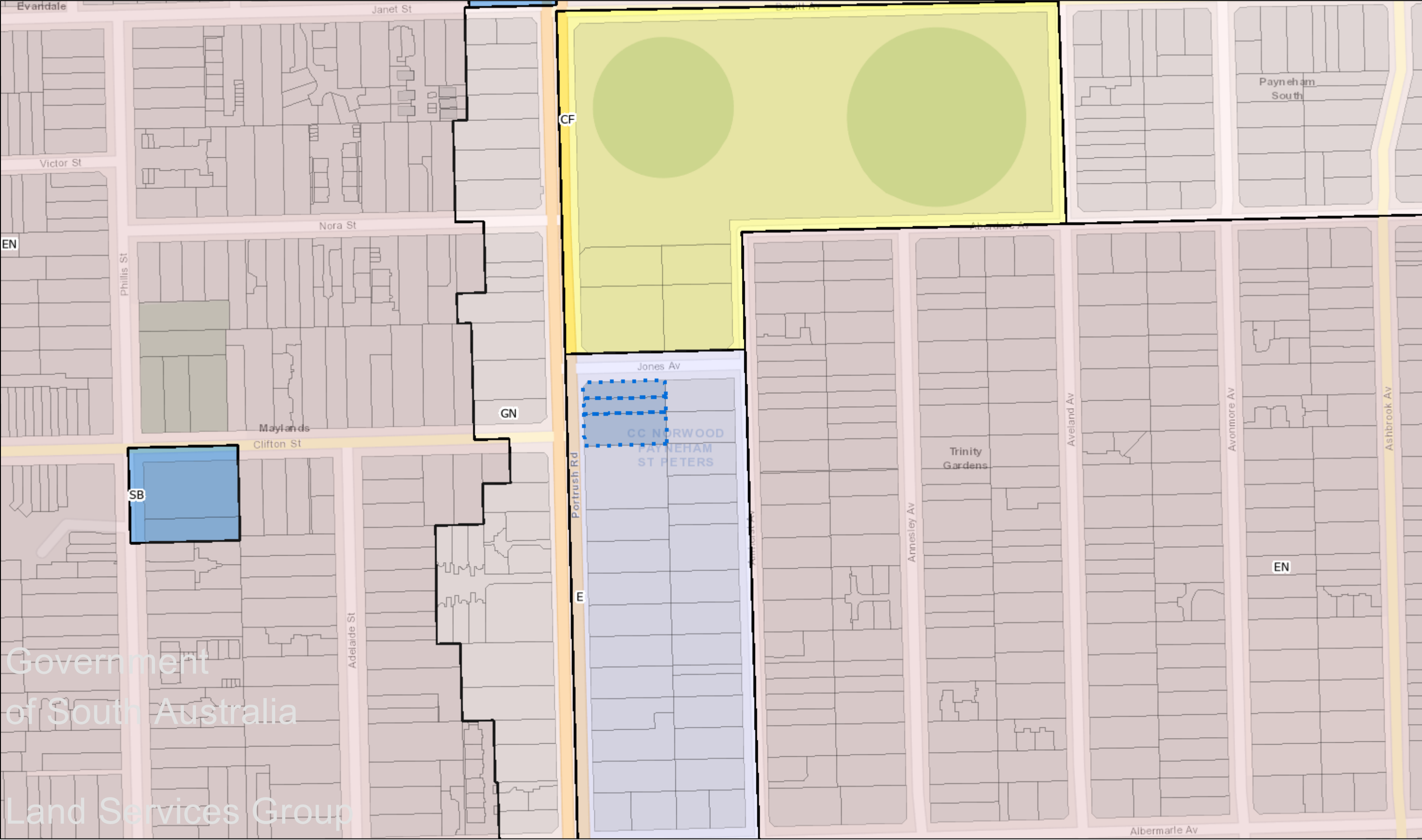
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Zoning Map

LEGEND:

- E Employment Zone
- CF Community Facilities Zone
- EN Established Neighbourhood Zone
- GN General Neighbourhood Zone
- SB Suburban Business Zone



Government
of South Australia

Land Services Group

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Locality Map



Government
of South Australia
Land Services Group

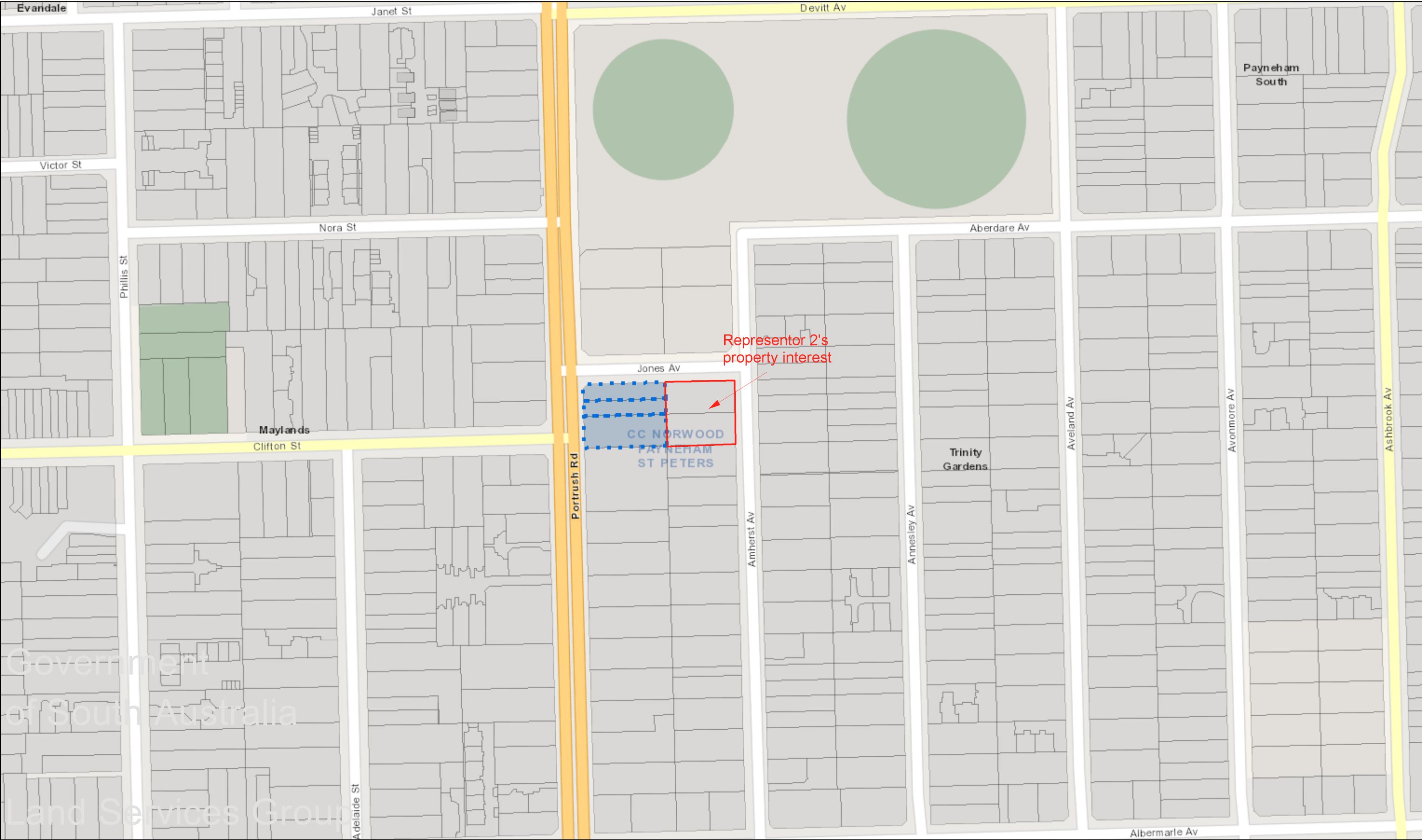
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Out of Map Area:

Representor 1 - 77 Henry St, Maylands
Representor 2 - 432 South Rd, Marleston

Representation Map



Details of Representations

Application Summary

Application ID	22010614
Proposal	Demolition of the existing residential dwelling and two storey commercial building and the construction of a pre-school (Edge Early Learning Centre) 90 place with associated signage, carparking and landscaping.
Location	164 PORTRUSH RD TRINITY GARDENS SA 5068, 166 PORTRUSH RD TRINITY GARDENS SA 5068, UNIT 1-4 168 PORTRUSH RD TRINITY GARDENS SA 5068

Representations

Representor 1 - Evonne Moore

Name	Evonne Moore
Address	77 Henry Street MAYLANDS SA, 5069 Australia
Submission Date	12/06/2023 02:14 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 support the development with some concerns

Reasons

This is a large site and a large development. It is disappointing that no details have been provided on the plans available for perusal by the public as to any trees or shrubbery the proposed child care centre proposes to plant to soften the appearance of the development and to provide some shade to outdoor areas on hot summer days. ' Portrush Road is a Major Arterial Road. One day in the future your progeny may wonder why we allowed child care centres to be erected on our busiest most polluted roads, But in the meantime can the Panel please require some shade-giving trees to be planted on the Portrush Road side of this site. There are no street trees on this stretch of road and some adequate trees and understorey shrubs are highly desirable. Trees help attenuate the noise of traffic and tree leaves capture airborne pollutants. It is a great pity that developers do not integrate substantial green landscaping into their designs. The add-on-as-an-afterthought attitude to landscaping means that the public will still be looking at green circles to indicate landscaping on design plans in future. Hopefully the new planning system has not taken away all of councils' rights to require softening landscaping for new commercial developments. I understand that the panel may delegate any decision on landscaping to a council planning staff member, but I would hope that in future landscape plans prepared by suitably qualified persons will accompany major commercial development applications so that the public can make some informed comment on an issue which is dear to many residents' hearts. Thank you.

Attached Documents

Representations

Representor 2 - Spencer Lowndes

Name	Spencer Lowndes
Address	432 South Road MARLESTON SA, 5033 Australia
Submission Date	13/06/2023 04:20 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 proposed land use is incompatible with the zone and locality. Refer to the attached letter by Thomson Planning.	

Attached Documents

pre-school-168-Portrush-Road-Representation-1233888.pdf



13 June 2023

Terry Mosel
 Presiding Member
 City of Norwood Payneham & St Peters Assessment Panel
 175 The Parade
 NORWOOD SA 5067

Dear Mr Mosel

REPRESENTATION BY SPENCER LOWNDES – DEVELOPMENT APPLICATION 22010614

I act for Mr Spencer Lowndes of Lowndes Investments Pty Ltd, who own the property at 45-47 Amherst Avenue, which adjoins the subject land to the east.

I have been instructed to submit this representation pursuant to Section 107(3)(b) of the *Planning Development and Infrastructure Act 2016*. The application is for the proposed development of a childcare centre (Proposed Development).

I have inspected the land and undertaken a thorough examination of the Proposed Development plans and details. Following my review, I have concluded that the Proposed Development does not sufficiently accord with the Planning and Design Code (the Code) to merit consent and should therefore be refused by the Council Assessment Panel.

The reason that I have formed this opinion is that the proposal is not an appropriate use of land in the context of the zone and locality.

The Code includes twenty seven (27) zones which expressly anticipate the development of child care facilities. These zones comprise a mix of neighbourhood type zones, centre type zones, main street type zones and mixed-use type zones. A complete list of the zones which anticipate child care centres is provided below:

- Capital City Zone
- City Living Zone
- City Main Street Zone
- City Riverbank Zone
- Community Facilities Zone
- General Neighbourhood Zone
- Housing Diversity Neighbourhood Zone
- Local Activity Centre Zone
- Master Planned Neighbourhood Zone
- Master Planned Renewal Zone
- Master Planned Township Zone
- Neighbourhood Zone
- Rural Neighbourhood Zone
- Strategic Innovation Zone
- Suburban Activity Centre Zone



- Suburban Main Street Zone
- Suburban Neighbourhood Zone
- Township Activity Centre Zone
- Township Main Street Zone
- Urban Activity Centre Zone
- Urban Corridor (Boulevard) Zone
- Urban Corridor (Business) Zone
- Urban Corridor (Living) Zone
- Urban Corridor (Main Street) Zone
- Urban Neighbourhood Zone
- Urban Renewal Neighbourhood Zone
- Waterfront Neighbourhood Zone

In the case of each of the above zones, “child care facility” is listed within Designated Performance Feature 1.1 as a desired land use.

The Employment Zone does not anticipate the development of child care facilities.

Performance Outcome 1.1 of the Employment Zone seeks:

“a range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.”

The associated designated performance feature (DPF 1.1) lists a range of anticipated land uses, but because some of those listed land uses have the potential to be incompatible with a child care facility, the list does not include a child care facility.

The land to the south of the subject land is occupied by a large service trade premises, Kennards Hire. My client, Lowndes Investments Pty Ltd also intend to develop their land to the east of the subject land as a service trade premises. By their very nature, service trade premises have the potential to cause impacts which might be considered unreasonable by the operator or customers of a child care centre.

For example, when Kennards Hire are testing, demonstrating and repairing their equipment, they generate noise and fumes which may conflict with the operation of the child care centre. Similarly, the proposed use of the land at 45-47 Amherst Avenue by Lowndes Investments Pty Ltd includes a servicing and repair component, which has the potential to generate a degree of noise which could conflict with the operation of the child care centre. This conflict can be avoided through ensuring compatible land uses are approved in the Employment Zone.

The section of the General Development Policies titled “*Interface between Land Uses*” introduces a range of siting and design criteria relating to noise, vibration and air quality for the development of land adjacent to ‘sensitive receivers’. As such, if the proposed child care centre was approved and an adjacent property (including the property owned by Lowndes Investments Pty Ltd) was subsequently developed for a use consistent with the Employment Zone, there could be considerable implications for the development potential of that adjacent land. This would be an unreasonable imposition in light of the fact that sensitive uses such as child care facilities are not anticipated in the zone.

As it currently stands, the property owned by Lowndes Investments Pty Ltd is located within the Employment Zone, adjacent to the Established Neighbourhood Zone on the eastern side of Amherst Avenue and adjacent to the Community Facilities Zone on the northern side of Jones Avenue. As such, Lowndes Investments Pty Ltd can reasonably expect to design his new service trade premises in such a way as to concentrate any potentially



impactful activities towards the rear (west) of his land, away from the residential interface and adjacent to land also in the Employment Zone. A child care facility in this location could compromise the ability for that to occur.

Another consideration is that the proposed child care centre would prevent the land from being developed for a use which complements and 'value-adds' to other surrounding light industrial, service trade and compatible businesses which service the local community. The subject land is a prominent site with a frontage to a main arterial road and hence provides one of few remaining opportunities in the area for the establishment of one of the various land uses sought for the zone; all of which are complementary to and support one another through providing economies of scale. In particular, I note that PO/DPF 1.4 specifically anticipates bulky goods outlets being located on sites with a frontage to a State Maintained Road.

The Code provides significant opportunity for child care facilities to establish in various locational circumstances, within 27 different zones. The subject land is not an appropriate location and this is reflected in the zone policy.

For the reasons set out above I respectfully urge the Council Assessment Panel to REFUSE this development.

Mr Lowndes wishes for me make a verbal submission to the Council Assessment Panel on his behalf, in support of this representation.

Yours sincerely,

Mark Thomson
Director, Thomson Planning

Referral Snapshot

Development Application number:
22010614

Consent:
Planning Consent

Relevant authority:
City of Norwood, Payneham and St. Peters

Consent type for distribution:
Planning

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
20 Sep 2023

Advice:
With comments, conditions and/or notes

Condition 1

Vehicular access to serve the site shall be in accordance with the Ground Floor Plan by Husband Architects, Job No 1800, drawing number DA20, revision D , Date 12/04/2023. The access shall include generous flaring to the road to allow convenient left turn in and left turn out vehicular movements. A one meter separation shall be achieved between the flaring of the access and the Side Entry Pit on Portrush Road.

Condition 2

All vehicles shall enter and exit Portrush Road in a forward direction and all on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 3

Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in *AS/NZS 2890.1:2004*, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 4

Any redundant crossovers on Portrush Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to operation of the development.

Condition 5

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Referral Snapshot

Development Application number:
22010614

Consent:
Planning Consent

Relevant authority:
City of Norwood, Payneham and St. Peters

Consent type for distribution:
Planning

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
25 Oct 2022

Advice:
With comments, conditions and/or notes

Condition 1

Vehicular access to serve the site shall be in accordance with the Site Plan by Husband Architects, Drawing Number DA20, Revision A, Date 24/03/2022. The access shall include suitable flaring to the road to allow convenient left turn in and left turn out vehicular movements for Portrush Road.

Condition 2

All vehicles shall enter and exit Portrush Road in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 3

Clear sightlines, as shown in Figure 3.3 'Minimum Sight Lines for Pedestrian Safety' in AS/NZS 2890.1:2004, shall be provided at the property line to ensure adequate visibility between vehicles leaving the site and pedestrians on the adjacent footpath.

Condition 4

Any redundant crossover on Portrush Road shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense prior to operation of the development.

Condition 5

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

Josef Casilla

From: Ken Schalk <Ken.Schalk@tonkin.com.au>
Sent: Tuesday, 23 August 2022 11:56 AM
To: Josef Casilla
Subject: RE: DA for Unit 1-4 168 Portrush Road, Trinity Gardens

Hi Josef

I have reviewed plans for the proposed development at the above site in relation to flooding.

The site lies within the 1% AEP floodplain. It appears from the mapping that flooding of the site is due to overflows from the stormwater system in Amherst Avenue to the east and also the pooling of floodwaters around the intersection of Jones Avenue and Portrush Road.

Flood levels fall across the site. In the south eastern corner, the 1% AEP flood level is approximately 58.6 mAHD. The 1% AEP flood level on Portrush Road is 58.2 mAHD. Due to the proposed layout of the building, the FFL will be governed by the flood level in the south eastern corner of the allotment. I would suggest a freeboard allowance of approximately 200 mm above the 1% AEP flood level due to the depths of flow across the site and the need to provide . This would result in a finished floor level of 58.9 mAHD (cf 58.4 mAHD proposed).

I note that the proposed building is constructed across the flow path and is likely to redirect flows towards Jones Avenue and possibly into the allotment on the corner of Jones and Amherst Avenue. From a flooding and finished floor level viewpoint, a better site layout would involve an overflow path along the southern boundary (possibly the play area currently shown at the rear of the site, with the portion of the building currently shown as being along this boundary being along the Jones Avenue boundary.

I have some concerns about evacuation of the site in a 1% or larger flood event. While flood depths are likely to be shallow across the site, if evacuation were to be required, the most logical route would be along Jones Avenue to higher ground at the intersection of Jones Avenue and Amherst Avenue. This evacuation route would require walking the children out of the centre and across the southern kerb line of Jones Avenue, which is shown on the mapping to be carrying flow during a 100 year event. I suspect adult assistance would be required to get children (particularly young children) across these floodwaters. At Amherst Avenue, the children would need to be evacuated by vehicle.

Regards

Ken Schalk
Principal - Hydrology & Hydraulics

**Tonkin**

Level 2, 170 Frome Street
Adelaide SA 5000
Office +61 8 8273 3100
Direct +61 8 8132 7538

Mobile +61 417 877 796
 Ken.Schalk@tonkin.com.au
tonkin.com.au



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Please consider the environment before printing this email

From: Josef Casilla <JCasilla@npsa.gov.au>
Sent: Tuesday, 2 August 2022 2:44 PM
To: Ken Schalk <Ken.Schalk@tonkin.com.au>
Subject: DA for Unit 1-4 168 Portrush Road, Trinity Gardens

Hi Ken,

Please find attached DA documents for Unit 1-4 168 Portrush Road, Trinity Gardens.

As a starting pointing, the key Hazards (Flooding) Overlay policies are detailed as follows:

PO 2.2 and DTS/DPF 2.2 state respectively:

- "Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment."

And

- "Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area."

PO 3.4 and DTS/DPF 3.4 state respectively:

- "Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact."

And

- "Other than a recreation area, development is located outside of the 5% AEP principal flow path."

PO 3.5 and DTS/DPF 3.5 state respectively:

- "Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings."

And

- "Buildings comprise one of the following:
 - (a) a porch or portico with at least 2 open sides
 - (b) a verandah with at least 3 open sides
 - (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow)
 - (d) any post construction with open sides
 - (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event."

In addition to this, Hazards (Flooding – General) Overlay PO 1.1 and DTS/DPF 1.1 state respectively:

- "Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment."

And

- “Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.”

A portion of the site is located within a Hazards (Flooding) Overlay, however reviewing flood map data there appears to be only a small portion of the front (western section) of the site which is impacted by flooding.

With all this in mind, can you please advise if the site is in fact subject to flooding and therefore subject to mitigation measures and/or free board requirements as per both overlays. If it is impacted, can you please advise if the proposed floor levels are sufficient and if not, what the minimum required FFL would be to mitigate the risk of flooding.

Kind regards,

Josef Casilla

PROJECT OFFICER - ASSETS

City of Norwood Payneham & St Peters

175 The Parade, Norwood SA 5067

Mobile 0499 338 199

Email jcasilla@npsa.gov.au

Website www.npsa.gov.au



Think before you print.

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Response 2, dated 21 August 2023

Response Details

Request:

Hi Gayle,
As per my email today, can you please provide comments on the amended proposal?
Thanks
Kieran

Response:

Hi Kieran,
Thank you for sending through the updated design plans that have removed the crossover from Jones Avenue. This design approach eliminates the conflicts that I had raised for the previous design. The parking bay and aisle width dimensions are not shown so please provide the usual Conditions that state that it must comply with Standards etc.
I note that the space opposite car park bay no. 1 needs to be marked with diagonal linemarking to reinforce that it is a turn-around bay.
Thankyou, Gayle

Response 1, dated 29 July 2022

Response Details

Request:

Hi Gayle
When you have an opportunity, can you please provide me with your opinion regarding the likely traffic/parking impacts associated with the proposed childcare centre at the junction of Jones Avenue and Portrush Road.
Best regards
Nenad

Response:

Hi Kieran
I have reviewed the DA for the Childcare Centre on the corner of Portrush Road and Jones Avenue and offer the following comments.

The Stantec traffic report states that there is on-street parking available on Jones Avenue that would cater for the shortfall of 1 parking space.
This is an incorrect assumption because there is a high parking demand in Jones Avenue that is connected to the Trinity Gardens Primary School.

In addition, the proposed driveway would result in the removal of 1 or 2 on-street car parking spaces which would impact on the pickup/drop off operations.

The report discusses traffic generation and its impact on Portrush Road but does not consider the impact to Jones Avenue.
During drop-off and pick-up times, there is significant traffic congestion in Jones Avenue, particularly toward Portrush Road. The parking inspectors and the school have informed me that there are already concerns that traffic queues from Jones Avenue around the corner into Portrush Road creating conflicts on Portrush Road. The entry/exit on Jones Avenue is very close to Portrush Road. Although it is just within the acceptable distance from the corner, the proposed driveway location would only allow for 1 vehicle to queue, waiting to turn right into the centre. This would exacerbate the congestion at this location.

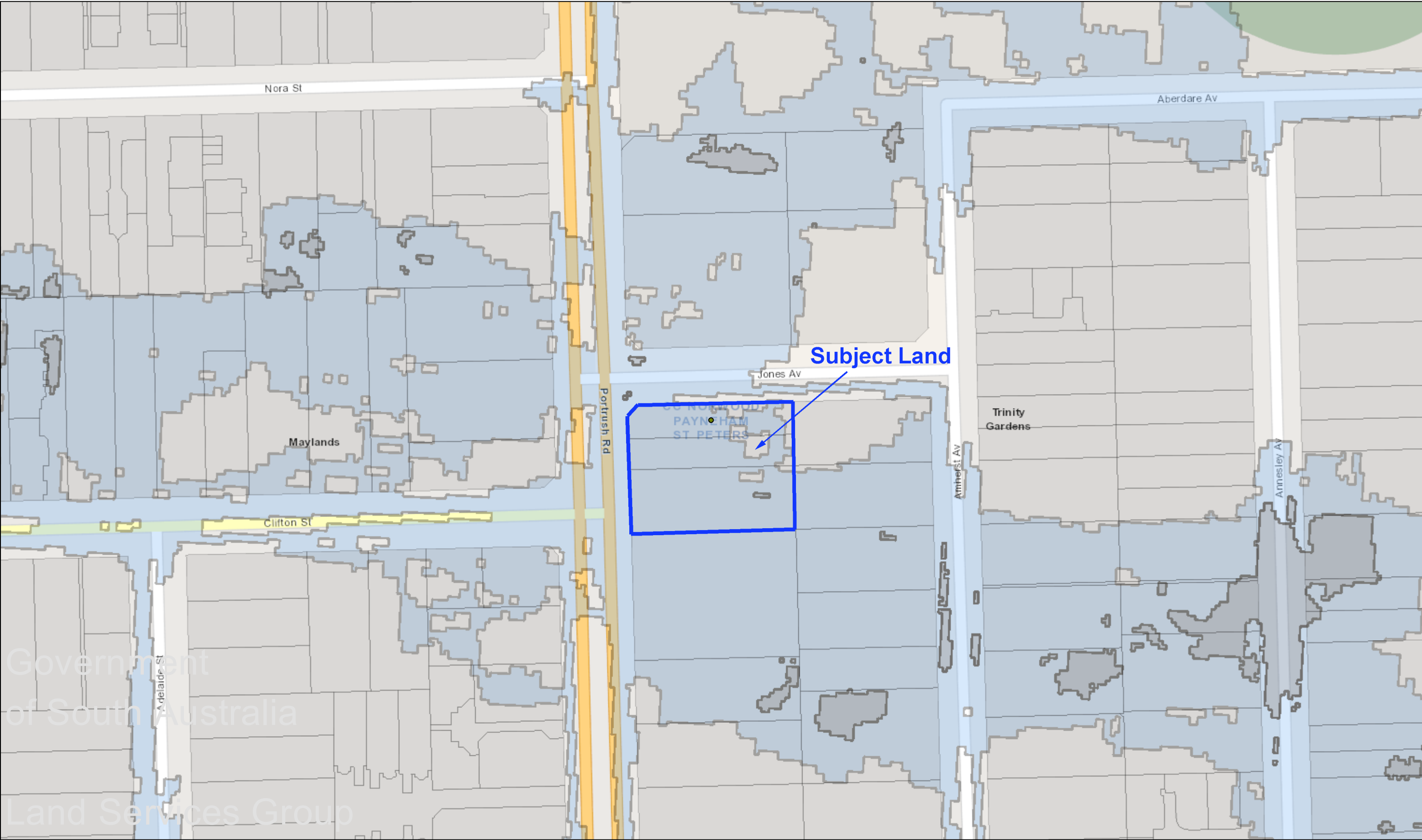
Given the congestion and parking issues on Jones Avenue, I cannot support the design of the crossover on Jones Avenue and it is preferred for all traffic to enter and exit off of Portrush Road only.

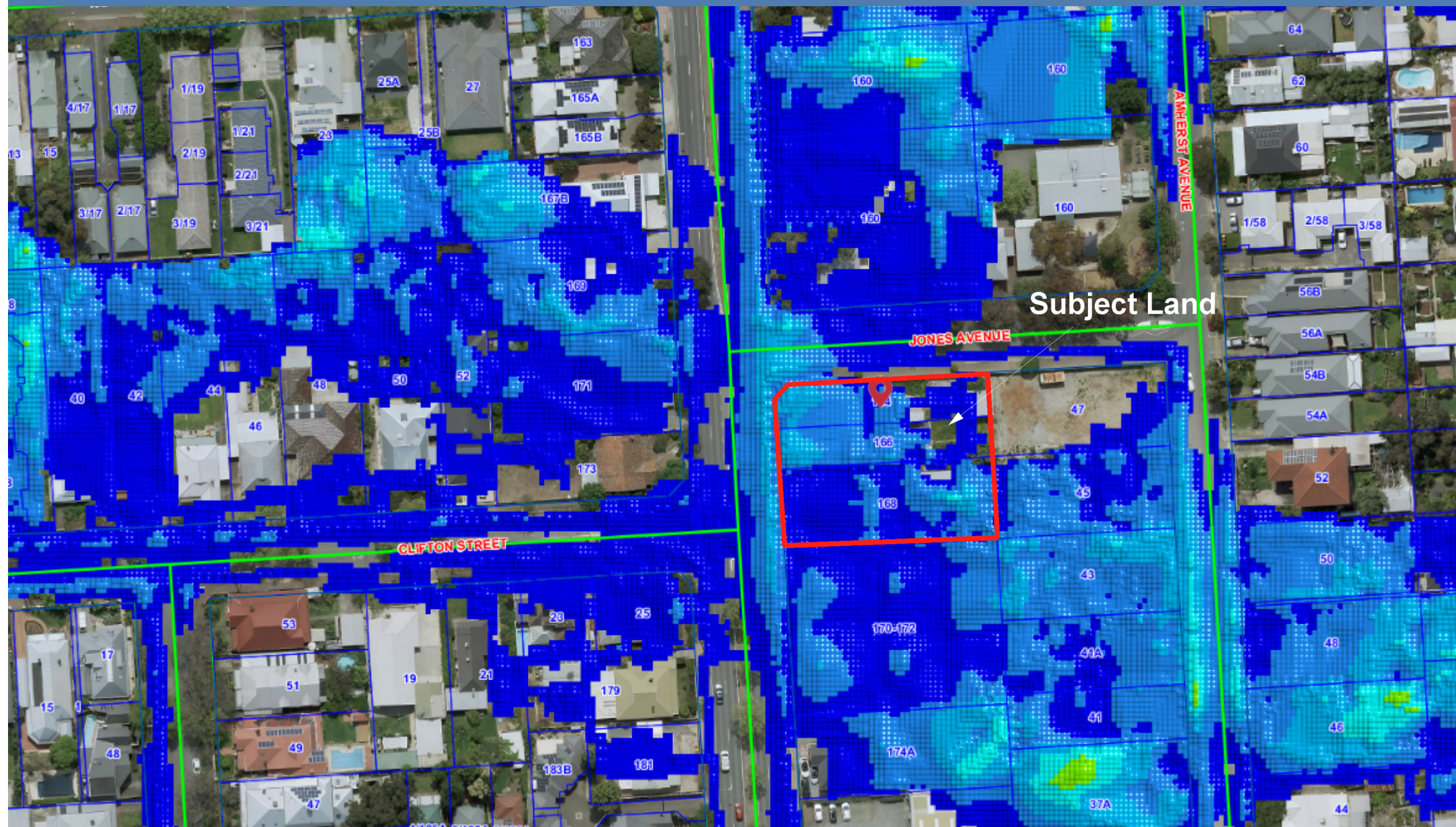
Please contact me if you require additional information.
Gayle Buckby

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Flooding Overlays Map





20 m

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Contact Details

175 The Parade, Norwood
South Australia 5067
P: 08 8366 4555 F: 08 8332 6338
E: townhall@npsa.gov.au

Disclaimer

This map is a representation of the information current held by The City of Norwood, Payneham & St Peters. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Data Acknowledgement: Property, Road & Administrator Boundaries - Supplied by Department Environment & Heritage (DEH)

Kieran Fairbrother

From: Jonathan Leaney <jonathan@acdesign.net.au>
Sent: Monday, 6 November 2023 4:04 PM
To: Kieran Fairbrother
Subject: Re: DA 22010614 - 164-168 Portrush Road, Trinity Gardens

Hi Kieren

thanks for this. As far as we are concerned we are complete and are not looking to have this deferred by the panel.
 please move forward to the panel meeting as outlined -thanks
 happy to discuss on the phone

regards,

jonathanLEANEY

anthonyciroccodesign

L1, 502 Lower North East Rd. CAMPBELLTOWN SA 5074

T 08 8336 0500 | **M** 0419 252 969

jonathan@acdesign.net.au | www.acdesign.net.au

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From: "Kieran Fairbrother" <KFairbrother@npsa.gov.au>
To: "Jonathan Leaney" <jonathan@acdesign.net.au>
Sent: Monday, 6 November, 2023 2:56:38 PM
Subject: RE: DA 22010614 - 164-168 Portrush Road, Trinity Gardens

Hi Jonathan,

Further to my previous email, another issue has now come to light.

In completing my assessment report I have come to the flooding section, because the site is located within the Hazards (Flooding) and (Flooding – General) Overlays, and have found that Nenad did not pass on to you all the advice we received in this respect. I have attached that advice for you, along with Nenad's email to you.

As you can see, Nenad only advised that the FFLs of the building needed raising, and failed to advise about the flowpath requirement and the concern about evacuating children in a flood event... I do not know why this was done and all I can do at this stage is apologise it was not raised earlier when it should've. Essentially, this advice requires a redesigning and re-siting of the development to provide an overflow path for flood waters along the southern boundary of the site. As for the evacuation concerns, I have not given that too much thought at this stage but that would require some work also.

Moving forward, my recommendation to the Panel will remain unchanged, but obviously this issue only exacerbates the extent by which this proposal is at odds with the P&D Code. However, I am very cognisant of the fact that you have not been provided the opportunity to address this earlier (again, sorry). Therefore I propose two ways we might tackle this:

1. I provide you with an opportunity to address this before the application goes to the Panel for determination;

2. Alternatively, I address this fact in my report (that you haven't seen this advice before) and advise the Panel that if they disagree with my view, and are supportive of the land use, that they may defer their decision while you address the flooding issues.

The second option would save you potential time and costs with seeking changes now that may be futile (if the Panel agree that the land use issue is fatal to the application). But the option is yours.

Can you please let me know by midday tomorrow how you wish to proceed. More than happy to chat over the phone once you've considered the above.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 8366 4560
Email kfairbrother@npsp.sa.gov.au
Website www.npsp.sa.gov.au

From: Kieran Fairbrother
Sent: Friday, November 3, 2023 7:55 AM
To: 'Jonathan Leaney' <jonathan@acdesign.net.au>
Subject: RE: DA 22010614 - 164-168 Portrush Road, Trinity Gardens

Hi Jonathan,

By way of update, I intend on putting this DA to November's meeting.

However, I wanted to give you a heads up that through my assessment I have determined that I am unable to support the application and my recommendation to the Panel will be for refusal. In my opinion, the use of the land as a child care centre within an Employment Zone is a fundamental issue. I don't believe the Zone intends to accommodate this kind of use and I believe this use is incompatible with the types of uses sought in the Zone. In terms of design, car parking, access, etc, I believe the application ticks the boxes. But for me the land use question is fundamental, cannot be overcome, and is fatal to the application. And for what it's worth, I have discussed this with the other senior planner and my manager and we all agree on this point.

That being said, the CAP may think otherwise and grant consent to the application on the night.

Happy to discuss further if you like – feel free to give me a call. I am also happy to send you the section of my report that discusses land use if you like.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 8366 4560
Email kfairbrother@npsp.sa.gov.au
Website www.npsp.sa.gov.au

5.2 DEVELOPMENT NUMBER 23022021 – MARK THOMAS – 4 MORRIS STREET, EVANDALE

DEVELOPMENT NO.:	23022021
APPLICANT:	Mark Thomas
ADDRESS:	4 MORRIS ST EVANDALE SA 5069
NATURE OF DEVELOPMENT:	Two storey detached dwelling
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Established Neighbourhood <p>Overlays:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Character Area • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Minimum Frontage (Minimum frontage is 13m) • Minimum Site Area (Minimum site area is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Minimum Side Boundary Setback (Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	9 Aug 2023
RELEVANT AUTHORITY:	Assessment panel at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	09 August 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Mark Thomson Consultant Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 5:	Representations
ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Response to Representations
ATTACHMENT 2:	Subject Land Map		
ATTACHMENT 3:	Zoning Map		
ATTACHMENT 4:	Representation Map		

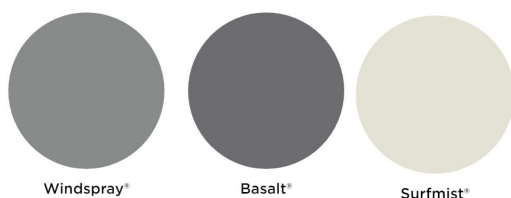
DETAILED DESCRIPTION OF PROPOSAL:

The proposal comprises the construction of a two storey detached dwelling. The dwelling has three bedrooms (one at ground level and two at upper level) and a total floor area of 260m² including an alfresco and two car carport.

The dwelling has a gabled roof form, both over the single storey component at the front and the two storey component at the rear.

At ground level, the façade is proposed to be clad in scyon axon, painted 'surfmist', with a feature brick element alongside the entry portico. Other ground level walls are to be clad in a combination of colorbond corrugated iron and scyon axon, with more feature brick forming a wall to the alfresco. Upper level walls are proposed to be clad in colorbond corrugated iron in 'windspray' for the front and rear elevations and 'basalt' for the side elevations. The various colours proposed are shown in Image 1 below.

Image 1. Proposed colorbond colours



The proposed carport has a 'flat' (2 degree pitch) roof and is 3.3m wide with a length of 11.15m to enable two cars to park 'end on end'.

BACKGROUND:

When the development application was lodged, the upper level was located 1.7m behind the single storey facade, which had a pitching point (gutter height) of 2.7 metres. This is shown in Image 2 below.

After concerns were expressed by the Assessment Manager's delegate, the applicant amended the application by:

- increasing the distance between the single storey façade and the upper level to 6.0m;
- increasing the pitching point of the single storey element to 3.0m (thereby reducing the visibility of the upper level); and
- changing the cladding of the upper level walls from a combination of scyon axon and colorbond corrugated iron to entirely colorbond corrugated iron.

These changes, which represent the current proposal, are shown in Image 3 below.

Image 2. Plans as Lodged

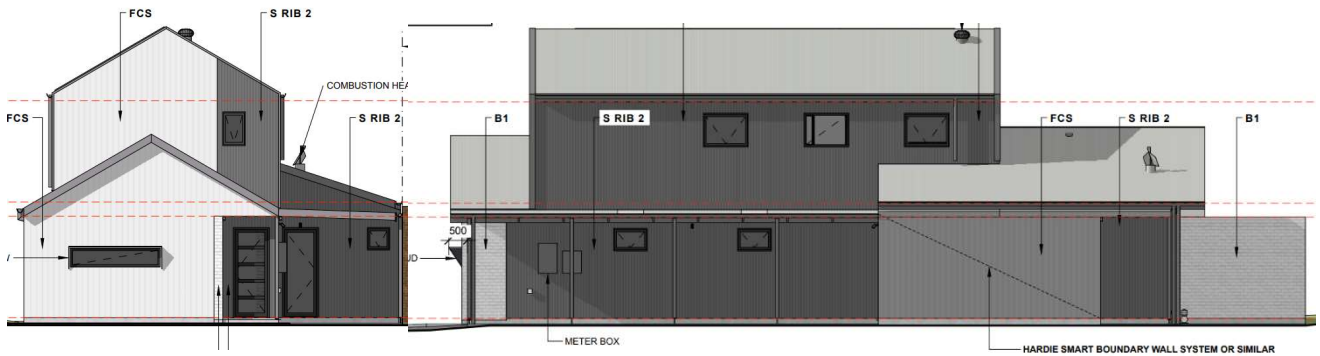
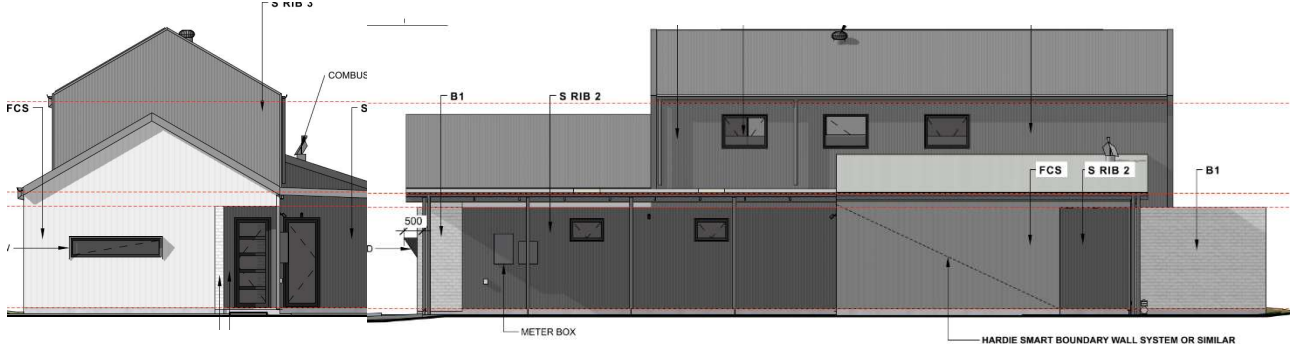


Image 3. Plans as Amended



SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 4 MORRIS ST EVANDALE SA 5069

Title ref.: CT
5262/340

Plan Parcel:
F135246 AL95

Council: THE CITY OF NORWOOD PAYNEHAM
AND ST PETERS

The subject land is a rectangular shape allotment with a frontage to Morris Street of 12.19m and a depth of 36.65m, resulting in an area of 447m². The topography is almost flat, with a fall of just 400mm over the 36.65m depth from back to front.

A stone fronted inter-war bungalow currently occupies the land. It is not listed as a heritage place and due to being located outside of a Historic Area Overlay, is able to be demolished without any form of development authorisation.

Two trees are located at the rear of the allotment. Neither tree is regulated and therefore both are able to be removed without any form of development authorisation.

Locality

The locality of the subject land is characterised by single storey character dwellings, almost exclusively inter-war bungalows, at low density. Morris Street is a relatively narrow street with mature street tree plantings, front gardens and generally open style front fences creating a consistent, pleasant streetscape.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Detached dwelling: Code Assessed - Performance Assessed
New housing
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
The proposal involves a structure that is proposed to be situated on an allotment boundary and the length of the proposed structure exceeds 8m.

- **LIST OF REPRESENTATIONS**

First Name	Surname	Business Name	Address	Position	Wishes to be heard?
Evonne	Moore	St Peters Residents Association	12 St Peters Street, St Peters	Opposed	Yes
Daniel	Oliver	N/A	432 South Road, Marleston	Support	No

- **SUMMARY**

Mr Oliver supports the proposal and has advised that he hopes the proposal “works well for the area” and “works well for the adjoining neighbours”.

Ms Moore has raised concern with the following aspects of the proposal:

- demolition of the existing dwelling;
- removal of the existing tree at the rear of the property;
- dominance of the carport over the front doorway;
- small size of the front window; and
- bulk and scale of the upper level element.

The applicant has responded to the representations, providing details of the reasoning behind the design elements of concern to Ms Moore and the intended tree removal.

AGENCY REFERRALS

The application was not referred to any statutory referral agencies.

INTERNAL REFERRALS

The application was not referred internally for technical advice.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One.

Land Use and Intensity

The proposal to construct one detached dwelling on the existing allotment is consistent with Performance Outcomes 1.1 and 2.1 of the Established Neighbourhood Zone. Specifically PO 1.1 seeks predominantly residential development, while PO 2.1 seeks to ensure allotments for residential purposes are of a suitable size to accommodate the anticipated dwelling form. The associated Designated Performance Feature (DPF 2.1) includes ensuring that development will not result in more than 1 dwelling on an existing allotment as one of the standard ways of achieving this performance outcome.

Building Height

The subject land is located within the Character Area Overlay. According to Desired Outcome 1 (DO1), this overlay contains policies which are intended to ensure:

“Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.”

In relation to building height, the Character Area Statement states:

“Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage).”

Performance Outcome 2.2 of the Character Area Overlay states:

“Development is consistent with the prevailing building and wall heights in the character area.”

The prevailing building height in the locality and broader area is single storey. Therefore if PO 2.2 is applied rigidly without the context provided by DO1, all development should be consistent with this; ie. it should be single storey in height.

However, it is evident from DO1 and the Character Area Statement referred to therein, that the Character Area Overlay policies are intended to guide streetscape outcomes. Other planning outcomes such as amenity impacts of development on adjoining properties are addressed elsewhere in the Code, including at the zone level and within General Development Policies.

In this context, the practical way to apply PO 2.2 is to ensure that development is consistent with the prevailing building and wall heights as viewed within the relevant streetscape; enabling dwellings to have two storey elements at the rear.

Although the upper level component of the proposed dwelling would be visible within the streetscape, it would appear sufficiently recessive so as not to detract from or 'jar' with the single storey character of the street. This is primarily due to:

- the distance which the upper level is set back from the single storey façade (6m);
- the use of grey colorbond corrugated iron cladding for the upper level walls, creating a 'roof language' in contrast to the light colour scyon cladding of the single storey façade.

The fact that the dwelling on the adjoining property to the north at 2 Morris Street has an upper level partially concealed within the roof space further assists with the integration of the proposed recessed upper level into the streetscape.

Site Coverage

Designated Performance Feature 3.1 of the Established Neighbourhood Zone is a maximum site coverage of 50%; representing a standard method of achieving Performance Outcome 3.1, which states:

"Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation."

The footprint of the proposed dwelling is 188m² in area, representing 42% of the site area. As well as being well below the 50% Designated Performance Feature, the footprint is consistent with the character and pattern of the neighbourhood.

Setbacks

Performance Outcome 2.4 of the Character Area Overlay states:

"Development is consistent with the prevailing front and side boundary setback pattern in the character area."

With respect to front/street setbacks, this wording differs slightly from Performance Outcome 5.1 of the Established Neighbourhood Zone, which states:

"Buildings are set back from primary street boundaries consistent with the existing streetscape."

There is a Designated Performance Feature associated with PO 5.1, seeking the average setback of existing buildings on adjoining allotments. That said, to the extent of any inconsistency between zone policy and overlay policy, overlay policy takes precedence and as such, the most relevant consideration in relation to the front/street setback of the proposed dwelling is whether it is consistent with the prevailing setback pattern in the character area.

The proposed dwelling is set back 6.4 metres from Morris Street to the building line. This equates to the setback of the verandah of the existing dwelling on the allotment and is 1.5m closer to the street than the building line (front wall) of the existing dwelling. Image 4 below shows the existing setback pattern in the locality. The white lines represent the street boundaries, the yellow lines represent the building lines (front walls) of existing dwellings and the dotted red line represents a 6.4m setback distance on the eastern side of Morris Street.

Image 4. Setback Pattern in the Locality



There are three existing dwellings in the locality on the eastern side of Morris Street which have a street setback equal to or less than the proposed 6.4 metre setback. The closest such dwelling to the subject land is one allotment removed, at 8 Morris Street. The remaining dwellings are set further back, with the greatest setback being that of the dwelling at 2 Morris Street, with a setback of 9m to the building line.

Having regard to the existing pattern of street setbacks, the proposed 6.4m setback is considered reasonably consistent.

With respect to side setbacks, Performance Outcome 8.1 of the Established Neighbourhood Zone states:

“Buildings are set back from side boundaries to provide:

- a) separation between buildings in a way that complements the established character of the locality*
- b) access to natural light and ventilation for neighbours.”*

The associated Designated Performance Feature (DPF 8.1) specifies a minimum of 1m for ground level walls and 3m for upper level walls from side boundaries.

On the northern side, the proposed dwelling has a setback of 2.9m at ground level and 3.6m at upper level. On the southern side, the proposed dwelling wall is set back 3.3m at ground level for the first 11 metres, at which point the dwelling is proposed on the side boundary. The upper level is set back 3.3m from the southern side boundary.

The proposed boundary wall is contrary to Designated Performance Feature 7.1, which states that dwellings “do not incorporate side boundary walls where a side boundary setback value is returned in (a) below” and (a) returned a setback value of 1m. The associated Performance Outcome (PO 7.1) states:

“Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.”

The proposed boundary wall corresponds with a boundary wall of the dwelling on the adjoining property at 6 Morris Street and will therefore have no impact on the occupants of that dwelling.

The proposed carport extends along the southern side boundary for a distance of 11m, of which 10.3m would be visible from the adjoining property. In particular, there are two small windows in the side of the dwelling at 6 Morris Street which face in the direction of the proposed carport. With the carport being open sided and located 1.2m from these windows, the resultant impacts (visual outlook and overshadowing) are considered acceptable.

Appearance

Performance Outcomes 2.3 and 2.5 of the Character Area Overlay respectively state:

“Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.”

“Materials are either consistent with or complement those within the character area.”

The proposed dwelling has a gabled roof form consistent with the roof form of the many inter-war bungalows within the locality. The proportions of the single storey front component of the dwelling are similar to those of dwellings in the locality, with 3m external wall height and the façade occupying approximately 60% of the allotment frontage.

Despite being in line with the dwelling façade, the proposed carport is minimal in its design, being open fronted and open sided and having a ‘flat’ roof. It is not considered to dominate the appearance of the dwelling.

The selected materials are compatible with materials found in the area. The grooved fibre cement scyon axon cladding proposed for the façade is similar in appearance to the infill material used in the gable of bungalows. The feature brick wall at the front is reflective of brick pillars of bungalows and the corrugated iron roof and wall cladding is typical of roofing of dwellings in the locality.

The front door is recessed 1.2m from the facade, sufficiently addressing the street and providing a legible entry point for visitors, consistent with Performance Outcome 17.2 of the Design in Urban Areas section of the General Development Policies.

The window in the dwelling façade is 2.4m wide x 0.5m high, giving a window area of 1.2m². In addition, the front door is proposed to be glazed, adding approximately 1.25m² window area. The resultant aggregate window area of 2.45m² exceeds the 2.0m² minimum specified in Designated Performance Feature 17.1(b) of the Design in Urban Areas section of the General Development Policies.

Despite achieving DPF 17.1(b), the window is not consistent with the traditional window proportions of character dwellings in the area. This aspect of the design is therefore inconsistent with PO 2.3 of the Character Area Overlay.

Despite the unconventional window proportion, on balance, the proposed dwelling is considered to present to the street in a form and style which will contribute positively to the established character of the locality.

Fencing

It appears from the perspective drawings provided, that there is an intention to replace the existing front fence with a similar timber picket fence and driveway gate. Fences of this nature (non-masonry up to 2.1m) do not require development approval and therefore do not need to form part of the development application. Given the range of front fences in the locality, a fence of this nature would not detract from the streetscape or proposed dwelling.

Overlooking

All upper level windows are proposed to contain obscure glass to a height of 1500mm above floor level, consistent with Designated Performance Feature 10.1 of the Design in Urban Areas section of the General Development Policies.

Access and Parking

No change to the current access arrangement is proposed. The proposed amount of car parking exceeds the minimum criteria of 1 covered space located 5.5m from the street boundary.

CONCLUSION

The proposed dwelling is considered to suitably address the Character Area Overlay policies. It presents to the street with a single storey gable roofed form with generous side boundary setbacks and uses compatible materials. Although visible, the upper level is sufficiently set back so as not to compromise the streetscape character.

The extent of boundary development along the southern boundary is considered reasonable, as the adjoining dwelling also has a boundary wall and the proposed carport is open-sided.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 23022021, by Mark Thomas is granted Planning Consent subject to the following reasons/conditions/reserved matters:

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

All upper floor windows shall either have sill heights of 1500mm above floor level or be treated to a height of 1500mm above floor level, prior to occupation of the building, in a manner that restricts views being obtained by a person within the room to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

ADVISORY NOTES

Planning Consent

Advisory Note 1

The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 2

The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 3

The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 4

The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 5

The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work.

Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 6

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

Advisory Note 7

Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 8

Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 9

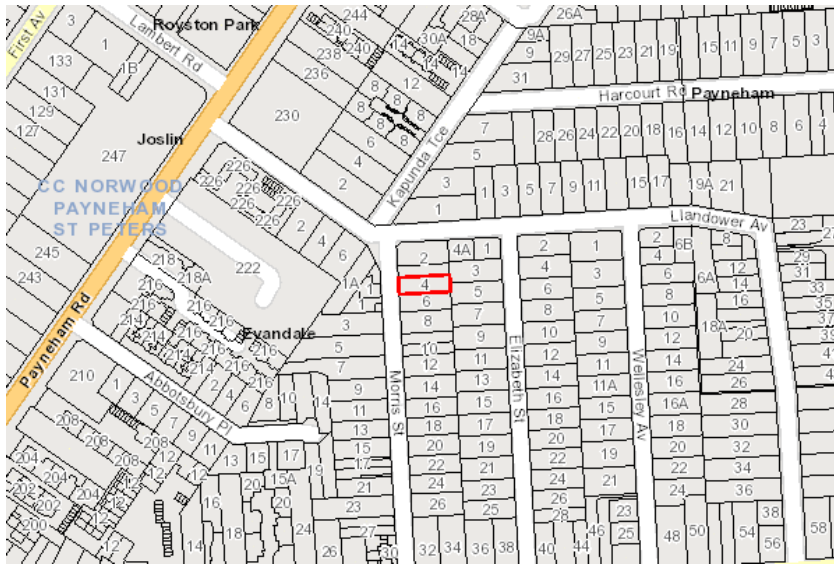
No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

4 MORRIS ST EVANDALE SA 5069

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Zone

Established Neighbourhood

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)

Character Area (NPSPC1)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

**Local Variation
(TNV)**

Minimum Frontage (*Minimum frontage is 13m*)

Minimum Site Area (*Minimum site area is 600 sqm*)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Minimum Side Boundary Setback (*Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher*)

Site Coverage (*Maximum site coverage is 50 per cent*)

Selected Development(s)

Detached dwelling

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Detached dwelling - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Established Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.
DO 2	Maintain the predominant streetscape character, having regard to key features such as roadside plantings, footpaths, front yards, and space between crossovers.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Predominantly residential development with complementary non-residential activities compatible with the established development pattern of the neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Office (f) Recreation area (g) Shop.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and are compatible with the prevailing development pattern in the locality.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or

	<p>Development involves the conversion of an existing dwelling into two or more dwellings and the existing dwelling retains its original external appearance to the public road</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <table><tr><th>Minimum Site Area</th></tr><tr><td>Minimum site area is 600 sqm</td></tr></table> <p>and</p> <p>(b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <table><tr><th>Minimum Frontage</th></tr><tr><td>Minimum frontage is 13m</td></tr></table> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>(c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</p>	Minimum Site Area	Minimum site area is 600 sqm	Minimum Frontage	Minimum frontage is 13m
Minimum Site Area					
Minimum site area is 600 sqm					
Minimum Frontage					
Minimum frontage is 13m					
<p>PO 2.2</p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) the balance of the allotment accords with the requirements specified in Established Neighbourhood Zone DTS/DPF 2.1, with 10% reduction in minimum site area where located in a Character Area Overlay or Historic Area Overlay</p> <p>(b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <p>(i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>				

Site coverage					
PO 3.1 Building footprints are consistent with the character and pattern of the neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.	DTS/DPF 3.1 Development does not result in site coverage exceeding: <table border="1"> <tr> <th colspan="2">Site Coverage</th></tr> <tr> <td colspan="2">Maximum site coverage is 50 per cent</td></tr> </table> In instances where: <ul style="list-style-type: none"> (a) no value is returned (i.e. there is a blank field), then a maximum 50% site coverage applies (b) more than one value is returned in the same field, refer to the Site Coverage Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development. 	Site Coverage		Maximum site coverage is 50 per cent	
Site Coverage					
Maximum site coverage is 50 per cent					
Building Height					
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.	DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than: <ul style="list-style-type: none"> (a) the following: <table border="1"> <tr> <th colspan="2">Maximum Building Height (Levels)</th></tr> <tr> <td colspan="2">Maximum building height is 2 levels</td></tr> </table> (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 4.1, in instances where: <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Meters) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development. (d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other. 	Maximum Building Height (Levels)		Maximum building height is 2 levels	
Maximum Building Height (Levels)					
Maximum building height is 2 levels					
Primary Street Setback					
PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.	DTS/DPF 5.1 Buildings setback from the primary street boundary in accordance with the following table: <table border="1"> <tr> <th>Development Context</th><th>Minimum setback</th></tr> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> </table>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.
Development Context	Minimum setback				
There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.				

	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.		
	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	(a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - no DTS/DPF is applicable		
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	No DTS/DPF is applicable.		
	For the purposes of DTS/DPF 5.1: (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table			
Secondary Street Setback				
PO 6.1 Buildings are set back from secondary street boundaries (not being a rear laneway) to maintain the established pattern of separation between buildings and public streets and reinforce streetscape character.	DTS/DPF 6.1 Building walls are set back from the secondary street boundary (other than a rear laneway): (a) no less than: <table><tr><td>Minimum Side Boundary Setback</td></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> or	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher	
Minimum Side Boundary Setback				
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher				

	<div>(b) 900mm, whichever is greater</div> <div>or</div> <div>(c) if a building (except for ancillary buildings and structures) on any adjoining allotment is closer to the secondary street, not less than the distance of that building from the boundary with the secondary street.</div> <div>In instances where no value is returned in DTS/DPF 6.1(a) (i.e. there is a blank field), then it is taken that the value for DTS/DPF 6.1(a) is zero.</div>		
Boundary Walls			
<div>PO 7.1</div> <div>Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</div>	<div>DTS/DPF 7.1</div> <div>Dwellings do not incorporate side boundary walls where a side boundary setback value is returned in (a) below:</div> <div>(a)</div> <table><tr><th>Minimum Side Boundary Setback</th></tr><tr><td>Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher</td></tr></table> <div>or</div> <div>(b) where no side boundary setback value is returned in (a) above, and except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (i) or (ii) below:</div> <div><div>(i) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</div><div>(ii) side boundary walls do not:<div><div>A. exceed 3.2m in wall height from the lower of the natural or finished ground level</div><div>B. exceed 8m in length</div><div>C. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</div><div>D. encroach within 3m of any other existing or proposed boundary walls on the subject land.</div></div></div></div>	Minimum Side Boundary Setback	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum Side Boundary Setback			
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher			
Side Boundary Setback			
<div>PO 8.1</div> <div>Buildings are set back from side boundaries to provide:</div> <div><div>(a) separation between buildings in a way that complements the established character of the locality</div><div>(b) access to natural light and ventilation for neighbours.</div></div>	<div>DTS/DPF 8.1</div> <div>Other than walls located on a side boundary in accordance with Established Neighbourhood Zone DTS/DPF 7.1, building walls are set back from the side boundary:</div> <div>(a) no less than:</div> <table><tr><th>Minimum Side Boundary Setback</th></tr></table>	Minimum Side Boundary Setback	
Minimum Side Boundary Setback			

Minimum Side Boundary Setback	
	Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
	<p>(b) in all other cases (i.e., there is a blank field), then:</p> <p>(i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm</p> <p>(ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level</p> <p>(iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.</p>
Rear Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the established character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 9.1</p> <p>Other than in relation to an access lane way, buildings are set back from the rear boundary at least:</p> <p>(a) 4m for the first building level</p> <p>(b) 6m for any second building level.</p>
Appearance	
<p>PO 10.1</p> <p>Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.</p>	<p>DTS/DPF 10.1</p> <p>Garages and carports facing a street (other than an access lane way):</p> <p>(a) are set back at least 0.5m behind the building line of the associated dwelling</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.</p>
<p>PO 10.2</p> <p>The appearance of development as viewed from public roads is sympathetic to the wall height, roof forms and roof pitches of the predominant housing stock in the locality.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>

Table 5 - Procedural Matters (PM) - Notification

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

placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. All development undertaken by: <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	Except development involving any of the following: <ul style="list-style-type: none"> 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) residential flat building. 	Except development that: <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).

<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. does not satisfy Established Neighbourhood Zone DTS/DPF 1.2 or 2. exceeds the maximum building height specified in Established Neighbourhood Zone DTS/DPF 4.1 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 8m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

7. Railway line.	Except where located outside of a rail corridor or rail reserve.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Valued streetscape characteristics and development patterns are reinforced through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
PO 1.1 All development is undertaken having consideration to the valued attributes expressed in the Character Area Statement.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 The form of new buildings and structures that are visible from the public realm are consistent with the valued streetscape characteristics of the character area.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is consistent with the prevailing building and wall heights in the character area.	DTS/DPF 2.2 None are applicable.

PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) are consistent with the prevailing characteristics in the character area.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the character area.	DTS/DPF 2.4 None are applicable.
PO 2.5 Materials are either consistent with or complement those within the character area.	DTS/DPF 2.5 None are applicable.
Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.	DTS/DPF 6.1 None are applicable.
PO 6.2 Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.	DTS/DPF 6.2 None are applicable.

Character Area Statements

Statement#	Statement						
Character Areas affecting City of Norwood, Payneham and St Peters							
	<p>Evandale/Maylands/Stepney Character Area Statement (NPSP-C1)</p> <p>The Character Area Overlay identifies localities that comprise valued character attributes. They can be characterised by a consistent rhythm of allotment patterns, building setting and spacing, landscape or natural features and the scale, proportion and form of buildings and their key elements.</p> <p>These attributes have been identified in the below table. In some cases State and / or Local Heritage Places within the locality contribute to the attributes of a Character Area.</p> <p>The preparation of a Contextual Analysis can assist in determining potential additional attributes of a Character Area where these are not identified in the below table.</p> <table> <tr> <td>Eras, themes and context</td><td>Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in Maylands, Evandale and Payneham), semi-detached and group dwellings.</td></tr> <tr> <td>Allotments, subdivision and built form patterns</td><td>Original, pre-1940s land division patterns. Setbacks from boundaries creating space between dwellings.</td></tr> <tr> <td>Architectural styles, detailing and built form features</td><td>Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.</td></tr> </table>	Eras, themes and context	Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in Maylands, Evandale and Payneham), semi-detached and group dwellings.	Allotments, subdivision and built form patterns	Original, pre-1940s land division patterns. Setbacks from boundaries creating space between dwellings.	Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.
Eras, themes and context	Pre-1940. Primarily low-scale and low density residential. Detached (including battleaxe in Maylands, Evandale and Payneham), semi-detached and group dwellings.						
Allotments, subdivision and built form patterns	Original, pre-1940s land division patterns. Setbacks from boundaries creating space between dwellings.						
Architectural styles, detailing and built form features	Traditional pre-1940s roof forms, eaves, front verandah treatments, window proportions.						

Statement#	Statement	
NPSPC1		Semi-detached dwellings often presenting as single dwellings.
	Building height	Single storey, with some two storey to the rear of buildings (with single storey appearance to primary street frontage).
	Materials	Varied, traditional materials.
	Fencing	Low, open-style fencing that allows connectivity to the street. Front fencing and side fencing (between the front of a dwelling and the street) and landscaping are important components of streetscape character. Some more solid forms of fencing along arterial roads.
	Setting, landscaping, streetscape and public realm features	Vehicle garaging, driveways and front fences are not dominant streetscape elements. In most areas mature street tree plantings provide an overall visual coherence to the streets. Soft front landscaping, including trees. Some limited advertising and signage which complements scale and architecture of associated buildings.
	Representative Buildings	[Not identified]

Procedural Matters (PM) - Referrals

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

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

Stormwater Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature												
<p>PO 1.1</p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none">(a) maximise conservation of water resources(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded(c) manage stormwater runoff quality.	<p>DTS/DPF 1.1</p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none">(a) includes rainwater tank storage:<ul style="list-style-type: none">(i) connected to at least:<ul style="list-style-type: none">A. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof areaB. in all other cases, 80% of the roof area(ii) connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m²(iii) connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m² or greater(iv) with a minimum total capacity in accordance with Table 1(v) where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank(b) incorporates dwelling roof area comprising at least 80% of the site's impervious area <p>Table 1: Rainwater Tank</p> <table><tr><th>Site size (m²)</th><th>Minimum retention volume (Litres)</th><th>Minimum detention volume (Litres)</th></tr><tr><td><200</td><td>1000</td><td>1000</td></tr><tr><td>200-400</td><td>2000</td><td>Site perviousness <30%: 1000 Site perviousness ≥30%: N/A</td></tr><tr><td>>401</td><td>4000</td><td>Site perviousness <35%: 1000 Site perviousness ≥35%: N/A</td></tr></table>	Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A
Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)											
<200	1000	1000											
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A											
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A											

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2	DTS/DPF 1.2

Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	<p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient	Development of a class to which Schedule 9

<ul style="list-style-type: none"> (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. 		operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
PO 1.1 Trees are planted or retained to contribute to an urban tree canopy.	DTS/DPF 1.1 Tree planting is provided in accordance with the following:	
	Site size per dwelling (m ²)	Tree size* and number required per dwelling
	<450	1 small tree
	450-800	1 medium tree or 2 small trees
	>800	1 large tree or 2 medium trees or 4 small trees

*refer Table 1 Tree Size

Table 1 Tree Size

Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)
Small	4 m	2m	10m ² and min. dimension of 1.5m
Medium	6 m	4 m	30m ² and min. dimension of 2m
Large	12 m	8m	60m ² and min. dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2 Tree Discounts

Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in

	accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.
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Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>

- | | |
|--|--|
| | (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |
|--|--|

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level

	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
Residential Development - Low Rise	
External appearance	
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a

	laneway) or a common driveway:						
	<ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. 						
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable						
Private Open Space							
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.						
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.						
Landscaping							
PO 22.1 Soft landscaping is incorporated into development to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> </tbody> </table>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site						
<150	10%						
150-200	15%						

		>200-450	20%
		>450	25%
	(b)	at least 30% of any land between the primary street boundary and the primary building line.	
Car parking, access and manoeuvrability			
PO 23.1	DTS/DPF 23.1		
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.		
PO 23.2	DTS/DPF 23.2		
Uncovered car parking space are of dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.		
PO 23.3	DTS/DPF 23.3		
Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.		
PO 23.4	DTS/DPF 23.4		
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street	Vehicle access to designated car parking spaces satisfy (a) or (b):		

infrastructure or street trees.	<ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: <div data-bbox="925 1142 1484 1859" data-label="Diagram"> <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p> <p style="text-align: center;">70° 110°</p> <p style="text-align: center;">DRIVEWAY</p> <p style="text-align: center;">0°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> </div> <ul style="list-style-type: none"> (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street</p>

optimise the provision of on-street visitor parking.	frontage, on-street parking is retained in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:

	<ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m ² / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m ² / minimum dimension 1.8m
	One bedroom dwelling	8m ² / minimum dimension 2.1m
	Two bedroom dwelling	11m ² / minimum dimension 2.4m
	Three + bedroom dwelling	15 m ² / minimum dimension 2.6m

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Water Supply	
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

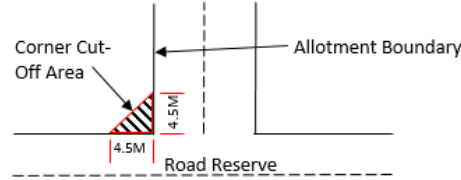
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

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

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone City Riverbank Zone

		<p>1 space for each dwelling with a total floor area less than 75 square metres</p> <p>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres</p> <p>3 spaces for each dwelling with a total floor area greater than 150 square metres.</p> <p>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.</p>	<p>Adelaide Park Lands Zone</p> <p>Business Neighbourhood Zone (within the City of Adelaide)</p> <p>The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone</p>
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GOODHOUSE

GOODHOUSE88

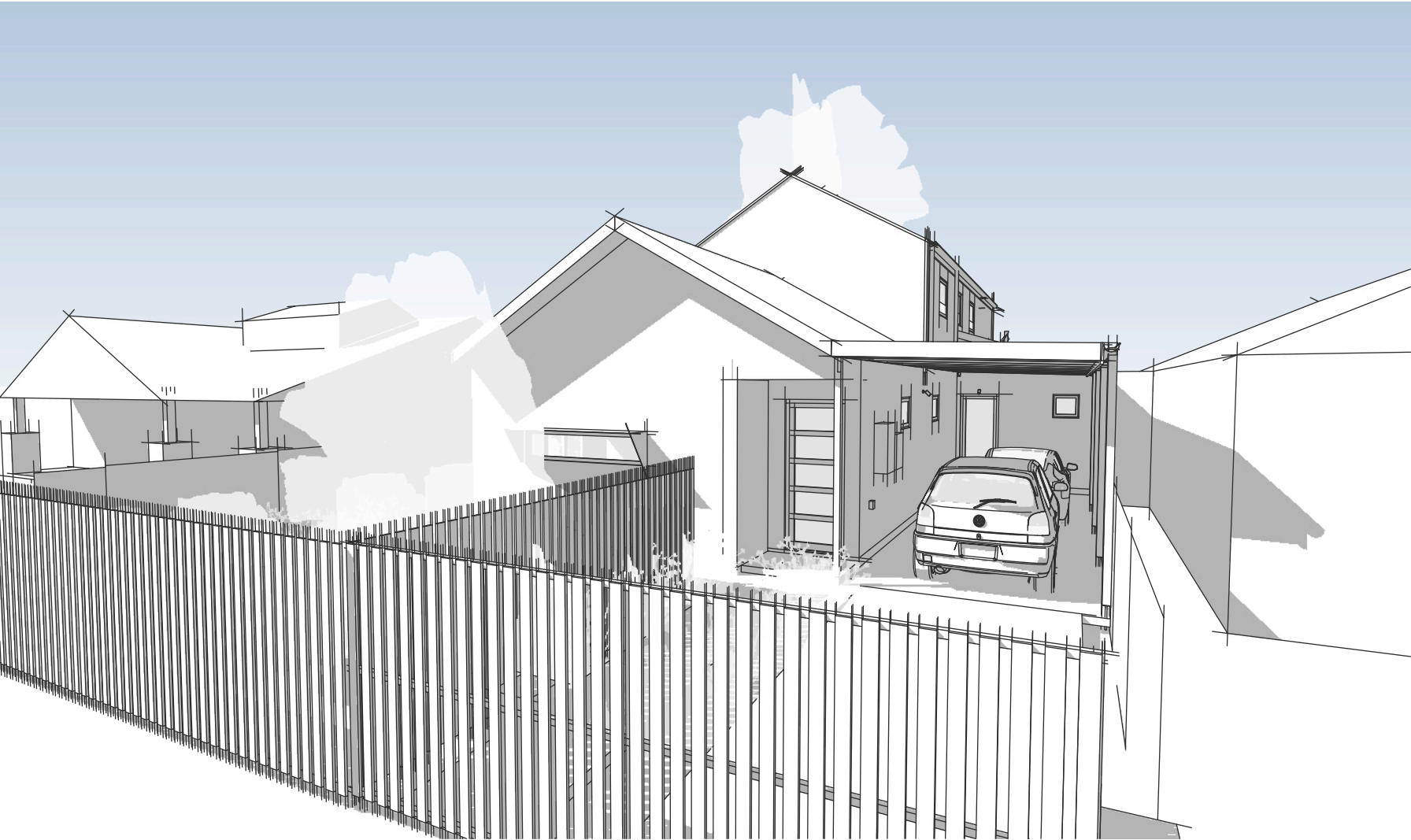
4 MORRIS STREET,
EVANDALE
SA 5069

DEVELOPMENT PLAN CONSENT

NOTES:

THE PROPOSED DEVELOPMENT ON THIS PROPERTY IS DESIGNED WITH CAREFUL CONSIDERATION TO THE SITE LIMITATIONS, ACCESS AND THE NEIGHBOURING HOUSES. 3D MODELLING HAS BEEN USED TO ASSESS OVERLOOKING AND PRIVACY ISSUES; WINDOWS AND SCREENING ARE POSITIONED ACCORDINGLY.

THE PROPOSED DEVELOPMENT ADDRESSES ISSUES OF SUSTAINABILITY. PASSIVE NORTHERN SOLAR ACCESS IS MAXIMISED WHERE POSSIBLE. DOUBLE GLAZING AND HIGH LEVELS OF INSULATION WILL ASSIST IN HEAT RETENTION IN WINTER AND HEAT EXCLUSION IN SUMMER. EXTENSIVE SHADING AND SOLAR SCREENING IS UTILISED AROUND THE BUILDING.



PAGE	NO.	ISSUE	REV	DATE
COVER	A0.0	DPC	0	05/09/2023
SITE PLAN	A1.0	DPC	0	05/09/2023
FLOOR PLAN - GROUND	A1.2	DPC	0	05/09/2023
FLOOR PLAN - LEVEL 1	A1.2.1	DPC	0	05/09/2023
ROOF PLAN	A1.3	DPC	0	05/09/2023
ELEVATIONS 1	A2.0	DPC	0	05/09/2023
ELEVATIONS 2	A2.1	DPC	0	05/09/2023
PERSPECTIVES	A7.0	DPC	0	05/09/2023

ALL PAVING AND GROUND WATER DRAINAGE
SUMPS ETC BY OWNER. REFER TO ENGINEERS
REPORT AND STORMWATER MANAGEMENT
REPORT FOR REQUIREMENTS

STORMWATER MANAGEMENT
SITE AREA < 450m²
SITE PERVIOUSNESS = 181m² (40% OF SITE)
THEREFORE, NO DETENTION REQUIRED

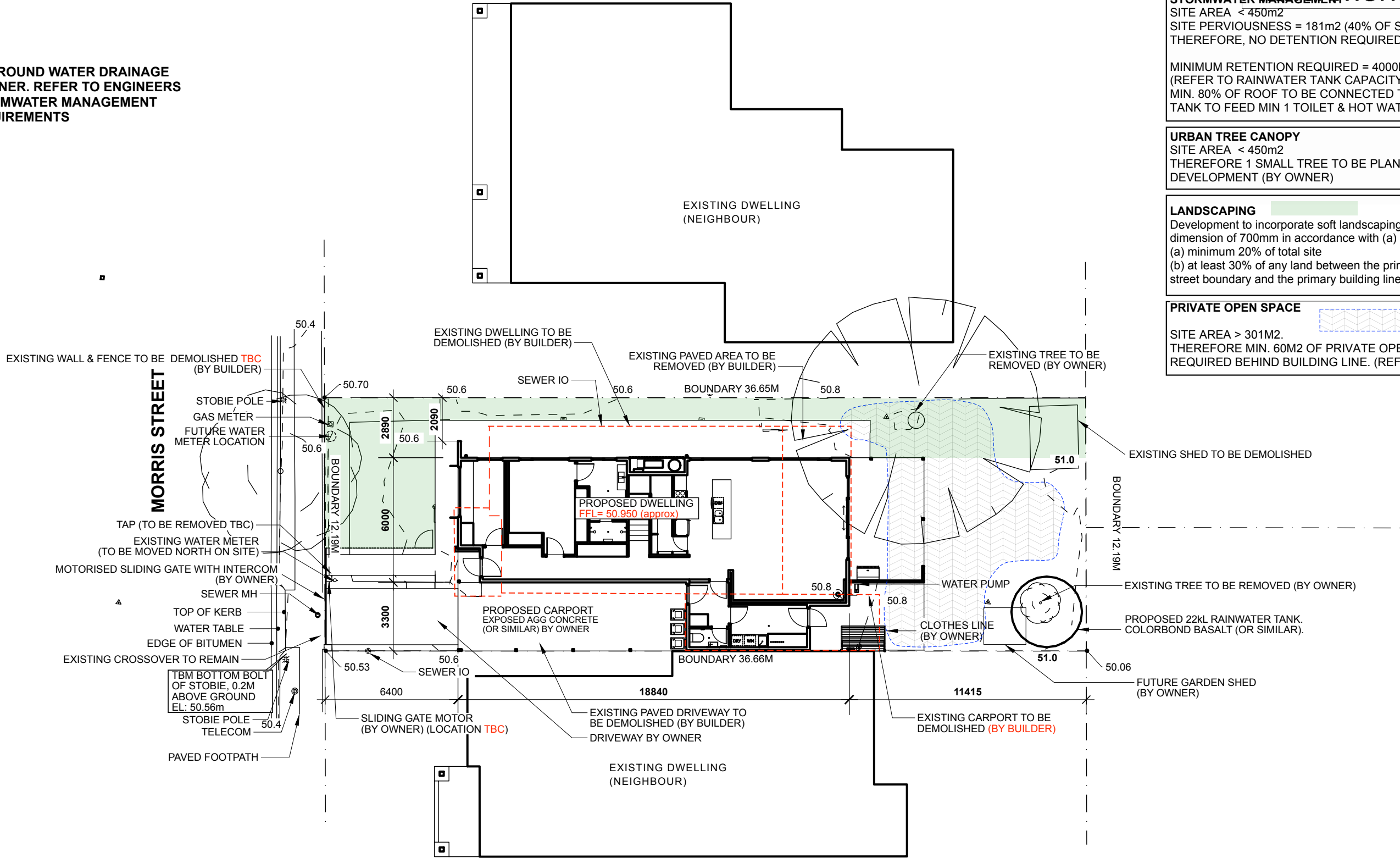
MINIMUM RETENTION REQUIRED = 4000L
(REFER TO RAINWATER TANK CAPACITY ON SITE PLAN)
MIN. 80% OF ROOF TO BE CONNECTED TO TANK.
TANK TO FEED MIN 1 TOILET & HOT WATER SYSTEM

URBAN TREE CANOPY
SITE AREA < 450m²
THEREFORE 1 SMALL TREE TO BE PLANTED AS PART OF
DEVELOPMENT (BY OWNER)

LANDSCAPING
Development to incorporate soft landscaping with a minimum
dimension of 700mm in accordance with (a) and (b):
(a) minimum 20% of total site
(b) at least 30% of any land between the primary
street boundary and the primary building line.

PRIVATE OPEN SPACE

SITE AREA > 301M².
THEREFORE MIN. 60M² OF PRIVATE OPEN SPACE
REQUIRED BEHIND BUILDING LINE. (REFER SITE PLAN)



REFER TO SITE SURVEY FOR ADDITIONAL DETAIL REGARDING EXISTING SITE CONDITIONS

GOODHOUSE

GH88 HASKETT MAXWELL_DPC

05/09/2023

GOODHOUSE PTY. LTD.
35 Kensington Road, Norwood 5067
mark@goodhouse.co
0447 753 469

CLIENT
TIM HASKETT AND
LEAH MAXWELL

ADDRESS
4 MORRIS STREET,
EVANDALE SA 5069

PROJECT
GOODHOUSE88

PAPER SIZE
A3

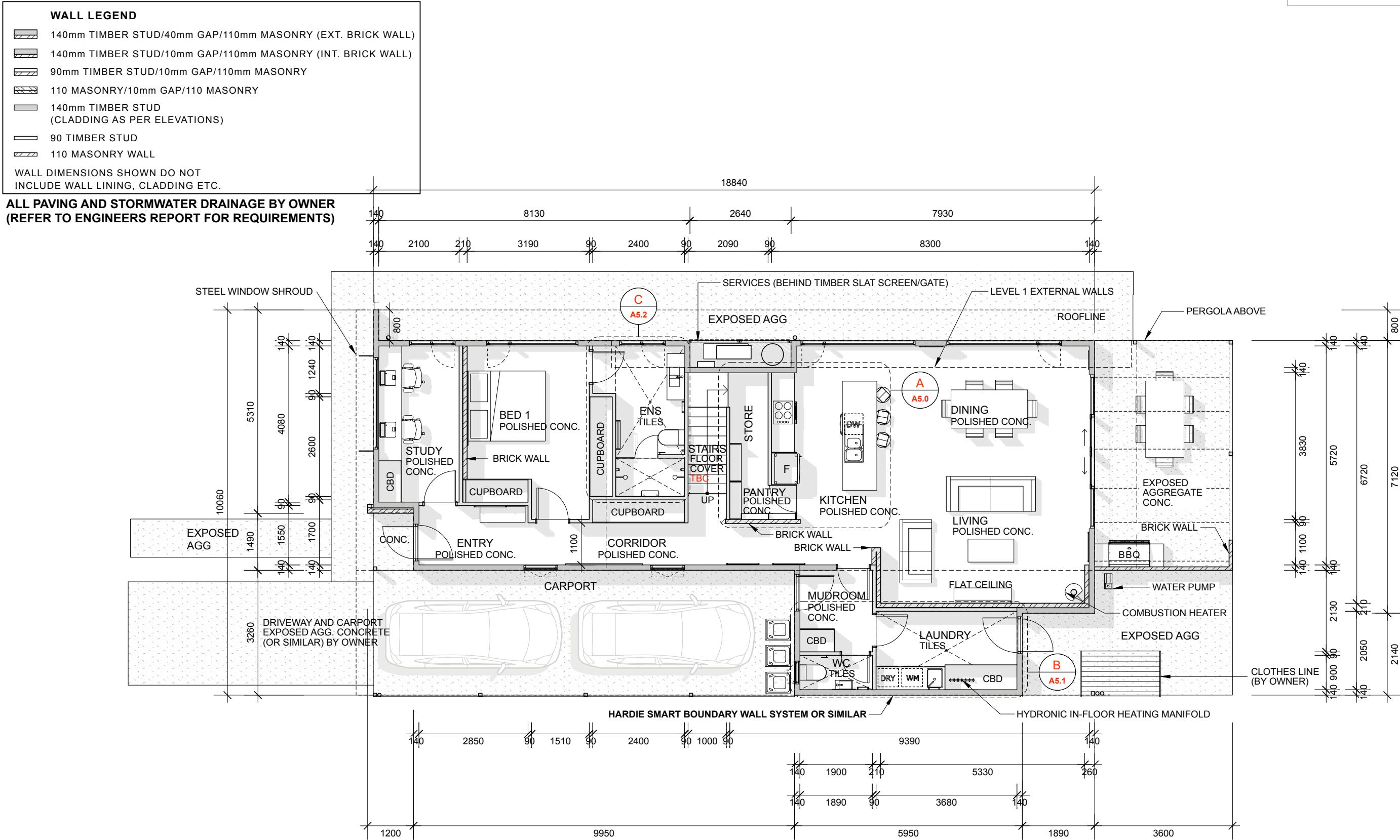
ORIGINAL ISSUE DATE 05/09/2023
CURRENT ISSUE DPC REV. 0 DATE 05/09/2023



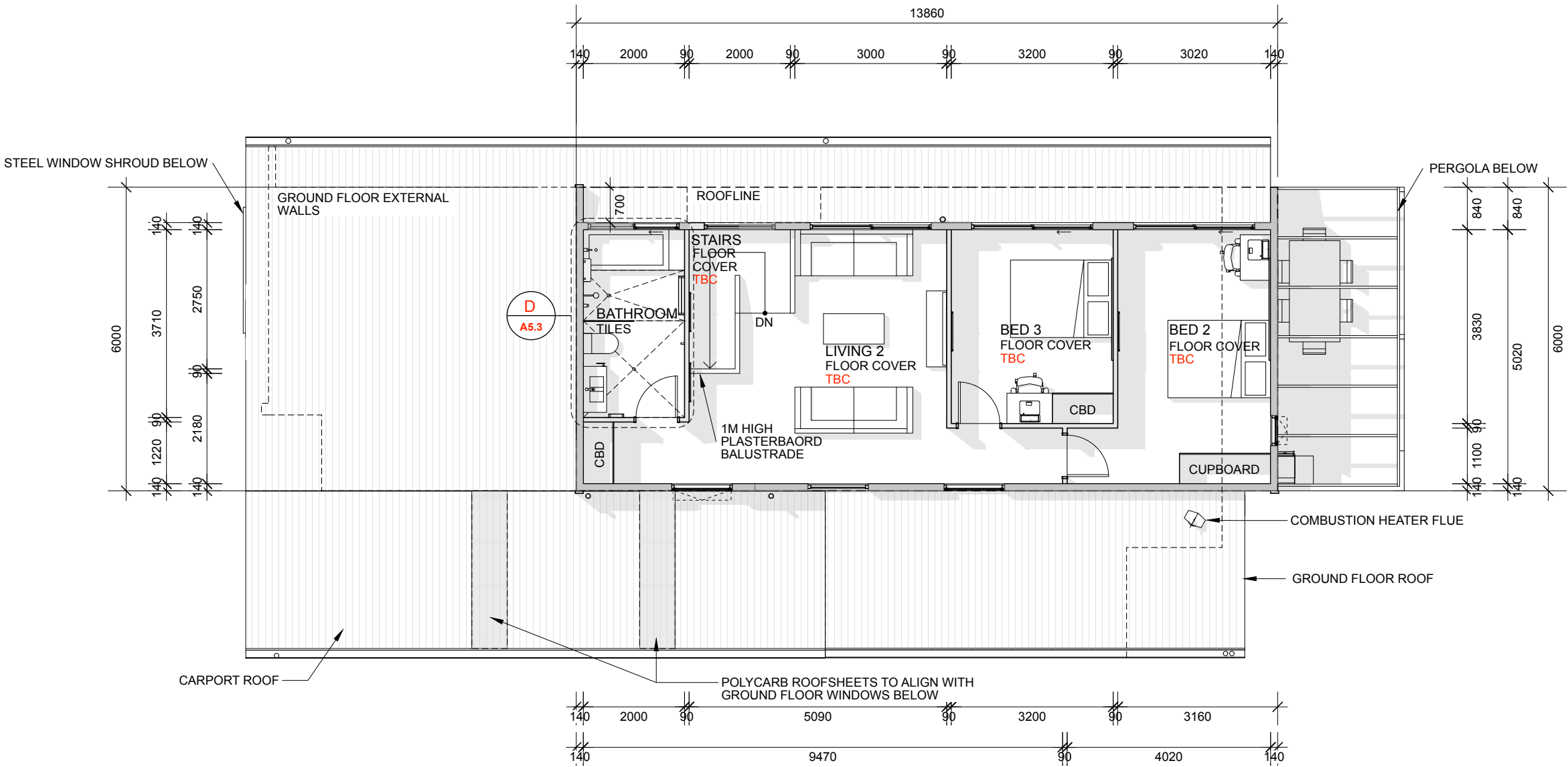
SCALE
1:200

DRAWING DESCRIPTION
SITE PLAN

A1.0



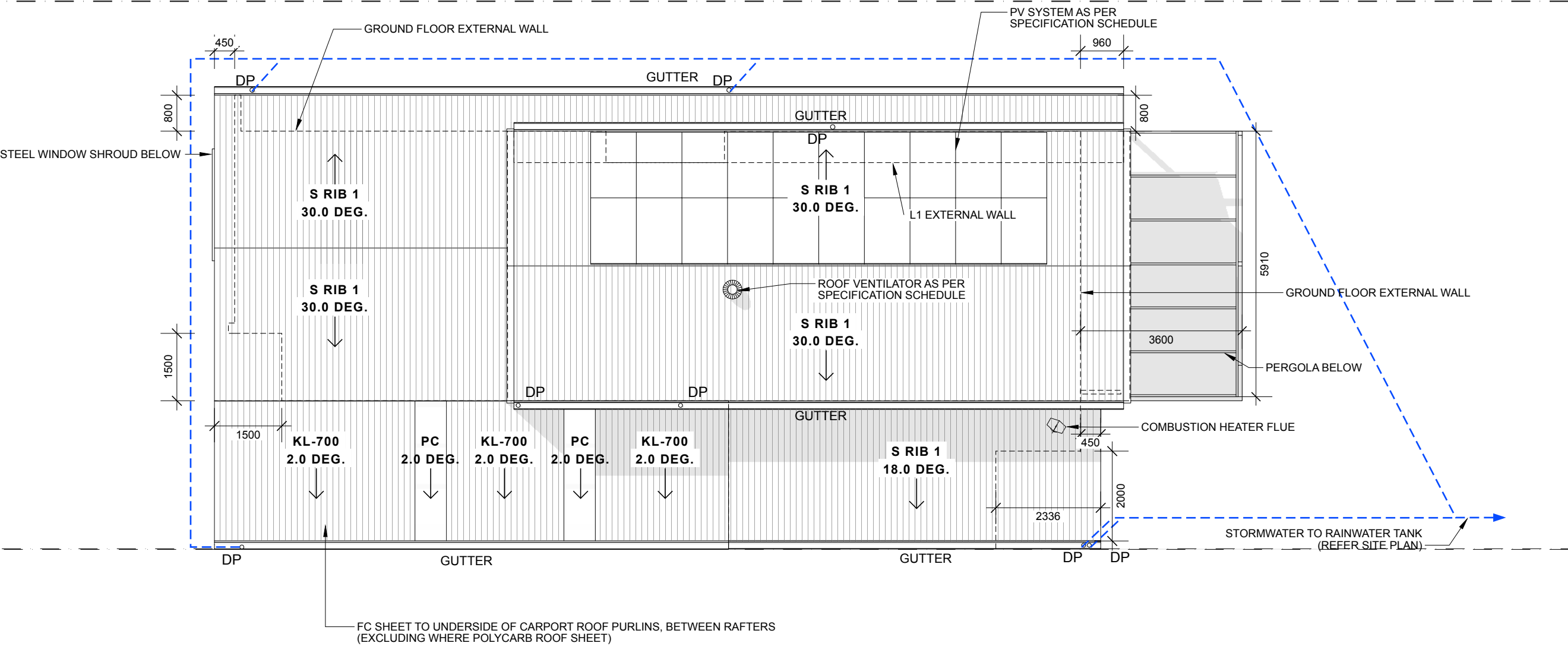
GROUND FLOOR AREA: 131 M2
LEVEL 1 FLOOR AREA: 69 M2
TOTAL FLOOR AREA: 200 M2



LEGEND (REFER TO SPEC. SCHEDULE)	
S RIB 1	CORRUGATED ROOFING, COLORBOND SHALE GREY
KL-700	KLIP-LOK 700 ROOFING DECK, COLORBOND SHALE GREY
PC	POLYCARB ROOFING - SPECIFICATION TBC

ADJUSTABLE SHADING DEVICE TO ALL PERGOLAS (BY OWNER)

ALL GUTTERS, DOWNPIPE SYSTEMS AND SURFACE STORMWATER TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3500



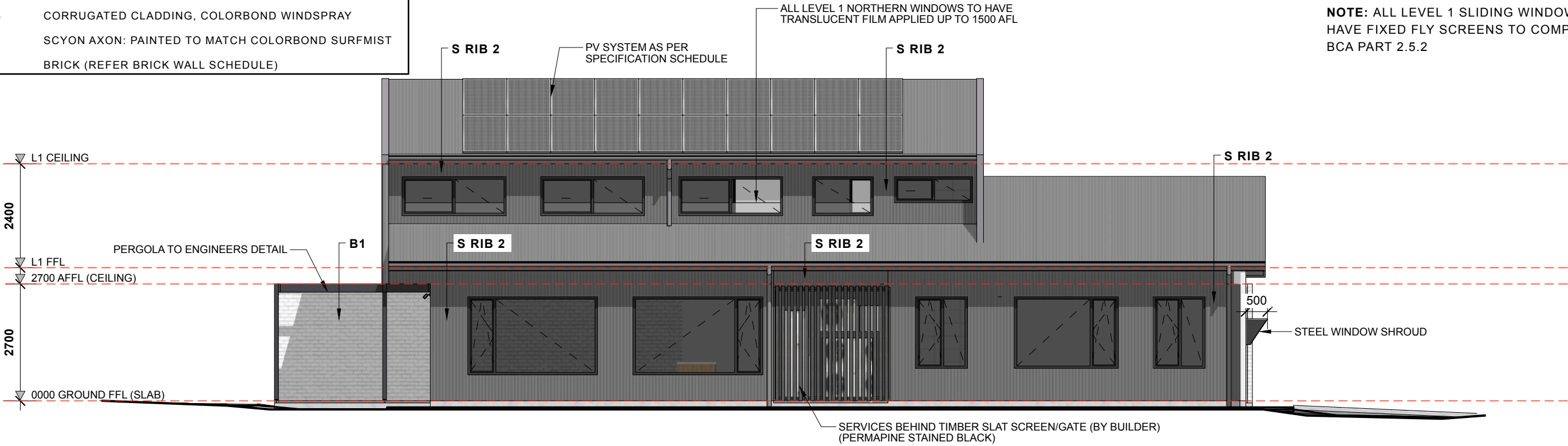
NOTE:
STORMWATER PIPE LOCATIONS
INDICATIVE ONLY. PLUMBER TO
CONFIRM ACTUAL LOCATIONS ON SITE.

TOTAL ROOF AREA: 211 M2

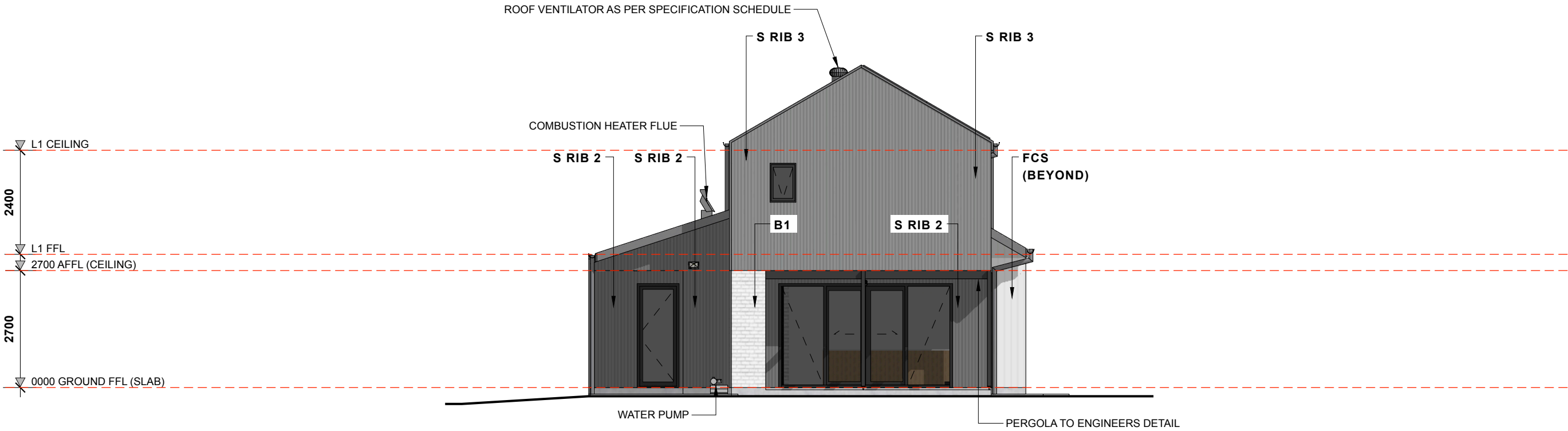
GOODHOUSE GH88 HASKETT MAXWELL_DPC	GOODHOUSE PTY. LTD. 35 Kensington Road, Norwood 5067 mark@goodhouse.co 0447 753 469	CLIENT TIM HASKETT AND LEAH MAXWELL	ADDRESS 4 MORRIS STREET, EVANDALE SA 5069	PROJECT GOODHOUSE88	PAPER SIZE A3	ORIGINAL ISSUE DATE 05/09/2023		NORTH 	SCALE 1:100	DRAWING DESCRIPTION ROOF PLAN	A1.3
						CURRENT ISSUE DPC	REV. 0	DATE 05/09/2023			

LEGEND (REFER TO SPECIFICATION SCHEDULES)	
S RIB 2	CORRUGATED CLADDING, COLORBOND BASALT
S RIB 3	CORRUGATED CLADDING, COLORBOND WINDSPRAY
FCS	SCYON AXON: PAINTED TO MATCH COLORBOND SURFMIST
B1	BRICK (REFER BRICK WALL SCHEDULE)

NOTE: ALL LEVEL 1 SLIDING WINDOWS TO HAVE FIXED FLY SCREENS TO COMPLY WITH BCA PART 2.5.2



North Elevation
1:100



East Elevation
1:100

GOODHOUSE

GH88 HASKETT MAXWELL_DPC

05/09/2023

GOODHOUSE PTY. LTD.
35 Kensington Road, Norwood 5067
mark@goodhouse.co
0447 753 469

CLIENT
TIM HASKETT AND
LEAH MAXWELL

ADDRESS
4 MORRIS STREET,
EVANDALE SA 5069

PROJECT
GOODHOUSE88

PAPER SIZE
A3

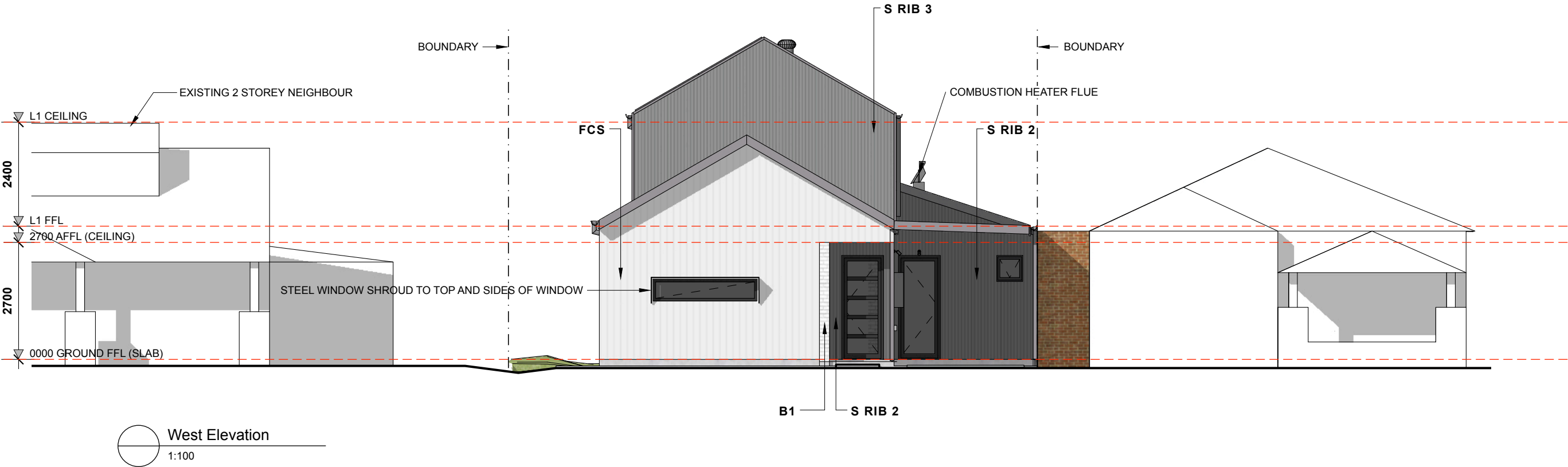
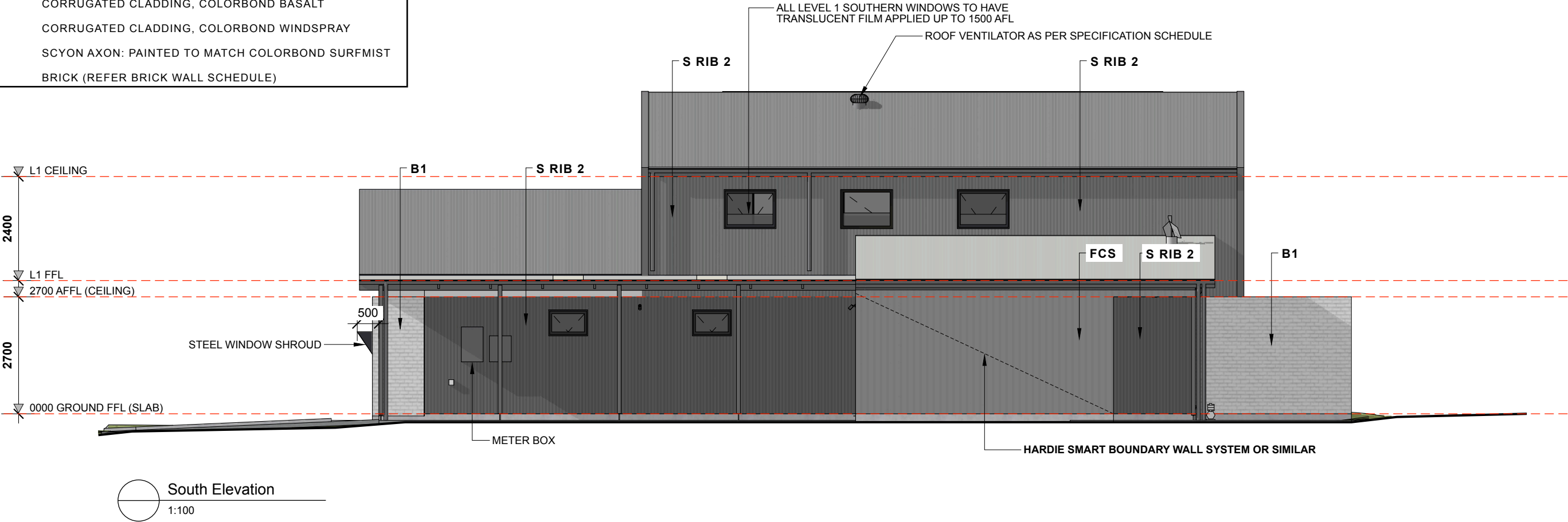
ORIGINAL ISSUE DATE 05/09/2023
CURRENT ISSUE REV. DATE
DPC 0 05/09/2023

SCALE
AS INDICATED

DRAWING DESCRIPTION
ELEVATIONS 1

A2.0

LEGEND (REFER TO SPECIFICATION SCHEDULES)	
S RIB 2	CORRUGATED CLADDING, COLORBOND BASALT
S RIB 3	CORRUGATED CLADDING, COLORBOND WINDSPRAY
FCS	SCYON AXON: PAINTED TO MATCH COLORBOND SURFMIST
B1	BRICK (REFER BRICK WALL SCHEDULE)



GOODHOUSE

GH88 HASKETT MAXWELL_DPC

05/09/2023

GOODHOUSE PTY. LTD.
35 Kensington Road, Norwood 5067
mark@goodhouse.co
0447 753 469

CLIENT
TIM HASKETT AND
LEAH MAXWELL

ADDRESS
4 MORRIS STREET,
EVANDALE SA 5069

PROJECT
GOODHOUSE88

PAPER SIZE
A3

ORIGINAL ISSUE DATE 05/09/2023
CURRENT ISSUE DPC REV. 0 DATE 05/09/2023

SCALE
AS INDICATED

DRAWING DESCRIPTION
ELEVATIONS 2

A2.1



PERSPECTIVE VIEW FROM NORTH-WEST

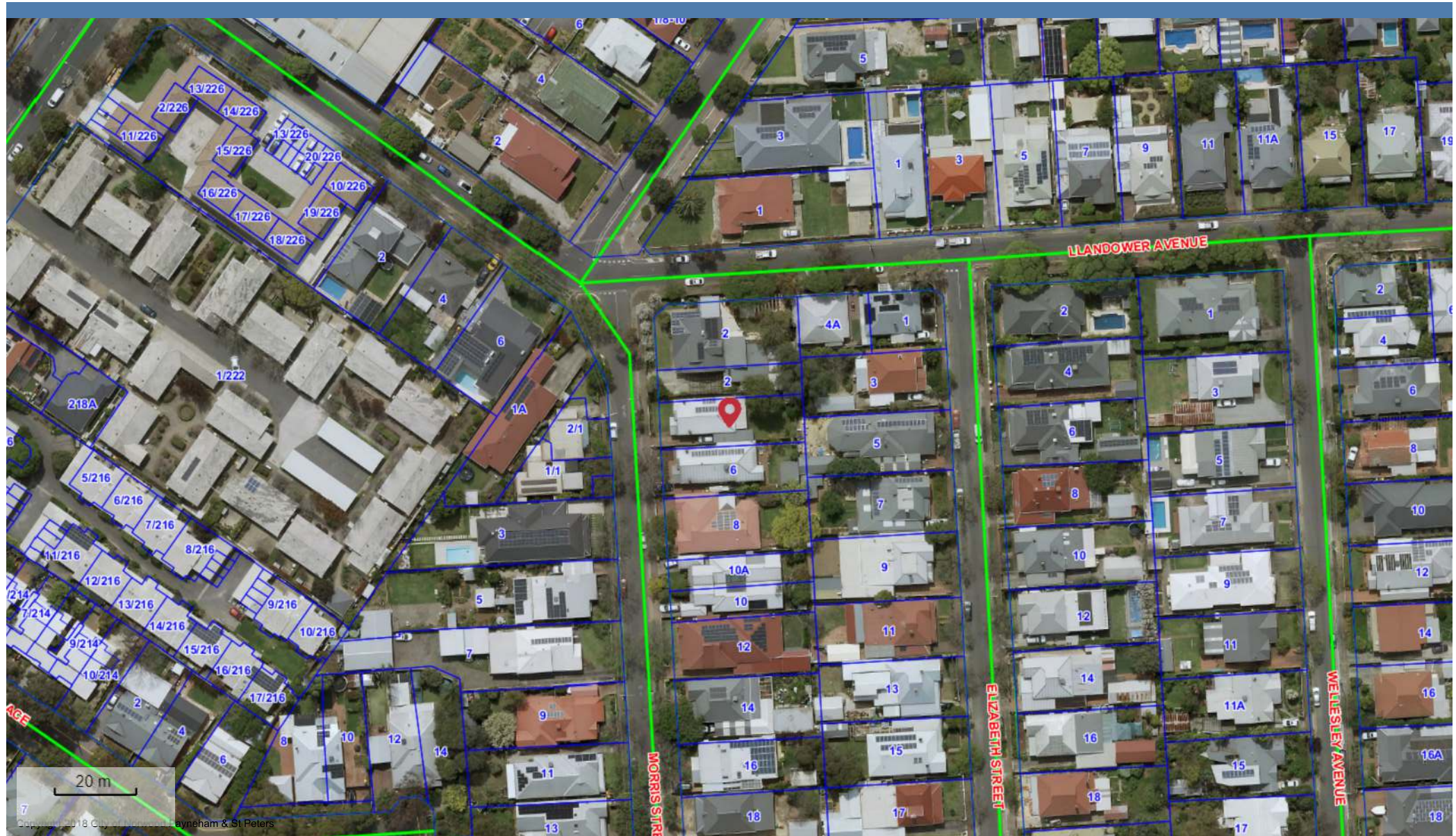


PERSPECTIVE VIEW FROM SOUTH-WEST



PERSPECTIVE VIEW FROM EAST

GOODHOUSE GH88 HASKETT MAXWELL_DPC	GOODHOUSE PTY. LTD. 35 Kensington Road, Norwood 5067 mark@goodhouse.co 0447 753 469	CLIENT TIM HASKETT AND LEAH MAXWELL	ADDRESS 4 MORRIS STREET, EVANDALE SA 5069	PROJECT GOODHOUSE88	PAPER SIZE A3	ORIGINAL ISSUE DATE 05/09/2023		SCALE NOT TO SCALE	DRAWING DESCRIPTION PERSPECTIVES	A7.0
						CURRENT ISSUE DPC	REV. DATE 0 05/09/2023			



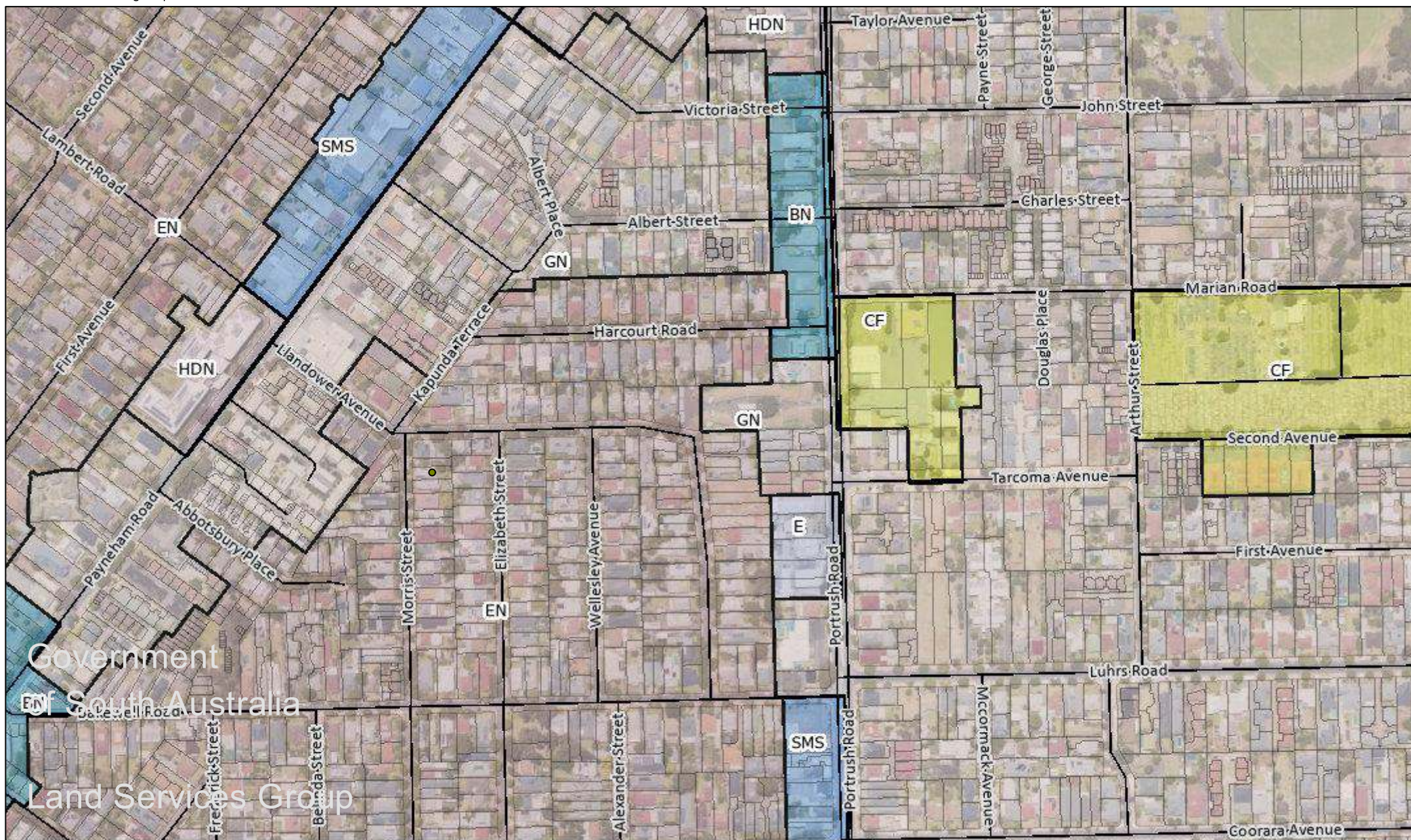
Contact Details

175 The Parade, Norwood
South Australia 5067
P: 08 8366 4555 F: 08 8332 6338
E: townhall@npsp.sa.gov.au

Disclaimer

This map is a representation of the information current held by The City of Norwood, Payneham & St Peters. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Data Acknowledgement: Property, Road & Administrator Boundaries - Supplied by Department Environment & Heritage (DEH)

Attachment 3 - Zoning Map



Government
of South Australia
Land Services Group



Contact Details

175 The Parade, Norwood
South Australia 5067
P: 08 8366 4555 F: 08 8332 6338
E: townhall@npsa.sa.gov.au

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This map is a representation of the information current held by The City of Norwood, Payneham & St Peters. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Data Acknowledgement: Property, Road & Administrator Boundaries - Supplied by Department Environment & Heritage (DEH)

Application Summary

Application ID	23022021
Proposal	Two storey detached dwelling
Location	4 MORRIS ST EVANDALE SA 5069

Representations

Representor 1 - Daniel Oliver

Name	Daniel Oliver
Address	3 kapunda terrace PAYNEHAM SA, 5070 Australia
Submission Date	26/09/2023 08:44 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Nice design. i hope works well for the area. I hope it works well for the adjoining neighbours	

Attached Documents

Representor 2 - St Peters Residents Association

Name	St Peters Residents Association
Address	12 ST PETERS STREET ST PETERS SA, 5069 Australia
Submission Date	18/10/2023 10:33 AM
Submission Source	Email
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 Please find attached submission	

Attached Documents

Representation-4MorrisStreetEvandale-6715333.pdf

Tala Aslat

From: evonne Moore <evonnemoore@msn.com>
Sent: Tuesday, 17 October 2023 4:30 PM
To: Development Assessment
Subject: Development application 23022021 Two storey dwelling at 4 Morris St. Evandale

Dear Sir,

On behalf of the St. Peters Residents Association, I submit the following comments on this development application.

This development site sits in the Established Neighbourhood Zone, Character Overlay Area. It is a pity that the beautiful historic stone cottage on the site is to be removed. The proposed detached dwelling presents an unattractive appearance to the streetscape with its front doorway dominated by the adjacent driveway/carport area for two vehicles.

Of particular concern in the proposed small front window facing the street. This is out of character for this Overlay Area and is reminiscent of some of the poor quality features of housing built under the privately certified Residential Code in parts of Glynde when the Code first came in several years ago. The Norwood Payneham and St. Peters Council played an important role in bringing to the attention of State planning authorities unfortunate features of some new housing which were being permitted under the Residential Code. We understand the State Planning Commission has now taken steps to improve these standards.

Adequate windows facing the street are important for streetscape character and also to provide oversight of the street and footpath which is a security and safety issue.

We also question the bulk and scale of the proposed two-storey portion of the dwelling set at the rear of the new house. The impact on adjacent neighbours needs some consideration by the Assessment Panel, including the potential for overlooking into neighbours' private open space and windows.

Unfortunately an established substantial tree is proposed to be removed from the rear of the existing cottage. This tree is very large and attractive and contributes to the streetscape character and the amenity of this locality. We do not know whether it or not it is a regulated tree. We hope that if it is, some effort can be made to retain the tree or, if this is not possible, that the applicant can be required to plant some substantial tree(s) to help provide some greening of this site.

Our Association would like to speak at the Assessment Panel meeting to consider this application.

Thank you.

Evonne Moore
(Vice President) St. Peters Residents Association 17/10/2023

GOODHOUSE

Goodhouse Architecture Pty. Ltd.
35 Kensington Road,
Norwood SA 5067
Mark +61(0)447 753 469

Tuesday, 24 October 2023

Dear Mark Thomson, City of Norwood, Payneham and St. Peters

Please find our response to the 2 representations received for our application 23022021 - 4 MORRIS ST EVANDALE SA 5069.

We have pasted the representations below and have responded within the text... in [BLUE](#).

Representor 1 - Daniel Oliver

Name Daniel Oliver

Address

3 kapunda terrace

PAYNEHAM

SA, 5070

Australia

Submission Date 26/09/2023 08:44 AM

Submission Source Online

Late Submission No

Would you like to talk to your representation at the decision-making hearing for this development? No

My position is I support the development

Reasons

Nice design. i hope works well for the area. I hope it works well for the adjoining neighbours

[Dear Daniel,](#)

[Thank you for taking the time to review our Application and provide your feedback. We too believe our design response is appropriate for this site and sits comfortably within this area.](#)

[Kind regards,](#)

[Mark Thomas](#)

[Director, Architect - GOODHOUSE](#)

Representor 2 - St Peters Residents Association

Name St Peters Residents Association

Address 12 ST PETERS STREET ST PETERS SA, 5069 Australia

Submission Date 18/10/2023 10:33 AM

Submission Source Email

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

Please find attached submission

Dear Evonne,

Thank you for taking the time to review our Application and provide feedback on behalf of the St Peters Residents Association. I have tried to respond to all of your concerns within your email below.

Attached Documents

Representation-4MorrisStreetEvandale-6715333.pdf (EMAIL BELOW)

From: evonne Moore <evonnemoore@msn.com>

Sent: Tuesday, 17 October 2023 4:30 PM

To: Development Assessment

Subject: Development application 23022021 Two storey dwelling at 4 Morris St. Evandale

Dear Sir,

On behalf of the St. Peters Residents Association, I submit the following comments on this development application.

This development site sits in the Established Neighbourhood Zone, Character Overlay Area. It is a pity that the beautiful historic stone cottage on the site is to be removed.

Many of our projects begin with the conversation around "retain and renovate or demolish and rebuild". Our clients struggled with which way to go, but decided on a new build for the following reasons:

1. The existing house is definitely at the end of its life. An Engineer's inspection confirmed significant structural damage, rising damp and rotting timber. To 'make good' these elements would be extremely costly and even then, the fix could not be guaranteed.
 2. Our clients were keen to build a home that responded appropriately to our Adelaide climate zone. They recognise that the majority of a home's carbon footprint is within the operational cost of the home. They have been living in this home for a number of years and fully understand the associated running costs. They have just been putting up with the cold, the drafts and the mould.
 3. Our clients were keen to build a home and site that is as sustainable as they can make it. The design of their new home will be thermally comfortable and healthy due to mainly the passive solar design, natural cross ventilation and regenerative landscape design. Where active heating and cooling is required, all energy use will be easily offset by a modest solar/battery system. This house will be carbon neutral within an estimated 12.5 years.
 4. Our clients were very keen for us to develop a design that carefully integrated into the character of the area. We have taken the following steps to comply with Council's Character Overlay.
 - a. The building doesn't challenge the existing house footprint, and the bulk of the building is centered on the block so as to preserve and actually increase the void space between the homes.
 - b. The roof form is the traditional pitch gable
 - c. The materials and colours are sympathetic to the street character.
- Please note that our clients are keen to use our usual salvage approach to the demolition process. We aim to salvage materials where possible.

GOODHOUSE

Goodhouse Architecture Pty. Ltd.
35 Kensington Road,
Norwood SA 5067
Mark +61(0)447 753 469

The proposed detached dwelling presents an unattractive appearance to the streetscape with its front doorway dominated by the adjacent driveway/carport area for two vehicles.



I understand that I will probably not be able to talk you into liking the aesthetics of this design. This is a very subjective matter. I can however point out our thinking around the way this home addresses the street. Despite what you may think, this aspect of the design was considered at length with a number of design re-works.

1. As you can see by looking at the images below, the configuration of the site layout doesn't change. There is a SINGLE open carport that allows for 2 car parks, one behind the other. Unlike the existing house, the proposed design offers enough length and cover for 2 cars *without* the second car protruding past the front of the house.
2. This actually allows the front door to be a lot *more* obvious from the street.
3. The front door remains central to the design; a key element in this Character area.



Existing



Proposed

Of particular concern in the proposed small front window facing the street. This is out of character for this Overlay Area and is reminiscent of some of the poor quality features of housing built under the privately certified Residential Code in parts of Glynde when the Code first came in several years ago. The Norwood Payneham and St. Peters Council played an important role in bringing to the attention of State planning authorities unfortunate features of some new housing which were being permitted under the Residential Code. We understand the State Planning Commission has now taken steps to improve these standards.

Adequate windows facing the street are important for streetscape character and also to provide oversight of the street and footpath which is a security and safety issue.

The slot window you refer to belongs to the study. It is positioned right above the desk for the very purpose of passive surveillance into the yard and street. This window is not that small at 2.4m wide x 0.5m high.

The high-quality double-glazed window system we use at GOODHOUSE is a key ingredient of our thermal building envelope. The build quality of our homes is high.

This front window will actually not be that obvious once the front yard has matured landscaping. Our clients are keen to use their front yard, and as such it will be screened with plantings.

The front door is also currently specified as glass. This will allow for increased passive surveillance.

We must also point out that this street elevation is the Western façade. Too much glass on this elevation will impact the thermal comfort of the internal spaces. Our GOODHOUSE homes are able to be tightly sealed and are heavily insulated. This means that any unwanted solar access must be limited where possible for fear of increasing and storing unwanted solar gain. You will note the steel shroud around the front window and the deep overhang at the front door. Careful planting in the front yard will also help reduce western heat load on the house.

As mentioned, the current proposal has been designed to address the local Character and is in accordance with the Overlay Area requirements.

Security of the new house is improved over the existing house with the proposed fencing, window and door systems being more secure than the existing. Our clients feel the proposed window aspect ratio provides the right balance of security/safety against privacy for their personal requirements.

We also question the bulk and scale of the proposed two-storey portion of the dwelling set at the rear of the new house. The impact on adjacent neighbours needs some consideration by the Assessment Panel, including the potential for overlooking into neighbours' private open space and windows.

It was very important that we addressed the 'bulk' of the building in our initial liaising with Council. We reworked the original design significantly to address concerns about the 2-storey presentation to the street. By moving the second level to the rear of the floor plate and by sinking it down into the ground level roof, we have significantly reduced the bulk of this second level.

The proposed building is actually further from the fence of the northern neighbours and no closer to the southern neighbours.

The second level roof will not be the focal point from the road. As mentioned, the traditional gable roof form that we are proposing is a firm nod to the existing architectural language of the area and sits very comfortably with the surrounding homes.

Overlooking has been considered in terms of our neighbours' amenity. The upper-level windows are 3.6m away from the Northern boundary and comply with the regulations around overlooking.

Overshadowing is minimal as the upper level is adjacent the Southern neighbour's part of the house that is built on boundary.

It is also worth noting that our clients have spoken directly to all three of their neighbours about the proposed development. No concerns were raised by any of them.

Unfortunately an established substantial tree is proposed to be removed from the rear of the existing cottage. This tree is very large and attractive and contributes to the streetscape character and the amenity of this locality. We do not know whether it or not it is a regulated tree. We hope that if it is, some effort can be made to retain the tree or, if this is not possible, that the applicant can be required to plant some substantial tree(s) to help provide some greening of this site.

We are always keen to keep trees where possible. The tree you refer to is a non-native camphor laurel tree. It is not a regulated tree, nor is it considered 'significant'. This tree straddles both properties and after discussions with their northern neighbour, and considering an arborist assessment, our clients have decided to remove the tree. The northern neighbours have expressed concern in the last couple of years regarding this tree dropping branches and leaves on their roof, leading to maintenance and gutter blockages.

Given the neighbours' concerns and also our clients own concerns around branches dropping (for the safety of their 6mth old child when they play the backyard) this tree will be removed regardless of this development going ahead or not.

GOODHOUSE

Goodhouse Architecture Pty. Ltd.
35 Kensington Road,
Norwood SA 5067
Mark +61(0)447 753 469

As mentioned, there is a full landscape design currently underway, and we believe that the completed landscape of this property will more than compensate the removal of this tree. The landscape design will include at least one tree.

Our GOODHOUSE design emphasises sustainability and energy efficiency which will have long term benefits for the environment compared to the high energy usage of the current home. This tree is also currently blocking significant winter sun.

Our Association would like to speak at the Assessment Panel meeting to consider this application.

Thank you.

Evonne Moore

(Vice President) St. Peters Residents Association 17/10/2023

Sincerely,



Mark Thomas

Director/Architect

5.3 DEVELOPMENT NUMBER 23021334 – ACCESS HARDWARE – 45 & 47 AMHERST AVENUE, TRINITY GARDENS

DEVELOPMENT NO.:	23021334
APPLICANT:	Access Hardware
ADDRESS:	45 AMHERST AV TRINITY GARDENS SA 5068 47 AMHERST AV TRINITY GARDENS SA 5068
NATURE OF DEVELOPMENT:	Construction of a bulky goods outlet with associated warehouse/store, and an office, together with associated carparking and landscaping
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Employment Overlays: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	1 Sept 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.13 - 31/08/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother Senior Urban Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Matthew Cole Ken Schalk Gayle Buckby

CONTENTS:

APPENDIX 1:	Relevant P&D Code Policies	ATTACHMENT 5:	Representations
ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Response to Representations
ATTACHMENT 2:	Subject Land Map	ATTACHMENT 7:	Internal Referral Advice
ATTACHMENT 3:	Zoning & Locality Map	ATTACHMENT 8:	Applicant's Responses
ATTACHMENT 4:	Representation Map		

DETAILED DESCRIPTION OF PROPOSAL:

This application seeks to construct a two-storey commercial building that will be comprised of a retail showroom (bulky goods outlet), warehousing, and ancillary workshop and administration rooms at ground level, with offices for staff on the second level. At-grade car parking is to be constructed around the south and west elevations of the building, containing 21 car parking spaces, with landscaped areas proposed between the building and the northern and eastern street boundaries. Two-way access to the site will be available from Amherst Avenue, and one-way “out-only” movements will be available to Jones Avenue. Access from Amherst Avenue will require the remove of one (1) Council street tree, but the two (2) existing crossovers on Amherst Avenue will be reinstated to upright kerb & gutter. Up to 2.65m high combined retaining and fencing will be constructed along the southern boundary, to achieve the finished site levels necessary for flood protection.

The proposed hours of operation for the facility are 7:00am to 5:00pm, Monday to Friday.

BACKGROUND:

In 2021, development authorisation was granted to demolish the existing dwellings on the land and change the use of the land from residential to a timber yard and store, authorising the use of the land that had been unlawfully taking place for some time prior. The dwellings were demolished sometime between May and October 2022, and the Council’s understanding is that the land has remained vacant since. Access Hardware (the Applicant) is a door hardware supplier who currently operate from a facility in Marleston. They currently employ 29 staff, 12 of whom are mobile workers (i.e. not wholly based on-site), which is expected to remain the same in the proposed premises.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 45 AMHERST AV TRINITY GARDENS SA 5068

Title ref.: CT	Plan Parcel: D1143	Council: THE CITY OF NORWOOD PAYNEHAM
5639/642	AL268	AND ST PETERS

Location reference: 47 AMHERST AV TRINITY GARDENS SA 5068

Title ref.: CT	Plan Parcel: D1143	Council: THE CITY OF NORWOOD PAYNEHAM
5699/638	AL271	AND ST PETERS

Shape:	regular
Frontage width:	approx. 40.8 metres to Amherst Avenue and 44.2 metres to Jones Avenue
Area:	approx. 1804m ²
Topography:	relatively flat
Existing Structures:	nil, vacant land

Locality

The locality is depicted in **Attachment 3**. It broadly encompasses the area extending 100m north and south of the subject site, and 50m east and west. Within this locality there is a complex mix of land uses, which reflects the various different zones caught up within this area. The eastern side of Amherst Avenue is comprised of low-density housing within an Established Neighbourhood Zone. The western side of Amherst Avenue is zoned within the Employment Zone and Community Facilities Zone and – for the section contained within the chosen locality – includes an educational establishment north of the subject land, and two dwellings, a landscaping supplies business, an office/warehouse and a motor repair station south of the subject land. Similarly, the east side of Portrush Road (west of the subject land) contains the same mix of land uses.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Shop: Code Assessed - Performance Assessed
Advertisement: Code Assessed - Performance Assessed
Office: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- **REASON**
The proposal involves the construction of a shop and offices, and the subject land is adjacent to a site (or land) used for residential purposes in a neighbourhood-type zone. Pursuant to Table 5 of the Employment Zone, public notification is therefore required.

- **LIST OF REPRESENTATIONS**

First Name	Surname	Address	Position	Wishes to be heard?
Laura	Watt	2/45 Devitt Avenue PAYNEHAM SA 5070	Opposed	No
John	Babadimas	32A Amherst Avenue TRINITY GARDENS SA 5068	Opposed	No
Anthony	Cirocco	L1, 502 Lower North East Road CAMPBELLTOWN SA 5074	Opposed	No

• SUMMARY

The reasons for opposition submitted by the three representors can be summarised as follows:

- Potential for traffic conflict with the adjacent school (and child safety);
- An increase in on-street parking demand;
- An increase in traffic along Amherst Avenue and Jones Avenue, particularly heavy vehicle traffic;
- Opposition to the development of a non-residential use/building on a residential street;
- Concerns about overlooking into properties;
- Increased noise emissions and a reduction in amenity for neighbours; and
- A desire for a 3m-high precast concrete fence along the western boundary of the site

The applicant's planning consultant has responded to these concerns in their response (**Attachment 6**).

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

- Matthew Cole, City Arborist
 - Generally supportive of the street tree removal because the Council can offset the loss with more plantings
- Ken Schalk (Tonkin), Hydrological (Flooding) Engineer
 - Supportive of the proposal from a flooding perspective
- Gayle Buckby, Manager, Traffic & Integrated Transport
 - Generally not supportive of the traffic conflicts that will be created between the proposed development and the adjacent primary school, nor of heavy vehicle traffic through Amherst Avenue (but recognises that this arises primarily because of the zoning of the subject land)

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Appendix One**.

Land Use

Desired Outcome 1 of the Employment Zone seeks:

“A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.”

Performance Outcome 1.1 of the Employment Zone seeks:

“A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.”

Corresponding Designated Performance Feature 1.1 of the Employment Zone specifically lists “office”, “shop” and “warehouse” and envisaged land uses within the Zone. Pursuant to Part 7 of the Planning & Design Code – Land Use Definitions – “shop” includes “bulky goods outlet”.

Performance Outcome 1.2 of the Employment Zone states:

“Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.”

Corresponding Designated Performance Feature 1.2 of the Employment Zone suggests that a bulky goods outlet is one of the types of shops sought by PO 1.2. Consequently, the proposed use of the land as offices and a bulky goods outlet with associated warehousing is consistent with those land uses sought within the Employment Zone.

Interface Issues

Noise Emissions

As mentioned above, PO 1.1 of the Employment Zone seeks non-residential uses *“that do not produce emissions that would detrimentally affect local amenity”*.

Additionally, Performance Outcome 2.1 of the Interface Between Land Uses module of the General Development Policies states:

“Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

- (a) The nature of the development*
- (b) Measures to mitigate off-site impacts*
- (c) The extent to which the development is desired in the zone*
- (d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.”*

The proposed hours of operation are 07:00am to 5:00pm, Monday to Friday. These align with the acceptable hours suggested in corresponding Designated Performance Feature 2.1 for both shops and offices and are considered acceptable when considered in the context of the Employment Zone in which the subject land resides.

Performance Outcome 4.1 of the Interface Between Land Uses module of the General Development Policies states:

“Development that emits noise (other than music) does not unreasonable impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).”

By virtue of their very nature, retail showrooms and offices are not typically noise-generating land uses, and there is nothing peculiar about the proposed use to expect anything different. Generally, the only sources of noise will come from traffic volumes, the loading/unloading of vehicles, waste

collection and any plant and equipment (discussed further below). In this case, a small area of the ground floor building is used for repairs and servicing. This has the potential to generate some noise but given that they occur within the building and will occur during what are considered to be reasonable hours of operation, the potential impacts of this noise are not considered to be unreasonable.

Performance Outcome 4.2 of the Interface Between Land Uses module of the General Development Policies states:

“Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonable impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:

- (a) Locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
- (b) When sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*
- (c) Housing plant and equipment within an enclosed structure or acoustic enclosure*
- (d) Providing a suitable acoustic barrier between the plant and/or equipment and the adjacent sensitive receiver boundary or zone.”*

Notably, the building has been designed and sited such that the loading area is adjacent the western side of the building, away from the interface between the subject land and adjacent sensitive receivers (dwellings) in the Established Neighbourhood Zone on the east side of Amherst Avenue; thus mitigating any potential impacts that service and delivery vehicles will have on the amenity of those dwellings. Notwithstanding, Conditions 11 and 12 have been recommended to ensure that waste collection and the loading/unloading of vehicles do not take place earlier than 7am (i.e. earlier than the operating hours of the business) to minimise further any potential nuisance being caused by such activity.

It should be further noted that the primary school on the north side of Jones Avenue is also a sensitive receiver per the definition in the Planning & Design Code. There is no separation between the loading area and the school except for the road reserve between. However, the noise produced by heavy vehicles that attend the subject site is not considered unreasonable in the context of the site being located within the Employment Zone, the proposed land use being one envisaged within the Zone, and the operating hours of the facility aligning with those reasonably anticipated for such uses.

It is worth noting that there are dwellings located both west and south of the subject land, but these are all contained within the Employment Zone – a Zone that does not envisage residential land uses (Desired Outcome 1, PO 1.1). Turning back to PO 2.1 of the Interface Between Land Uses module (above) when considering potential interface issues, it is important to consider context – specifically desired land uses within the zone. In this case, the Employment Zone envisages several noisy land uses such as light industry and motor repair stations but not dwellings (sensitive receivers). As such, the dwellings that abut this site to the west and south can expect a lower level of amenity than those on the east side of Amherst Avenue (within the Established Neighbourhood Zone).

With respect to traffic noise, the Applicant's traffic consultant – Frank Siow & Associates – has undertaken a traffic impact analysis for this development, comparing the peak demand of Access Hardware's current premises in Marleston with existing traffic flows in Jones Avenue. Specifically, they found:

- Between 8am and 9am, the number of vehicle trips recorded for the Marleston site were 22 vehicles;
- Between 4pm and 5pm, the number of vehicle trips recorded for the Marleston site were 13 vehicles;
- In the AM peak hour (exact time unknown), 263 vehicles trips per hour were recorded in Jones Avenue;
- In the PM peak hour (exact time unknown), 117 vehicles trips per hour were recorded in Jones Avenue.

The peak parking demand for the Marleston site was between 9am and 1pm, where between 18 and 22 cars were parked on the premises. From this data, it is reasonable to deduce that the volumes of traffic generated from the proposed development is unlikely to dramatically increase the total volumes of traffic along both Jones Avenue and Amherst Avenue. Accordingly, the noise generated from these additional vehicle trips are unlikely to be appreciably observed by adjacent sensitive receivers. Notwithstanding, the anticipated volume of vehicle trips arising from the proposed development are reasonable in the context of the size of the subject site and the scale of the proposed use.

Consequently, the potential noise emissions arising from the use of the land are considered acceptable.

Building Height

Performance Outcome 3.5 of the Employment Zone states:

“Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation [TNV] layer... or is generally low-rise to complement the established streetscape and local character.”

Hence, there are two ways that a proposal may satisfy this PO. The relevant and applicable TNV for this site sets a maximum building height of 2 levels. The proposed building is two levels and therefore satisfies this PO.

Performance Outcome 3.6 of the Employment Zone states:

“Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.”

The corresponding Designated Performance Feature provides that if a building is “constructed within a building envelope provided by a 45-degree plan, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone” then this Performance Outcome may be satisfied.

Performance Outcome 3.8 of the Employment Zone states:

“Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.”

There is approximately 15 metres of road reserve between the subject site and the adjoining Established Neighbourhood Zone to the east and so the proposed building falls easily within the building envelope suggested by DPF 3.6 (above). Notwithstanding, the second building level is set back further from Amherst Avenue than the ground level to reduce the visual bulk of the building even further.

As shown in **Attachment 3**, the east side of Amherst Avenue is located within the Established Neighbourhood Zone. Further, a Character Area Overlay applies to this area. The built form scale envisaged within this area is one of low-density dwellings that may be two storeys high providing they maintain a single-storey appearance to the primary street frontage. Accordingly, the proposed building's modulation between the ground level and the second level provides a respectful transition between the two adjoining zones in a manner that complements the streetscape character (there is more discussion on the design elements in this respect in the “Design and Appearance” section below).

Performance Outcome 3.1 of the Interface Between Land Uses module of the General Development Policies states:

“Overshadowing of habitable room windows of adjacent residential land uses in... other zones is managed to enable access to direct winter sunlight.”

Performance Outcome 3.2 of the Interface Between Land Uses module of the General Development Policies states:

“Overshadowing of the primary areas of private open space or communal open space of adjacent residential land uses in... other zones is managed to enable access to direct winter sunlight.”

The second level of the proposed building will be set back 11.6m from the southern boundary of the subject land. The neighbouring dwelling is set back approximately 8.5m further from this shared boundary, with its private open space separated a similar distance. Consequently, there is over 20 metres of separation between the proposed building and the adjacent dwelling to the south. The proposed building is 9.2m tall at its highest point and so sufficient separation exists between the building and the neighbouring dwelling and its POS for overshadowing not to be a concern for this development.

Setbacks

Performance Outcome 3.1 of the Employment Zone states:

“Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.”

The building will be set back from Amherst Avenue by 3.70 metres at ground level and 4.5 metres at the second level. Jones Avenue separates the subject land from the school to the north, and the car park associated with the proposed building separates it from the neighbouring dwelling to the south by approximately 20 metres. Accordingly, due to this separation on both sides, any consistency between the setback of the proposed building and that of those on adjoining sites won't be easily read in the streetscape. Notwithstanding, the proposed ground level setback aligns with that of the neighbouring building to the south which is a good streetscape outcome and achieves the intent of Performance Outcome 3.1 above.

Performance Outcome 3.2 of the Employment Zone states:

"Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street."

The corresponding Designated Performance Feature suggests that a 2-metre setback from a secondary street boundary is sufficient to meet this Performance Outcome, which is exactly what has been proposed here. Importantly, the application also proposes landscaping between the building and the Jones Avenue boundary. Specific plantings have not been identified on the plans provided, and so a reserved matter is suggested to ensure that a detailed landscaping plan is provided prior to development approval being granted that demonstrates suitable plantings between the building and the street boundaries.

Design & Appearance

Performance Outcome 2.1 of the Employment Zone states:

"Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces."

Performance Outcome 2.2 of the Employment Zone states:

"Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:

- (e) Using a variety of building finishes*
- (f) Avoiding elevations that consist solely of metal cladding*
- (g) Using materials with low reflectivity*
- (h) Using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road."*

As mentioned in the "Height" section above, the building provides an orderly transition between the scale of built form envisaged in the Established Neighbourhood Zone on the eastern side of Amherst Avenue and the scale of development envisaged within the subject Employment Zone. However, setbacks are just one part of the equation – the building also needs to achieve high visual interest per Performance Outcomes 2.1 and 2.2 above.

In respect of materials, the building is comprised of a mix of face brick, perforated metal screens and metal cladding on the Amherst Avenue elevation. Along Jones Avenue, the face brick wall at ground level returns for a small section with the balance of the two-storey walling being comprised of cement sheeting. The applicant has broken up what is otherwise a bland two-storey wall by continuing the perforated metal screens around this elevation, incorporating two different paint colours to the wall, and including the company's logo on the wall.

There is a good level of articulation and modulation throughout the building to complement the adjacent Established Neighbourhood Zone and provide visual interest to both street frontages. Importantly, the materials chosen are of a low reflectivity. Additionally, the ground level showroom and the second level office both face onto Amherst Avenue and are made visible through a good level of fenestration. The proposed building is therefore considered to satisfy Performance Outcomes 2.1 and 2.2 above.

Performance Outcome 1.5 of the Design module of the General Development Policies states:

"The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone."

The building has been appropriately sited in the northeast corner of the site, allowing for the loading area to be sited adjacent the western boundary. One representor suggested that the loading area should be located on the east side of the building to protect the amenity of the neighbouring dwelling to the west. It is less appropriate that the loading area be located closer to the interface with the Established Neighbourhood Zone, and instead the proposed location is the most suitable – as mentioned above, those existing dwellings within the subject Employment Zone should expect a lower level of amenity by virtue of their setting. (Waste storage is discussed in the "Environmental Factors" section below.)

Performance Outcome 5.1 of the Employment Zone states:

"Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares."

Performance Outcome 5.2 of the Employment Zone states:

"Development incorporates areas for landscaping to enhance the overall amenity of the site and locality."

Performance Outcome 7.5 of the Design module of the General Development Policies states:

"Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places."

The proposal includes 173m² of soft landscaping, which equates to 9.6% of the site. The majority of this is contained between the building and the north and east boundaries (the two street frontages), with a small portion located also between the southern boundary and the car parking spaces. As touched on in an earlier section, providing that these areas are planted with a suitable mix and density of trees, shrubs and groundcovers, the landscaped areas will have the effect of softening the appearance of the development from the public realm and therefore enhancing the overall

amenity of the site. Further, this will complement the adjacent residential streetscape that is within the Established Neighbourhood Zone on the opposite side of Amherst Avenue. Thus, sufficient areas of landscaping are provided for the development, and the proposed reserved matter seeks to ensure that appropriate plantings are incorporated to ensure the above Performance Outcomes are satisfied, and continue to be satisfied throughout the life of the development.

Traffic Impact, Access and Parking

Performance Outcome 3.5 of the Transport, Access and Parking module of the General Development Policies states:

“Access points are located so as not to interfere with street trees, existing street furniture... or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.”

The application seeks to construct a new two-way access point on Amherst Avenue and modify an existing crossover on Jones Avenue as an exit-only egress point.

The existing crossover on Jones Avenue is located very close to an existing street tree. Positively, this development seeks to relocate the crossover west, further away from the tree to allow for necessary vehicle egress from the site. The proposed crossover will maintain 3 metres of separation from the street tree, and at 4.6 metres wide (flaring to 6.2 metres at the kerb), is sufficiently wide to accommodate the anticipated vehicle types that will access the site.

In respect of the Amherst Avenue access point, this seeks to remove a street tree and relocate a “crossing ahead” sign to facilitate access. Council’s internal staff have confirmed that relocation of the sign is not problematic. Council’s City Arborist has undertaken an assessment of the street tree and concluded that its health, structure, shape and form are good and therefore its removal cannot be supported from an arboricultural point of view. Notwithstanding, Council’s City Arborist did acknowledge that alternative planting locations will be made available if the development proceeds because of the two existing crossovers that will be reinstated to upright kerb and gutter.

In the context of the zoning of the subject land and the surrounding locality, the proposed development is considered appropriate in terms of land use, scale, design, and siting. As such, despite the arboricultural advice, there exists no better alternative for access and therefore removal of the street tree has been supported by the Manager, Development Assessment (with an appropriate fee charged to the Applicant to cover the cost of removal).

The ability for the Council to plant additional street trees along Amherst Avenue upon completion of the development (via reinstatement of the redundant crossovers) will help offset the loss of this one street tree and help maintain local amenity.

Performance Outcome 3.4 of the Employment Zone states:

“Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.”

Performance Outcome 6.6 of the Transport, Access and Parking module of the General Development Policies states:

“Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.”

As discussed earlier, the development includes a loading area at the rear (west) of the building, consistent with the above Performance Outcomes.

Performance Outcome 1.4 of the Transport, Access and Parking module of the General Development Policies states:

“Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.”

By placing the dedicated loading area at the rear of the site, traffic movements near the site's access point on Amherst Avenue are not interrupted, and thus queuing on public roads are practicably avoided (noting that Jones Avenue will be exit-only). In respect of manoeuvrability, the Applicant's traffic consultant has provided swept-path movement diagrams for the largest types of vehicles anticipated to visit the site (including waste and delivery vehicles) that demonstrate safe and convenient access through the site.

Performance Outcome 3.1 of the Transport, Access and Parking module of the General Development Policies states:

“Safe and convenient access minimises impact or interruption on the operation of public roads.”

Council's Manager, Traffic & Integrated Transport expressed several concerns about this development (see **Attachment 7**). Specifically, they are concerned about the conflict between large vehicles and the adjacent primary school, both in respect of vehicles and pedestrians, and the existing traffic congestion issues along Jones Avenue that will be exacerbated by the proposed development.

In respect of congestion concerns, the Applicant's traffic consultant, Mr Siow, suggests that the development will create an additional 8 to 11 vehicle trips per hour on Jones Avenue. Comparatively, peak traffic flows surveyed by Mr Siow on Tuesday 3 July 2023 showed that 263 and 117 vehicles per hour were recorded in the AM and PM peak periods, respectively. Therefore, Mr Siow concludes, the additional traffic generated by this development will have an inappreciable impact on the surrounding road network. It is notable in this respect that the subject land is currently vacant, and it is the Council's understanding that the two dwellings that previously existed on the site were unoccupied for at least 18 months prior to being demolished. Accordingly, existing traffic volumes in Jones Avenue cannot be expected to be maintained unless the subject land remains undeveloped an/or unoccupied, which is not a reasonable expectation or outcome.

In respect of traffic conflicts, the Employment Zone envisages various land uses that would inherently involve the use of large/heavy vehicles (e.g. light industry, service trade premises and warehouse). Consequently, there is arguably an inevitability to there being heavy vehicle traffic movements along Amherst Avenue and Jones Avenue. The fact that Jones Avenue is designated for out-only movements is a positive feature of the development that will limit the extent of heavy vehicle traffic in Jones Avenue and therefore limit the conflict between the use of the subject land and the adjacent school.

The abovementioned Performance Outcome talks about access to a site being designed to *minimise* the impact or interruption to the operation of public roads. This development achieves that, despite the likelihood that some conflict will exist. Specifically, siting the building in the northeast corner of the site, and therefore locating traffic movements away from the intersection of Jones Avenue and Amherst Avenue achieves this. Limiting the Jones Avenue crossover to exit-only movements also minimises the impact that the development will have on that road network, as does siting the loading/delivery areas at the rear of the building and away from the two-way access point on Amherst Avenue. Naturally it would be preferable to have any delivery and waste collection vehicles attend the site wholly outside of the school's drop-off and pick-up times, but it is Council staff's opinion that a condition to this effect would be too onerous and unreasonable, and therefore inappropriate, especially in the context of Conditions 11 and 12. Nonetheless, an advisory note to this effect has been included in the recommendation to the Panel below.

Performance Outcome 5.1 of the Transport, Access and Parking module of the General Development Policies states:

“Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to [various] factors that may support a reduced on-site rate.”

The corresponding Designated Performance Feature suggests that car parking supply consistent with Table 1 of the Transport, Access and Parking Module may be one way of satisfying this Performance Outcome. The table below demonstrates a calculation of the rates prescribed in Table 1 applicable to this development.

Land Use	Car Parking Rate per 100m ² of Gross Leasable Floor Area (GLFA)	Total GLFA of development comprised of this use	Total Car Parking Demand
Office	4 spaces	440m ²	18 spaces
Showroom	2.5 spaces	150m ²	3.75 spaces
Warehouse (including ancillary workshop areas)	0.5 spaces	458m ²	2.3 spaces
			<u>24 spaces</u>

The development includes provision for 21 car parking spaces and 4 bicycle parking spaces (which is not an expectation in the Employment Zone). Accordingly, there is a shortfall of 3 car parking spaces when balanced against the rates prescribed by Table 1.

The Applicant's traffic consultant, Frank Siow, calculated different GLFAs for the respective land use components of the development, and concluded a total theoretical demand of 22 spaces using Table 1. Accordingly, Mr Siow was able to justify a shortfall of one space based on existing car parking demands at Access Hardware's present site in Marleston (see "Noise Emissions" section earlier). Notwithstanding the difference in car parking demand calculations between Council staff and Mr Siow, the same justification can be applied to the shortfall of 3 spaces.

Information provided by the Applicant (see **Attachment 8**) states that 12 of the 29 staff members employed by Access Hardware are mobile (i.e. not primarily based on-site). Further, the parking survey undertaken by Mr Siow shows that the car parking areas are rarely at capacity throughout the day. It should not be ignored that on-street car parking availability along Jones Avenue and Amherst Avenue is typically very low, especially any time the school is operating. Nonetheless, the proposed development is unlikely to need to rely on on-street parking to support its operations and so this is not considered problematic.

It is also worth noting that currently there is room for two (2) on-street car parking spaces adjacent the Amherst Avenue frontage of the subject site. If the proposed development proceeds and the existing crossovers are reinstated to upright kerb and gutter (as recommended by Condition No 13), then one (1) additional on-street parking space can be accommodated on Amherst Avenue.

Environmental Factors

Waste Management

Performance Outcome 1.5 of the Design module of the General Development Policies states:

“The negative visual impact of outdoor storage, waste management... is minimised by... screening them from public view (such as fencing, landscaping and built form) ...”

All bins are located on the northern side of the building/loading area, surrounded by a 1.8m high Colorbond fence to screen them from public view. This location is ideal because it places the bins adjacent to the loading area from where private waste collection is proposed to take place. The Applicant has suggested that waste is collected weekly, and sometimes twice a week. Noting that the proposed land use is not expected to generate the kind of waste that would release foul odour emissions, the storage location and frequency of collections are considered reasonable and will not unreasonably impact on the occupiers of adjacent land.

Site Contamination

Performance Outcome 1.1 of the Site Contamination module of the General Development Policies states:

“Ensure land is suitable for use when land use changes to a more sensitive use.”

As a result of the unlawful activity that had previously taken place on the subject site – the use as a builder’s yard – the proposed development involves a more sensitive use of the land. Consequently, the applicant was requested to undertake a Preliminary Site Investigation (**PSI**) and provide a site contamination declaration form, in accordance with Practice Direction 14.

The site contamination declaration form states that a potentially contaminating class 2 activity may have taken place on the land. However, the form then goes on to state that ‘site observations and soil results did not exceed guidelines for the proposed redevelopment for commercial purposes. Therefore, potential is not considered to be actual with respect to contamination...’ This conclusion is consistent with the findings in the PSI.

Accordingly, the land is considered to be suitable for the proposed development in respect of any potential contamination concerns.

Flood risk & Stormwater

Performance Outcome 1.1 of the Hazards (Flooding – General) Overlay states:

“Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of floodwaters is likely to result in undue damage to or compromise ongoing activities within buildings.”

The corresponding Designated Performance Feature suggests that a finished floor level of at least 300mm above the height of a 1% AEP flood event is sufficient to meet the Performance Outcome.

The subject land is partially located within the Hazards (Flooding – General) Overlay, and so the application was necessarily referred to the Council’s external hydrological engineer for advice. The advice received (see **Attachment 7**) states that the proposed finished floor level of 59.5mAHD provides just over 200mm freeboard to the 1% AEP flood event. However, given that the depths of flooding in the area are relatively shallow, the proposed finished floor levels are considered to provide adequate flood protection, thereby satisfying PO 1.1 above.

A consequence of these minimum finished floor levels is that up to 850mm of retaining walls along the western boundary and up to 750mm of retaining along the southern boundary are required. The application proposes a 1.8m solid Colorbond fence on top of these walls to provide security to the site.

Performance Outcome 9.1 of the Design module of the General Development Policies states:

“Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land’s access to sunlight or the amenity of public places.”

Notwithstanding that the retaining walls are necessary to achieve flood protection for the proposed development, and a 1.8m solid fence atop is a reasonable expectation, it is worth noting that there is sufficient separation between the affected boundaries and the adjoining dwellings to avoid any unreasonable overshadowing or amenity impacts arising from the construction of this fencing and retaining.

Performance Outcome 42.3 of the Design in Urban Areas module of the General Development Policies states:

“Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.”

As a result of the increase in impervious area arising from this development, the applicant was asked to provide a stormwater management plan that addresses this Performance Outcome. Specifically, the following request was made:

A Stormwater Management Plan shall be provided for the development.

Calculations are required to demonstrate detention storage meets the minimum requirements of Council. The detention requirements for the site are to detain the post development 1 in 100 year ARI storm event, with discharge being at the pre development 1 in 5 year ARI rate.

The “Siteworks and Drainage Plan” prepared by Jack Adcock Consulting Pty Ltd (**Attachment 1**) was referred to Council’s hydrological engineer for assessment against this request. Ken Schalk has advised that the stormwater management plan complies with the above requirements and therefore satisfies PO 42.3 (above). In addition to this, all stormwater from the building and car park is designed to be taken to the street water table, which is the excepted outcome and is proposed to be reinforced as an ongoing requirement by way of a condition should the Panel choose to grant consent to this application.

Signage

Performance Outcome 1.1 of the Advertisements module of the General Development Policies states:

“Advertisements are compatible and integrated with the design of the building and/or land they are located on.”

Performance Outcome 1.5 of the Advertisements module of the General Development Policies states:

“Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.”

Performance Outcome 2.1 of the Advertisements module of the General Development Policies states:

“Proliferation of advertisements is minimised to avoid visual clutter and untidiness.”

The application proposes two (2) advertisements, both of which individually address each street frontage of the subject land, which is consistent with Performance Outcome 2.1 above. Both signs are simplistic in design, involving the company’s logo and, on the Amherst Avenue frontage, the name of the business. They are located on the second level walls of the building, well-integrated with the design of the building so as to not attract unnecessary attention. Importantly, the simplistic design also results in signage that does not detract from the character of the locality. The signs are not illuminated in anyway and so won’t cause distraction to motorists or nuisance to neighbours. Accordingly, the two advertisements are considered contextually appropriate, consistent with the above Performance Outcomes.

CONCLUSION

This proposal is for a two-storey building, car parking area and associated landscaping on two allotments that are currently vacant. The proposed land use for showroom, offices and warehousing is consistent with the kinds of land uses sought by the Employment Zone and will not, by virtue of their operations, unreasonably impact on the adjacent Established Neighbourhood Zone to the east or primary school to the north. The building and its associated signage have been designed and sited in a manner that is complementary to the adjacent Established Neighbourhood Zone, provides an orderly transition in built form, and will positively contribute to both streetscapes. Further, stormwater is adequately detained and discharged from the site to avoid any flooding impacts both within the site and on any adjoining neighbours in significant rainfall events.

Access to and from the site, and vehicle manoeuvrability within, is demonstrably safe and convenient, although there is potential for conflict between heavy vehicles that attend the site and the adjacent primary school. That being said, the Employment Zone envisages land uses that necessitate heavy vehicle traffic meaning this conflict is arguably inevitable. Notwithstanding, the siting of the building, car parking areas, loading zone and access points results in a development of the land that is consistent with that sought by the Employment Zone while also minimising traffic impacts on public roads and conflicts with adjacent land uses.

The proposed development will result in the loss of an existing juvenile street tree, but that loss can be offset by additional tree plantings along both street frontages. Further, an extra on-street car parking space will be provided upon completion of the development, which will offer a slight improvement to the existing traffic issues on Amherst Avenue and Jones Avenue.

RECOMMENDATION

Grant Planning Consent

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 23021334, by Access Hardware is granted Planning Consent subject to the following conditions and reserved matters:

RESERVED MATTER

A detailed landscaping plan showing a suitable mix and density of trees, shrubs and groundcovers shall be provided to the reasonable satisfaction of the Assessment Manager prior to Development Approval being granted. Without limiting the requirements of the landscaping plan, the plan needs to provide for suitable tree plantings between the building and both street frontages, as well as appropriate shrubs and groundcovers in the landscaped area between the southern boundary and the car parking area.

Upon satisfaction of this reserved matter, the Council Assessment Panel delegates authority to the Assessment Manager to impose any additional conditions on this Planning Consent as they see fit to impose.

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

All areas nominated as landscaping or garden areas on the approved plans shall be planted within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager, and such plants shall be nurtured and maintained in good health and condition at all times, with any diseased or dying plants being replaced, to the reasonable satisfaction of the Assessment Manager or its delegate.

Condition 3

All stormwater from buildings and paved areas shall be disposed of in accordance with the Siteworks and Drainage Plan herein approved (prepared by Jack Adcock Consulting Pty Ltd, Drawing No. JAC2304523-DRG-C002, dated 25-10-2023). Stormwater disposal should not result in the entry of water onto any adjoining property or any building, and not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into either the adjacent street kerb & water table or a Council underground pipe drainage system.

Condition 4

Prior to construction works associated with the approved development commencing, payment must be made to the Council in the amount of \$500.00 for the cost of removing the street tree by Council, necessary to enable vehicular access to the proposed development. Upon the issuing of full Development Approval and payment of the said amount please contact the Council's Planning Dept. to arrange for removal of the tree.

Condition 5

The levels of the footpath after works to the crossover shall remain as per the existing levels, with any cross fall or change in levels accommodated entirely within the site's boundaries, to the reasonable satisfaction of the Assessment Manager or their delegate.

Condition 6

All car parking spaces shall be line marked or delineated in a distinctive fashion, with the marking maintained in a clear and visible condition at all times.

Condition 7

Wheel stopping devices shall be placed at the end of each parking bay so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Assessment Manager or its delegate.

Condition 8

All loading and unloading of vehicles shall be carried out entirely upon the subject land.

Condition 9

Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.

Condition 10

The hours of operation of the premises shall be restricted to the following times:

- Monday to Friday, 7:00am to 5:00pm

Condition 11

All deliveries to the site shall occur only during the approved operating hours of the premises.

Condition 12

All waste collection from the site shall be restricted to the following times:

- Monday to Saturday, 7:00am to 7:00pm

Condition 13

The existing crossovers (or part thereof) on Amherst Avenue that will be made redundant as a result of this development shall be reinstated to upright kerb and gutter prior to completion of the development and occupation of the premises, in accordance with the Council's standards and specifications and to the satisfaction of the Assessment Manager or its delegate. All costs associated with this work shall be borne by the applicant.

ADVISORY NOTES

Planning Consent

Advisory Note 1

Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 2

Consents issued for this Development Application will remain valid for the following periods of time:

1. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;
2. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;
3. Works must be substantially completed within 3 years of the date on which Development Approval is issued.

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

Advisory Note 3

To minimise traffic conflicts between the adjacent primary school and the proposed development, deliveries to/from the site and waste collection from the site should, as far as reasonably practicable, occur outside of the school's peak pick-up and drop-off times.

Advisory Note 4

No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 5

The Applicant is reminded of its responsibilities under the *Environment Protection Act 1993*, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be

managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.

Advisory Note 6

The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.

The Applicant's attention is particularly drawn to the requirements of the *Fences Act 1975* regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

Advisory Note 7

The Applicant is advised that construction noise is not allowed:

1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 8

The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council pursuant to the *Local Government Act 1999* prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.

Advisory Note 9

The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.

Advisory Note 10

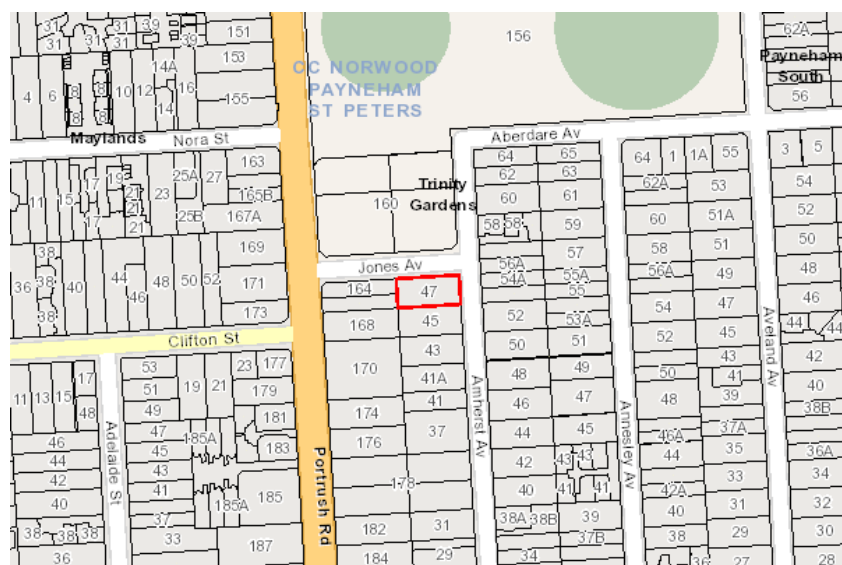
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

47 AMHERST AV TRINITY GARDENS SA 5068

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Zone	Employment
Overlay	Airport Building Heights (Regulated) (All structures over 45 metres) Advertising Near Signalised Intersections Hazards (Flooding - General) Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development
Local Variation (TNV)	Maximum Building Height (Levels) (Maximum building height is 2 levels)

Selected Development(s)

Shop

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Shop - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.
PO 1.2 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.2 Shop where one of the following applies: <ul style="list-style-type: none"> (a) with a gross leasable floor area up to 100m² (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
PO 1.4 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.4 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Built Form and Character	
PO 2.1 Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 2.1 None are applicable.
PO 2.2 Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following: <ul style="list-style-type: none"> (a) using a variety of building finishes 	DTS/DPF 2.2 None are applicable.

- (b) avoiding elevations that consist solely of metal cladding
- (c) using materials with a low reflectivity
- (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

Building height and setbacks

PO 3.1

Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.

DTS/DPF 3.1

Buildings setback from the primary street boundary in accordance with the following table:

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

For the purposes of **DTS/DPF 3.2**:

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

PO 3.2

Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.

DTS/DPF 3.2

Building walls are no closer than 2m to the secondary street boundary.

PO 3.3

Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.

DTS/DPF 3.3

Building walls are set back from the rear access way:

- (a) where the access way is 6.5m wide or more, no requirement
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

PO 3.4

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

DTS/DPF 3.4

Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

PO 3.5

Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally low-rise to complement the established streetscape and local character.

DTS/DPF 3.5

Building height is not greater than:

- (a) the following:

Maximum Building Height (Levels)

Maximum building height is 2 levels

- (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 3.5, in instances where:

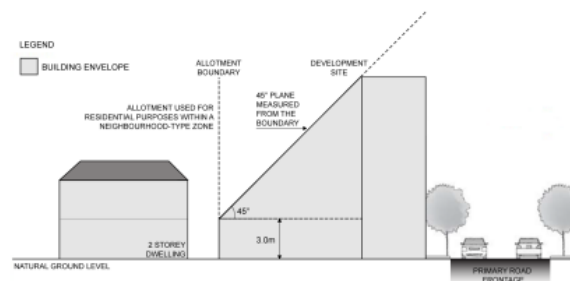
- (c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development
- (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

PO 3.6

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.

DTS/DPF 3.6

Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the street boundary.

**PO 3.7**

Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

DTS/DPF 3.7

Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):

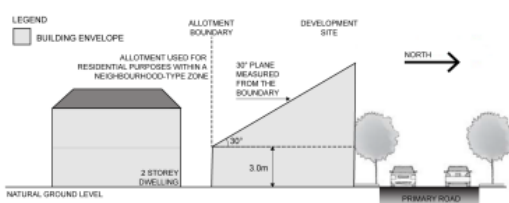
	
<p>PO 3.8</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
Landscaping	
<p>PO 5.1</p> <p>Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.</p>	<p>DTS/DPF 5.1</p> <p>Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site:</p> <ul style="list-style-type: none"> (a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or (b) in any other case - at least 1.5m wide.
<p>PO 5.2</p> <p>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.</p>	<p>DTS/DPF 5.2</p> <p>Landscape areas comprise:</p> <ul style="list-style-type: none"> (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.
Concept Plans	
<p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 7.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) temporary public service depot.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.

5. Building for the purposes of railway activities.	None specified.
6. Demolition.	Except any of the following: <ol style="list-style-type: none"> the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop within any of the following: <ol style="list-style-type: none"> Retail Activity Centre Subzone Roadside Service Centre Subzone. 	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: <ol style="list-style-type: none"> Employment Zone DTS/DPF 3.6 Employment Zone DTS/DPF 3.7.
9. Shop.	Except: <ol style="list-style-type: none"> where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or shop that does not satisfy Employment Zone DTS/DPF 1.2.
10. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings

floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023	
		(c) commercial development with a gross floor area of 10,000m ² or more	
		(d) retail development with a gross floor area of 2,000m ² or more	
		(e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more	
		(f) industry with a gross floor area of 20,000m ² or more	
		(g) educational facilities with a capacity of 250 students or more.	
PO 1.2		DTS/DPF 1.2	
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.		Access is obtained directly from a State Maintained Road where it involves any of the following types of development:	
		(a) building, or buildings, containing in excess of 50 dwellings	
		(b) land division creating 50 or more additional allotments	
		(c) commercial development with a gross floor area of 10,000m ² or more	
		(d) retail development with a gross floor area of 2,000m ² or more	
		(e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more	
		(f) industry with a gross floor area of 20,000m ² or more	
		(g) educational facilities with a capacity of 250 students or more.	
PO 1.3		DTS/DPF 1.3	
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.		Access is obtained directly from a State Maintained Road where it involves any of the following types of development:	
		(a) building, or buildings, containing in excess of 50 dwellings	
		(b) land division creating 50 or more additional allotments	
		(c) commercial development with a gross floor area of 10,000m ² or more	
		(d) retail development with a gross floor area of 2,000m ² or more	
		(e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more	
		(f) industry with a gross floor area of 20,000m ² or more	
		(g) educational facilities with a capacity of 250 students or more.	

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <p>(a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings</p> <p>(b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments</p> <p>(c) commercial development with a gross floor area of 10,000m² or more</p> <p>(d) retail development with a gross floor area of 2,000m² or more</p> <p>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more</p> <p>(f) industry with a gross floor area of 20,000m² or more</p> <p>(g) educational facilities with a capacity of 250 students or more.</p>	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.4	DTS/DPF 1.4

<p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>

PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:

<p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</p> <p>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>(a) the system is wholly located and contained within the allotment of development it will service; and</p> <p>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</p>
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <p>(a) the nature of the development</p> <p>(b) measures to mitigate off-site impacts</p> <p>(c) the extent to which the development is desired in the zone</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Activities Generating Noise or Vibration									

<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>				
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1355 1485 1630"> <thead> <tr> <th>Assessment location</th><th>Music noise level</th></tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td></tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
Air Quality					
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					

PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
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Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: <ul style="list-style-type: none"> (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	DTS/DPF 1.2 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

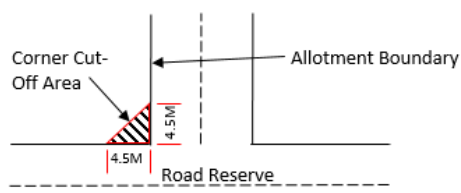
<p>(a) availability of on-street car parking</p> <p>(b) shared use of other parking areas</p> <p>(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</p> <p>(d) the adaptive reuse of a State or Local Heritage Place.</p>	<p>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area</p> <p>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</p> <p>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</p>
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Commercial Uses	
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building)</p>

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023
		where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)		2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)		<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.</p>

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

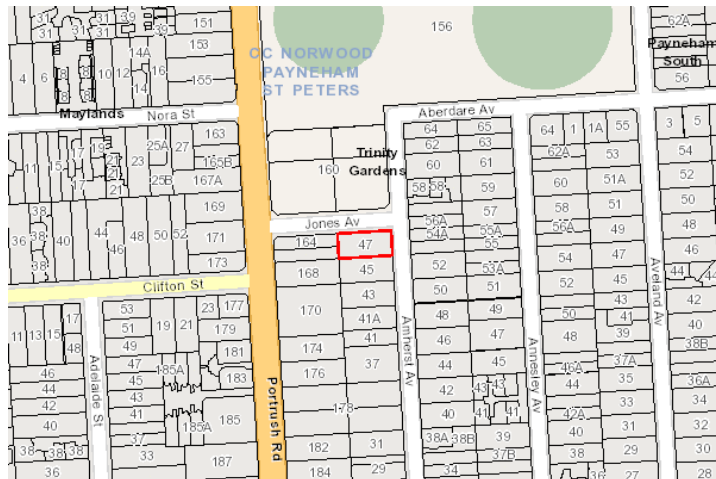
Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.			
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)

47 AMHERST AV TRINITY GARDENS SA 5068

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Property Zoning Details

Zone	Employment
Overlay	Airport Building Heights (Regulated) (All structures over 45 metres) Advertising Near Signalised Intersections Hazards (Flooding - General) Prescribed Wells Area Regulated and Significant Tree Traffic Generating Development
Local Variation (TNV)	Maximum Building Height (Levels) (Maximum building height is 2 levels)

Selected Development(s)

Office

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Office - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

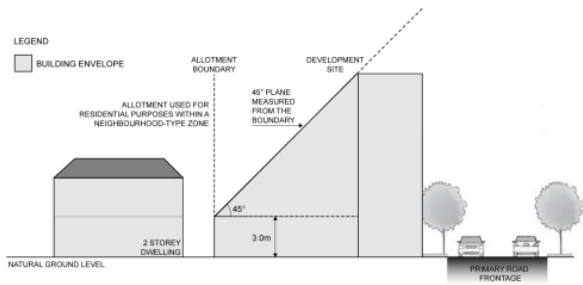
Desired Outcome (DO)

Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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

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

Land Use and Intensity											
<p>PO 1.1</p> <p>A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse. 										
<p>PO 1.2</p> <p>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.</p>	<p>DTS/DPF 1.2</p> <p>Shop where one of the following applies:</p> <ul style="list-style-type: none"> (a) with a gross leasable floor area up to 100m² (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry. 										
Built Form and Character											
<p>PO 2.1</p> <p>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>										
<p>PO 2.2</p> <p>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</p> <ul style="list-style-type: none"> (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road. 	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>										
Building height and setbacks											
<p>PO 3.1</p> <p>Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 3.1</p> <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr> <tr> <td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td> <ul style="list-style-type: none"> (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m </td></tr> <tr> <td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>5m</td></tr> </tbody> </table>	Development Context	Minimum setback	There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.	The average setback of the existing buildings.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.	The setback of the existing building.	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.	<ul style="list-style-type: none"> (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m 	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m
Development Context	Minimum setback										
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There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m										

	<p>For the purposes of DTS/DPF 3.2:</p> <p>(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback</p> <p>(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table</p>
<p>PO 3.2</p> <p>Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.</p>	<p>DTS/DPF 3.2</p> <p>Building walls are no closer than 2m to the secondary street boundary.</p>
<p>PO 3.3</p> <p>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.</p>	<p>DTS/DPF 3.3</p> <p>Building walls are set back from the rear access way:</p> <p>(a) where the access way is 6.5m wide or more, no requirement</p> <p>(b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.</p>
<p>PO 3.4</p> <p>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.</p>	<p>DTS/DPF 3.4</p> <p>Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.</p>
<p>PO 3.5</p> <p>Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally low-rise to complement the established streetscape and local character.</p>	<p>DTS/DPF 3.5</p> <p>Building height is not greater than:</p> <p>(a) the following:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">Maximum Building Height (Levels)</p> <p>Maximum building height is 2 levels</p> </div> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 3.5, in instances where:</p> <p>(c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>
<p>PO 3.6</p> <p>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.6</p> <p>Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the street boundary.</p> 

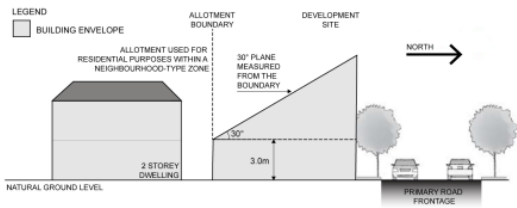
<p>PO 3.7</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.7</p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary):</p> 
<p>PO 3.8</p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
Landscaping	
<p>PO 5.1</p> <p>Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.</p>	<p>DTS/DPF 5.1</p> <p>Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site:</p> <ul style="list-style-type: none"> (a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or (b) in any other case - at least 1.5m wide.
<p>PO 5.2</p> <p>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.</p>	<p>DTS/DPF 5.2</p> <p>Landscape areas comprise:</p> <ul style="list-style-type: none"> (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.
Concept Plans	
<p>PO 7.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 7.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) temporary public service depot.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
5. Building for the purposes of railway activities.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop within any of the following: (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone.	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6

	2. Employment Zone DTS/DPF 3.7.
9. Shop.	<p>Except:</p> <ol style="list-style-type: none"> where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or shop that does not satisfy Employment Zone DTS/DPF 1.2.
10. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

	of the <i>Airports Act 1996</i> of the Commonwealth.		
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Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.

Procedural Matters (PM) - Referrals

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

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

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	

Policy24		P&D Code (in effect) - Version 2023.13 - 31/08/2023	
PO 1.1	Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.2	Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3	Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m ² or more (d) retail development with a gross floor area of 2,000m ² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (f) industry with a gross floor area of 20,000m ² or more (g) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <p>(a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more.</p>	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
On-site Waste Treatment Systems	

PO 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	Effluent disposal drainage areas do not: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1	DTS/DPF 7.1
Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	None are applicable.
PO 7.2	DTS/DPF 7.2
Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
PO 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
PO 7.4	DTS/DPF 7.4
Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
PO 7.5	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	None are applicable.
PO 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
PO 7.7	DTS/DPF 7.7
Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1	DTS/DPF 31.1
Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.
PO 31.2	DTS/DPF 31.2
Water discharged from a development site is of a physical, chemical and biological	None are applicable.

condition equivalent to or better than its pre-developed state.	
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature				
Hours of Operation					
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:	DTS/DPF 2.1 Development operating within the following hours: <table border="1"> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> <tr> <td> </td><td> </td></tr> </table>	Class of Development	Hours of operation		
Class of Development	Hours of operation				

<p>(a) the nature of the development</p> <p>(b) measures to mitigate off-site impacts</p> <p>(c) the extent to which the development is desired in the zone</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Overshadowing		
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>	
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>	

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <p>(a) as primary locations for shopping, administrative, cultural, entertainment and community services</p> <p>(b) as a focus for regular social and business gatherings</p> <p>(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <p>(a) that support the needs of local residents and workers, particularly in underserved locations</p> <p>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
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Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.4</p> <p>Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <p>(a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or</p> <p>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.</p>
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</p> <p>(b) where newly proposed, is set back:</p> <p>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</p> <p>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</p> <p>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</p> <p>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <p>(a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided</p> <p>(b) for sites with a frontage to a public road greater than 20m:</p> <p>(i) a single access point no greater than 6m in width is provided or</p> <p>(ii) not more than two access points with a width of 3.5m each are provided.</p>

Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <p>(a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.</p>	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <p>(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</p>
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
Bicycle Parking in Designated Areas	
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.</p>

Table 1 - General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Commercial Uses	
Office	<p>For a call centre, 8 spaces per 100m² of gross leasable floor area</p> <p>In all other cases, 4 spaces per 100m² of gross leasable floor area.</p>

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

Class of Development	Car Parking Rate	Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
	Minimum number of	Maximum number of

Table 3 - Off-Street Bicycle Parking Requirements

Class of Development	Bicycle Parking Rate	
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.	
Office Schedule to Table 3	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.	
	Designated Area	Relevant part of the State
		The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
	All zones	City of Adelaide
	Business Neighbourhood Zone	Metropolitan Adelaide
	Strategic Innovation Zone	
	Suburban Activity Centre Zone	
	Suburban Business Zone	
	Suburban Main Street Zone	
	Urban Activity Centre Zone	
	Urban Corridor (Boulevard) Zone	
	Urban Corridor (Business) Zone	
	Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone		
Urban Neighbourhood Zone		

Advertisement - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements	
PO 6.1 Freestanding advertisements are not visually dominant within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level (b) do not have a face that exceeds 8m ² .

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
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1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) temporary public service depot.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.
5. Building for the purposes of railway activities.	None specified.
6. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop within any of the following: (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone.	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
9. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
10. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements Near Signalised Intersections	
PO 1.1 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 1.1 Advertising: <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Advertisement or advertising hoarding that: <ul style="list-style-type: none"> (a) is within 100m of a: <ul style="list-style-type: none"> (i) signalised intersection or (ii) signalised pedestrian crossing and (b) will: <ul style="list-style-type: none"> (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (iii) incorporate a flashing light. 	Commissioner of Highways.	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.	Development of a class to which Schedule 9 clause 3 item 21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

sites.

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

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

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

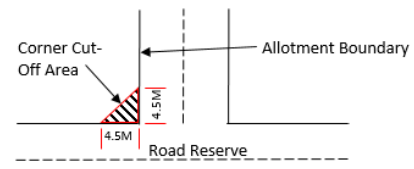
Desired Outcome (DO)

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

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

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

	<ul style="list-style-type: none"> (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.

Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	DTS/DPF 5.3 Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  <p>The diagram illustrates a 'Corner Cut-Off Area' at a road intersection. It shows a triangular area with a red hatched pattern, labeled 'Corner Cut-Off Area'. The dimensions of this area are indicated as 4.5M by 4.5M. To the right of the intersection is a 'Road Reserve', and further right is an 'Allotment Boundary'.</p>
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal

	<p>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p>
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p>

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.</p>	<p>DTS/DPF 1.1</p> <p>One of the following is satisfied:</p> <p>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</p>

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

45 AMHERST AV TRINITY GARDENS SA 5068

Address:

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Property Zoning Details

Zone

Employment

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Advertising Near Signalised Intersections
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Traffic Generating Development

Local Variation (TNV)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Selected Development(s)

Retaining wall

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Retaining wall - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) temporary public service depot.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.

<ul style="list-style-type: none"> (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse. 	
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank. 	None specified.
5. Building for the purposes of railway activities.	None specified.
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
<p>8. Shop within any of the following:</p> <ul style="list-style-type: none"> (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone. 	<p>Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
9. Shop.	<p>Except:</p> <ul style="list-style-type: none"> 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified

	in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
10. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 4 - General Development Policies

Design

Assessment Provisions (AP)

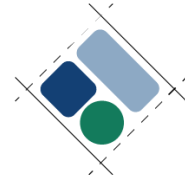
Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	All development
	Fences and Walls

PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.



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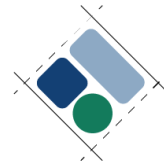


PLANNING REPORT

45-47 Amherst Avenue, Trinity Hardens

Bulky Goods Outlet

20 July 2023



THOMSON PLANNING

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Appendix 1 Proposal Plans

Appendix 2 Certificates of Title

Appendix 3 Traffic Report



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1. Introduction

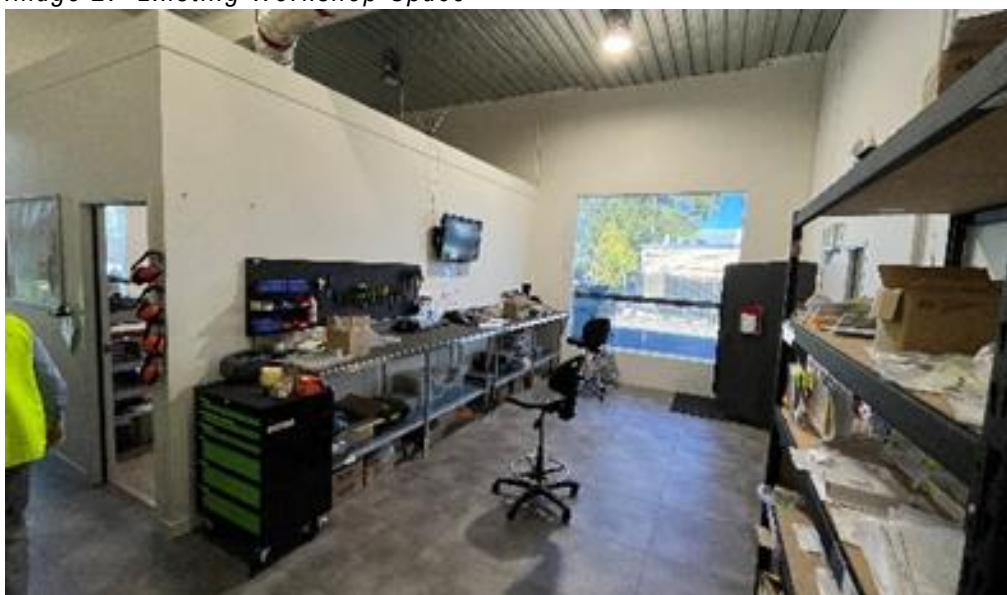
This report has been prepared to supplement a development application to be lodged by Access Hardware, for a service trade premises at 45-47 Amherst Avenue, Trinity Gardens.

Access Hardware Access Hardware is a door hardware supplier with premises in most capital cities of Australia. Their Adelaide premises is currently located at 432 South Road, Marleston and comprises a showroom/trade counter, storage area, office accommodation and a small workshop space.

Image 1. Existing Showroom/Trade Counter



Image 2. Existing Workshop Space





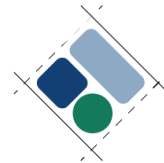
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Access Hardware need to relocate as their Marleston premises is being acquired by Government of South Australia as part of the North South Corridor Torrens to Darlington T2D Project. They are required to vacate their Marleston premises by November 2024.

When Access Hardware initially set up their business in South Australia, they were located on Magill Rd, Stepney. Consequently, Trinity Gardens provides Access Hardware with familiarity and proximity to an established local customer base.

The proposed development is a form of development which is required to be Performance Assessed against the Planning & Design Code (the Code) and is required to be subject to public notification.

I have inspected the land, reviewed the Code and formed a carefully consider opinion on the extent to which the development application is consistent with the Code, as set out in this report.



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2. Proposed Development

The proposed development is a bulky goods outlet. The Code defines a bulky goods outlet as follows:

“Means premises used primarily for the sale, rental, display or offer by retail of goods, other than foodstuffs, clothing, footwear or personal effects goods, unless the sale, rental, display or offer by retail of the foodstuffs, clothing, footwear or personal effects goods is incidental to the sale, rental, display or offer by retail of other goods. Examples— The following are examples of goods that may be available or on display at bulky goods outlets or retail showrooms:

- a) automotive parts and accessories;*
- b) furniture;*
- c) floor coverings;*
- d) window coverings;*
- e) appliances or electronic equipment;*
- f) home entertainment goods;*
- g) lighting and electric light fittings;*
- h) curtains and fabric;*
- i) bedding and manchester;*
- j) party supplies;*
- k) animal and pet supplies;*
- l) camping and outdoor recreation supplies;*
- m) hardware;*
- n) garden plants (primarily in an indoor setting);*
- o) office equipment and stationery supplies;*
- p) baby equipment and accessories;*
- q) sporting, fitness and recreational equipment and accessories;*
- r) homewares;*
- s) children's play equipment.”*

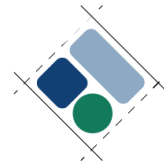
Consistent with this definition, the proposed premises is intended to be used primarily for the sale by retail of hardware, or more specifically, door hardware.

In considering the other potential land use categories defined by the Code, I note:

- trade is by retail, not wholesale, therefore it is not a warehouse;
- door hardware does not constitute ‘building material’ as would timber or steel for example, therefore it is not a service trade premises.

Whilst I consider bulky goods outlet to be the best ‘fit’ of the various land use definitions within the Code, the proposal is not a conventional bulky goods outlet insofar as the majority of sales are bulk orders to builders, with relatively few sales resulting from ‘walk in’ retail customers.

The proposed office areas are in my opinion a function of the primary use of the building to sell hardware and is not a separate use. Similarly, I consider the area for the servicing and repair of door hardware to be reasonably incidental to the use of the building as a bulky goods outlet.



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The premises is proposed to operate between 7am and 5pm Monday to Friday.

A two level building is proposed on the land, together with at grade car parking, loading area and landscaping. At ground floor level, the building is proposed to comprise a showroom/trade counter, storage area, workshop space, administration facilities and amenities. At first floor level, office accommodation is proposed for sales, estimating and general business management/operations.

The proposed building is single level for the easternmost 4.5m component. This single level component has 4.4m high face brick external walls and a concealed roof. Fenestration is proposed along a portion of the eastern (Amherst Avenue) elevation providing an active façade and a canopy above the window provides further depth and visual interest.

The balance of the building is two level with a total height of 8.9 metres. External walls are a combination of maxline standing seam colorbond cladding at the upper level and painted fibre cement sheet with express joints at ground level. A powdercoated perforated metal screen is proposed adjacent to the eastern and northern upper level facades and also returns around the southern facade approximately 5 metres.

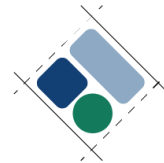
Car parking is proposed for 21 cars. Vehicular access is proposed to be two-way at the Amherst Avenue crossover and one way (egress only) at the Jones Avenue crossover. Electronic operating gates are proposed at both access locations, which are to remain open during opening hours as well as approximately an hour either side for staff to arrive and leave.

A juvenile street tree is required to be removed to facilitate the new crossover on Amherst Avenue. Access Hardware are willing to plant a suitable number of replacement street trees on the Amherst Avenue frontage and replace the obsolete crossover with upright kerbing.

The primary service vehicle types are vans or utes (15 to 20 collections during a typical day). Bulk deliveries would be by small trucks or medium trucks (3 to 5 times during a typical day).

In order to establish the necessary levels for the car parking area, retaining walls up to 850mm high are proposed along the southern and western boundaries of the site. Solid 1.8m high colorbond fencing is proposed above the retaining walls, resulting in a maximum combined fence/retaining height of 2.65m in the south-western corner.

A copy of the application plans is contained in **Appendix 1**.



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3. Subject Land and Locality

3.1. Subject Land

The subject land comprises the following two allotments:

- 45 Amherst Avenue (CT 5639/642); and
- 47 Amherst Avenue (CT 5699/638).

Copies of the Certificates of Title for both allotments are contained in **Appendix 2**.

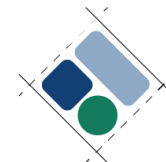
The subject land has a frontage of 40.8m to Amherst Avenue, a frontage to Jones Avenue of 44.2m and an area of 1804m².

The land is currently vacant with both previous dwellings having been demolished and all vegetation removed. The land has a slightly sloping topography, with a fall of approximately 650mm from the north-eastern corner of the site down to the south-western corner.

There are currently three (3) driveway crossovers servicing the subject land. The allotment at 47 Amherst Avenue has crossovers to both Amherst Avenue and Jones Avenue, while the allotment at 45 Amherst has a single crossover to Amherst Avenue. Figure 3 below shows both of the allotments which comprise the subject land and the site conditions prior to the demolition of the two dwellings.

Figure 3.





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3.2. Locality

I consider that the locality of the subject land extends approximately 100 metres in either direction from the subject land along Amherst Avenue and along the entire length of Jones Avenue. The locality contains a mix of commercial, educational and residential land uses, reflective of the various zones within the locality.

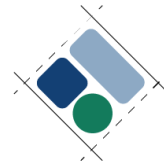
The land located north of Jones Avenue, between Portrush Road and Amherst Avenue, is zoned Community Facilities Zone and is occupied by Trinity Gardens Primary School and Early Learning Centre.

The land on the eastern side of Amherst Avenue is zoned Established Neighbourhood Zone and is occupied by dwellings at low density, predominantly in detached configuration and single storey, although some two level dwellings are present.

The properties adjoining the subject land to the west and south are occupied by dwellings, while commercial properties within this part of the locality include Kennards Hire, a warehouse, office/workshop and motor repair station. The extent of the locality is illustrated in Figure 4 below.

Figure 4. Locality of the Subject Land





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4. Planning & Design Code

4.1. Zoning and Overlays

The subject land is located in the Education Zone (the Zone). The two Desired Outcomes (DO1 and DO2) for the Zone are:

“A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.”

and

“Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.”

There are no sub-zones applicable to the subject land.

The following Overlays are applicable to an application for land division on the subject land:

- Airport Building Heights (Regulated) Overlay
- Hazards (Flooding – General) Overlay
- Traffic Generating Development Overlay

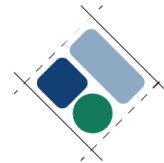
4.2. Public Notification

A bulky goods outlet is a type of shop and shop is listed in Table 5 of the Zone as being exempt from public notification. However, this exemption is conditional upon the site not being adjacent to land used for residential purposes in a neighbourhood-type zone.

As the subject land is located adjacent to land used for residential purposes in a neighbourhood-type zone, the development application will be subject to public notification.

4.3. Referrals

The proposed development does not result in any statutory referrals.



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4.4. Assessment

4.4.1. Land Use and Intensity

Performance Outcome 1.1 of the Zone states:

"A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity."

The associated DPF (DPF 1.1) lists shop as a desired land use within the Zone.

Performance Outcome 1.2 provides specific guidance for shops within the Employment Zone, stating:

"shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres."

On face value, the proposal could be construed as misaligning with PO 1.2, as it does not strictly provide a 'service' or 'amenity' and the door hardware is not manufactured on site. However, according to the rules of interpretation of the Code, designated performance features (DPF's) assist to interpret performance outcomes and provide a standard outcome which will generally meet the corresponding performance outcome.

In this respect, Designated Performance Feature 1.2 states (my emphasis):

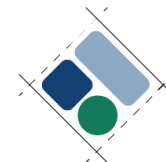
"Shop where one of the following applies:

- a) with a gross leasable floor area up to 100m²*
- b) is a **bulky goods outlet***
- c) is a restaurant*
- d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry."*

Therefore, I interpret PO 1.2 as enabling bulky goods outlets in instances where they complement the role of activity centres and generally support local businesses and workers. The proposed door hardware outlet is a specialised type of bulky goods outlet which would not typically be found in an activity centre. In this way, it complements rather than competes with the role of activity centres. The supply of door hardware also supports the local building industry through supplying an essential component of most building projects.

When read in conjunction with one another, PO 1.1 and DO 1 seek to moderate the nature and intensity of land uses within the Employment Zone, to be relatively low impact and 'local' in scale.

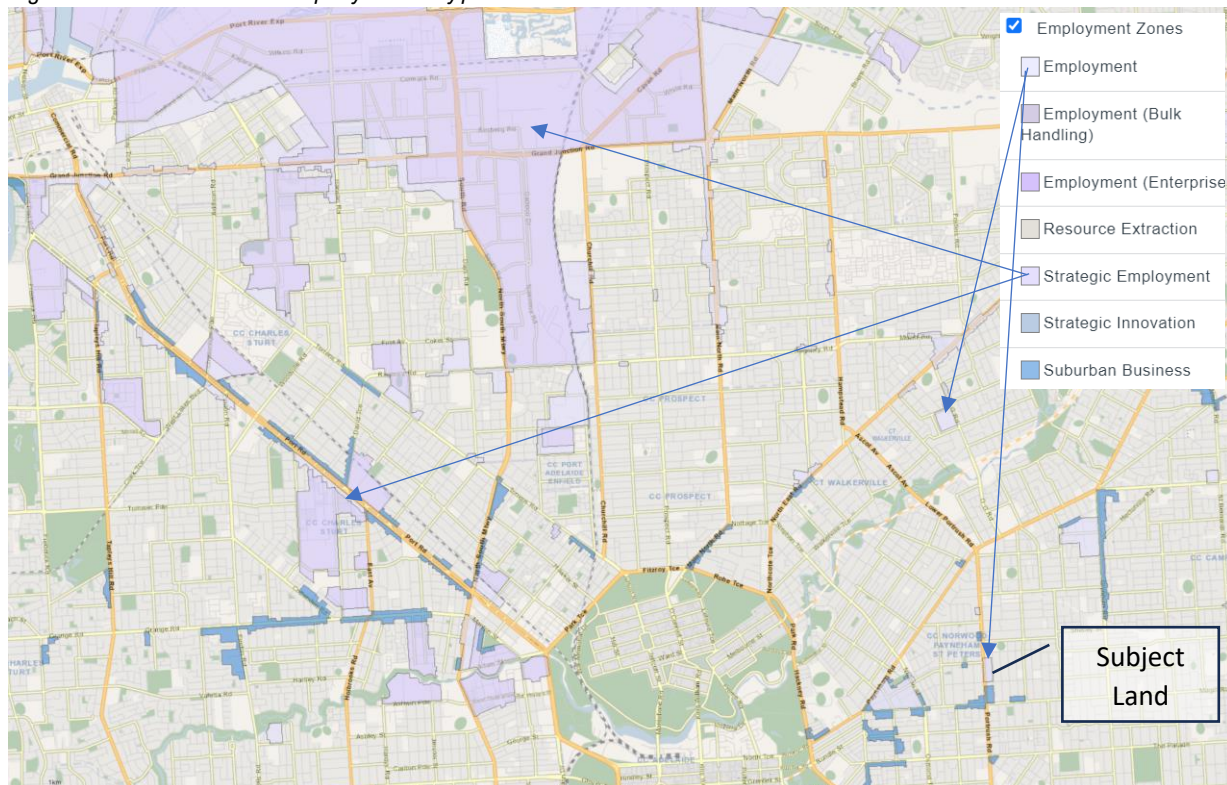
When the Code was introduced, the Employment Zone replaced the Light Industry Zone and the Strategic Employment Zone replaced the General Industry Zone. By way of comparison, the Strategic Employment Zone allows for much larger scale industrial and commercial facilities. In particular, DO1 of that zone seeks *"a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state."*



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Geographically, the Strategic Employment Zone covers broad areas of industrial land within major freight corridors, including large areas to the north and west of Adelaide as shown in Figure 5 below:

Figure 5. Location of Employment Type Zones



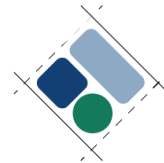
This comparison helps to put into context what the Employment Zone is seeking when it refers to businesses servicing the local community. In my opinion, the scale of the proposed bulky goods outlet is consistent with the scale of activities sought for the Employment Zone. Aspects of the proposal which assist with forming this opinion include the relatively small showroom/trade sales area (130m²) and the fact that goods are delivered to and dispatched primarily via passenger vehicles and small to medium rigid trucks, as opposed to semi-trailers.

4.4.2. Height

Performance Outcome 3.5 of the Employment Zone seeks:

“Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation layer or is generally low-rise to complement the established streetscape and local character.”

The associated designated performance feature (DPF 3.5) includes a Maximum Building Height (Levels) Technical and Numeric Variation layer, specifying a maximum building height of 2 levels. The Maximum Building Height (Metres) Technical and Numeric Variation layer does not apply. Therefore, the proposed building height of 2 levels and 8.9 metres is consistent with DPF 3.5 and in turn, PO 3.5.



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Performance Outcome 3.8 of the Employment Zone provides building height policy which is specific to development on allotments fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone. Specifically it states:

“Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.”

The built form scale envisaged in the adjacent Established Neighbourhood Zone is generally 2 levels, however a Character Area Overlay applies, resulting in the need for dwellings visible from the public realm to be consistent with the valued streetscape characteristics of the character area. In relation to building height, the relevant Character Area Statement defines the valued streetscape characteristic as single storey.

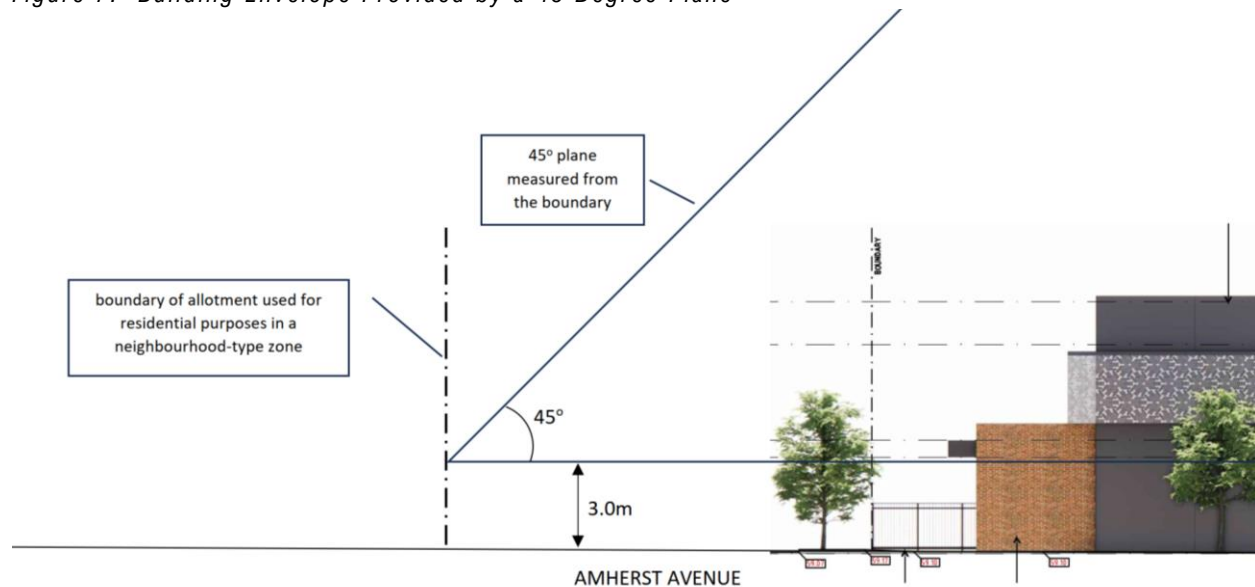
Therefore, in order to provide an “orderly transition” from the 2 levels allowed for in the Employment Zone on the western side of Amherst Avenue to the single storey streetscape character in the Established Neighbourhood Zone on the eastern side of Amherst Avenue, the proposed building has been reduced in height to one level for the first 4.5 metres. Further assisting with the height transition is the proposed perforated metal screen, as shown in Figure 6 below:

Figure 6. Height Transition from Amherst Avenue Frontage



Performance Outcome 3.6 and the associated designated performance feature (DPDF 3.6) provides policy addressing the visual impact of building height on residential development within an adjacent neighbourhood type zone. DPF 3.6 seeks to contain buildings to a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone. The proposal readily accords with this criteria, as demonstrated in Figure 7 overleaf:

Figure 7. Building Envelope Provided by a 45 Degree Plane



4.4.3. Siting

Performance Outcome 3.1 of the Employment Zone states:

“Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.”

The associated designated performance feature (DPF 3.1) states that in instances where there is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and that existing building is not on a corner site, then the minimum setback is the setback of that existing building.

The existing building on the abutting site to the south is set back 3.5 metres from Amherst Avenue. Therefore, the proposed setback of 3.7 metres to the building line from Amherst Avenue accords with DPF 3.1.

Performance Outcome 3.2 of the Employment Zone states:

“Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.”

The associated designated performance feature (DPF 3.2) states:

“Building walls are no closer than 2m to the secondary street boundary.”

The proposed setback from Jones Avenue is 2.0m, consistent with DPF 3.2 and allows for the provision of landscaping between the building and the street to enhance the appearance of the land and the building when viewed from the street, consistent with PO 3.2.



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Performance Outcome 3.4 states:

“Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.”

The proposal is consistent with PO 3.4, as the building is sited to facilitate access to the rear of the site via both Jones Avenue and Amherst Avenue.

4.4.4. Built Form and Character

Performance Outcomes 2.1 and 2.2 of the Employment Zone state respectively:

“Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.”

and

“Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:

- a) using a variety of building finishes*
- a) avoiding elevations that consist solely of metal cladding*
- b) using materials with a low reflectivity*
- c) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.”*

With the subject land being located on the boundary of a zone primarily intended to accommodate residential development, both of the above performance outcomes are particularly relevant to the proposal.

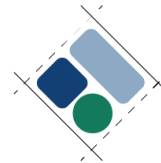
The proposed design addresses these policy provisions, with a distinctive building and visual interest created through:

- a mix of face brick, perforated metal screen and standing seam metal cladding, all of which have low light reflectivity;
- incorporation of the showroom element of the building along the Amherst Avenue elevation for an active façade;
- recessed sections of the northern and southern facades; and
- shade canopies over showroom windows.

4.4.5. Landscaping

Performance Outcomes 5.1 and 5.2 of the Employment Zone seek landscaping to enhance the visual appearance of development when viewed from public roads and thoroughfares and the overall amenity of the site and locality.

Designated Performance Feature 5.1 seeks a landscape strip at least 1.5m wide between the building and street boundaries where the building setback is more than 3m and a landscape strip at least 1.0m wide where the building setback is less than 3m. Therefore, to achieve this criteria a 1m wide



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landscape strip would be required adjacent to Jones Avenue and a 1.5m landscape strip would be required adjacent to Amherst Avenue. The proposal positively exceeds the criteria, with 2.0m wide and 3.7m wide landscape areas proposed respectively.

DPF 5.2 seeks landscape areas comprising 10 percent of sites, with areas exceeding a dimension of 1.5m to be included in the calculation. The amount of landscaping proposed is 189m², which equates to 10.5% of the site area. A small proportion of the landscaping (25m² / 1% of site area) comprises areas with a dimension of less than 1.5. This includes a 500mm wide strip alongside the southern site boundary. With wheel stops to prevent the front of cars overhanging this landscaping, 500mm will provide a viable planting area along the boundary in accordance with the landscaping plan.

4.4.6. Interface Between Land Uses

Performance Outcome 2.1 of the Interface Between Land Uses section of the General Development Policies states:

“Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

- a) the nature of the development*
- b) measures to mitigate off-site impacts*
- c) the extent to which the development is desired in the zone*
- d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.”*

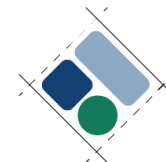
The associated Designated Performance Feature (DPF 2.1) sets out operating hours for shops of 7:00am to 9:00pm weekdays and 8:00am to 5:00pm on Saturdays. The proposal is consistent with this, with operating hours proposed of between 7am and 5pm Monday to Friday only.

Performance Outcome 2.2 of the Interface Between Land Uses section of the General Development Policies states:

“Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).”

The proposed use of the land for sales and administration does not generate any appreciable noise. The small area of the building proposed for repair and servicing is likely to generate some noise, such as from key cutting, however is enclosed within the building, with small fixed high level windows. This section of the building is located approximately 40m from the nearest dwelling located in the adjacent Established Neighbourhood Zone.

During operating hours, background noise within the locality is likely to be high, particularly from traffic on Portrush Road and other commercial activities in the Employment Zone. Considering the range of commercial and industrial uses which can be reasonably anticipated in the Employment Zone, the relatively low level of noise associated with this ancillary repair and servicing use is not expected to unreasonably impact the amenity of sensitive receivers.



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4.4.7. Car Parking and Traffic

Designated Performance Feature 5.1 of the Transport, Access and Parking section of the General Development Policies, states development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 or Table 2 (Designated Areas), whichever is relevant. Table 1 is relevant as the subject land is not located within a designated area.

The car parking demand of the proposal has been reviewed by Frank Siow of Frank Siow and Associates. Mr Siow has considered it appropriate to consider the individual component uses of the building for the purposes of calculating car parking demand. Based on the car parking rates in Table 1, the proposal generates a theoretical demand of 16 spaces for the office area, 2.5 spaces for the showroom area and 3 spaces for the storage/workshop area. This results in a total demand of 21.5 spaces (22 spaces rounded up).

Mr Siow considers it appropriate to 'discount' this theoretical demand by 10% due to the proximity of the site to high frequency bus services in close proximity. The resulting demand is therefore 20 spaces.

Mr Siow has surveyed the car parking demand at the existing Access Hardware outlet at Marleston, noting that this existing premises is 40% larger than the proposed premises and has an on-site parking capacity of 28 car spaces. The surveys were undertaken over several time periods and peak hour traffic counts (8am to 9am and 4pm to 5pm). The peak parking demand observed for this larger premises was 22 cars and it was observed that after 1pm, the parking demands drop significantly with 50% occupancy or less. Accordingly, Mr Siow is satisfied that the proposed car parking supply of 21 spaces is adequate for the anticipated parking demand.

Mr Siow has also reviewed the layout of the car parking and manoeuvring areas, including consideration for infrequent medium rigid vehicle MRV, car trailer, and waste collection vehicles. Swept path diagrams have been prepared which demonstrate that all movements are accommodated.

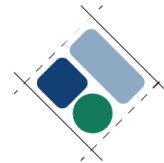
Mr Siow has considered the traffic impact of the proposal on the existing adjacent road network. Based on relevant standards, the calculated trip generation of the proposal is 11 vehicles per hour in the PM peak. Based on the surveys of the existing premises at Marleston, the trip generation is 8 vehicles per hour in the PM peak. The total estimated daily trips is 85 vehicles per day. Mr Siow has advised that the traffic generation is very minor and is not expected to have a detrimental impact on traffic in adjacent roads.

Mr Siow envisages that the primary access route for the development traffic, including delivery vehicles, would be to and from Portrush Road. In any event, the forecast traffic generation volumes are low and are not expected to impact unreasonably on residential amenity on the eastern side of Amherst Avenue.

Mr Siow has advised that traffic associated with the proposal will not conflict with school traffic associated with Trinity Gardens Primary School, because staff would arrive to work from 7:00am, prior to peak drop-off times of the school.

4.4.8. Waste Management

Waste is proposed to be stored on site adjacent to Jones Avenue, screened from view behind solid fencing. Waste collection is able to be accommodated on site, as confirmed in the advice from Frank Siow.



THOMSON PLANNING

5. Conclusion

The proposed bulky goods outlet is a land use which is clearly envisaged in the Employment Zone and is of a suitable 'local' scale and intensity with relatively low impacts.

The proposed building has been designed to interface well with development in the adjacent Established Neighbourhood Zone, providing a suitable transition in scale and a quality design featuring contextual materials and good levels of landscaping.

Car parking demand is able to be accommodated entirely on site, with no overflow parking in adjacent streets. Similarly, suitable provision has been made on site for all delivery/dispatch vehicles. The relatively low volume of traffic generated by the proposal will not impact unreasonably on the function of adjacent roads.

On balance, I consider that the proposed development sufficiently accords with the Planning & Design Code to be granted planning consent.

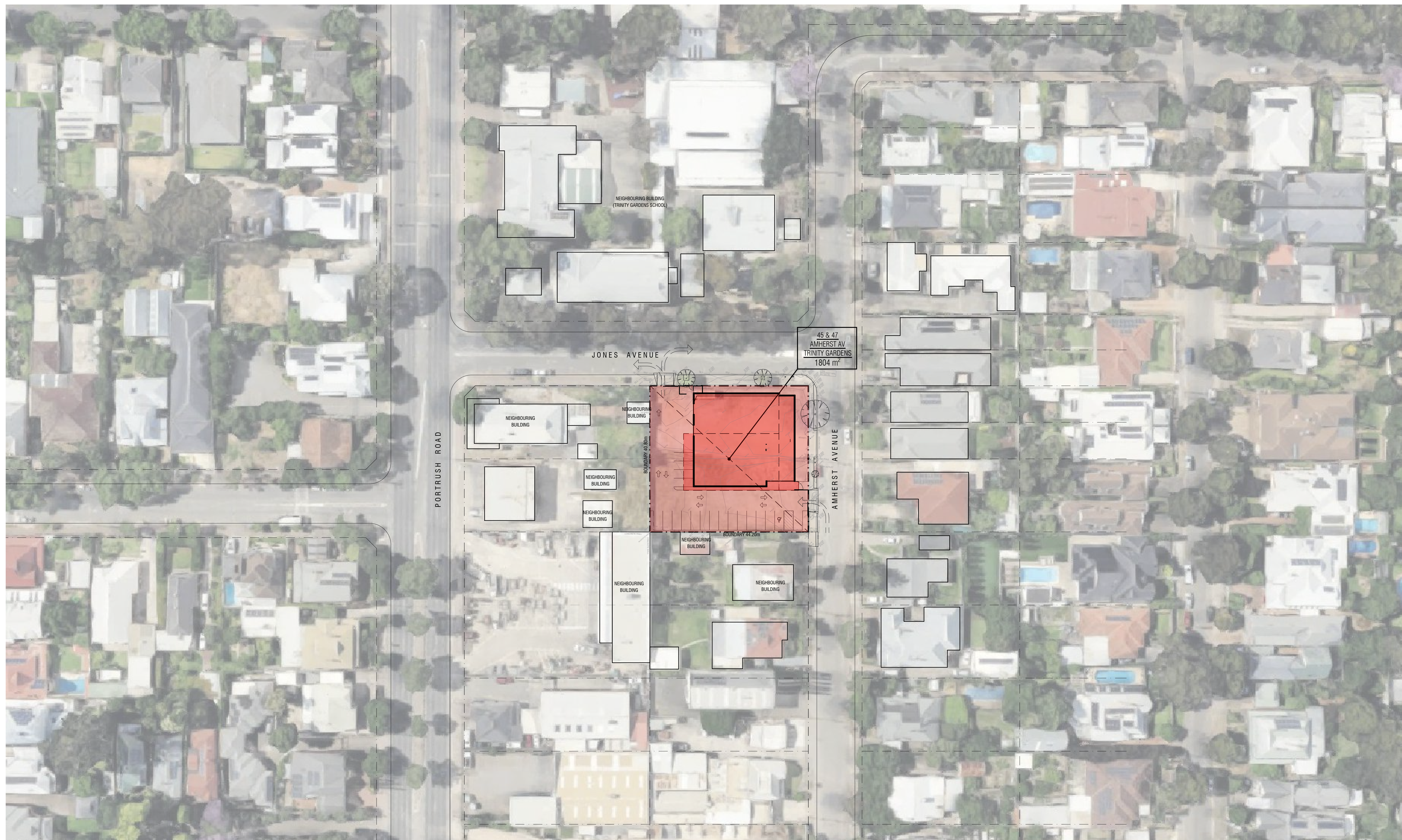
Mark Thomson
Director
THOMSON PLANNING



APPENDIX 1. Proposal Plans



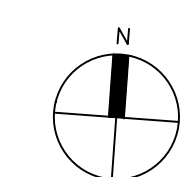
PERSPECTIVES



42 Phillips Street
Thebarton South Australia 5031
Phone +61 8 8234 7111
Fax +61 8 8234 7766

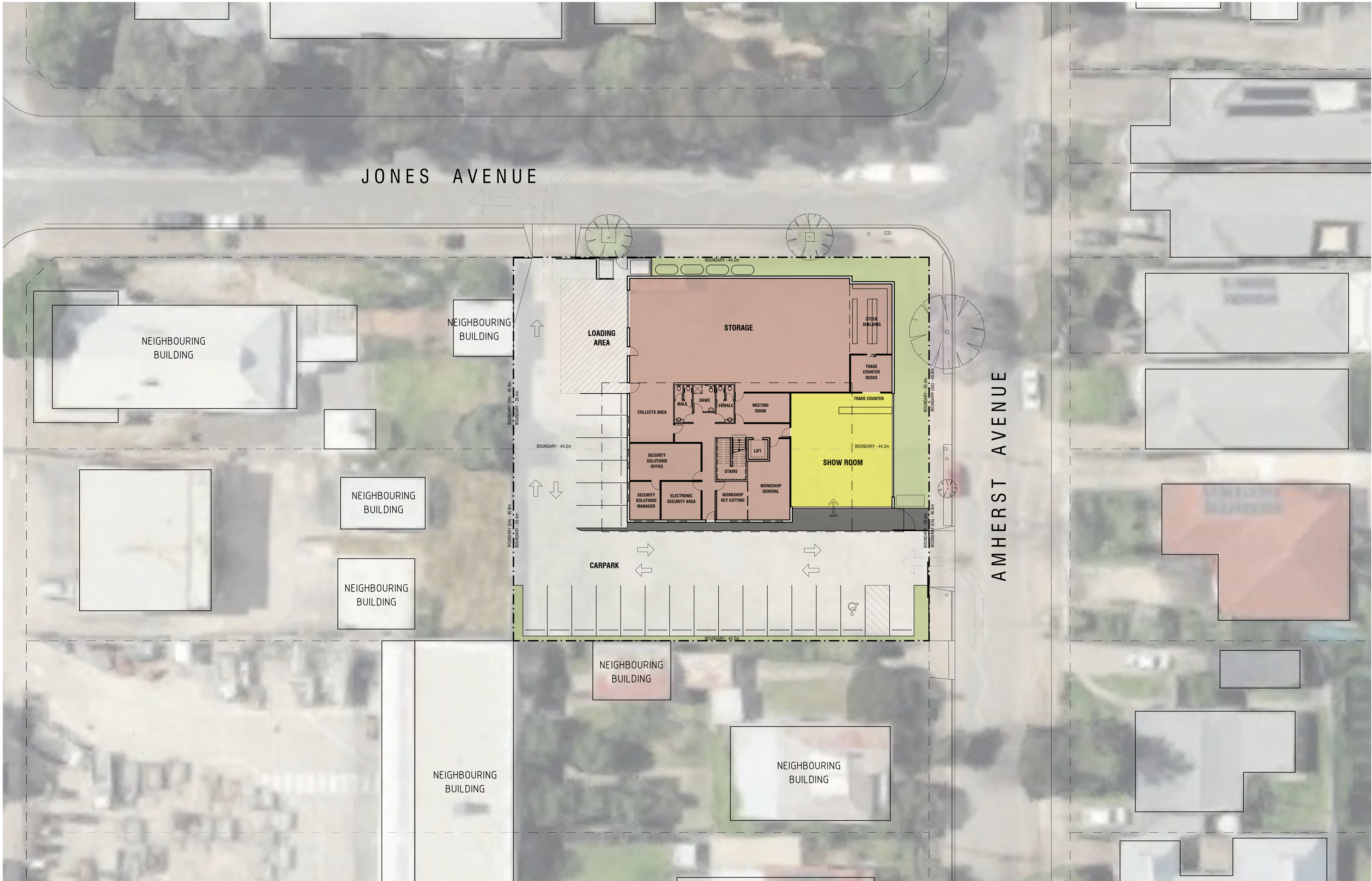
LOCATION PLAN 1:500 @ A1

0 5 10 25 50 m

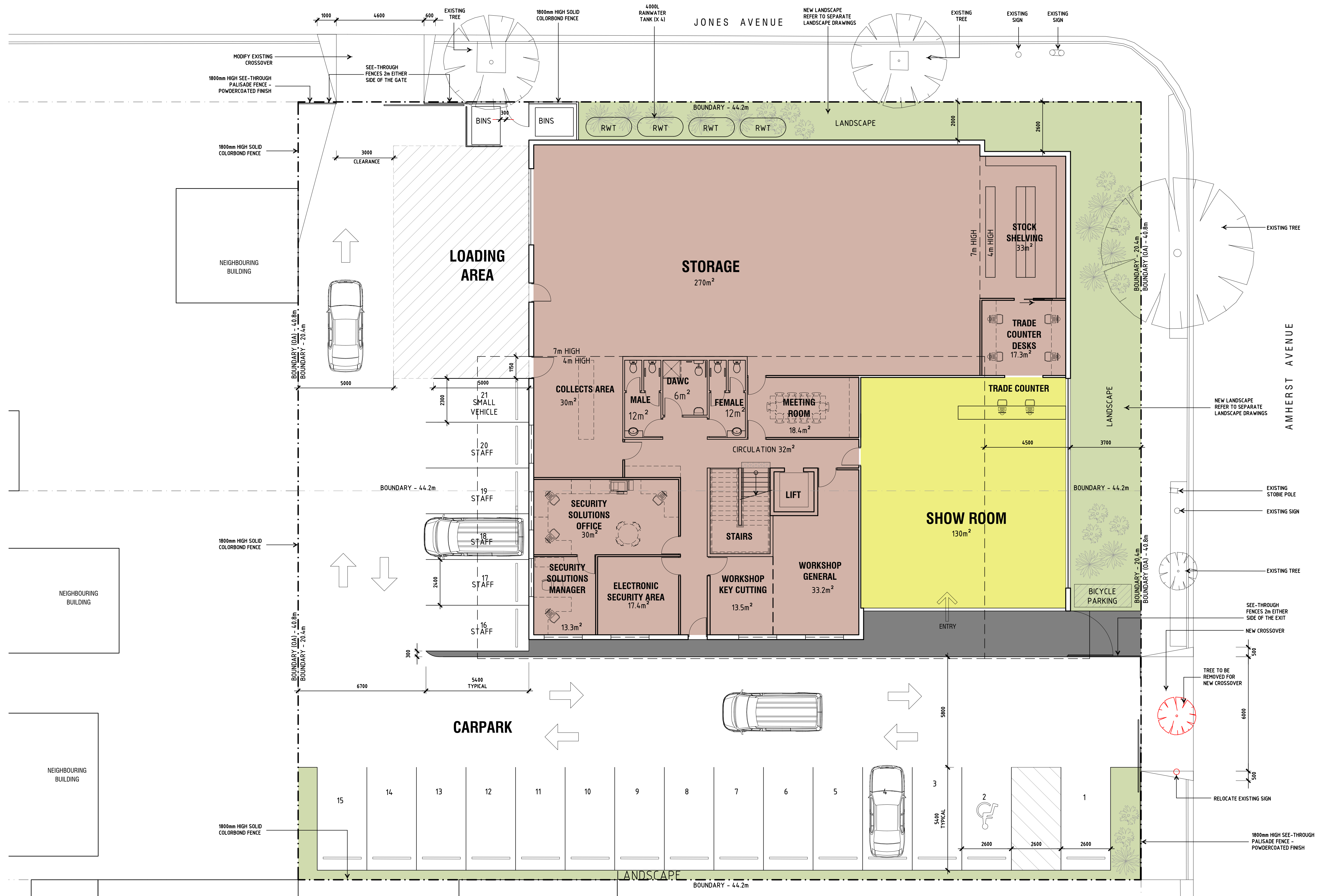


ACCESS HARDWARE

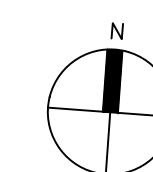
JOB No. 2307 DWG No. PD01 REV.A - DATE 20.07.2023



AREAS	m ²
TOTAL SITE AREA	1804
TOTAL CONSTRUCTION AREA	1140
SITE YIELD	63.2%
TOTAL CAR PARKS	21 SPACES
GROUND	
SHOWROOM / TRADE COUNTER	130 (120-150)
STORAGE (INCL. SECURITY SOLUTIONS AREA, TOILETS, LIFT AND STAIRS) (280m ² WITH 7m HIGH & 340m ² WITH 4m HIGH)	590 (750)
FIRST	
OFFICES (INCL. LUNCH ROOM, BALCONY, TOILETS, LIFT AND STAIRS)	420 (400)
TOTAL GROUND FLOOR	720
TOTAL FIRST FLOOR	420
TOTAL	1140

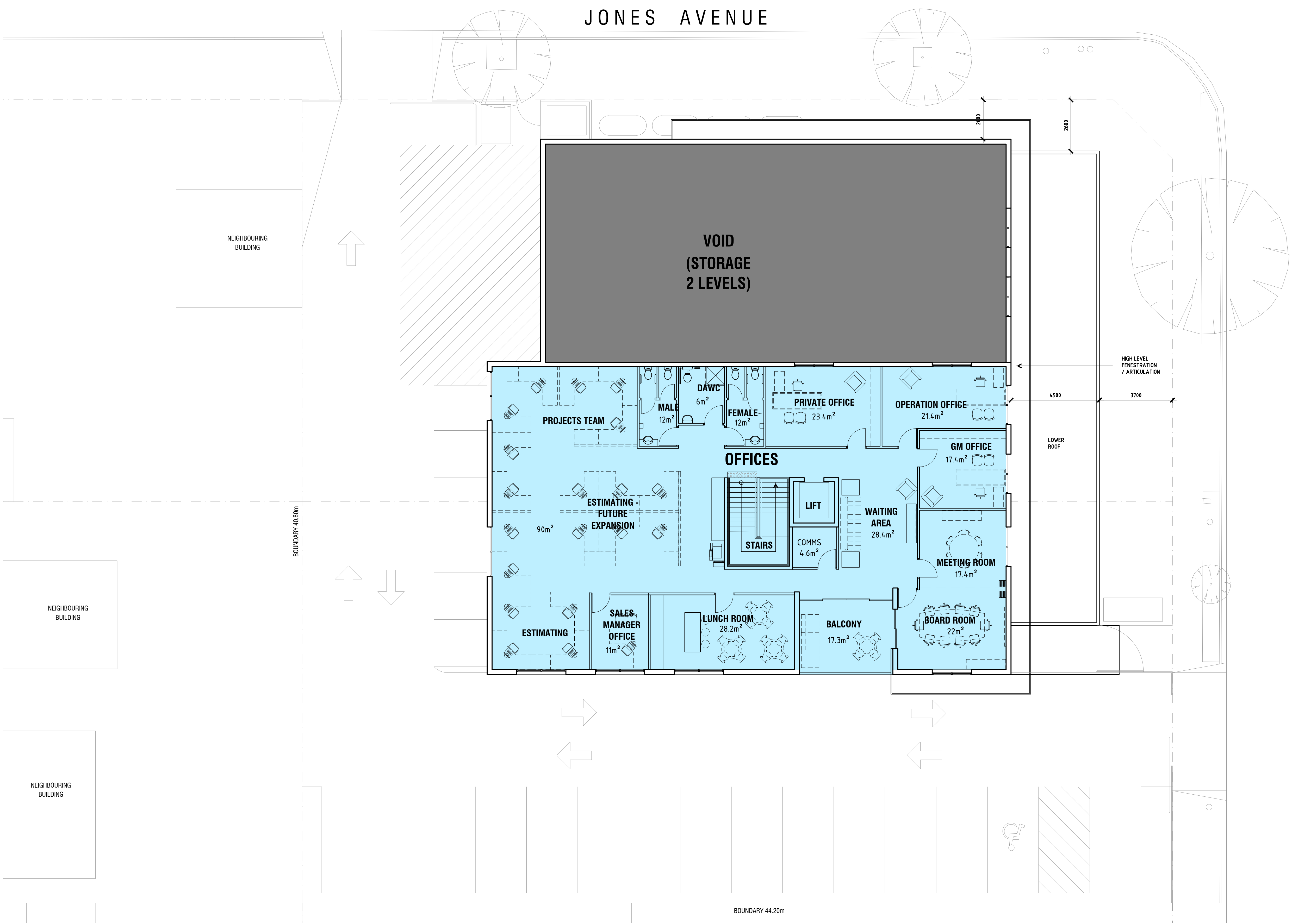


AREAS	m²
TOTAL SITE AREA	1804
TOTAL CONSTRUCTION AREA	1140
SITE YIELD	63.2%
TOTAL CAR PARKS	21 SPACES
GROUND	
SHOWROOM / TRADE COUNTER	130 (120-150)
STORAGE (INCL. SECURITY SOLUTIONS AREA, TOILETS, LIFT AND STAIRS) (260m² WITH 7m HIGH & 340m² WITH 4m HIGH)	590 (750)
FIRST	
OFFICES (INCL. LUNCH ROOM, BALCONY, TOILETS, LIFT AND STAIRS)	420 (400)
TOTAL GROUND FLOOR	720
TOTAL FIRST FLOOR	420
TOTAL	1140

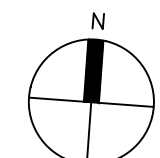
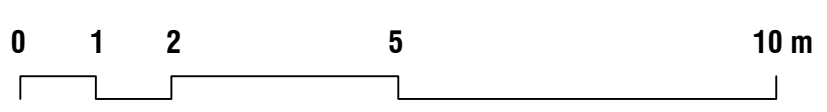


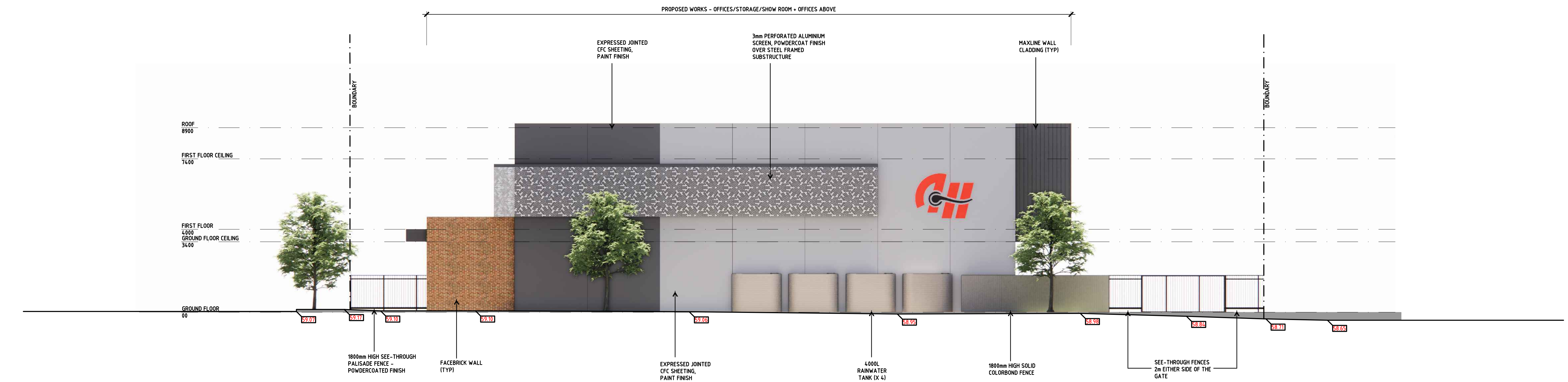
JONES AVENUE

AMHERST AVENUE

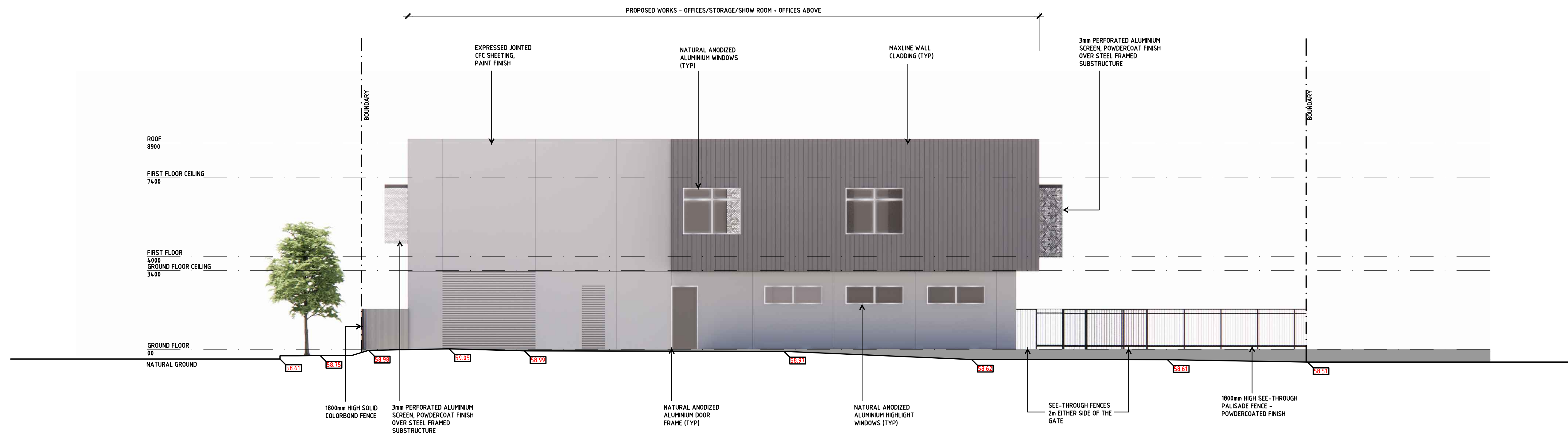


AREAS	m²
TOTAL SITE AREA	1804
TOTAL CONSTRUCTION AREA	1140
SITE YIELD	63.2%
TOTAL CAR PARKS	21 SPACES
GROUND	
SHOWROOM / TRADE COUNTER	130 (120-150)
STORAGE (INCL. SECURITY SOLUTIONS AREA, TOILETS, LIFT AND STAIRS) (260m² WITH 7m HIGH & 340m² WITH 4m HIGH)	590 (750)
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OFFICES (INCL. LUNCH ROOM, BALCONY, TOILETS, LIFT AND STAIRS)	420 (400)
TOTAL GROUND FLOOR	720
TOTAL FIRST FLOOR	420
TOTAL	1140





NORTH ELEVATIONS 1:100 @ A1



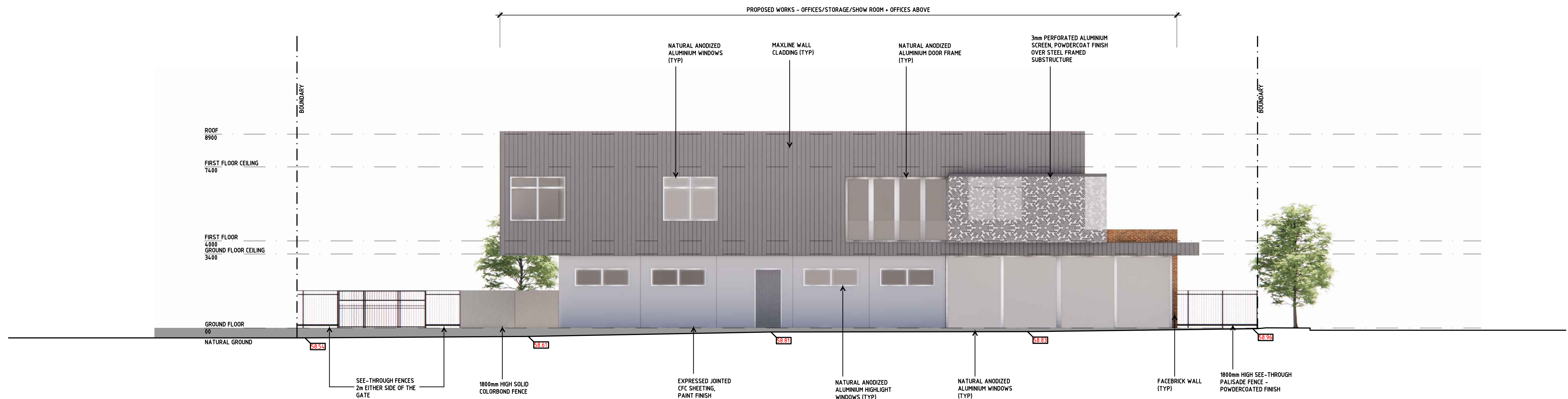
WEST ELEVATIONS 1:100 @ A1

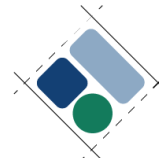


42 Phillips Street
Thebarton South Australia 5031
Phone +61 8 8234 7111
Fax +61 8 8234 7766

ACCESS HARDWARE

JOB No. 2307 DWG No. PD06 REV.A - DATE 20.07.2023





THOMSON PLANNING

APPENDIX 2. Certificates of Title

Certificate of Title

Title Reference	CT 5699/638
Status	CURRENT
Easement	NO
Owner Number	71116887
Address for Notices	47 AMHERST AV TRINITY GARDENS, SA 5068
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

CHRISTINE ANNE GRAY
OF 47 AMHERST AVENUE TRINITY GARDENS SA 5068
1 / 2 SHARE

SG & CA GRAY PROPERTY PTY. LTD. (ACN: 084 449 436)
OF 47 AMHERST AVENUE TRINITY GARDENS SA 5068
1 / 2 SHARE

Description of Land

ALLOTMENT 271 DEPOSITED PLAN 1143
IN THE AREA NAMED TRINITY GARDENS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 12948196
Dealing Date	28/06/2018
Sale Price	\$0
Sale Type	NO MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1900935009	CURRENT	47 AMHERST AVENUE, TRINITY GARDENS, SA 5068

Notations

Dealings Affecting Title

Certificate of Title

Title Reference	CT 5639/642
Status	CURRENT
Easement	NO
Owner Number	15520893
Address for Notices	47 AMHERST AV TRINITY GARDENS, SA 5068
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

CHRISTINE ANNE GRAY
OF 47 AMHERST AVENUE TRINITY GARDENS SA 5068

Description of Land

ALLOTMENT 268 DEPOSITED PLAN 1143
IN THE AREA NAMED TRINITY GARDENS
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 12947316
Dealing Date	27/06/2018
Sale Price	\$0
Sale Type	NO MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1900936001	CURRENT	45 AMHERST AVENUE, TRINITY GARDENS, SA 5068

Notations

Dealings Affecting Title

NIL

Notations on Plan

— NORTH NORWOOD —

Being Subdivision Part Sec 287

in the area named TRINITY GARDENS

- H². ADELAIDE

20-31

L. T. O. Plan 4109

C.D.

 $\cdot 2.4$ [illegible]

CHURCH LAND

MICROFILMED
88-93

LARGE PLAN

143
D.P.

[illegible]

R. L. Davis
A.C.D.
3-9-69

The Within Avenues have
been declared Public
vide N.4061793

Portion of the within lot 131
has been vested in the
Corporation of the Town of
Payneham. Vide Dkt. 881/62
or read.

Area name vide dkt. 4187/19
Dm. pro.R.G. 20-11-92

278

Partner of the following
 Lots, have been trans-
 ferred to the Crown for
 Road purposes.
 P1 Lot 1 Vide Tr. 103019
 Lot 100 Vide Tr. 213587
 Lot 137 Vide Tr. 2309493
 Lot 72 vide Tr. 2339 274
 Lot 1 vide Tr. 265531G
 P1 lot 34 vide Tr. 2572335
 P1 lots 202, 313 & 314 vide Tr. 5013476
 P1 lots 7 & 8 vide Tr. 8283
 P1 lots 25 vide Tr. 113011
 P1 lot 123 vide Tr. 306467
 P1 lots 1, 3, 4, 5 vide Tr. 2269286
 P1 lots 146 vide Tr. 3103943
 P1 lots 49, 50, 71 vide Tr. 3211583
 P1 lots 127 & 128 to Crown Vide Tr.

ACD.
26-10-5

DP

16294

15

4

Partion of the within lot 131
has been vested in the
Corporation of the Town of
Payneham. Vide Dkt. 881/62
for road.
Francis
pro Asst. Chief Draftsmn
Area name vide dkt. 4187/1975
Down pro.R.G. 20-11-82
H

CHURCH LAND

Additional Allotment
Numbers vide Dkt 4187/1975
pro R.G. 23-7-93
B pro R.G. 13-8-93

D. P.
16294₁₀

Author	Title	Year	Journal	Volume	Page
L. T. O.	$P_{k(n)}$	2006			

MICROFILMED
8-8-73

* Lot 73 has been redefined by F.P. 5331 vide Dkt. 3459/1978.
20-7-1978
pro P.D.O

288

Scale 100 Feet to inch

*Pin Allots 13414 redefined vide Dkt. 3642/1981(FPX14679)
pro. P.O. 11-11-1981



APPENDIX 3. Traffic Report

Frank Siow & Associates

Traffic and Parking Consultants

TO

Mark Thomson
Thomson Planning

Date: 19 July 2023

Dear Mr Thomson,

**45-47 AMHERST AVENUE, TRINITY GARDENS
PROPOSED STORAGE, SHOWROOM & OFFICE DEVELOPMENT
TRAFFIC AND PARKING ASSESSMENT**

As requested, we have assessed the above proposal for proposed storage, showroom and office development on the subject site. The premises would be purposed-built for Access Hardware.

Access Hardware is a supplier of architectural and door hardware and security solutions to trade clients. They are currently located in South Road, Marleston.

1.0 SUBJECT SITE

The subject site is currently vacant land. It is located at the south-western corner of the junction of Amherst Avenue and Jones Avenue. Opposite the site, on the northern side of Jones Avenue is the Trinity Gardens School.

Amherst Avenue and Jones Avenue are Council roads.

Jones Avenue has an approximate width of 11.8m. On the northern side of Jones Avenue is a drop-off parking zones for parents of the school (No Parking zone 8am to 9am and 3pm to 4pm school days). Outside of the drop-off times, unrestricted parking is permitted. On the southern side are marked parallel parking bays with unrestricted parking times. We note that these parallel parking spaces appear to be occupied by staff of the school.

Amherst Avenue has an approximate width of 10m. Unrestricted parking is permitted on both sides of the street.

There are SCHOOL ZONES present on Jones Avenue and Amherst Avenue adjacent to the school which restricts traffic speeds to 25 km/hr when school children are present.

The subject site is located within the Employment Zone of the Planning and Design Code. The Overlays relevant to the site are:

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Advertising Near Signalised Intersections
- Hazards (Flooding - General)
- Prescribed Wells Area
- Regulated and Significant Tree
- Traffic Generating Development



We note that the Employment Zone extends from Jones Avenue south to Albermarle Avenue and between Amherst Avenue and Portrush Road. To the east of the subject site is the Established Neighbourhood Zone.

The subject site was previously occupied by two dwellings with crossovers to Amherst Avenue and Jones Avenue.

2.0 THE PROPOSAL

The proposed building would be purpose-built for Access Hardware. It comprises of the following land uses:

Ground level

- 600m² of store
- 100m² of showroom

Level 1

- 400m² office and amenities

A car park of twenty-one (21) spaces would be provided on-site, including one (1) disabled space.

A two-way driveway would be provided on Amherst Avenue, which would replace the previous crossover. An exit-only driveway would be provided at Jones Avenue, which would replace the previous crossover. The proposed driveways using the previous crossover locations are designed to minimise impact on the current on-street parking.

Even though it is not required for this zone, to encourage cycling as a mode of transport, 2 double-sided bicycle rails (parking for 4 bicycles) would be provided near to the ground floor entrance of the new building.

3.0 PARKING ASSESSMENT

The subject site is located within the Employment Zone of the Planning and Design Code.

Table 1 of the Planning and Design Code would be relevant to the parking assessment. The parking rates for the land uses that are relevant to the proposed development are:

Land use	Parking rate
Office	4 spaces per 100m ² of gross leasable floor area
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area
Store	0.5 spaces per 100m ² of total floor area

A 'showroom' is not listed in Table 1. However, we think that it would be reasonable to consider a 'showroom' land use as akin to the 'bulky goods outlet'. As an alternative, we note that a 'service trade premises' land use could be considered for the 'showroom' land use. The service trade premises parking rate is also 2.5 spaces per 100m² which is the same as for the bulky goods outlet, therefore there is no difference between the two parking rates, irrespective of the showroom being considered as a bulky goods outlet or service trade premises from a parking assessment perspective.

On the basis of the above, the parking requirements for the development would be as follows.

Parking Requirements			
Land use	Floor area	Parking rate	Parking required
Office	400m2	0.04	16 spaces
Showroom	100m2	0.025	2.5 spaces
Store	600m2	0.005	3 spaces
		TOTAL	21.5 spaces

Based on the above, the parking required would be 22 spaces (rounded up).

The subject site is located in close proximity to Portrush Road where there are high frequency GO ZONE bus services (H30 and H33 routes) in close proximity. Buses arrive approximately every 30 minutes or sooner during typical business/daylight hours. These bus stops are located approximately 100m from the subject site. There are also bicycle lanes that operate on both sides of Portrush Road between 7am and 10am and between 3pm and 7pm on weekdays.

Consistent with the approach we have previously adopted in the assessment of developments in many other council areas, we think that it would be reasonable to discount the parking requirement to take into account of alternative modes of transport available to users of the development, such as public transport. The proposed provision of bicycle parking (even though not required for this zone) would also encourage cycling as a mode of transport for staff.

In this instance, we think that a discount of 10% would not be unreasonable. We note that in the report '*Parking Spaces for Urban Places: Car Parking Study*', which is commonly referenced by traffic engineers, maximum parking discounts of 25% for office, 40% for bulky goods outlet and 20% for a warehouse were considered to be reasonable.

Applying the 10% discount for the overall development would result in a parking requirement of 20 spaces (rounded up). As the on-site parking provision would be 21 spaces, the parking requirement for the development would be exceeded.

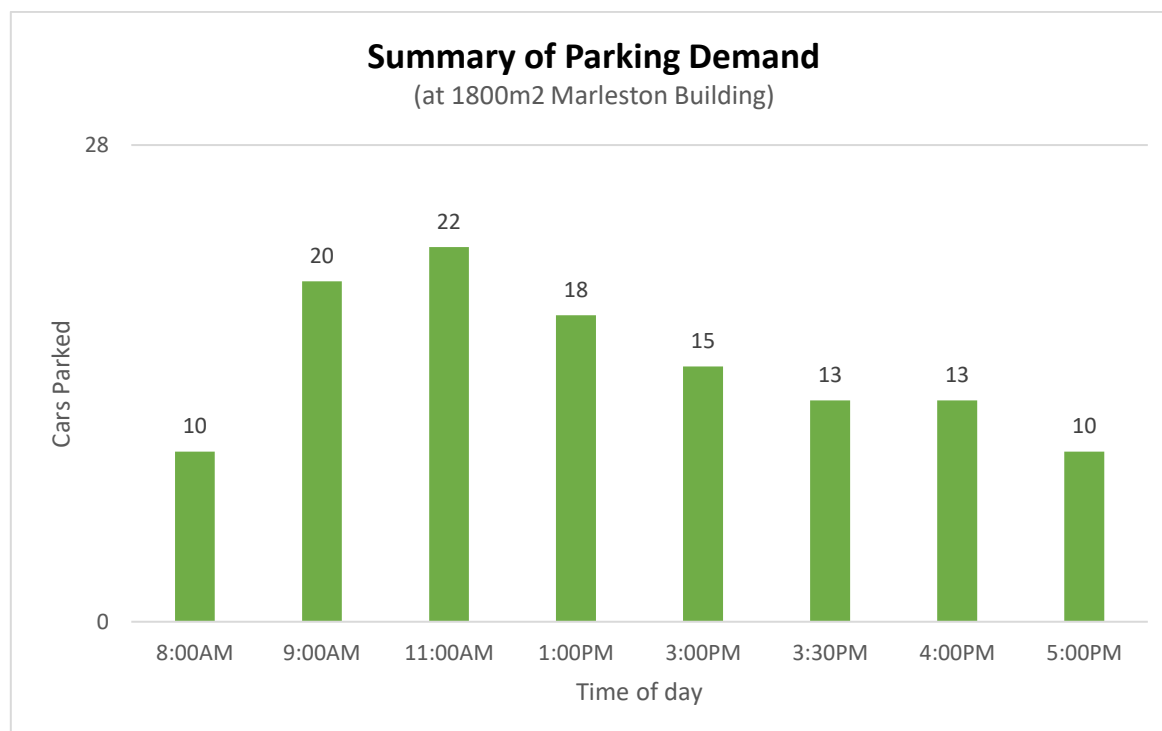
In considering the adequacy of parking for a development, in our experience, it is also not uncommon to have regard to on-street parking that may be available. As the Employment Zone extends over a large area, including the subject site, it would not be unreasonable for on-street parking that is located within the Employment Zone boundaries to be included in the assessment. However, as indicated above, the proposed development would fully accommodate its parking requirements on-site, without the need to rely on on-street parking that may be available in the vicinity.

We have also been provided with the following information from Access Hardware based on their Marlestone operation:

- Opening hours 7am to 5pm weekdays
- Customer and suppliers frequently visit the showroom/offices during late morning and early afternoon (typically up to 2.30pm) periods on weekdays
- Busiest times for freight and courier deliveries and pickups at Marlestone is between 11:30am and 1:30pm
- Current premises does not have a dedicated loading zone or car trailer zone (trade sales)

As part of our assessment work for the development, we have also inspected the Access Hardware's current Marlestone site to collect traffic and parking data. Spot checks were made of the parking demands over several time periods and peak hour traffic counts (8am to 9am and 4pm to 5pm) were also undertaken.

The chart below summarises the parking characteristics of the current Marlestone site. It should be noted that the current building in Marlestone has a floor area of approximately 1,800m², whereas the proposed building in Amherst Avenue would have a floor area of approximately 1,100m². That is, the proposed building would be 40% smaller than the current Access Hardware premises.



The above chart shows that the busier parking periods were between 9am and 1pm. The existing car park has 28 spaces. After 1pm, the parking demands drop significantly with 50% occupancy or less.

The number of trips recorded for the Marlestone site were 22 vehicles per hour (8am to 9am) and 13 vehicles per hour (4pm to 5pm). Based on a floor area of 1,800m², the above number of trips would be equivalent to 1.2 trips per 100m² (morning peak) and 0.7 trips per 100m² (afternoon peak). These are very low trip generation rates and typically reflect the type of land uses associated with storage, office and showroom.

Based on the above, our assessment indicates that adequate parking would be provided for the development.

4.0 PARKING LAYOUT

The proposed car park would comply with the requirements of AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009. The car park would generally be associated with User Class 1 (staff) and Class 3 (bulky goods outlet) as defined in AS/NZS 2890.1:2004.

The car park layout is summarised as follows:

- General space dimensions of 2.6m by 5.4m,
- Staff spaces dimensions of 2.4m by 5.4m,
- Disabled space dimensions of 2.6m by 5.4m
- Small car space dimensions of 2.3m by 5.0m
- Minimum aisleway dimension of 5.8m as per the requirement of AS/NZS 2890.1:2004.

- Adequate pedestrian sight distance (2.5m by 2.0m as per AS/NZS 2890.1:2004) would be provided at the exit driveways.

The proposed car park includes a dedicated Loading Area which has been designed to accommodate the infrequent MRV truck (8.8m truck as per AS 2890.2:2018) and also access for a car trailer (trade customers). In addition, a very infrequent waste collection vehicle (10.2m long rear loading vehicle) would be accommodated. The swept path diagrams of these service vehicles are shown in Section 6.0.

5.0 TRAFFIC IMPACT

The NSW's *Guide to Traffic Generating Developments* is a commonly referenced trip generation guidelines used by traffic engineers.

The trip generation rates relevant to the proposed development are:

Proposed	PM peak trip rate	PM peak trips	Daily trip rate	Daily trips
Office (400m ²)	1.2 per 100m ²	4.8 vph	11 per 100m ²	44 vpd
Bulky goods (100m ²)	2.7 per 100m ²	2.7 vph	17 per 100m ²	17 vpd
Warehouse (600m ²)	0.5 per 100m ²	3 vph	4 per 100m ²	24 vpd
	TOTAL	10.5 vph		85 vpd

Based on the above trip rates, the trip generation of the proposed development would be approximately 11 vehicles per hour during the PM peak and 85 vehicles per day.

Based on actual traffic surveys at Access Hardware's Marleston site (1,800m² floor area), the PM peak hour trip rate was found to be 0.7 trips per 100m². As the proposal would have a total floor area of 1,100m², the number of trips generated would be 8 vehicles per hour.

Irrespective of whether the trip generation is estimated from the NSW guidelines or from actual surveys, the number of trips generated of between 8 and 11 vehicles per hour during the PM peak and is considered to be very minor and not be expected to have a detrimental traffic impact on the adjacent roads.

As a comparison, we recorded the peak hour traffic flows on Jones Avenue adjacent to Portrush Road on Tuesday 3/7/2023 where we found the two-way traffic flows to be 263 vehicles per hour (AM peak hour) and 117 vehicles per hour (PM peak hour). The estimated peak hour trips generated by the development (8 to 11 vehicles per day) would only be a very small percentage of the existing traffic flows in Jones Avenue.

The estimated daily trips generated of 85 vehicles per day is considered to be very minor. As a comparison, it would be equivalent to the number of daily trips generated by 9 dwellings. The above daily traffic generated is even less than the current peak hour traffic flows on Jones Avenue. Therefore, we do not envisage that such a low daily traffic volume of 85 vehicles per day would have a detrimental traffic impact on the adjacent roads.

In the morning, staff would start arriving for work from 7am onwards and not coincide with the peak drop-off times of the school. The busier times for customers and service vehicles of the business would occur during the part of the day where there would be little traffic activity associated with the school. Therefore, with specific reference to the adjacent school, based on the information and assessment above, we do not think that the proposed development would have an adverse impact on the school.

There is also likely not to be any parking impact arising from the development on school parking, given the different times of the peak parking demand of Access Hardware and that its parking requirement, assessed against the Planning and Design Code, would be fully accommodated on-site.

We would envisage that the primary access route for the development traffic would be to and from Portrush Road. The infrequent service vehicles accessing the site would also utilise the above route. Therefore, only a small portion of the Amherst Avenue adjacent to the site frontage would be used for access to and from the site.

To accommodate the proposed crossovers, one on-street parking space would be lost in Jones Avenue and in Amherst Avenue. However, we note that north of the proposed car park crossover in Amherst Avenue, there would be opportunity to accommodate 2 to 3 new on-street parking spaces to Jones Avenue. Therefore, any loss of on-street parking to facilitate access for the development would be suitably replaced by new on-street parking that could be provided abutting the subject site.

6.0 SERVICING REQUIREMENTS

We have been provided with the following information by Access Hardware:

- The primary service vehicle types are vans or utes (passenger vehicles) which can suitably use the car parking spaces or the designated Loading Area (15 to 20 collections during a typical day).
- Bulk deliveries would be by small trucks or medium trucks (3 to 5 times during a typical day).
- Bin collection typically occurs once a week only (occasionally may be twice a week).
- Car trailers from trade customers would also occasionally be required.
- The busiest servicing times would be between 11.30am and 1.30pm.

The above information shows that servicing of the site would primarily be by passenger vehicles. Deliveries by trucks would be of an infrequent nature. Waste bin collection would be even less frequent. Given that the busiest servicing times would be from late morning to early afternoon, this would have no impact on the busy periods of school drop-off and pick-up and no impact on the peak hour traffic flow periods.

The main service trucks would be an MRV truck (8.8m as per AS 2890.2:2-18). A dedicated Loading Area would be provided for these vehicles. These service vehicles would be satisfactorily accommodated as shown in the swept path diagrams below.



Figure 1: MRV truck access



Figure 2: Car trailer access

The largest expected service vehicle would be the 10.2m long rear-lift waste truck. These trucks would service the site in a very infrequent basis and during of-peak times (see swept path diagram below). We recommend that waste collection occur outside of peak hours so as not to impact on users of the car park, which, in our experience, is not an uncommon arrangement.



Figure 3: Waste collection vehicle access

Based on the above assessment, we think the number of service vehicles that would be expected for the development would be very low. We are also of the opinion that satisfactory and convenient access would be provided for the infrequent service vehicles that require access to the site.

7.0 CONCLUSIONS

The proposed building would be purpose-built for Access Hardware and comprises of a store and showroom on the ground floor and an office on the first floor. A car park of 21 spaces would be provided with a two-way driveway at Amherst Avenue and an exit-only driveway at Jones Avenue.

Our parking assessment indicates that there would be adequate parking available for the proposed development and that the parking requirement of the development would be fully met on-site.

We are satisfied that the parking layout would comply with the relevant parking standards. We are also of the opinion that the traffic impact of the development would not be significant or have an adverse impact on the adjoining roads.

The proposed car park would include provision for service vehicles, including trucks, waste collection vehicles and car trailers (trade customers).

Having regard to the above assessment, we are of the opinion that the proposed development would be supportable from a traffic and parking perspective.

Yours sincerely,

Frank Siow

FRANK SIOW
Principal Consultant

45-47 Amherst Ave, Trinity Gardens
Proposed store, showroom, and office development

Frank Siow & Associates





STORMWATER MANAGEMENT REPORT

Project No. JAC230453
Project Name Access Hardware Trinity Gardens
Site Address 45-47 Amherst Avenue, Trinity Gardens SA 5068

Client Partek Construction and Interiors
Architect EDGE ARCHITECTS

Date 25 Oct 2023
Prepared By CT

Revisions

No.	Date	Author	Reviewed	Notes
A	2023/09/21	CT	-	FOR PLANNING APPROVAL
B	2023/10/19	CT	-	REVISED TANK SIZE
C	2023/10/25	CT	-	Orifice Size



1. INTRODUCTION

Jack Adcock Consulting Pty Ltd has been engaged by Edge architects on behalf of Partek Construction and Interiors to prepare a stormwater management plan for the proposed development to be located at 45-47 Amherst Avenue, Trinity Gardens SA 5068.

The development is within the City of Norwood Payneham & St Peters.

This stormwater management plan outlines the design concept for the management of stormwater on the site, for planning approval purposes.

2. SITE DESCRIPTION

The site area is approximately 1804 m² and is comprised of a proposed warehouse, carparks and landscape along boundary.

The existing site is the existing houses, shed and pavement. Refer to the below aerial photo.



Aerial Photo of the Existing Site

3. PROPOSED DEVELOPMENT

With reference to the Architect's planning drawings, the proposed development consists of the following:

- Demolition of the existing houses & shed



- New warehouse
- New carpark
- New landscaping to boundaries

4. SITE AND STORMWATER ASSESSMENT

On site stormwater detention is required based on the detention calculation.

5. DESIGN CRITERIA AND OUTCOMES

In accordance with Council requirements, the following fundamental design requirements have been considered:

1. Post-development peak flow rates for major (100 year ARI) storm events must not exceed the pre-development peak flow rate for a minor (5 year ARI) storm event.
2. Runoff calculations for pre-development flow calculations have been based on runoff coefficients reflecting the existing site conditions.
3. Runoff from the site must satisfy EPA and DIT quality requirements
4. The proposed development must not adversely affect the surrounding environment and existing residences after construction is completed.
5. Stormwater runoff shall be managed by detaining water on site to achieve maximum allowable flow rates.
6. The Rational Method of stormwater flow calculations will be used in this case.
7. A building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event, or 300mm above the top of kerb.

Based on our calculations the following is required:

1. Detention Tank with a volume of <15000> L
2. On site surface detention volume of <5966> L
3. Gravity drainage of the detention system

6. CIVIL DOCUMENTATION

- JAC230453-DRG-C001[C] Titlepage and Civil Notes
- JAC230453-DRG-C002[D] Siteworks and Drainage Plan
- JAC230453-DRG-C003[C] Civil Details

7. CALCULATIONS

Refer to the following pages for the stormwater calculations.

**STORMWATER DETENTION DESIGN**

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A. Design Rainfall Data System 2016 from Bureau of Meterology

Suburb = Fullarton

Latitude = 34.94758

Longitude = 138.627

Duration (mins)	Annual Exceedance Probability AEP (%)						
	63.2	50	20	10	5	2	1
5	50.4	57.4	81.6	100	120	150	175
10	36.5	41.7	59.5	73.1	87.7	109	127
15	29.4	33.6	48	58.9	70.7	87.9	103
20	25	28.5	40.7	50	60	74.7	87.1
25	21.9	25	35.6	43.8	52.5	65.4	76.4
30	19.6	22.4	31.9	39.2	47	58.5	68.4
45	15.3	17.4	24.7	30.3	36.3	45.3	52.9
60	12.7	14.4	20.5	25.1	30.1	37.5	43.8

B. Pre-development and Post-development Area

	Pre-development	Post-development
A_L , Land (m^2)	1804.0	1804.0
A_r , Roof (m^2)	600.0	750.0
A_i , impervious (m^2)	1124.0	901.0
A_p , pervious (m^2)	80.0	153.0



C. Equivalent Impervious Area

Run-off coefficients	Pre-development	Post-development
C_r , roof	1.0	1.0
C_i , impervious	0.9	0.9
C_p , pervious	0.3	0.3
Equivalent run-off coefficient	0.91	0.89
ΣCA , Equivalent Impervious Area (m ²)	1635.6	1606.8

D. Design Flows and Detention Volume

Pre-development - $Q_R = \Sigma CA * I_R / 3600$

Design ARI =	1	in	5	year
Design AEP =	20	%		
Design Duration =	10	minutes		
Rainfall Intensity, I_R =	59.5	mm/hr		
Calculated flow rate, Q_R =	27.0	L/s		
Design restricted flow rate, Q_D =	27.0	L/s		

ARI	AEP (%)
1	63.2
1.4	50
5	20
10	10
20	5
50	2
100	1

$$ARI = 1/(-\log_e(1-AEP))$$



Post-development : separate into roof stormwater and surface stormwater detention

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Design ARI = 1 in 100 year

Design AEP = 1 %

Post development - roof stormwater detention

Restricted flow = 5.9 L/s

Duration (min)	Rain intensity (mm/hr)	Flow rate (L/s)	Flow to detain (L/s)	Detention (L)
5	175.0	36.5	30.6	9167.5
10	127.0	26.5	20.6	12335
15	103.0	21.5	15.6	14002.5
20	87.1	18.1	12.2	14695
25	76.4	15.9	10.0	15025
30	68.4	14.3	8.4	15030
45	52.9	11.0	5.1	13826.25
60	43.8	9.1	3.2	11610
			TOTAL	15030

Post development - surface stormwater detention

Restricted flow = 21.1 L/s

Duration	Rain intensity	Flow rate	Flow to detain	Detention
10	127.0	30.2	9.1	5455.9
15	103.0	24.5	3.4	3043.05
20	87.1	20.7	0.0	0
25	76.4	18.2	0.0	0
30	68.4	16.3	0.0	0
45	52.9	12.6	0.0	0
60	43.8	10.4	0.0	0
			TOTAL	5455.9

**E. Detention System***Roof stormwater detention*

Detention required = 15030 L

Pit orifice

Number of dwellings on block, $n = 1$

Water head to orifice, $h = 2.00$ m

Discharge loss coefficient, $C_d = 0.60$ (circular orifice)

Flow through orifice plate, $Q_o = 5.9$ L/s

Orifice area, $A_o = Q_o / (C_d \cdot \sqrt{2gh}) = 1570$ mm²

Orifice diameter, $d = \sqrt{(4 \cdot A_o / \pi)} = 44.7$ mm

Surface stormwater detention

Surface stormwater detention area = 45m² + 73m² + 55m² = 173m²

ponding maximum height is 95mm

total detention volume on site = $(173\text{m}^2 \times 95\text{mm}) / 3 = 5478$ L > 5455.9L OK!

Pit orifice for surface stormwater

Number of dwellings on block, $n = 1$

Water head to orifice, $h = 0.14$ m

Discharge loss coefficient, $C_d = 0.60$ (circular orifice)

Flow through orifice plate, $Q_o = 21.1$ L/s

Orifice area, $A_o = Q_o / (C_d \cdot \sqrt{2gh}) = 21372$ mm²

Orifice diameter, $d = \sqrt{(4 \cdot A_o / \pi)} = 165.0$ mm

Schedule 2 — Site contamination declaration form

<p>Site contamination declaration form</p> <p>Council area:</p> <p><i>City of Norwood, Payneham and St Peters</i></p> <p>Regarding the land comprised in 47 Amherst Avenue, Trinity Gardens, SA 5068 (the subject land*);</p> <p><i>I Ashley Moule per terms and conditions agreed and limitations outlined in the report on behalf of A.M. Environmental Consulting Pty Ltd, a site contamination consultant, certify the following details:</i></p>
<p>Part 1—Investigations</p> <p>(a) I have relied on the following reports to complete this statement:</p> <p><i>AME Report 2481R1 dated 22 August 2023</i></p> <p>(b) Investigations were conducted in accordance with the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i>. (ASC NEPM) <i>if investigations were not conducted in strict accordance with the ASC NEPM state why not</i></p>
<p>Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*</p> <p>(a) A potentially contaminating activity (as defined in the <i>State Planning Commission Practice Direction 14 (Site Contamination Assessment)</i>) is not known to have occurred on the subject land*;</p> <p>(b) A class 1 activity (see the <i>State Planning Commission Practice Direction 14 (Site Contamination Assessment)</i>) is not known to have occurred on adjacent land*.</p>
<p>Part 3—Site contamination exists or may exist*</p> <p>(a) site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, class 3 activity (see the <i>State Planning Commission Practice Direction 14 (Site Contamination Assessment)</i>), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*;</p> <p>(b) the site contamination or potential site contamination originated or is likely to have originated—</p> <p>(i) on the subject land*—</p> <p>(A) as a result of the following activities carried on there</p> <p>Northern allotment may have had a small motor mechanic workshop (Class 2)</p> <p>(B) at the following location:</p> <p>Western end of northern allotment.</p> <p><u>However, it is important to note that site observations and soil results did not exceed guidelines for the proposed redevelopment for commercial purposes. Therefore, potential is considered to be not actual with respect to contamination given the nature of the proposed land use where the site will be sealed. It is also important to note that the majority of the development buildings occupy land which was the location of residential houses. Sealed carparking covers the north western portion of the site where a workshop may have been located.</u></p> <p>— or —</p> <p>(ii) on adjacent land* (i.e. class 1 activity or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*—</p> <p>(A) as a result of the following activities carried on there—</p>

~~Please see attached pages.~~

~~(B) at the following location:~~

~~Please see attached pages; and~~

~~(C) the subject site is impacted by a notification of site contamination of underground water originating from adjacent land*: *[insert or attach details of relevant investigations]*.~~

Part 4—Observations*

The subject land* is located on land within a ~~[select any that apply]~~—

- ☐ groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)
- ☐ subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.

Date

22/08/23

Signature of site contamination consultant



Name of consultant's company or business

Ashley Moule per terms and conditions agreed and limitations outlined in the report on behalf of A.M. Environmental Consulting Pty Ltd

* Delete whichever is not applicable



PRELIMINARY SITE INVESTIGATION
(SITE HISTORY AND RESULTS FROM SCREENING LEVEL SOIL
ASSESSMENT)

47 Amherst Avenue, Trinity Gardens, SA 5068

Prepared For: Access Hardware

22 August 2023



Document reference

2481 R1

Issue and revision record

Revision	Date	Originator	Checker	Description
A	22 August 2023	CM	AM	Final PSI report

Prepared by

A.M. Environmental Consulting Pty Ltd

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EXECUTIVE SUMMARY

A.M. Environmental Consulting Pty Ltd (AME) was commissioned by Access Hardware to conduct environmental site history research and shallow soil sampling for the site located at 47 Amherst Avenue, Trinity Gardens, SA 5068 ('the site').

The proposed development is a commercial storage, showroom and office (occupying approximately 60% of the site) with the balance of the land carparking and limited landscaped garden. The buildings would be underlain with a concrete slab and base course gravel and fortecon. Service trenches would be filled with 500mm of imported clean fill (quarry supplied sands and gravels). There would be no significant domestic food production at the site. There would be no contact with subsurface soils once developed. Groundwater would not be abstracted for domestic use.

The aim of the work was to assess the potential for previous or current land uses to have resulted in gross or widespread soil contamination to exist and whether there are potential contamination aspects or impacts that may present potential liabilities or constraints on future development which would preclude the site from being made suitable for the proposed use.

The work was conducted in general accordance with the NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM) as amended in 2013.; Standards Australia. Guide to the investigation and sampling of sites with potentially contaminated soil – AS 4482.1-2005 and the SA EPA (2018 as amended in 2019). Guidelines for the Assessment and Remediation of Site Contamination (GAR) and SA Planning Commission Practice Direction 14 Site Contamination Assessment 2021 (PD14).

The site history information indicated that the site has been occupied primarily by residential properties until the past 20 years where a mechanic may have occupied and used a portion of the site. On balance, this change of land use is considered a change to a more sensitive land use within the NEPM. In addition, the potential use of sheds on the western boundary will be covered in carparking with the majority of the main new building being located around the position of the former residential houses in the north eastern corner of the site.

There were no fuel tanks observed at the site or encountered during the site visit.

The results from chemical testing did not exceed the proposed land use guidelines for the proposed use.

Based on the work conducted, it is our opinion as environmental consultants, that the risk of site contamination precluding the proposed use is low, considering the nature of the proposed commercial development and the information obtained to date. On this basis we recommend that the site be considered suitable for the proposed use and planning consent be granted.

If soils are imported to the site, then it is recommended that these soils meet SA EPA Waste Fill Guidelines. It is recommended that if groundwater were to be considered for use that appropriate assessment should be conducted in order to demonstrate suitability for its intended use. If there are any soils which are observed to be different to natural soils, appear to be associated with or stained or odorous encountered during development works then it is recommended that you contact AME to discuss.

Based on the work conducted, it is our opinion as environmental consultants, that the risk of site contamination precluding the proposed use is low, considering the nature of the proposed residential development and the information obtained to date. On this basis we recommend that the site be considered suitable for the proposed use and planning consent be granted.



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1.0 Introduction

1.1 Background

A.M. Environmental Consulting Pty Ltd (AME) was commissioned by Access Hardware to conduct environmental site history research and shallow soil sampling for the site located at 47 Amherst Avenue, Trinity Gardens, SA 5068 ('the site').

A copy of the Certificate of Title is provided in Appendix A.

The site is situated in the City of Norwood Payneham and St Peters local government area. A map showing the site's regional context is provided in Figure 1.1 and the site and site boundary in Figure 1.2.

1.2 Proposed development

The proposed development is a commercial storage, showroom and office (occupying approximately 60% of the site) with the balance of the land carparking and limited landscaped garden.

The proposed development plan is provided in Figures 1.3 – 1.7 below.

The buildings would be underlain with a concrete slab and base course gravel and fortecon. Service trenches would be filled with 500mm of imported clean fill (quarry supplied sands and gravels). There would be no significant domestic food production at the site. There would be no contact with subsurface soils once developed. Groundwater would not be abstracted for domestic use.

1.3 Aim

The aim was to assess the potential for gross or widespread soil and groundwater contamination to exist as a result of current or previous land uses at the site (Potentially Contaminating Activities) and whether there are potential soil contamination aspects or impacts that may present potential liabilities or constraints on the proposed future residential development which would preclude the site from being made suitable for the proposed use.

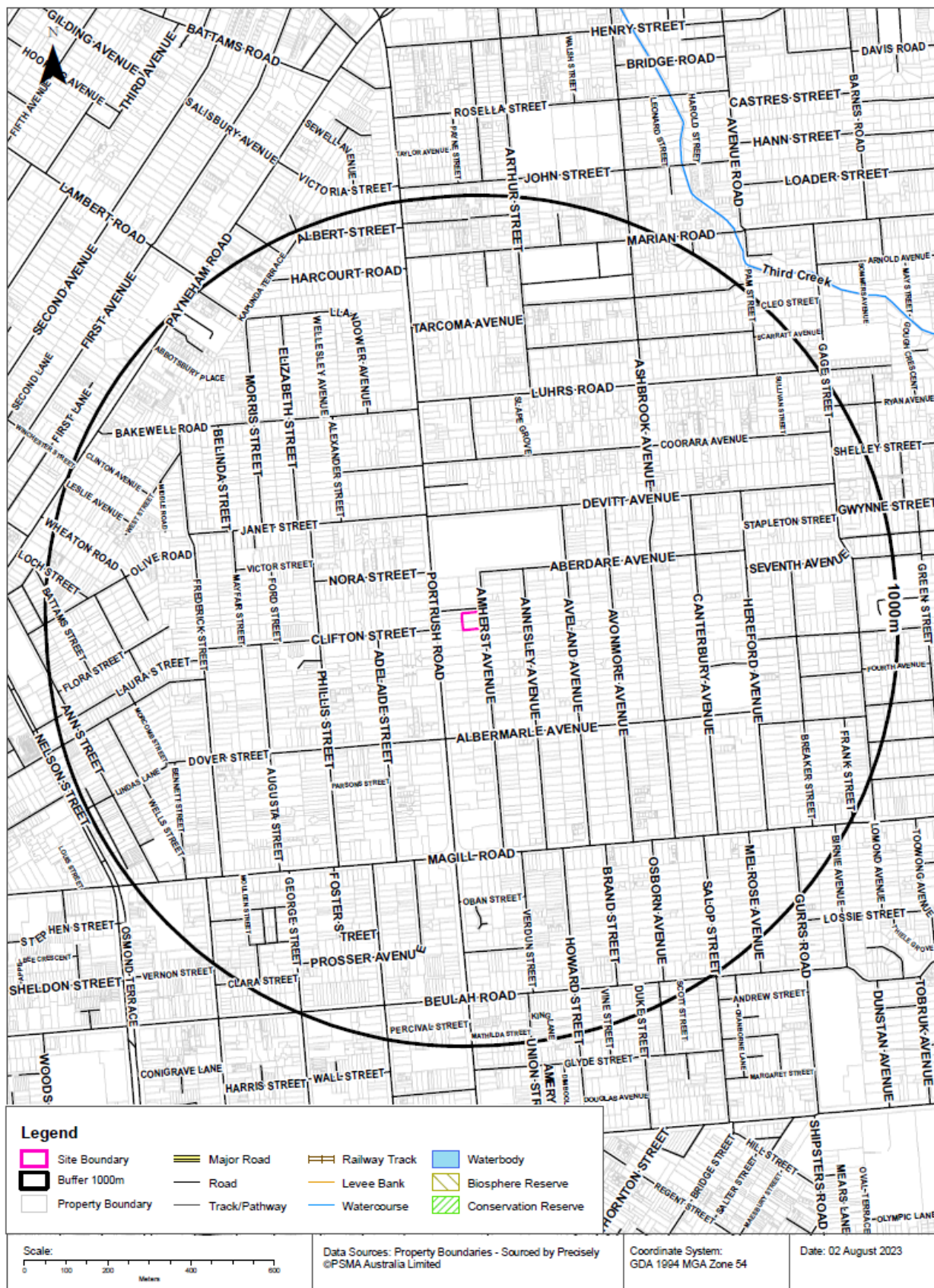


Figure 1.1: Map showing site location and regional context



Figure 1.2: Site plan

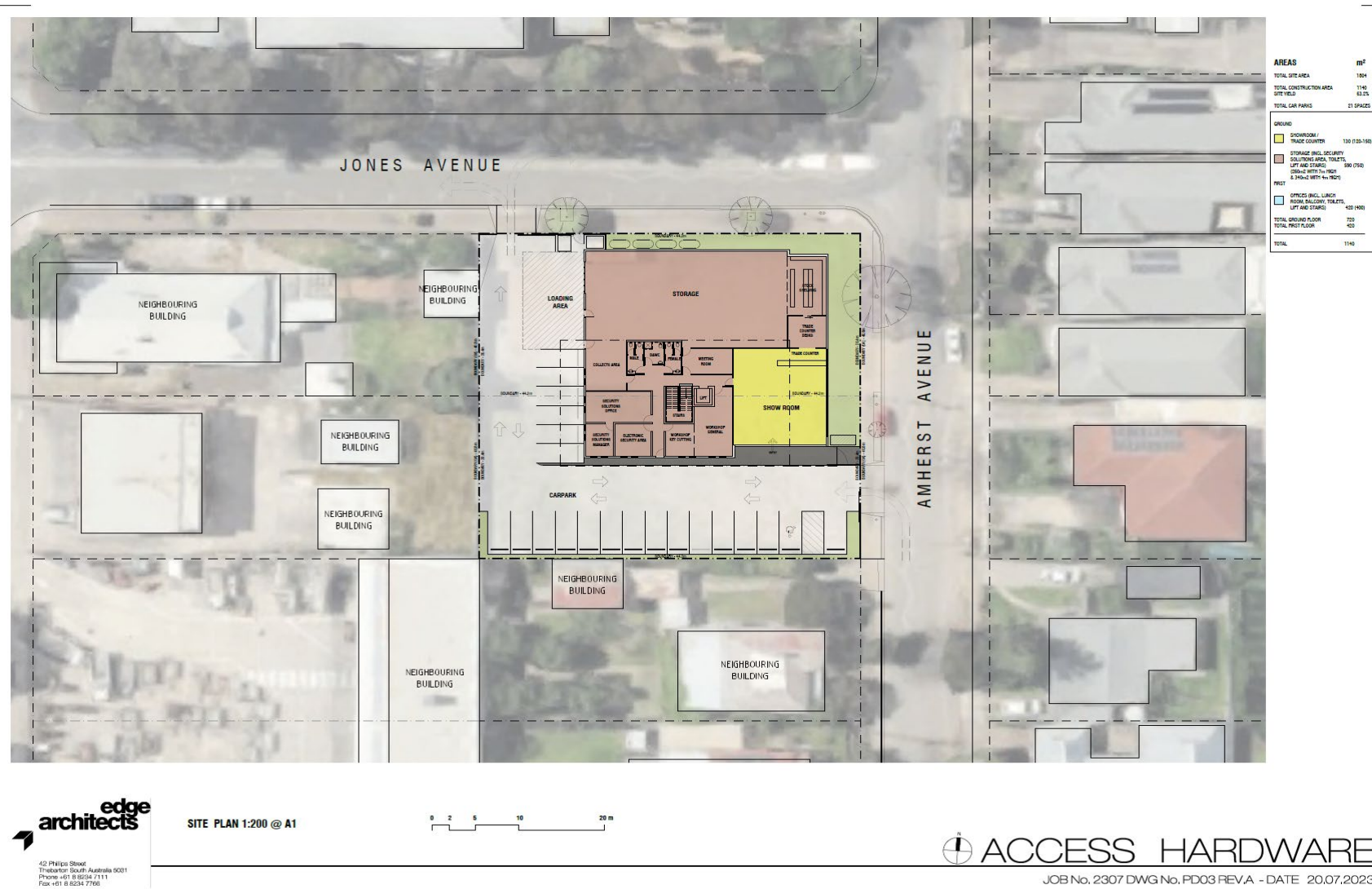


Figure 1.3: Proposed development plan concept (provided by client)

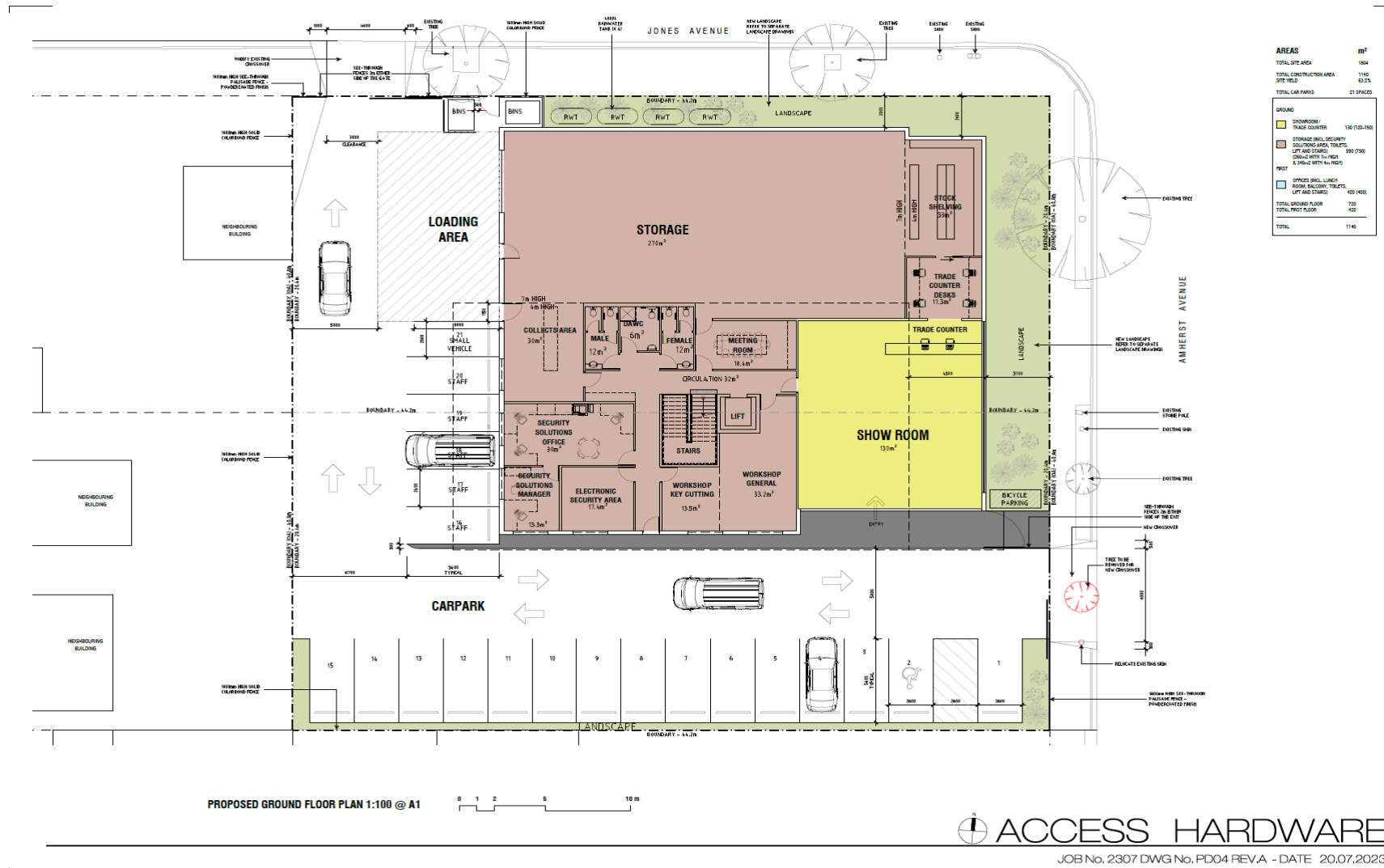


Figure 1.4: Proposed development plan concept (provided by client)

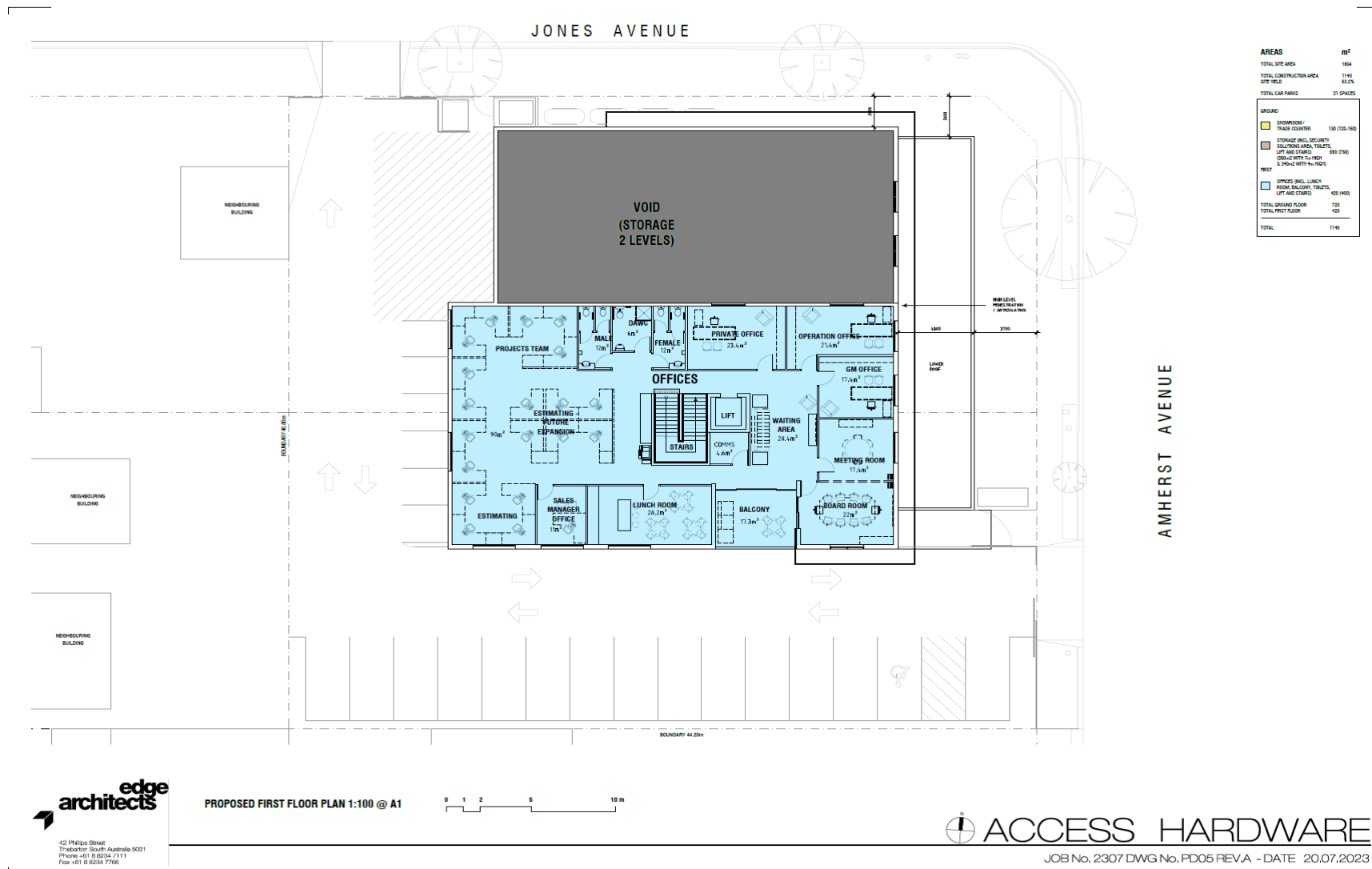


Figure 1.5: Proposed development plan concept (provided by client)



Figure 1.6: Proposed development plan concept (provided by client)



Figure 1.7: Proposed development plan concept (provided by client)



1.4 Scope of work

The following work scope was undertaken:

- Site history assessment, which included consideration of information from the following sources:
 - Site walkover
 - Consideration of information provided by client
 - Consideration of information provided in Lotsearch Report dated 2 August 2023 (Reference: LS046422 EP) which has been provided in Appendix B. Relevant sections have been referenced and extracted and placed into the body of the report and/or provided as a separate appendix.
 - SafeWork SA Dangerous Goods Licence search (to be provided when available)
 - Environment Protection Authority (EPA) Section 7 search
 - Department of Planning, Transport and Infrastructure (DPTI) Property Assist Certificate of Title search
 - Department for Environment and Water (DEW) Mapland and Nearmap historical aerial photograph search
 - DEW WaterConnect groundwater database search
 - Historical Certificate of Title search via the Department of Planning, Transport and Infrastructure South Australian Integrated Land Information System
 - Information provided by current owner
 - SA EPA Public Register Directory – Site contamination index search
- Assessment of soils at the site, comprising:
 - 3 August 2023 from five (5) locations
 - Logging of the materials encountered
 - Screening of soil samples in the field using a Photo Ionisation Detector (PID) to assess the presence of volatile organic compounds
 - Chemical analysis of selected soil samples for key chemicals of interest
 - Implementation of a QA/QC program
 - Data interpretation and reporting.



2.0 Regulatory and Assessment Framework

2.1 Site contamination

Soil contamination has the potential to impact adversely on human health and the environment; however, in order for a significant or identifiable risk to be present, there must be an exposure pathway. The exposure pathway comprises the following:

- Source – The presence of a substance that may cause harm.
- Receptor – The presence of a receptor which might be harmed at an exposure point.
- Pathway – The existence of a means or mechanism of exposing a receptor to the source.

In the absence of a plausible exposure pathway there can be minimal risk. Therefore, the presence of ‘something measurable’ i.e. a concentration of a chemical does not necessarily imply that there is measurable human harm. It is necessary to have a significant source of contamination, an appropriate or effective pathway for this to be presented to a receptor, and the receptor must have a negative response to this exposure.

Hence, the nature and importance of sources, receptors and exposure routes will vary with every site, situation, intended end use and environmental setting.

It should also be noted that management measures to address any aspect of the above can reduce the significance of any risks.

2.2 SA Planning Commission Practice Direction 14 Site Contamination Assessment 2021

This instrument is certified pursuant to section 52(1) of the Planning, Development and Infrastructure Act 2016. This practice direction is issued by the State Planning Commission under sections 42 and 127 of the Planning, Development and Infrastructure Act 2016. Introduction Section 42 of the Planning, Development and Infrastructure Act 2016 allows the State Planning Commission (the “Commission”) to issue practice directions for the purposes of the Act.

Generally, practice directions specify procedural requirements or steps in connection with a matter arising under the Act. In certain cases, the Act provides that a particular matter may be addressed or dealt with by a practice direction. Section 4 of the Act sets out rules that relate to a change in the use of land, which is a form of development under the Act. This practice direction is part of a scheme that provides for requirements that apply in relation to the assessment of potential site contamination when land use changes to a more sensitive use or where a land division proposes a sensitive use.

Because site contamination is linked to land use, bringing about a change in land use can cause site contamination (under section 103D(2) of the Environment Protection Act 1993 and regulation 51 of the Environment Protection Regulations 2009) even though the person who brought about the change of use may not be the original polluter. In particular, this practice direction sets out some forms and related requirements that will support various requirements under the Planning, Development and Infrastructure (General) Regulations 2017 when a relevant authority is considering an application for planning consent where the application proposes a change in land use to a more sensitive use or, in the case of land division, the application proposes a sensitive use. This practice direction also provides specified conditions (pursuant to section 127(1)(b) of the Act) for development authorisations where remediation may be necessary before occupation or use of land the subject of the application.

2.3 Environment Protection Act, 1993

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 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 human beings or the environment that is not trivial.

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* (NEPM), Australian Standards and several guidelines prepared by the EPA. The NEPM operates as an environment protection policy under the EP Act.

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.

2.4 Assessment guidelines

The scope of works and methodology adopted for the assessment were generally based on the guidance provided in the following documents:

- SA EPA publication Guidelines for the assessment and remediation of site contamination (2018, amended 2019) (the GAR).
- ANZECC/NHMR.C (1992). Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites
- NEPC (1999). National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM) as amended in 2013
- Standards Australia. Guide to the investigation and sampling of sites with potentially contaminated soil – AS 4482.1-2005
- Environment Protection (Water Quality) Policy 2015
- ANZECC (2000). Australian and New Zealand Guidelines for Fresh and Marine Water Quality



2.5 Data quality objectives

The data quality objective (DQO) process is a seven-step iterative planning approach that is used to define the type, quantity and quality of data needed to inform decisions relating to the environmental condition of a site. A summary of the process is provided in Table 2.1 and 2.2.



Table 2.1: Data quality objectives

Step	Requirement	Comment
1	State the problem	The client requires information to understand whether widespread or gross soil or groundwater contamination is present at the site. The assessment aims to use multiple lines of evidence to screen for gross or widespread issues which present a potential liability and require remediation. Sufficient information is required to satisfy the requirements of the planning authority.
2	Identify the decision/goal of the study	Information is required in relation to the site's current and previous land use history as well as nearby potentially contaminating activities, shallow soils across the site and about the nature/status of groundwater. The goals of the assessment were to obtain screening level information on the potential for widespread or gross distribution of chemicals in soils and groundwater at or adjacent to the site which would have a bearing on the suitability of the site for the proposed redevelopment.
3	Identify the information inputs	<ul style="list-style-type: none">Information required to support decisions and recommendations includes details on the media e.g. fill/natural soil; field observations and measurements (e.g. PID) and chemical concentrations from soil and groundwater samples to be assessed against the adopted guidelines. The inputs required to address the study goals are also outlined in this report and include:Previous site dataProposed land uses and development boundariesAppropriately experienced environmental staffGeological data and information relevant to subsurface structuresHydrogeological dataSite walkoverConsideration of information provided by clientConsideration of information provided in Lotsearch Report dated 27 May 2022 (reference: LS032671 EP) which has been provided in Appendix B. Relevant sections have been referenced and extracted and placed into the body of the report and/or provided as a separate appendix.SafeWork SA Dangerous Goods Licence search (to be provided when available)Environment Protection Authority (EPA) Section 7 searchDepartment of Planning, Transport and Infrastructure (DPTI) Property Assist Certificate of Title searchDepartment for Environment and Water (DEW) Mapland and Nearmap historical aerial photograph searchDEW WaterConnect groundwater database searchHistorical Certificate of Title search via the Department of Planning, Transport and Infrastructure South Australian Integrated Land Information SystemAnecdotal informationSA EPA Public Register Directory – Site contamination index searchConsideration of potential transport mechanisms



Step	Requirement	Comment
		<ul style="list-style-type: none"> ■ Consideration of potential exposure pathways ■ Quality assurance and quality control (QA/QC) data.
4	Define the boundaries of the study	<p>The fourth step involves specifying the spatial and temporal aspects of the environmental media that the data must represent to support decision(s). The matters to consider at this stage include:</p> <ul style="list-style-type: none"> ■ The nature of the proposed land use ■ Previous or current land uses with the potential to result in soil or groundwater contamination at or adjacent to the site. <p>Conditions can change with time; however, the temporal aspects of the site will be considered in terms of consideration of previous information against information to be obtained as part of this study.</p>
5	Develop the analytical approach	<p>The fifth step involves defining the parameter of interest, specifying the action level, and integrating information from Steps 1-4 into a single statement that gives a logical basis for choosing between alternative actions.</p> <p>Where there is a potential land use that has the potential to result in contamination at or adjacent to the site then the potential risks would be considered and recommendations to obtain soil, soil vapour or groundwater information to verify whether the risk is potential or actual.</p>
6	Specify performance or acceptance criteria	<p>At this stage, the considerations primarily relate to whether a potentially contaminating activity is present currently or historically at the site and/or adjacent locations.</p>
7	Develop the plan for obtaining data	<p>The seventh step involves identifying the most resource-effective sampling and analysis design for generating the data that is required to satisfy the DQOs.</p> <p>The collection of data was optimised by the development of an appropriate sampling and analytical strategy and included:</p> <ul style="list-style-type: none"> ■ The division of work into distinct sections for consideration ■ The consideration of the most suitable sampling and assessment methods and options ■ The selection of site assessment guidelines based on the site context and the optimisation of the site redevelopment at the time of assessment.

Table 2.2 Acceptable limits

DQI	Field	Laboratory	Acceptability Limits
Completeness	■ All critical locations sampled	■ All critical samples analysed and all analytes analysed according to SOPs	As per NEPC (1999)
	■ All samples collected (from grid and depth)	■ Appropriate methods	
	■ Standard Operating Procedures (SOPs) appropriate and complied with	■ Appropriate practical quantitation limits (PQL)	< nominated criteria
	■ Experienced sampler	■ Sample documentation complete	As per NEPC (1999)
	■ Documentation correct	■ Sample holding times complied with	
Comparability	■ Sample SOPs used on each occasion	■ Same analytical methods used (including clean-up)	As per NEPC (1999)
	■ Experienced sampler	■ Sample PQL (justify/quantify if different)	



	<ul style="list-style-type: none"> ■ Site climatic conditions ■ Same types of samples collected ■ Use of the same kinds of instruments 	<ul style="list-style-type: none"> ■ Same laboratories (NATA accredited) ■ Same units 	< nominated criteria
Representativeness	<ul style="list-style-type: none"> ■ Appropriate media sampled according to SOP ■ All relevant media sampled ■ The analytical suite targets the contaminants of concern 	All samples analysed according to SOP	
Precision	<ul style="list-style-type: none"> ■ SOPs appropriate and complied with ■ Collection of blind and split duplicate samples 	Analysis of: <ul style="list-style-type: none"> ■ Blind duplicate samples (1 in 10 samples) ■ Split duplicate samples (1 in 20 samples) ■ Laboratory duplicate samples ■ Laboratory prepared trip blank (1 sampling round) 	RPD of 30 to 50% RPD of 30 to 50% RPD of 30 to 50% Non-detect for COC
Accuracy	<ul style="list-style-type: none"> ■ SOPs appropriate and complied with ■ Collection of rinsate blanks ■ Field trip blanks ■ Field rinsates ■ Method blanks 	Analysis of: <ul style="list-style-type: none"> ■ Matrix spikes acceptability ranges ■ Matrix spike duplicates ■ Surrogate spikes ■ Laboratory control samples ■ Laboratory prepared spikes 	Typically 70 to 130% RPD of <30% 70 to 130% 70 to 130% 70 to 130%
Waterloo Soil Vapour Samplers	<ul style="list-style-type: none"> ■ Gloved hands, no nearby exhaust or potential sources. ■ Limited exposure of sampling equipment prior to installation and tight seal within borehole and capping. 	<ul style="list-style-type: none"> ■ Consideration of lab data and LOR in relation to monitoring time and conditions. 	<ul style="list-style-type: none"> ■ Results do not present a significant likelihood of soil vapour being present.



3.0 Site Information

3.1 Site description and photographs

A site visit was conducted by an AME representative on 3 August 2023.

The site had been cleared and levelled.

Site walkover photographs are shown in Photos 3.1-3.4 below.



Photo 3.1: Looking east



Photo 3.2: Looking north east



Photo 3.3: Looking north west



Photo 3.4: Looking south west



3.2 Aesthetic considerations

Aesthetic considerations relate to the presence of low-concern or non-hazardous inert foreign material (refuse) in soil or fill resulting from human activity. There are no specific numeric aesthetic guidelines; however, site assessment requires balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity. The following observations were made in relation to aesthetic issues at the site:

- There were no significant odours (e.g. strong residual petroleum hydrocarbon odours)
- There was no hydrocarbon sheen on the site surface
- There were no discoloured chemical deposits or stains with chemical waste.
- There was no putrescible refuse, including material that may generate hazardous levels of methane, such as a deep-fill profile of green waste or large quantities of timber waste

3.3 Surrounding land use

The surrounding land use is summarised below:

- North: school
- East: Residential
- South : Residential then commercial
- West: Commercial

3.4 Surrounding Planning and Design Code Zones and Generalised Land use

Surrounding Planning and design Code Zones and Generalised Land use information is provided in Appendix B. The site is located per Figure 3.1 below. Figure 3.2 depicts generalised land use.



Planning and Design Code Zones

47 Amherst Avenue, Trinity Gardens, SA 5068

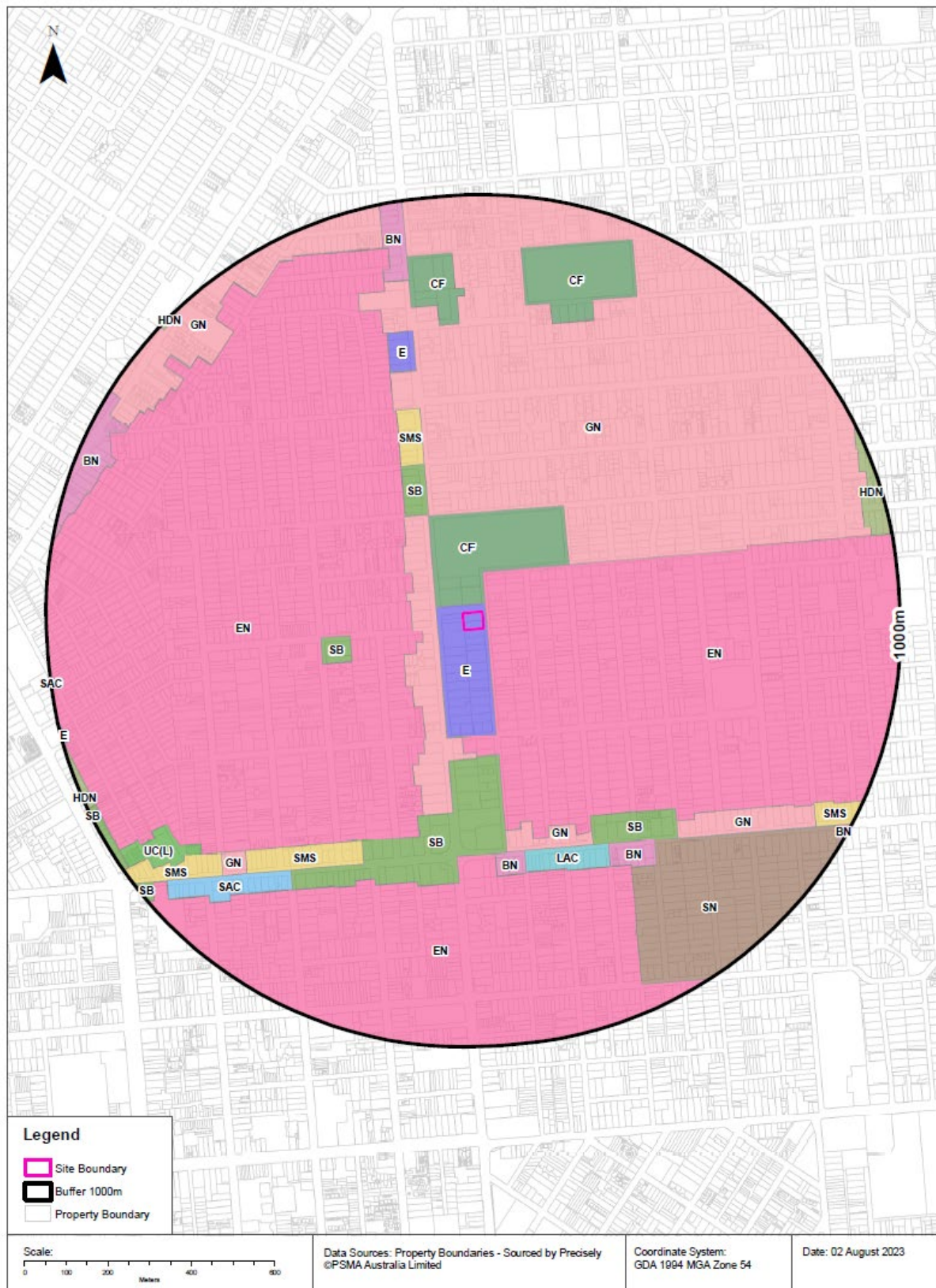


Figure 3.1: Surrounding land development zones



Land Use Generalised

47 Amherst Avenue, Trinity Gardens, SA 5068

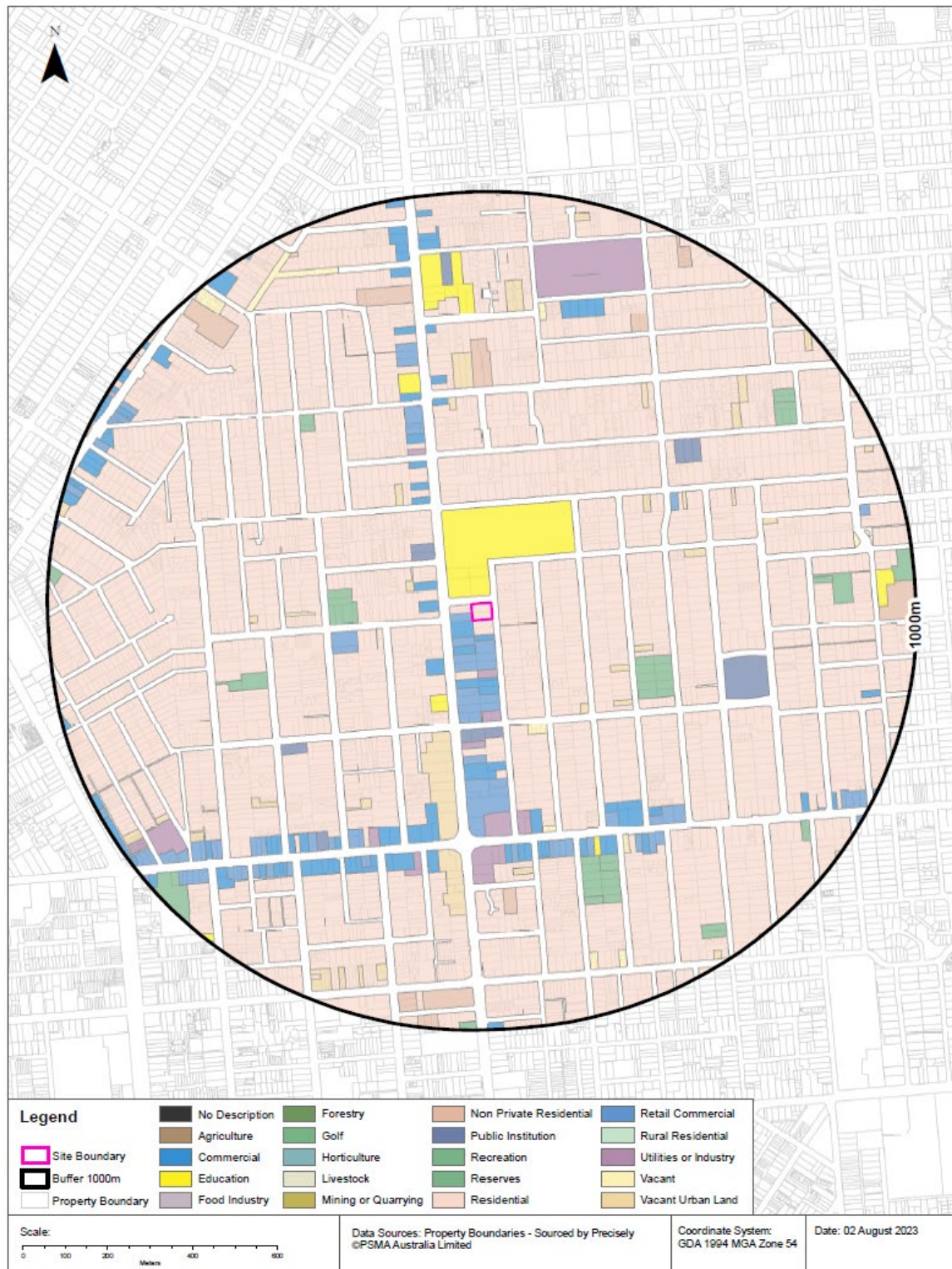


Figure 3.2: Generalised land use zones



3.5 Topographic and Elevation features

The surrounding area is generally level. Figure 3.3 and 3.4 outlines the topography and elevation and this information is included in Appendix B.

Topographic Features

47 Amherst Avenue, Trinity Gardens, SA 5068

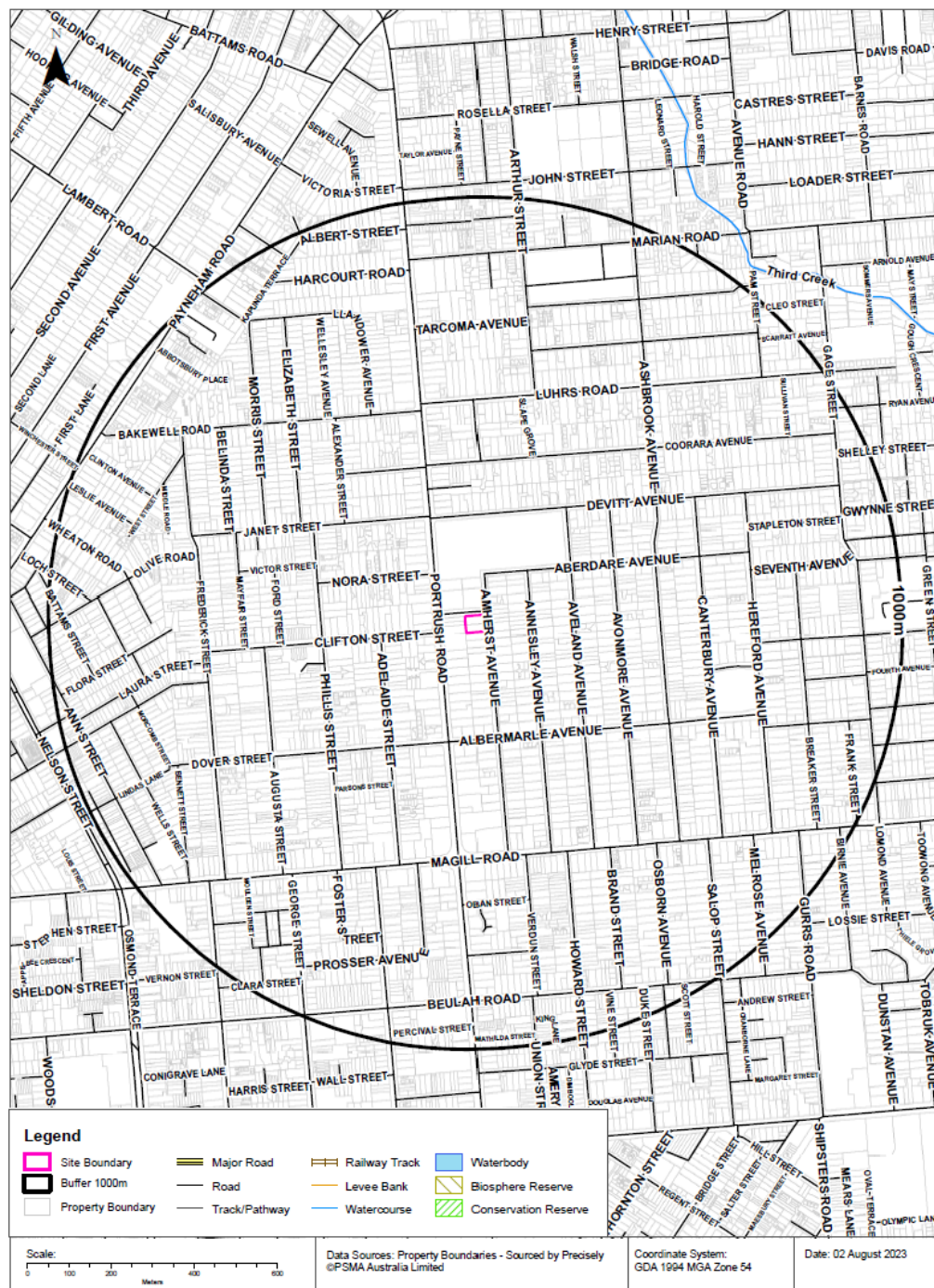


Figure 3.3: Topographic features



Elevation Contours

47 Amherst Avenue, Trinity Gardens, SA 5068

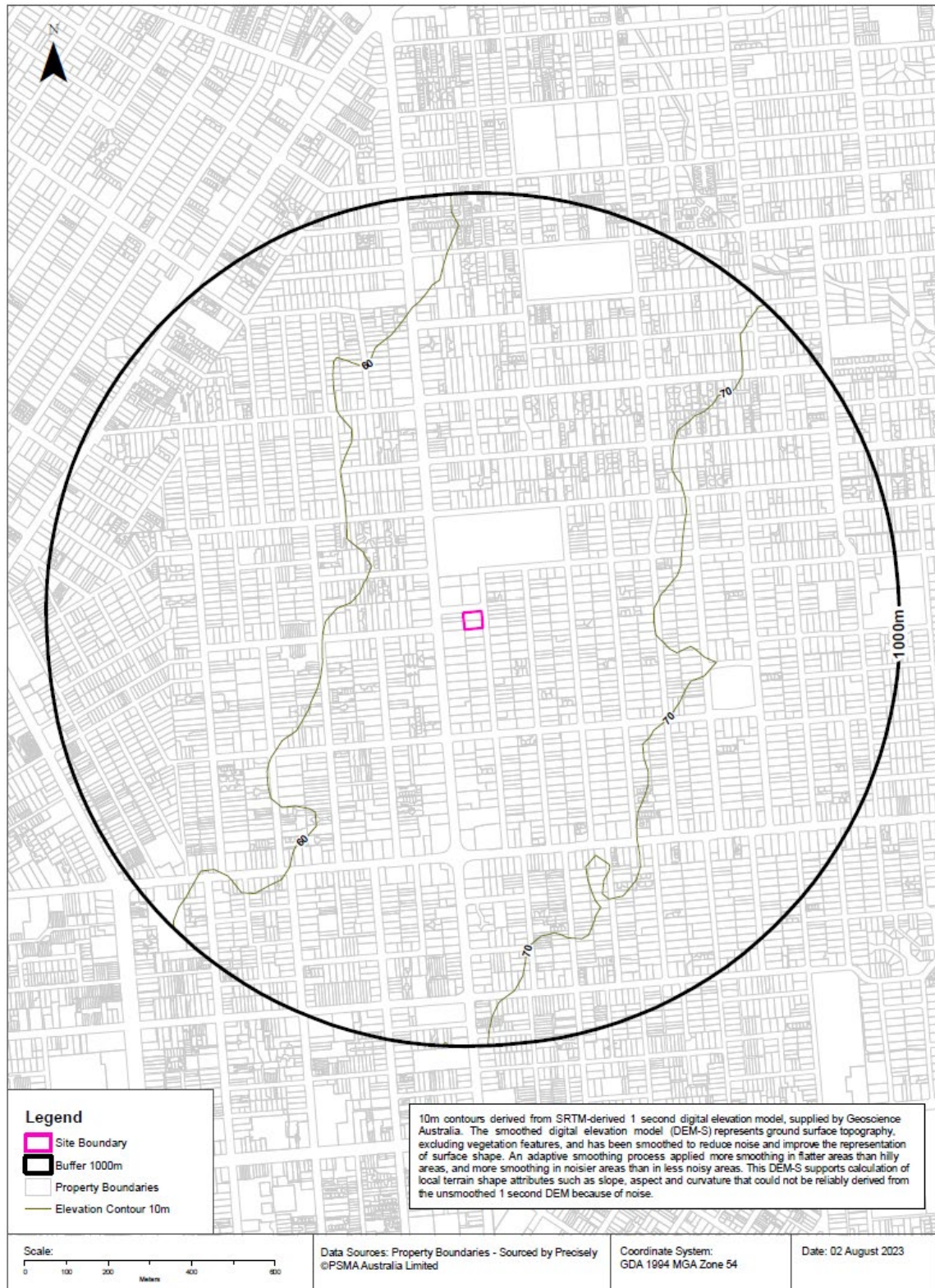


Figure 3.4: Elevation features



3.6 Regional soil, geology and hydrogeology

A summary of the regional soil, geology and hydrogeology is presented in Table 3.3 and Appendix C.

Table 3.3: Regional soil, geology and hydrogeology

Source	Detail
Geology	
Atlas of Australian Soils, ABARES	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys. Supplementary soil information is included in Appendix B.
Hydrogeology	
Department for Environment and Water (DEW) WaterConnect Groundwater Database	<p>A DEW groundwater database search did not indicate groundwater wells listed for the site or within a 150m radius.</p> <p>Where recorded, the purposes of nearby wells are listed in Appendix B.</p> <p>The drill hole plan is shown in Appendix B.</p> <p>The groundwater data report and plan showing the locations, drilled depths, standing water level and TDS of the groundwater wells is provided in Appendix B. Groundwater likely expected to be at depths greater than 10m bgl.</p> <p>Groundwater is likely to be encountered at variable depths which reflect topography and elevation and comprise variable TDS ranges.</p> <p>The regional groundwater is expected to be variable and follow a muted reflection of localised topography, likely towards the west.</p>

3.7 Acid sulphate soils

Acid sulphate soils as listed in Appendix A of the SA EPA Guidelines Site Contamination – Acid Sulphate Soil Materials (2007) are unlikely to be present at the site. The CSIRO Atlas of Australian Acid Sulphate Soils Atlas of Australian Acid Sulfate Soils indicates low potential for acid sulphate soils to exist. The map is included in Appendix B.

3.8 Groundwater Beneficial Use Assessment

Groundwater would not be abstracted for use at the site however a beneficial use assessment was conducted and summarised in Table 3.4 below.

Table 3.4: Protected environmental values and relevance to site

Potential Beneficial Use	Relevant to site?	Justification
Potable	No	Groundwater is not proposed for extraction at the site.
Primary contact recreational use	No	Groundwater is not proposed for extraction at the site.
Irrigation	No	Groundwater is not proposed for extraction at the site.
Livestock	No	Groundwater is not abstracted for use at the site or nearby.



Potential Beneficial Use	Relevant to site?	Justification
Aquaculture	No	There is no existing aquaculture activity on the site or in the surrounding area.
Other potential exposure scenarios	Relevant to site?	Justification
Vapour flux	No	No evidence of potential material land uses likely to result in soil vapour at or adjacent to the site.



4.0 Historical Research

4.1 History of ownership

A history of ownership search was conducted through the DPTI South Australian Integrated Land Information System (SALIS) website for the certificates of title and was performed and supplied by Infotrack Pty Ltd. The full report is provided in Appendix C. The search results are summarised in Table 4.1.

Table 4.1 Historical certificate of title ownership search

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
<u>As regards Allotment 271 D.P. 1143</u>		
10.02.1883 (1883 to 1883)	Charles Long (Auctioneer) Henry Woodcock (Auctioneer)	Volume 414 Folio 1
02.03.1883 (1883 to 1883)	Charles Long (Auctioneer) Thomas Edwin Gameau (Auctioneer)	Volume 414 Folio 1
17.08.1883 (1883 to 1885)	George Truman (Mason)	Volume 414 Folio 1
27.04.1885 (1885 to 1885)	John Oake (Builder)	Volume 414 Folio 1
01.06.1885 (1885 to 1885)	Edward Augustine Leeder (Clerk)	Volume 414 Folio 1
20.08.1885 (1885 to 1885)	Robert Newbery (Architect)	Volume 414 Folio 1
26.08.1885 (1885 to 1898)	Lewis Harris (Carpenter)	Volume 414 Folio 1
25.01.1898 (1898 to 1909)	Thomas McAlister (Carpenter)	Volume 414 Folio 1
05.01.1909 (1909 to 1909)	Frederick William Bullock (Land & Estate Agent) James Viner Smith (Land & Estate Agent)	Volume 414 Folio 1 Now Volume 805 Folio 187
20.03.1909 (1909 to 1922)	Charles Leonard Silke (Gardener)	Volume 805 Folio 187
06.07.1922 (1922 to 1923)	Ellen Mira Cecilia Silke (Dressmaker)	Volume 805 Folio 187
05.09.1923 (1923 to 1923)	Emily Wells Stratton (Married Woman)	Volume 805 Folio 187
17.09.1923 (1923 to 1927)	Edith Alice Miller (Married Woman)	Volume 805 Folio 187
17.06.1927 (1927 to 1966)	Charles James Phair (Conductor)	Volume 805 Folio 187
24.10.1966 (1966 to 1966)	Domenico Gaudio (Fork Lift Driver)	Volume 805 Folio 187
01.12.1966 (1966 to 1972)	Carmine Dato (Barber) Grazia Dato (Married Woman)	Volume 805 Folio 187
28.09.1972 (1972 to 1974)	Levedays Proprietary Limited	Volume 805 Folio 187
02.09.1974 (1974 to 1982)	Thomas Hampton Adamson (Builder) Jaqueline Mary Adamson (Married Woman)	Volume 805 Folio 187 Now Volume 4026 Folio 304
29.07.1982 (1982 to 2018)	Sydney Graham Gray (Builder) Christine Anne Gray (Married Woman)	Volume 4026 Folio 304 Now Volume 5699 Folio 638
28.06.2018 (2018 to 2023)	SG & CA Gray Property Pty Ltd Christine Anne Gray (Married Woman)	Volume 5699 Folio 638
05.05.2023 (2023 to date)	# Lowndes Investments Pty Ltd	Volume 5699 Folio 638
<u># Denotes current registered proprietor</u>		
<u>Leases & Easements: - NIL</u>		



<u>As regards Allotment 268 D.P. 1143</u>		
16.05.1882 (1882 to 1897)	Mary Nicholas (Married Woman) (& her deceased estate)	Volume 390 Folio 124
20.01.1897 (1897 to 1907)	Agnes Jones (Married Woman)	Volume 390 Folio 124
20.05.1907 (1907 to 1921)	Robert Francis Jones (Carpenter)	Volume 390 Folio 124
02.09.1921 (1921 to 1944)	James McQueen (Tramway Motorman)	Volume 390 Folio 124 Now Volume 1560 Folio 75
15.03.1944 (1944 to 1944)	Arthur Lionel Small (Packer)	Volume 1560 Folio 75
24.11.1944 (1944 to 1948)	Alice Maud Ward (Married Woman) (& her deceased estate)	Volume 1560 Folio 75
09.08.1948 (1948 to 1954)	Frances Ellen Kelly (Spinster) Katie Edith Kelly (Spinster) Lucy Marion Kelly (Spinster)	Volume 1560 Folio 75
20.05.1954 (1954 to 1956)	Keith Edward Linford (Conductor) Barbara Louisa Linford (Married Woman)	Volume 1560 Folio 75
14.11.1956 (1956 to 1959)	Keith Edward Linford (Conductor)	Volume 1560 Folio 75
02.12.1959 (1959 to 1984)	Diamantis Hagias (Labourer) Ekaterini Hagias (Married Woman)	Volume 1560 Folio 75 Now Volume 2721 Folio 118
30.04.1984 (1984 to 1987)	George Papadopoulos (Electronic Engineer)	Volume 2721 Folio 118
26.05.1987 (1987 to 2018)	Sydney Graham Gray (Form Worker) Christine Anne Gray (Married Woman)	Volume 2721 Folio 118 Now Volume 5639 Folio 642
09.07.2018 (2018 to 2023)	Christine Anne Gray (Married Woman)	Volume 5639 Folio 642
05.05.2023 (2023 to date)	# Lowndes Investments Pty Ltd	Volume 5639 Folio 642
# Denotes current registered proprietor		
<u>Leases & Easements: - NIL</u>		

4.2 Aerial photographs

The aerial photograph data is presented in Appendix B and observations are presented in Table 4.2 below.

Table 4.2 Historical aerial photograph review

Year	Notes
1935-36	<p>The aerial photograph is presented in black and white and is of average resolution.</p> <p>Site: The site is developed as residential land.</p> <p>Surrounding area: The surrounding area is similar to the site and appears to have been used for residential use.</p>
1949	<p>The aerial photograph is presented in black and white and is of average resolution.</p> <p>Site: The site appears to be similar to the previous photograph.</p> <p>Surrounding area: The site surrounds appear similar to the previous photograph.</p>
1959-61	<p>The aerial photograph is presented in black and white and is of reasonable resolution.</p> <p>Site: The site appears to be similar to the previous photograph.</p> <p>Surrounding area: The site surrounds appear similar to the previous photograph.</p>
1968-69	<p>The aerial photograph is presented in black and white and is of reasonable resolution.</p>



Year	Notes
	Site: The site appears to be similar to the previous photograph, there is an addition to the structure on the northern portion of the property.
	Surrounding area: The site surrounds appear similar to the previous photograph.
1979	The aerial photograph is presented in colour and is of reasonable resolution.
	Site: The site surrounds appear similar to the previous photograph. The northern allotment has had some sheds built on the western boundary.
	Surrounding area: The site surrounds appear similar to the previous photograph. However, land on the northern boundary has been converted to a road. Land to the west might have been converted from residential to commercial use.
1986-89	The aerial photograph is presented in colour and is of reasonable resolution.
	Site: The site appears similar to the previous photograph. There appears to be a number of cars / material storage in the portion of the northern allotment.
	Surrounding area: The site surrounds appear similar to the previous photograph.
1997-98	The aerial photograph is presented in colour and is of reasonable resolution.
	Site: The site appears similar to the previous photograph.
	Surrounding area: The site surrounds appear similar to the previous photograph.
2002	The aerial photograph is presented in colour and is of clear resolution.
	Site: The site appears to be similar to the previous photograph.
	Surrounding area: The site surrounds appear similar to the previous photograph.
2010	The aerial photograph is presented in colour and is of clear resolution.
	Site: The site appears to be similar to the previous photograph.
	Surrounding area: The site surrounds appear similar to the previous photograph. There is some increased residential development to the North.
2013	The aerial photograph is presented in colour and is of clear resolution.
	Site: The site appears to be similar to the previous photograph.
	Surrounding area: The site surrounds appear similar to the previous photograph.
2019	The aerial photograph is presented in colour and is of clear resolution.
	Site: The site appears to be similar to the previous photograph.
	Surrounding area: The site surrounds appear similar to the previous photograph.
2022	The aerial photograph is presented in colour and is of clear resolution.
	Site: The site has been cleared of structures.
	Surrounding area: The site surrounds appear similar to the previous photograph. There has been some clearing to the North.



4.3 Lotsearch Report dated 2 August 2023 (Reference: LS046422 EP)

Lotsearch provided the above reference report which is included in Appendix B and presented in Table 4.3.

Table 4.3 Summary of Lot Search Report

Lotsearch Report Reference	Summary	Activity of Interest	Relevance to site
EPA Contaminated Land	The site is not listed or within or near EPA Assessment areas and there are no authorisations or applications relevant to the site.	Not applicable.	Not material
EPA Site Contamination Index			
EPA Public Register EPA Environment Protection and Clean Up Orders			
EPA Public Register EPA Authorisations and Applications			
EPA Authorisations and Applications			
EPA Assessment Areas			
PFAS Investigation and Management Programs	The site is not located within a PFAS Investigation or Management Programs or is located at or near an Australian Defence force site.	Not applicable.	Not material
Defence Sites Defence 3 Year Regional Contamination Investigation Program	The site is not located within a Defence management plan area or is located at or near an Australian Defence force site.	There are no activities of interest listed at the site or nearby.	Not material
Waste Management and Liquid Fuel Facilities	The site is not listed as having a Waste Management or Liquid fuel facility.	Not applicable.	Not material
Historical Business Directories	The northern portion of the site is listed as a mechanical engineers per below:	Minor activity of interest.	Relevant
Business Directory			



Lotsearch Report Reference	Summary	Activity of Interest	Relevance to site
Records 1910-1991 – Premise or Road Intersection Matches			
Business Directory Records 1910-1991 – Road or Area Matches			
Dry Cleaners, Motor Garages & Service Stations 1930-1991 – Premise or Road Intersection Matches	The site has not been referenced with respect to a potentially contaminating land use.	There are no activities of interest listed at or adjacent to the site.	Not material
Dry Cleaners, Motor Garages & Service			



Lotsearch Report Reference	Summary	Activity of Interest	Relevance to site
Stations 1930-1991 – Road or Area Matches			
Mines and Mineral Deposits	The site is not subject to any current or former mining tenements or operations.	There are no activities of interest listed at the site.	Not material
Heritage	There were no indications from the heritage search of potentially contaminating activities.	There are no activities of interest listed at the site.	Not material
Commonwealth Heritage List			
National Heritage List			
State Heritage Areas			
Aboriginal Land			
Natural Hazards	The site is not located within a high-risk bushfire zone.	There are no activities of interest listed at the site or nearby.	Not material in context of PSI.
Bushfire Protection Areas			
Bushfires and Prescribed Burns History			
Ecological Constraints	There were no ecological constraints noted.	There are no activities of interest listed at the site or nearby.	Not material
Groundwater Dependent Ecosystems Atlas	There are no records of groundwater dependent ecosystem (GDE) located at the site or in the buffer area.	There are no activities of interest listed at the site.	Not material

4.4 SA EPA Section 7 Search

A Section 7 search was made under the Land and Business (Sales and Conveyancing) Act 1994. The information indicates that no current environmental Performance Agreements, Environment Protection Orders or Clean-up Orders are registered on the site. This is included in Appendix C.



4.5 Dangerous goods search

Safework SA indicated that they no longer perform this search and that a FOI application is required to be placed with the Department of Treasury and Infrastructure. There was no visual or anecdotal information to indicate the presence of underground fuel storage tanks observed.



5.0 Areas of Environmental Interest

Based on this environmental site history research, the chemicals presented in Table 5.1 are indicative of the potential historical and current land uses and also includes reference (based on Historical Directory searches of nearby land uses with the potential to result in soil, groundwater or soil vapour contamination. The chemicals listed are based on AS 4482.1-2005 Appendix J 'Chemical Contaminants Listed by Industry Type', and the Environment Protection Regulations 2009 (EP Regs) Schedule 3 and Part 1—Potentially contaminating activities (regulation 50) and SA Planning Commission Practice Direction 14 Site Contamination Assessment 2021 Schedule 1 in relation to Class 1, 2 and 3 activities.

An assessment/judgement has been made with reference to the likelihood of being present on the site (based on cross referencing the site history information) as well as likely materiality.

Table 5.1 Summary of potential areas and chemicals of interest

Activity of interest	Chemicals of environmental interest	Medium of interest	Likelihood	Preliminary assessment of material risk
Onsite				
Potential mechanical engineers	Broad Analytical Screen	Soil	Low based on observations and results to date.	Low
Off-site				
No material potential PCA's.	Not relevant	NA	Low	Low

These chemicals of environmental interest are not a prescriptive list for any further exploratory intrusive assessment that may be conducted, nor a statement of the presence of these chemicals, but rather a list to be given consideration. In addition, screening level testing may be conducted for analytes which are considered to represent the generally accepted basic suite of chemicals, which may then give rise to the need for more detailed or varied analysis. There are also land uses which have the potential to result in contamination but which do not correlate directly with PD14 land uses however we prefer to mention them.



6.0 Screening Level Soil Assessment

6.1 Rationale

Selected soil samples were obtained from accessible locations as a screening level assessment. This information was sought in order to see if there were any immediate higher level risk indicators i.e. soil observations, soil concentrations which might indicate a broader issue at the site. The rationale was based on the assessment of the areas of environmental interest to assess for the presence of indicators of potential soil contamination and/or residual chemicals. This information would be compared to the site history research and preliminary assessment risk in order to assess the likelihood of potential site contamination impacts being present or not.

6.2 Methodology

Sample retrieval on 3 August from the installation of five (5) soil boreholes.

Samples were freighted directly to the NATA accredited laboratory. A chain of custody document was completed listing sample numbers, date of collection and analyses required and was signed by each person transferring and accepting custody.

The analytical methods used are described in the analytical laboratory certificate provided in Appendix F.

These sampling locations are approximately shown in Figure 6.1.

The detailed soil assessment methodology that was followed, including key elements of the quality assurance (QA) program, is presented in Table 6.1.

Table 6.1: Soil assessment methodology

Activity	Details
Field procedures	Field procedures were undertaken in general accordance with the NEPM (2013) and AS4482.1-2005.
Soil sampling	Representative soil samples were generally collected from the top of each soil horizon using Nitrile gloves. Samples were retrieved by an experienced AME representative.
Rinsate sample	A rinsate sample was retrieved following equipment cleaning on each day of sampling with demineralised water and phosphate free detergent Decon90 and but were not tested as soil did not come into contact with sampling equipment.
Duplicate sampling	Field duplicate soil samples were collected to provide a check on sample variability, laboratory performance and accuracy. An intra-laboratory duplicate sample was retrieved and analysed at the primary laboratory and an inter-laboratory duplicate sample was retrieved and analysed at the secondary laboratory.
Trip blank	Trip blank samples accompanied the soil samples in the esky to the laboratory and was tested for BTEX.
Laboratories used and NATA accreditation	Eurofins MGT (primary laboratory) and Envirolab (secondary laboratory for QC purposes) are NATA accredited for the analyses undertaken. The laboratory analysis and chain of custody documentation and certified analytical certificates are included in Appendix E.
Sample preservation and storage	Samples were placed in laboratory supplied containers and stored in chilled eskies. Samples were then freighted to the NATA accredited laboratories of Eurofins MGT and Envirolab.
Sample labelling	A unique sample number was generally used to label and clearly identify each sample.
Sample tracking	Chain of custody documentation was used for the transport of all samples to the laboratory and is included in Appendix E. The chain of custody documentation was completed listing sample numbers, date of collection and analyses required. This was signed by each person transferring and accepting custody.



Activity	Details
Soil PID screening	All soil samples were screened in the field for the presence of volatile organic compounds using a PID, which was calibrated using isobutylene gas prior to use. The PID meter calibration certificate is presented in Appendix F.
EILs	NEPM EIL values were <u>not</u> calculated. However, a representative soil sample was analysed for clay content, pH, Fe, TOC and CEC. The results are retained on file for comparison with future assessment works when EIL's will be calculated.

The sampling location plan is provided in Figure 6.1 below.



Figure 6.1: Sample retrieval location plan



6.3 Chemical analysis

The sample list and associated analytical testing is presented in the chain of custody documentation included in Appendix E. Select soil samples were tested for selected individual analytes.

The analytical methods used are described on copies of the analytical laboratory certificates provided in Appendix E.

6.4 Guidelines

The guidelines used for the assessment of the analytical results are presented in Table 6.2.

Table 6.2: Applicable soil assessment guidelines

Criteria	Applicability
NEPM Health investigation levels (HILs)	
NEPM HIL A/B and D	Concentrations of a contaminant above which further evaluation would be required. HILs are generic to all soil types and generally apply to the top 3m of soil.
NEPM Ecological investigation levels (EILs)	
NEPM EIL (urban residential areas & public open space) – Aged in high traffic area	Concentrations of contaminants above which further appropriate investigation and evaluation would be required. EILs depend on specific soil physicochemical properties and land use scenarios and generally apply to the top 2m of soil. A contaminant incorporated in soil for at least two years is considered to be aged for the purpose of EIL derivation.
NEPM Petroleum hydrocarbon management limits	
NEPM management limits (residential, parkland & public open space) – fine	Limited to petroleum hydrocarbon compounds. They are maximum values that should remain in a site following evaluation of human health and ecological risks and risks to groundwater resources and apply to all soil depths based on site-specific considerations. These limits are to consider the formation of light non-aqueous phase liquids, fire and explosion risks and damage to buried infrastructure.
Ecological screening levels (ESLs) for petroleum hydrocarbons	
NEPM ESLs (urban residential & public open space) – fine	Concentrations above which further appropriate investigation and evaluation would be required. ESLs broadly apply to coarse- and fine-grained soils and various land uses. They are generally applicable to the top 2 m of soil. Note that the Benzo(a)pyrene NEPM ESL guidelines have been replaced by the updated CCME guidelines which are used in this assessment.
Health screening levels (HSLs) for petroleum hydrocarbons	
HSL A & B for Clay	Concentrations above which further appropriate investigation and evaluation would be required. HSLs depend on physicochemical properties of soil, as these affect hydrocarbon vapour movement in soil, and the characteristics of building structures. HSLs apply to different soil types, land uses and depths below surface to >4 m and have a range of limitations.

6.5 Results

6.5.1 Soil observations

The soils generally comprised a minor layer of gravels and shallow minor dark brown clayey sand/sandy clay (inferred former topsoil layer and minor building demolition waste) and underlain by natural sandy clays. BH1 and 2 did not exhibit any shallow fill. There were no visual or olfactory indicators of gross or widespread potential contamination that were noted.

6.5.2 PID results

A PID was calibrated with isobutylene to broadly detect VOCs. The PID results from the soil samples retrieved were each measured at 0 ppm. This indicates that the likelihood of volatile gases being present in the soil at the site is low.



6.5.3 Laboratory results

The laboratory results for each of the soil samples analysed for the chemicals of interest were below the adopted criteria with the for the site.

6.6 Quality assurance/quality control

6.6.1 Data validation

A summary of the quality assurance/quality control (QA/QC) activities undertaken to ensure integrity of the soil data collected is provided in Table 6.5.

A trip blank was analysed for BTEX by MGT Eurofins Pty Ltd.

Table 6.5 Data validation

QA/QC requirement	Acceptable?	Comments
Samples collected in accordance with standard operating procedures, incorporating appropriate sections of AS 4482.1 – 2005 and AS 4482.2-1999 for sampling of non-volatile components.	Yes	None
Samples delivered to laboratory with correct preservative.	Yes	None
Samples delivered to laboratory within sample holding times.	Yes	None
All analyses NATA accredited.	Yes	None
Required number of sample duplicates analysed.	Yes	None
Sample duplicates reported RPDs within limits set by AS4482.1.	Yes	RPDs are discussed in Section 6.6.2 and summarised below the results from the heavy metal analysis in Appendix G.
Laboratory limits of reporting (LOR)	Yes	The LORs are presented in the laboratory certificates of analysis. All LORs are suitable for the purposes of this investigation.
Trip blank	Yes	Trip blank accompanied the soil samples in the esky to the laboratory and was tested for BTEX. The results were reported as below LOR.
Rinsate	Yes	Rinsate samples was not tested as samples did not come into contact with sampling equipment.



6.6.2 Duplicate analysis

Field duplicate (blind replicate) soil samples were collected to provide a check on sample variability and laboratory performance and accuracy.

Validation and interpretation of the quality control data was undertaken by calculating the relative percentage differences (RPDs) for the primary sample and duplicate sample concentrations. The RPD value for an analyte was calculated using the formula:

$$\text{RPD (\%)} = 100[(x_1 - x_2)/x] \quad \text{where } x_1, x_2 = \text{duplicate results and } x = \text{mean of duplicate results.}$$

According to AS4482.1-2005, typical RPD values for soils range from ± 30 to $\pm 50\%$; an RPD within the range of -50% to 50% is considered to show acceptable agreement and, conversely, data is considered to have poor agreement where an RPD is outside this range unless there are mitigating circumstances described.

RPD's are suitable for the purpose of this assessment.



7.0 Conceptual Site Model and Assessment of Risk

7.1 Purpose

The development of a Conceptual Site Model (CSM) is an essential part of all site assessments and provides the framework for identifying if and how a site may have become contaminated and how potential receptors may be exposed to contamination, either in the present or the future. The complexity of the CSM corresponds to the scale and complexity of the known or potential contamination impacts.

The CSM identifies complete and potential pathways between the known or potential contamination source(s) and receptor(s). Where the pathway between a source and a receptor is incomplete, the exposure to chemical substances via that pathway cannot occur, however the potential for that pathway to be completed (for example, by abstraction of groundwater or a change in land use) should also be considered in the assessment.

The CSM in Table 7.3 was developed based on an understanding of the site setting and the soil and groundwater assessment described in this report.

8.2 Context

The site setting, geology and hydrogeology, historical use and chemicals of environmental interest are outlined in earlier sections of this report.

8.3 Accuracy and Relevance of Information

The ASC NEPM outlines that consideration of the accuracy, relevance and whether data gaps are present or material to the assessment. Limited information was available with respect to a detailed understanding of historical offsite land uses. However, sufficient information is considered to have been obtained in relation to the site land use and likelihood of potentially contaminating activities being present at the site. The data obtained and supplied by others is considered to be accurate, independent and suitable for the purpose of this assessment.

8.4 Data Gaps and Constraints on the Assessment

There were some constraints related to site access and ongoing demolition works on a portion of the site. Supplementary visual soil assessment is recommended post demolition of all site buildings.

8.5 Risk analysis

The CSM in Table 7.3 ranks the residual environmental and human health risks posed by the site for the proposed use using the risk matrix in Figure 7.1 and Tables 7.1-7.2.

This risk assessment takes into account that the literal consideration of risk as an abstract term based on what may or may not be present also needs to be expressed in commercial terms. Commercial terms relate to the potential expenditure and time that a proponent may need to reach a final development and/or the costs of associated assessment and management measures. It is noted that when considering risk, a lower risk is not necessarily insignificant, but rather the issue whilst present is either manageable or materially would not impede/preclude the development, although there may still be items to consider and close out. Although this may entail time and expense, it is not considered material to the viability the project as a percentage of the overall development costs.

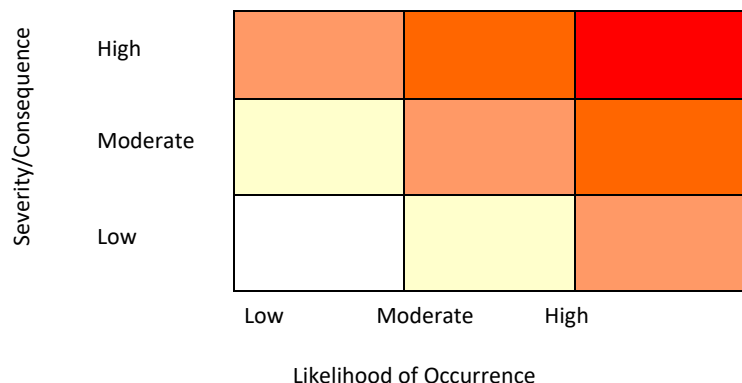


Figure 7.1 CSM residual risk matrix

Table 7.1 Severity/consequence definitions

Severity/consequence	Definition
Low	Negligible environmental and human health impacts, negligible threat to groundwater and negligible resultant soil vapour from known previous/current/adjacent land uses following site development which would reduce exposure pathways without significant management or remediation.
Moderate	If present, the nature of site contamination under some exposure scenarios could present an environmental or human health risk, threaten groundwater or result in soil vapour. Site development would reduce exposure pathways without significant management or remediation.
High	If site contamination is present, its nature is expected to present a significant environmental human health risk, threaten groundwater and/or result in soil vapour.

Table 7.2 CSM residual risk rating

Risk	Definition
Low	The concentrations reported do not exceed the adopted guidelines and the proposed site development is such that there would be no access to subsurface soils once developed and groundwater would not be abstracted for use, thereby the proposed development is conceptually of a negligible risk and no further work is considered warranted.
Low-Moderate	Individual and isolated concentrations of some chemicals exceed guideline concentrations, however when considered in conjunction with the exposure scenarios and the nature of the proposed development, there is no evidence to warrant more detailed assessment, remediation or mitigation.
Moderate	There are domain(s) at the site where individual concentration(s) and statistically averaged concentrations exceed the adopted guidelines and require either minor remedial measures or documented mitigation/management measures. For example, the risk profile within open space, garden or landscaped areas may be marginally higher than below sealed areas where there is no access to subsurface soils once developed. In this instance, supplementary assessment works may include vertical and horizontal delineation, offsite disposal/capping of some soils and associated qualitative human and/or environmental health risk assessment. Information may need to be documented with the Certificate(s) of Title.
Moderate-High	The adopted guidelines have been exceeded and more extensive remediation/mitigation is required. Demonstration of the acceptability of risk would require quantitative, human and/or environmental risk assessment. Information may need to be documented with the Certificate(s) of Title.
High	Concentrations of chemicals of interest are widespread and significantly exceed the adopted guideline concentrations. The risk profile is such that either the site is precluded from use or requires extensive and detailed remediation and environmental risk assessment. Information may need to be documented with the Certificate(s) of Title.



Table 7.3: Conceptual Site Model for proposed re-development (refer to Figure 8.1 and Tables 8.1-8.2 for risk analysis matrix used)¹

Transport/exposure mechanism	Potential receptor(s)	Unmitigated exposure pathway completeness	Unmitigated likelihood of occurrence	Unmitigated consequence severity	Unmitigated risk for undefined generic residential land use	Management measure(s) based on this assessment	Mitigated/residual likelihood of occurrence	Mitigated/residual consequence severity	Residual risk for proposed land use
Soil contamination									
Access to soils	Construction workers Residents Visitors Maintenance workers accessing service pits/manholes and/or landscaping.	Incomplete exposure pathway given the nature of the development and soils observed.	Low	Low	Low	Site visit and visual assessment post building demolition and prior to construction as per the CEMP to be implemented..	Low	Low	Low
Surficial runoff	Recreational users of local surface water Flora and fauna Biota supporting ecological processes	Stormwater runoff would be managed as part of council requirements.	Low	Low	Low	Adhere to appropriate EMP which includes management of dust, stormwater runoff and tracking out onto road.	Low	Low	Low
Vapour	Construction workers Residents Maintenance workers accessing service pits/manholes Future visitors	Incomplete exposure pathway at the site as no evidence of volatile contamination, staining or odour or PID.	Low	Low	Low	Not required.	Low	Low	Low
Use by plants	Flora and fauna	Not applicable for the nature of the proposed development.	Low	Low	Low	Not required.	Low	Low	Low
Groundwater contamination									
Extraction and use of groundwater at the site for potable and/or recreational use	Residents Visitors Landscaping workers	Incomplete exposure pathway as any groundwater use would be assessed for its suitability.	Low	Low	Low	No abstraction for domestic consumption.	Low	Low	Low
Extraction and use of groundwater off-site for potable and/or recreational use	Existing or potential domestic users of downgradient groundwater	Likely incomplete exposure pathway as any groundwater use would be assessed for its suitability.	Low	Low	Low	Not required.	Low	Low	Low
Vapour	Construction workers Residents Maintenance workers accessing service pits/manholes Future visitors	Incomplete exposure pathway and no evidence of material volatile organics in groundwater sampling and assessment.	Low	Low	Low	Not required.	Low	Low	Low
Use by plants	Flora and fauna	Unlikely, groundwater beyond reach of shallow rooted plants and no abstraction for use.	Low	Low	Low	Not required.	Low	Low	Low

¹ CSM based on proposed future land use



8.0 Conclusion

A.M. Environmental Consulting Pty Ltd (AME) was commissioned by Access Hardware to conduct environmental site history research and shallow soil sampling for the site located at 47 Amherst Avenue, Trinity Gardens, SA 5068 ('the site').

The proposed development is a commercial storage, showroom and office (occupying approximately 60% of the site) with the balance of the land carparking and limited landscaped garden. The buildings would be underlain with a concrete slab and base course gravel and fortecon. Service trenches would be filled with 500mm of imported clean fill (quarry supplied sands and gravels). There would be no significant domestic food production at the site. There would be no contact with subsurface soils once developed. Groundwater would not be abstracted for domestic use.

The aim of the work was to assess the potential for previous or current land uses to have resulted in gross or widespread soil contamination to exist and whether there are potential contamination aspects or impacts that may present potential liabilities or constraints on future development which would preclude the site from being made suitable for the proposed use.

The work was conducted in general accordance with the NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM) as amended in 2013.; Standards Australia. Guide to the investigation and sampling of sites with potentially contaminated soil – AS 4482.1-2005 and the SA EPA (2018 as amended in 2019). Guidelines for the Assessment and Remediation of Site Contamination (GAR) and SA Planning Commission Practice Direction 14 Site Contamination Assessment 2021 (PD14).

The site history information indicated that the site has been occupied primarily by residential properties until the past 20 years where a mechanic may have occupied and used a portion of the site.

There were no fuel tanks observed at the site or encountered during the site visit.

The results from chemical testing did not exceed the proposed land use guidelines for commercial use.

Based on the work conducted, it is our opinion as environmental consultants, that the risk of site contamination precluding the proposed use is low, considering the nature of the proposed commercial development and the information obtained to date. On this basis we recommend that the site be considered suitable for the proposed use and planning consent be granted.

If soils are imported to the site, then it is recommended that these soils meet SA EPA Waste Fill Guidelines. It is recommended that if groundwater were to be considered for use that appropriate assessment should be conducted in order to demonstrate suitability for its intended use. If there are any soils which are observed to be different to natural soils, appear to be associated with or stained or odorous encountered during development works then it is recommended that you contact AME to discuss.



9.0 Important Information

AME has prepared this report based on generally accepted practices and standards in operation at the time that it was prepared. No other warranty is made as to the professional advice included in this report. All parties should satisfy themselves that the scope of work conducted and reported herein meets their specific needs before relying on this document.

AME believes that its opinions have been developed according to the professional standard of care for the environmental consulting profession at the date of this document. That standard of care may change as new methods and practices of exploration, testing, analysis and remediation develop in the future, which may produce different results.

Environmental conditions are created by natural processes and human activity, and as such may change over time e.g. groundwater levels may rise or fall, contamination may migrate and fill may be added to the site. This report therefore presents a point in time assessment of the site, and as such can only be valid for the time at which the investigation was undertaken.

Any investigation such as that contained in this report can examine only a fraction of the subsurface conditions at the site. There remains a risk that pockets of contamination or other hazards may not be identified as investigations are necessarily based on sampling at localised points. Certain indicators or evidence of hazardous substances or conditions may have been outside the portion of the subsurface investigated or monitored, and thus may not have been identified or their full significance appreciated. As such, the identified environmental conditions reported are only valid at the points of direct sampling and any derived or interpolated conditions may differ from these targeted locations and cannot be assumed to be indicative of the remainder of the site.

The methodology adopted and the sources of information used are outlined in this report. AME has limited its investigation to the scope agreed for this contract and it is possible that additional sampling and analysis could produce different results and/or opinions. AME has made no independent verification of this information beyond the agreed scope of works and assumes no responsibility for any inaccuracies or omissions.

This assessment assumes that the proposed development meets requirements as outlined in the Building Code of Australia and Australian Standards. If these recommendations are not met, there is potential for the exposure and therefore risk to building users to be higher than that presented in this assessment.

The soil descriptions contained in this report have not been prepared for engineering design purposes and the reinstatement of any sampling locations were not conducted in accordance with any supervised filling or geotechnical standard. The term suitable has been used in the context of a request from the planning authority and means that the concentrations reported did not exceed the guideline concentrations adopted for the proposed land use/exposure pathway.

This report does not include the assessment or consideration of hazardous building materials, including asbestos. Such materials should be assessed and managed by a qualified and licensed assessor/contractor. It also does not include assessment of airborne pollution, microbiology, or mould.

In general, the available scientific information pertaining to contamination is insufficient to provide a thorough understanding of all of the potential toxic properties of chemicals to which humans may be exposed. The majority of the



toxicological knowledge of chemicals comes from experiments with laboratory animals, where there may be interspecies differences in chemical absorption, metabolism, excretion and toxic response. There may also be uncertainties concerning the relevance of animal studies using exposure routes that differ from human exposure routes. In addition, the frequent necessity to extrapolate results of short-term or sub chronic animal studies to humans exposed over a lifetime has inherent uncertainty. Therefore, in order to conduct an environmental assessment, it is necessary to take into account these inherent uncertainties and extrapolate information from the data that is available, considered current and endorsed as acceptable for the assessment of risks to human health. There is therefore inherent uncertainty in the process, and to compensate for uncertainty, conservative assumptions are often made that result in an overestimation rather than an underestimation of risk.

All advice, opinions or recommendations contained in this document should be read and relied upon only in the context of the document as a whole. This report does not purport to give legal advice as this can only be given by qualified legal practitioners. This document does not represent a Site Contamination Audit Report.



10.0 References

- ANZECC/NHMR.C (1992). Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites
- Department for Environment and Water. Groundwater Database website. Available at: <https://www.waterconnect.sa.gov.au>
- Department of Planning, Transport and Infrastructure. Property Assist website. Available at: <http://maps.sa.gov.au/plb/>
- *Environment Protection Act 1993*
- *Environment Protection Regulations 2009*
- NEPM (1999) (as amended 2013) National Environment Protection (Assessment of Site Contamination) Measure. National Environment Protection Council, Australia
- NHMRC (2011 updated 2017). Australian Drinking Water Guidelines 6, Version 3.4 Updated October 2017, National Water Quality Management Strategy, National Health and Medical Research Council and Natural Resource Management Ministerial Council, Commonwealth of Australia.
- SA EPA Public Register Directory – Site contamination index. Available: http://www.epa.sa.gov.au/data_and_publications/site_contamination_index/search-the-contamination-register
- Standards Australia. Guide to the investigation and sampling of sites with potentially contaminated soil – AS 4482.1-2005.
- EPA publication Guidelines for the assessment and remediation of site contamination (2018, amended 2019) (the GAR).



11.0 Appendix

Appendix A: Certificate of title

Appendix B: Lotsearch Report

Appendix C: Infotrack Report

Appendix D: SA EPA Section 7

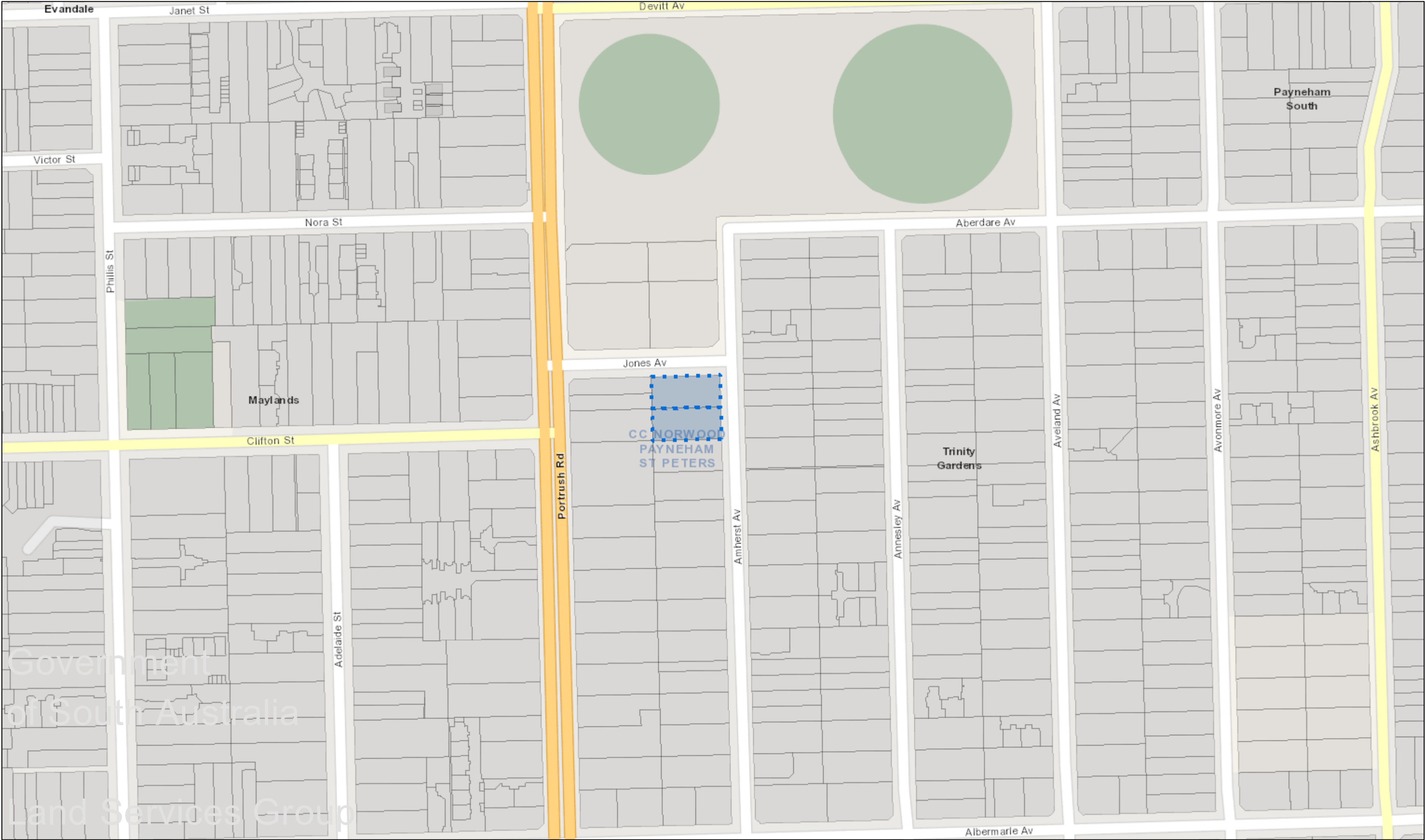
Appendix E: Laboratory Results

Appendix F: PID Calibration Certificate

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Subject Land Map



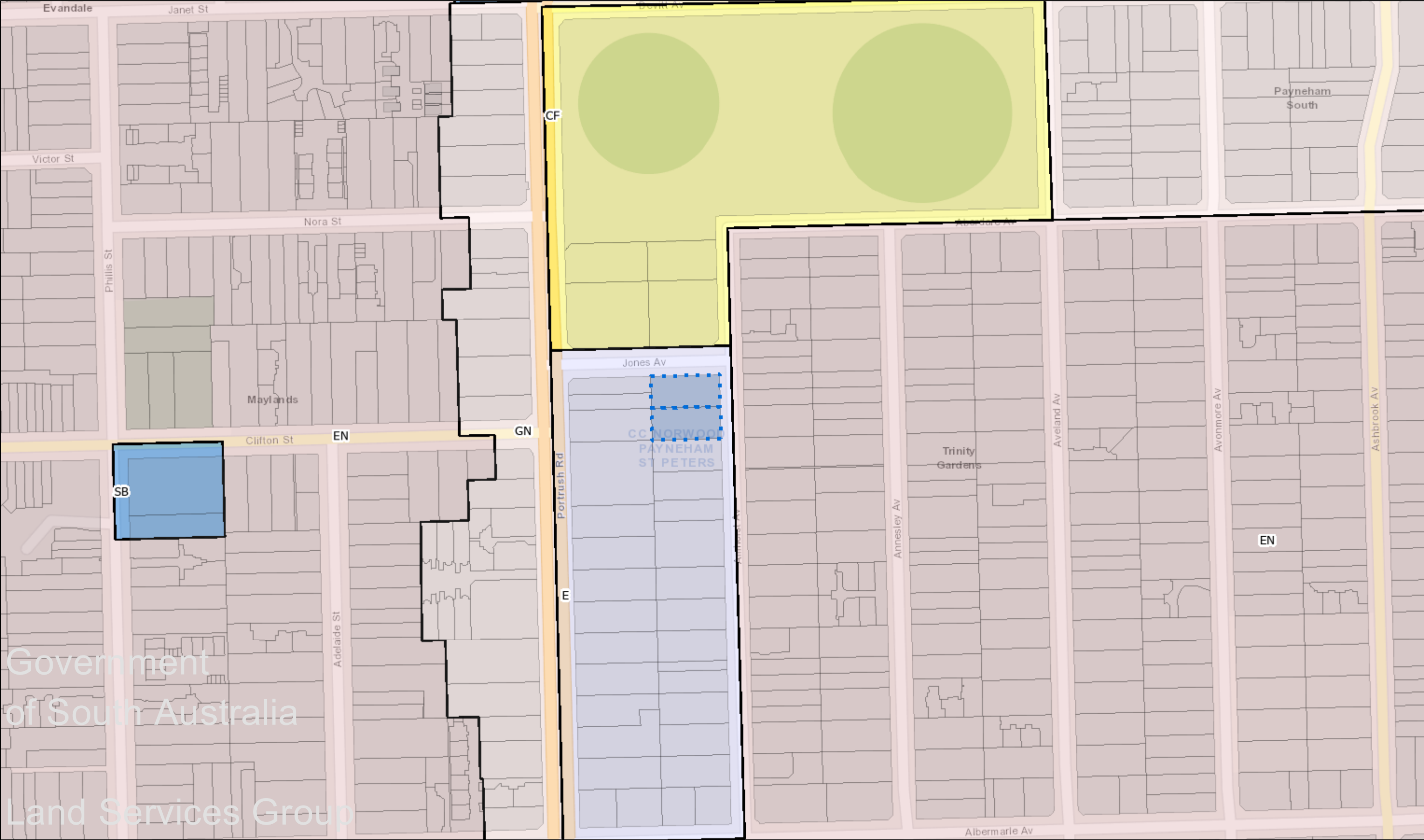
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Zoning Map

LEGEND:

- E Employment Zone
- CF Community Facilities Zone
- EN Established Neighbourhood Zone
- GN General Neighbourhood Zone
- SB Suburban Business Zone



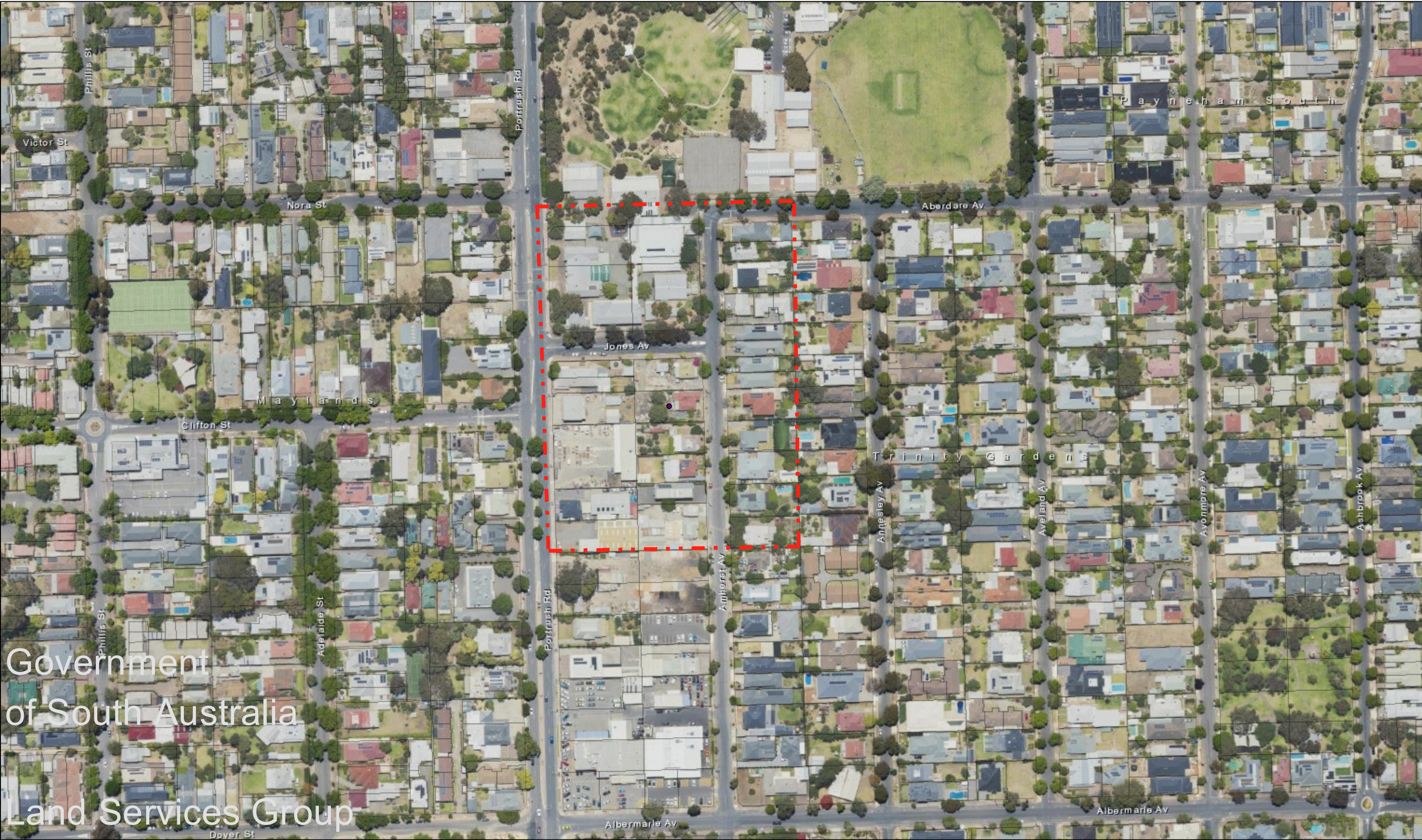
Government
of South Australia

Land Services Group

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

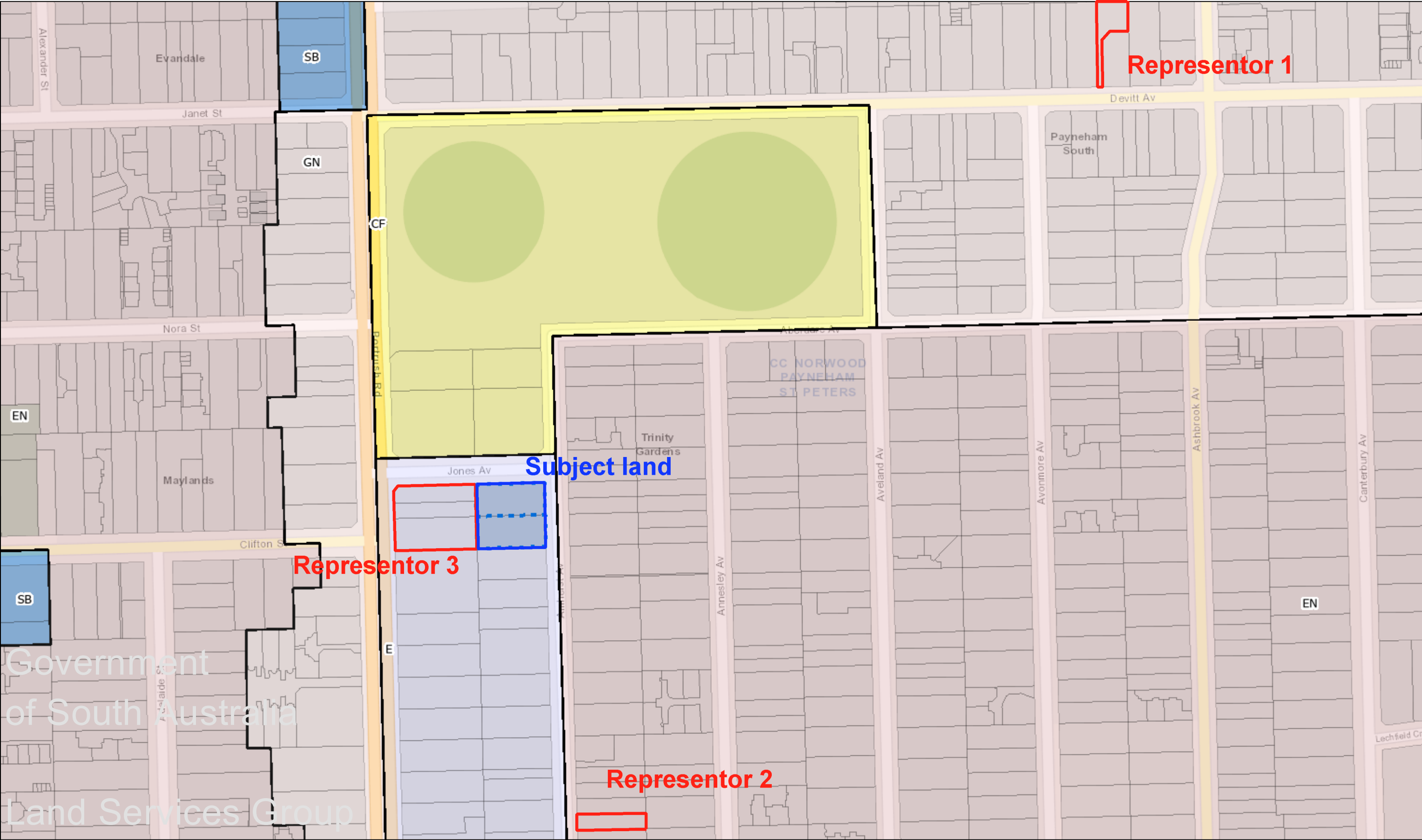
Locality Map



SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Representations Map



Details of Representations

Application Summary

Application ID	23021334
Proposal	Construction of a bulky goods outlet and offices together with associated carparking and landscaping
Location	45 AMHERST AV TRINITY GARDENS SA 5068, 47 AMHERST AV TRINITY GARDENS SA 5068

Representations

Representor 1 - Laura Watt

Name	Laura Watt
Address	2/45 Devitt ave PAYNEHAM SOUTH SA, 5070 Australia
Submission Date	18/09/2023 09:12 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

This is far too close (over the road) from a primary school and kindy which has grown exponentially over the recent years and there is not appropriate parking already. This part of the school is where the youngest kids are situated. There is already enough near misses on the roads/driveways this close to the school without adding in further traffic. There are already too many people from businesses (staff/clients/customers) further down Amherst Ave who do not adhere to school zone. This site would be better purchased by govt and used as a carpark for the school.

Attached Documents

Representations

Representor 2 - John Babadimas

Name	John Babadimas
Address	32a Amherst avenue TRINITY GARDENS SA, 5068 Australia
Submission Date	21/09/2023 09:09 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

As a resident of the street for the last 10 years, I do NOT support the development of another commercial building in this street. In the last 5 years we the residents have seen the Ford Dealership expand massively and cause so many issues regarding its staff parking on the street, littering and also giving the street a bad look with so much more traffic. I feel such a beautiful street in a prime location in Trinity Gardens has actually taken so many backwards steps with the approval of so many commercial buildings in the street. It's a shame that the council allows so many commercial properties to be allowed to built on a street. It demoralises the street. As I walk through other streets in the area, they have beautiful footpaths with lawn, blossoming trees, beautiful houses ect. Amherst avenue has a dark look with muddy roads/ footpaths from Forsters Landscape supplies. So many cars from commercial properties staff parking on streets exceeded the parking limits. There is a school down the road, and this will only add to more traffic, bigger delivery trucks/ vehicles which could pose a huge danger risk. I apprise to this development and any other future commercial developments in the street. John

Attached Documents

Representations

Representor 3 - ANTHONY CIROCCO

Name	ANTHONY CIROCCO
Address	L1, 502 LOWER NORTH EAST RD CAMPBELLTOWN SA, 5074 Australia
Submission Date	06/10/2023 04:40 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

We are the adjoining owners of 164 - 168 Portrush rd Trinity Gardens. We believe this is the wrong type of development in this location, and as a showroom, non-complying. The business will add significant noise and a reduction of amenity to the neighbouring properties for the reasons listed below

1. loading zone adjacent residential property.
2. driveway to Jones Ave should be closed off to reduce noise, with only in and out access via Amherst Ave.
3. storage for loading should be on the eastern side of the building, currently shown as showroom on their plans.
4. all upper windows to be fixed and frosted to mitigate overlooking into properties.
5. we require 3m precast concrete fence to the western boundary to mitigate noise.

Attached Documents



13 October 2023

Terry Mosel
 Presiding Member
 City of Norwood Payneham & St Peters
 175 The Parade
 NORWOOD SA 5067

Dear Mr Mosel

RESPONSE TO REPRESENTATIONS – DEVELOPMENT APPLICATION 23021334

I refer to the development application by Access Hardware for the construction of a bulky goods outlet and offices together with associated carparking and landscaping. Public notification has been undertaken and concluded on 6 October 2023. Three (3) representations were uploaded to the SA Planning Portal within the notification period. More specifically, representations were received from:

1. Laura Watts of 2/45 Devitt Avenue, Payneham (located 600m north-east of the subject land);
2. John Babadimas of 32a Amherst Avenue, Trinity Gardens (located 175m south of the subject land); and
3. Anthony Cirocco of L1, 502 North East Road, Campbelltown, who represents the owners of 164-168 Portrush Road, Trinity Gardens (adjoining the western boundary of the subject land).

All three representors are opposed to the development. None wish to be heard by the Council Assessment Panel in support of their representations. The issues raised by representors can be broadly summarised as follows:

- safety of school children as a result of additional traffic;
- additional pressure on on-street parking supply;
- there should be no more commercial developments on Amherst Avenue;
- a showroom is non-complying;
- the loading zone will cause noise impacts to adjacent residential properties;
- the driveway to Jones Avenue will cause noise impacts and should be closed off;
- storage should be on the eastern side of the building where the showroom is proposed;
- all upper level windows should be fixed and obscure to mitigate overlooking; and
- a 3m precast concrete fence is required along the western site boundary to mitigate noise

On behalf of the applicant, I provide the following response to each of the issues raised by the representors.

Safety of School Children

The representors have not raised safety concerns with any particular aspect of the proposed access arrangements. Indeed, the access and egress arrangements have been reviewed and determined to meet all relevant safety standards by Frank Siow and Associates. Rather, the representors have suggested that the additional traffic which would be generated by the proposal will cause unsafe conditions for school children.

While additional traffic volumes may inherently increase the chances of a traffic accident, the level of traffic increase which would result from the proposal is relatively minor and consistent with a change of use of the land from residential (a use not anticipated in the Employment Zone) to a commercial use which is anticipated in the Employment Zone. The proposed use generates less traffic than many uses which are also anticipated in the zone, such as shops, consulting rooms and retail fuel outlets. Based on surveys undertaken by Frank Siow and Associates of the existing Access Hardware facility at Marlestone, they concluded *“these are very low trip generation rates and typically reflect the type of land uses associated with storage, office and showroom.”*



More specifically, Frank Siow and Associates have estimated that the daily trips generated by the development would be 85 vehicles per day. Over the course of the working day (7am – 5pm), this equates to an average of one vehicle movement every 7 minutes. During the PM peak, Frank Siow and Associates have estimated that between 8 and 11 trips per hour or an average of one vehicle movement every 5.4 – 7.5 minutes would be generated. These movements are divided between Jones Avenue and Amherst Avenue, albeit that the majority are likely to be to and from Portrush Road.

The existing traffic flows in Jones Avenue were recorded by Frank Siow and Associates as 263 vehicles per hour in the AM peak and 117 vehicles per hour in the PM peak. The number of peak hour trips generated by the proposal is therefore a very small percentage of the existing traffic flows in Jones Avenue.

Importantly, staff would begin arriving at the property from 7:00am, well before the peak drop-off times of the school. Similarly, the busiest times for service vehicles of the business would occur from 11:30am to 1:30pm, when there would be little traffic activity associated with the school.

Accordingly, although the proposal would result in a small increase in traffic in Jones Avenue, the proposal does not pose any specific risk to the safety of children attending the adjacent school.

On-street Parking

Two of the representors are concerned that the proposal will result in increased pressure on on-street parking in the locality.

As a starting point, the Planning and Design Code allows on-street parking to supplement on-site parking, by virtue of Performance Outcome 5.1 of the Transport, Access and Parking section of the General Development Policies. Despite this, Access Hardware intend to accommodate all car parking demand on their site.

Frank Siow and Associates have undertaken a detailed parking demand analysis based on a range of factors, including the parking demand surveyed at the existing Access Hardware facility in Marleston. This provides a relatively high degree of certainty, as the proposed development is a replacement facility for the Marleston facility which is being acquired by the Government of South Australia as part of the North South Corridor Torrens to Darlington T2D Project. No changes to staff numbers are proposed with the move from Marleston to Trinity Gardens.

The analysis by Frank Siow and Associates concludes that the proposed development would fully accommodate its parking requirements on-site, without the need to rely on on-street parking in the vicinity.

The proposal actually results in an increase in the amount of on-street parking available, as although one existing on-street parking space would be lost in Jones Avenue to accommodate modifications to the existing crossover, 2 to 3 new on-street parking spaces would be made available on Amherst Avenue through replacing the existing crossover at 47 Amherst Avenue with upright kerb.

Accordingly, if anything, the proposal will likely alleviate pressure on on-street parking in the locality somewhat.

Commercial Development on Amherst Avenue

The concern expressed by Mr Babadimas regarding commercial development in Amherst Avenue is understandable. As a resident of the street, it is natural to have a preference for further residential development, rather than commercial development. However, the western side of Amherst Avenue is not zoned for residential development, it is zoned for “a range of employment-generating light industrial, service trade, motor repair and other compatible businesses” (PO 1.1).

Therefore, unless a Code Amendment is undertaken to re-zone the land to a zone intended to accommodate residential development, a range of commercial uses including the proposed use by Access Hardware, can be reasonably anticipated.

The proposal has been designed with the two storey element set back from Amherst Avenue further than the single storey element, for a sensitive transition in scale to the predominantly single storey dwellings on the eastern side of Amherst Avenue. The frontage is well landscaped and the facade design includes articulation and fenestration which is compatible with the character of the locality, without attempting to imitate residential buildings.



Non-Complying Use

Mr Cirocco has stated that the proposed showroom is a non-complying use.

To begin with, since the introduction of the Planning and Design Code in March 2021, there are no longer non-complying forms of development. The equivalent class of development under the Code is Restricted development.

Shops are listed as a Restricted form of development within the Employment Zone, with the exception of:

- shop with a gross leasable floor area less than 1000m²
- shop that is a bulky goods outlet
- shop that is ancillary to a light industry on the same allotment
- shop located in the Retail Activity Centre Subzone
- shop located in the Roadside Service Centre Subzone.

Accordingly, the proposed bulky goods outlet (retail showroom) is not a Restricted form of development. To the contrary, it is a use which is listed as a desired land use in DPF 1.2 of the Employment Zone.

Noise Impacts to 164-166 Portrush Road

Mr Cirocco is concerned that the proposed loading zone, storage area and driveway crossover to Jones Avenue will cause noise impacts to the two adjoining residential properties at 164 and 166 Portrush Road.

By way of background, Development Application 22010614 by 164 Property Group Pty Ltd for the development of the land at 164-168 Portrush Road as a childcare centre, is currently under assessment. A childcare centre, like the existing dwellings on the land, is not an anticipated land use within the Employment Zone.

With background noise from traffic on Portrush Road and other commercial activities in the locality, it is highly unlikely that any noise associated with loading, unloading, access and egress would cause nuisance to occupants of the existing dwellings at 164-166 Portrush Road. The rear those dwellings is located approximately 20m from the boundary of the subject land, while the front of the dwellings is just 4m from Portrush Road.

Notwithstanding, to the extent that the proposal could potentially result in some occasional noise impacts, such impacts can be reasonably anticipated by occupants of a dwelling located within an Employment Zone where a range of light industrial, service trade, motor repair and other compatible businesses are anticipated.

Accordingly, there is no reasonable and proper planning purpose for a 3m high concrete fence to be installed along the boundary between the subject land and 164-166 Portrush Road, as has been suggested by Mr Cirocco.

Overlooking

Mr Cirocco is concerned that the two west facing upper level windows will cause overlooking of the adjoining residential properties at 164-166 Portrush Road.

The Planning and Design Code does not seek to mitigate overlooking of residential uses in zones where dwellings are not a desired land use. In particular, Performance Outcome 16.1 seeks only to mitigate direct overlooking "*of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones*".

In any event, no overlooking of habitable room windows would result from the proposed upper level windows, as the two dwellings at 164 and 166 Portrush Road have deep, low roofed verandahs and lean-to's at the rear, preventing views of any habitable room windows. The rear yards are already able to be overlooked by the adjacent two storey school building on the northern side of Jones Avenue.



Conclusion

The concerns raised by representors with respect to parking and traffic safety are addressed in the report by Frank Siow and Associates which was lodged with the development application. The proposal includes an adequate supply of on-site car parking to accommodate the likely demand and rationalisation of driveway crossovers will result in an increase in on-street parking supply adjacent the property.

The concern expressed by one representor that the proposal is commercial in character rather than residential is understandable, however the land is not zoned for residential use, it is zoned for commercial use and the proposal has been designed to interface sensitively with the adjacent residential character.

Impacts on the occupants of the adjoining residential properties at 164 and 166 Portrush Road are unlikely to result from the proposal and in any minor impacts which may result can be reasonably anticipated in light of the zoning of the land.

Yours sincerely,

Mark Thomson
Director, Thomson Planning

Kieran Fairbrother

From: Ken Schalk
Sent: Tuesday, 15 August 2023 12:18 PM
To: Kieran Fairbrother
Cc: mark@thomsonplanning.com.au
Subject: RE: Development Application Referral - 45 & 47 Amherst Avenue, Trinity Gardens

Hi Kieran

1% AEP flood level on Amherst Avenue is 59.28 mAHD.

The proposed finished floor level has been set at 59.5 mAHD, providing just over 200 mm freeboard to the 1% AEP flood level. Given that the depths of flooding in the area of the proposed development are relatively shallow, the proposed finished floor level with this amount of freeboard is considered to provide adequate protection from flooding.

Regards

Ken Schalk

Principal - Hydrology & Hydraulics



Tonkin

Level 2, 170 Frome Street
 Adelaide SA 5000

tonkin.com.au



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From: Kieran Fairbrother <KFairbrother@npsp.sa.gov.au>
Sent: Monday, 31 July 2023 4:43 PM
To: Ken Schalk
Cc: Josef Casilla <JCasilla@npsp.sa.gov.au>
Subject: Development Application Referral - 45 & 47 Amherst Avenue, Trinity Gardens
Importance: High

Hi Ken,

I have a development application for the abovementioned address, for the construction of a two-storey bulky goods outlet/office building.

The site is located within the Hazard (Flooding – General) Overlay and so FFLs need to be 300mm above the flood level for the site.

I issued an RFI and the applicant has provided the attached plan. Can you please advise if these levels are suitable? And if possible, is there any chance of getting a response before Friday so I can get back to the applicant before I go on leave for 2 weeks? (If not, that's all good; I'll just let them know they'll have to wait)

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 08 8366 4560
Email kfairbrother@npsp.sa.gov.au
Website www.npsp.sa.gov.au

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Norwood
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Kieran Fairbrother

From: Gayle Buckby
Sent: Monday, 4 September 2023 3:00 PM
To: Kieran Fairbrother
Cc: Rebecca Van Der Pennen
Subject: DA Amherst Avenue Bulky Goods

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kieran,

I have reviewed the DA for 45-47 Amherst Avenue, Trinity Gardens with regard to the questions that you asked, and have the following comments.

General comments

1. The site is located opposite the Trinity Gardens Primary School, and as such:
 - it is a high activity area for vulnerable road users (children, walking and cycling)
 - on-street car parking is in high demand, and
 - there is significant traffic congestion in Jones Avenue and Amherst Avenue at student pickup and drop-off times.
2. Jones Street forms part of the St Morris Bikeway and is expected to carry high numbers of cyclists in the future

Access, vehicle circulation and heavy vehicles

All passenger vehicles are to enter and exit at Amherst Avenue and larger vehicles enter via Amherst and exit via Jones Avenue.

- The trip generation of large vehicles would be relatively high in Jones Street compared to the existing situation. The mixing of large vehicles and school children is not best practice or the preferred outcome at this location.
- How would vehicles other than trucks be restricted from exiting onto Jones Street? It is likely that all vehicles that use the loading bay (trucks, vans, utes and trailers) would exit onto Jones St because it is closer.
- The report states that most traffic would be out of peak hours because the facility opens at 7am. This indicates that a shift would end at 3pm, which coincides with the School pick up times. How would the large vehicles be restricted to access outside of peak school times?

Car parking

The report notes that one on-street parking space would be lost in Jones Avenue and in Amherst Avenue (I presume that means that two spaces will be lost), but 2-3 new spaces could be accommodated. The locations where parking would be removed and new spaces accommodated is not shown on the plans and these details are required for clarity.

School Crossing sign

The plan indicates that the School Crossing sign would need to be relocated due to new crossover location. This is acceptable and the sign would be moved further north – actual location to be determined by the Council Traffic staff.

I will add this email to the Planning Portal.
 Please contact me if you require any clarification on the above.

Regards,

Gayle Buckby
MANAGER, TRAFFIC & INTEGRATED TRANSPORT

City of Norwood Payneham & St Peters
 175 The Parade, Norwood SA 5067
Telephone

Date of Inspection & Staff:		11 September 2023, Matthew Cole City Arborist				
Customer / CRM / Concerns:		Development Application 23021334				
Address / Location:		45-47 Amherst Avenue, Trinity Gardens				
Tree No.	Genus	Species	Common Name	Height	Spread	Trunk Circumference
1	<i>Cupaniopsis</i>	<i>anarcardiodes</i>	tuckeroo	4m	3.5m	< 1m
Age Class		Juvenile				
Health		Good				
Structure		Good				
Shape & Form		Good				
Quantified Tree Risk Assessment		Broadly Acceptable				
Legislative Controls		None				
Recommendation						
No. & Replacement Species						
Comments						
<p>Planted in the winter of 2020, the subject tree has established well with good health and good structure. The tree was one of many new trees planted in Amherst Avenue as part of the Council's street tree planting program. With a single stem to approx 1m, branch division occurs to form two upright leading branches that then divide further to form the trees healthy, yet relatively sparse crown. The tree is situated in the proposed location for a new driveway and would require removal should the design be approved.</p> <p>Unfortunately the tree is too large to be relocated and would have to be removed. (Note, An existing dbl. crossover is to be reinstated potentially offsetting the loss of this tree).</p>						



Response Details

Request:

Hi Matt,

This application seeks the removal of one juvenile street tree on Amherst Avenue to make way for a wide crossover for heavy vehicles. Can you please advise if relocation of this tree might be possible in the first instance, and if so obtain and provide a quote for such? If relocation is not possible, can you please obtain a quote for removal of the tree (being subject to Geoff's approval) and provide a VTA for consideration? If you're able to provide a response by 6 September that would be great!

Thanks and regards

Kieran

Response:

Hi Kieran

The subject tree, planted in Winter 2020 is a good specimen that is unfortunately too large to be relocated.

The design proposes the reinstatement of an upright kerb on Amherst Avenue that will create 1 new planting location that could offset the loss of the subject tree.

The tree has just had the third year and last of its annual watering visits and maintenance by Council field staff (approximately 75 watering visits total and twice yearly maintenance visits to fertilise, re-stake and weed).

Jones Avenue is scheduled for planting at first opportunity and is an important location for new trees opposite the school and as a bike route. On completion of this development (if approved and the subject tree removed), I would aim to plant one new tree on Amherst and up to 10 new large shade trees on Jones Avenue.

Let me know if I can elaborate.

Kind regards

Matt

Kieran Fairbrother

From: Geoff Parsons
Sent: Wednesday, 18 October 2023 5:15 PM
To: Kieran Fairbrother
Cc: Matthew Cole
Subject: RE: Request to Remove a street tree - 45 & 47 Amherst Avenue, Trinity Gardens

Hi Kieran,

I am supportive of the request to remove the street tree. Primarily because there is no alternative access point (as you suggest) and also that the street tree is relatively immature. Providing a fee is paid and we can plant a replacement, I am supportive of the removal.

Thank you.

Kind regards,

Geoff Parsons

MANAGER DEVELOPMENT ASSESSMENT**City of Norwood Payneham & St Peters**

175 The Parade, Norwood SA 5067

Telephone 8366 4567

Mobile 0477 698 939

Email gparsons@npsp.sa.gov.au

Website www.npsp.sa.gov.au

From: Kieran Fairbrother <KFairbrother@npsp.sa.gov.au>
Sent: Wednesday, October 18, 2023 1:54 PM
To: Geoff Parsons <GParsons@npsp.sa.gov.au>
Cc: Matthew Cole <MCole@npsp.sa.gov.au>
Subject: Request to Remove a street tree - 45 & 47 Amherst Avenue, Trinity Gardens
Importance: High

Hi Geoff,

This completely skipped my mind before now, but I am writing my CAP report for this DA and have realised I forgot to send this to you for authorisation.

I have a request by this applicant to remove one (1) street tree on Amherst Avenue to facilitate access to the site. I have attached the application documents and Matt Cole's VTA and comments.

Can you please advise if you are supportive of the request? For what it's worth, I am supportive of the application and don't think there is a reasonable alternative to access, and so I believe the tree should be removed.

Matt, in the meantime, would you mind please obtaining a quote for the tree's removal. This one is time-sensitive – going to next month's CAP meeting – so if Geoff agrees to removal of the tree I will need the costings ASAP. Doing this now will help heaps! If you can request the quote to be provided within a week that would be most helpful!

Let me know if either of you need anything else!

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 8366 5460
Email kfairbrother@npsp.sa.gov.au
Website www.npsp.sa.gov.au

Kieran Fairbrother

From: mark@thomsonplanning.com.au
Sent: Monday, 25 September 2023 3:37 PM
To: Kieran Fairbrother
Subject: RE: Development Application 23021334 - 45 & 47 Amherst Avenue Trinity Gardens

Hi Kieran,

Access Hardware currently have 29 staff and that comprises of a mix of areas:

- Management = 2
- Project Sales = 8 (5 are mobile between office, customer visits and work from home)
- Trade Sales = 4
- BDM's = 2 (mobile between office and customer visits)
- Locksmiths = 8 (5 are mobile and out of the office majority of time)
- Warehouse = 5

Taking into account staff leave and the fact that 12 staff members are mobile (ie. external sales and mobile locksmiths), the demand for car parking is typically much lower than the 21 spaces proposed, as observed by Frank Siow and Associates when they surveyed the current Access Hardware site at Marleston. That survey showed a peak demand of 22 spaces for a brief period of time mid-morning (11:00am), with demand dropping significantly (50% occupancy or less) after 1pm. No changes to staff numbers are proposed with the move from Marleston to Trinity Gardens and the new facility will be smaller, with Marleston having a floor area of approximately 1,800m², whereas the proposed building has a floor area of approximately 1,100m².

Regards,

Mark Thomson

Mobile 0408 840 570
Email mark@thomsonplanning.com.au
Website www.thomsonplanning.com.au



From: Kieran Fairbrother <KFairbrother@npsa.gov.au>
Sent: Wednesday, September 13, 2023 2:56 PM
To: 'mark@thomsonplanning.com.au' <mark@thomsonplanning.com.au>
Subject: Development Application 23021334 - 45 & 47 Amherst Avenue Trinity Gardens

Hi Mark,

To assist in my assessment of this development application, can you please ask your client to confirm existing staff levels and anticipated staff numbers for this site?

The one aspect of the development application that I am currently unable to settle on a side of the fence on is the car parking provision. I have calculated a different demand to what Frank Siow did, and this results in a shortfall of 3.5

spaces. Understanding staff numbers at the current site and those predicted for the new site will help me make a decision on this aspect.

If you can get back to me with estimated staff numbers before public notification ends on 6 October that would be great!

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters

175 The Parade, Norwood SA 5067

Telephone 08 8366 4560

Email kfairbrother@npsp.sa.gov.au

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6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

7.1 REVIEW OF ASSESSMENT MANAGER'S DECISION – DEVELOPMENT NUMBER 23010962 – DITARA PTY LTD – 1 KENSINGTON ROAD, NORWOOD & 37-39 CLARKE ST, NORWOOD

DEVELOPMENT NO.:	23010962
APPLICANT:	Ditara Pty Ltd
ADDRESS:	1 Kensington Road, NORWOOD SA 5067 37-39 Clarke Street, NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Removal of a significant River Red Gum tree
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Suburban Business Overlays: <ul style="list-style-type: none"> • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Airport Building Heights (Regulated) • Future Road Widening • Hazards (Flooding - General) • Major Urban Transport Routes • State Heritage Place • Heritage Adjacency Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	21 April 2023
RELEVANT AUTHORITY:	Assessment panel / Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	21 April 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Geoff Parsons Manager Development Assessment / Assessment Manager
REFERRALS STATUTORY:	None applicable
REFERRALS NON-STATUTORY:	Matt Cole City Arborist

CONTENTS:

ATTACHMENT 1: Council Assessment Panel Review of Decisions of the Assessment Manager Policy	ATTACHMENT 6: ERDC Judgement – 21-12-2022
ATTACHMENT 2: Application to Assessment Panel and accompanying correspondence	ATTACHMENT 7: PD Code Rules Applicable at Lodgement
ATTACHMENT 3: Decision Notification Form – DA 23010962	ATTACHMENT 8: Minutes of Special CAP Meeting held 15 August 2023
ATTACHMENT 4: Delegated Assessment Report – DA 23010962	ATTACHMENT 9: Applicant Submissions in response to CAP Resolution
ATTACHMENT 5: Application Documentation – DA 23010962	

INTRODUCTION

Section 202(1)(b)(i)(A) of the *Planning, Development and Infrastructure Act 2016* provides an applicant with a right to apply to the Council Assessment Panel for a review of the Assessment Manager's decision relating to a prescribed matter.

A prescribed matter is defined as follows:

Prescribed matter, in relation to an application for a development authorisation, means -

- (a) *any assessment, request, decision, direction or act of a relevant authority under this Act that is relevant to any aspect of the determination of the application; or*
- (b) *A decision to refuse to grant the authorisation; or*
- (c) *The imposition of conditions in relation to the authorisation; or*
- (d) *Subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of a relevant authority under this Act in relation to the authorisation.*

To assist with undertaking a review under Sections 201-203 of the *Planning, Development & Infrastructure Act 2016*, the Council Assessment Panel adopted a procedure to guide the consideration of an application for such at its meeting held on 10 February 2021. A copy of that Policy is provided in **Attachment 1**.

It is noted that the attached Policy was due for review in February 2023. A review of the Council Assessment Panel Terms of Reference and Meeting Procedures has been completed. The review of the attached Policy will commence shortly.

The Panel should also be aware that the South Australian Government made changes to the *Planning, Development & Infrastructure (General) Regulations 2017* on 25 May 2023. An amended regulation was introduced which states:

- (2) *An applicant to an assessment panel for a review of a prescribed matter must be given an opportunity to provide the assessment panel with the applicant's submissions in relation to the review (and, if the assessment panel determines to hold a hearing, must be given written notice of the date of the hearing and an opportunity to appear and make submissions at the hearing in person)*

Council (together with the rest of the local government sector) has received advice in relation to the new regulation and such advice confirms that an Applicant should be provided with the right to make submissions (both written and verbal).

When the matter was previously considered at the Panel Meeting held on 15 August 2023, the Applicant's written submission was provided (and can again be seen in **Attachment 2**) and both the Applicant and Assessment Manager were provided an opportunity to make verbal submissions.

In response to the Council Assessment Panel's resolution from the meeting held on 15 August 2023, the Applicant has made a further written submission. That appears as **Attachment 9**.

BACKGROUND

As Members will recall, this matter was previously considered at the Council Assessment Panel meeting held on 15 August 2023.

At that meeting, the Panel resolved as follows:

The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to refuse Planning Consent to Development Application 23010962 to enable the applicant to provide information to the Panel to demonstrate that all options, such as carpark reconfiguration in addition to tree pruning, have been exhausted and proven to be ineffective in relation to retaining the tree.
CARRIED

Attachments 1 – 7 are identical to those which were before the Panel on the agenda presented at the meeting held on 15 August 2023. **Attachments 8** and **9** are additional to those previously provided and include:

- **Attachment 8** – A copy of the Minutes from the Panel Meeting held on 15 August 2023; and
- **Attachment 9** – The additional written submission from the Applicant in response to the resolution of the Panel from the meeting held on 15 August 2023.

The original report and all applicable information is provided for in **Attachment 8**. Accordingly, it won't be repeated for the purposes of this report.

A list of possible resolutions is also provided for at the end of the report to enable the Panel to either:

- Affirm the decision of the Assessment Manager;
- Vary the decision of the Assessment Manager;
- Set aside the decision of the Assessment Manager; or
- Defer consideration of the matter.

REVIEW OF ASSESSMENT MANAGER DECISION – ADDITIONAL INFORMATION

The Applicant has responded to the resolution of the Council Assessment Panel at its meeting held on 15 August 2023 with correspondence from both:

- Hilditch Lawyers; and
- MFY.

It is considered that the Applicant has adequately responded to the resolution of the Panel and has provided the requested information sought. It is not necessary for this report to summarise the information provided other than to suggest the information and arguments put forward are reasonable and considered.

The additional information that has been provided was obviously not available to the Assessment Manager at the time the decision on Development Application 23010962 was made. Following consideration of the additional information, the position of the Assessment Manager has not changed. The Assessment Manager maintains their original position that Development Application 23010962 was appropriately refused for the purposes of Planning Consent.

To assist the Panel in understanding the Assessment Manager's position, the following is provided:

1. Pruning is ineffective – There is a fundamental proposition in both the additional information and original documentation provided for the Review of the Assessment Manager's Decision that pruning of the tree (which occurred following the outcome of the most recent Environment Resources and Development Court hearing / judgement) was ineffective due to another limb failure post pruning.

It is clearly the view of both the Council's City Arborist and Consultant Arborist (Mr Selway) that such limb failures are not unexpected following pruning. Pruning activities can change the wind loading that trees are subjected to, and some limb failure can reasonably be expected.

Mr Selway has previously provided evidence that on-going pruning, maintenance and monitoring of the tree will be required to ensure that the risk of any limb failure is mitigated to a reasonable degree.

The only evidence that has been supplied to demonstrate that pruning has been ineffective is one further branch failure (supported with documented evidence from a qualified and experienced arborist), which the Council's expert advice suggests can be reasonably expected.

Based on the evidence before the Assessment Manager, it cannot reasonably be concluded that pruning of the tree has been ineffective.

2. ERD Court Judgement – There appears to be some dispute between the Applicant and the Assessment Manager with respect to the relevance of the ERD Court hearing and judgement. The Applicant asserts (in both the additional information provided and the verbal submissions made at the original hearing of the Review of the Assessment Manager Decision) that the Panel can and should have regard to the evidence provided to, and judgement of, the ERD Court in respect of this matter.

That is not, and never has been, disputed. It is appropriate for a planning authority to have regard to established case law as part of undertaking its functions.

In the report present to the Council Assessment Panel on 15 August 2023, the Assessment Manager stated:

While it could be argued that the Environment Resources and Development Court Judgement is not relevant to the matter before the Panel it is respectfully submitted that it provides useful background information for the Panel about the history of the matter and the arguments both for and against the proposed development.

However, the Panel is not constrained by, and should not be influenced by, that judgement. The Panel must consider the matter afresh having regard to the information presented and the submissions that have / will be made.

The intent of those words was to highlight that the Panel can have regard to the evidence supplied during the hearing, but it is not constrained such that it needs to make the same decision as the Court (i.e. find in favour of the Council / Assessment Manager, as the Court did previously). In other words, what is being suggested is that the Panel is open to form a view that the tree should be removed. It does not have to arrive at the same determination as the ERD Court did.

Essentially any argument about the relevance of the ERD Court Judgement is not in dispute. It is appropriate for the Panel to have regard to it, but they are not bound by it.

3. The assessment against the Regulated and Significant Tree Overlay has not changed – The additional information does not dispute the tree is worthy of retention as per the criteria outlined in Performance Outcome 1.2 of the Regulated and Significant Tree Overlay. Nothing has altered in that regard.

The request from the Panel for additional information did not require the Applicant to submit further information around the inability of pruning to be effective, and accordingly no further evidence has been supplied which would alter the view originally formed by the Assessment Manager. The Assessment Manager maintains the view that all reasonable remedial treatments have not been ineffective.

The Panel has now been provided with the additional information it requested via resolution at the Panel Meeting held on 15 August 2023, together with the Assessment Manager's submissions in respect of the additional information.

CONCLUSION

As outlined above, it is considered that the Applicant has adequately responded to the Panel's request for additional information.

The Panel must now consider whether to affirm, vary or set aside the original decision of the Assessment Manager (or defer consideration again). Relevant options for the consideration of the Panel are outlined below.

RESOLUTION OPTIONS

Resolution to affirm the decision of the Assessment Manager

The Council Assessment Panel resolves to affirm the decision of the Assessment Manager that Development Application 23010962 is not seriously at variance with the Planning and Design Code, but that it does not warrant Planning Consent for the following reasons:

1. *The tree displays attributes worthy of its retention in accordance with Performance Outcome 1.2 of the Regulated and Significant Tree Overlay;*
2. *The removal of the tree is not justified by any of the criteria in Performance Outcome 1.3 of the Regulated and Significant Tree Overlay.*

Resolution to vary a decision of the Assessment Manager

The Council Assessment Panel resolves to vary the decision of the Assessment Manager in relation to Development Application 23010962 by including the following reasons for refusal:

- *[insert additional / alternate reasons]*

Resolution to set aside a decision of the Assessment Manager

The Council Assessment Panel resolves to set aside the decision of the Assessment Manager to refuse Planning Consent to Development Application 23010962 and substitute the following decision:

- *Development Application 23010962 is not seriously at variance with the Planning and Design Code and Planning Consent is granted to the application subject to the following conditions and notes:*

Conditions

1. *The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).*
2. *A minimum of three (3) replacement tree(s), in accordance with the Landscape Plan prepared by oxigen (dated 19.07.22 and marked "Revision A"), shall be planted on the subject land as soon as is practical within 12 months of the date of this Approval. The replacement trees shall not be planted within 10 metres of a dwelling or in ground swimming pool and cannot be of a species identified in Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.*
3. *The Applicant shall plant trees and plants and install irrigation in accordance with the plan prepared by oxigen dated 19.07.22 and marked "Revision A" in the next planting season following the removal of the tree and thereafter shall maintain the new trees and plants and replace any diseased or dying plants, all to the reasonable satisfaction of the Assessment Manager for the City of Norwood Payneham and St Peters.*

Notes

1. *Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.*
2. *No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.*
3. *Consents issued for this Development Application will remain valid for the following periods of time:*
 - a. *Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;*
 - b. *Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;*
 - c. *Works must be substantially completed within 3 years of the date on which Development Approval is issued.*

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

4. *The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council pursuant to the Local Government Act 1999 prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.*
5. *The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.*

The Applicant's attention is particularly drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary

fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

6. *The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.*
7. *The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.*
8. *The Applicant is advised that construction noise is not allowed:*
 - a. *on any Sunday or public holiday; or*
 - b. *after 7pm or before 7am on any other day*

Resolution to defer review hearing

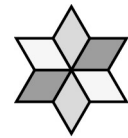
The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to refuse Planning Consent to Development Application 23010962 until:

- *The next ordinary meeting of the Panel;*
- *The next ordinary meeting of the Panel after [insert additional information which has been requested by the Panel] is provided;*
- *Until the next ordinary meeting of the Panel after [insert date (i.e. giving an applicant 2 months to provide information)].*

Recommendations to Allow Consideration of the Matter in Confidence Following the Hearing

That pursuant to Regulation 13(2)(a)(ix) and Regulation 13(2)(b) of the Planning Development & Infrastructure (General) Regulations 2017, together with clause 5.5 of the Council Assessment Panel Review of Decisions of the Assessment Manager, the Council Assessment Panel orders that the public, with the exception of the Council's Senior Urban Planners and Planning Assistant, be excluded from the meeting.

That the public be allowed to return to the meeting and that pursuant to Regulation 14(4) of the Planning, Development & Infrastructure (General) Regulations 2017 and clause 5.5 of the Council Assessment Panel Review of Decisions of the Assessment Manager Policy, the discussion shall remain confidential.



NAME OF POLICY:	Council Assessment Panel Review of Decisions of the Assessment Manager
------------------------	--

POLICY MANUAL:	Governance
-----------------------	------------

BACKGROUND

The *Planning Development and Infrastructure Act 2016* (the Act) provides that where an application for development is made to an Assessment Manager, a person who has applied for the development authorisation may apply to the Council Assessment Panel for a review of a prescribed matter.

DISCUSSION

The Council Assessment Panel (CAP) has endorsed the following Policy.

KEY PRINCIPLES

The Policy has been prepared to provide clear guidance on the procedures involved in the CAP's review of an Assessment Manager's decision.

POLICY

1. Introduction

- 1.1 Section 202 (Rights of Review & Appeal) of the *Planning, Development & Infrastructure Act 2016* (PDI Act) allows an applicant who has received a determination from a relevant authority, including the Council Assessment Panel or Assessment Manager, regarding a Development Application, the right to seek a review of the decision.
- 1.2 Where such a decision has been made by the Assessment Manager (or his or her delegate), Section 202 (1)(b)(i)(A) permits the applicant to apply to the Council Assessment Panel (CAP) to review the decision regarding a Prescribed Matter.
- 1.3 Section 203(2)(a) of the PDI Act states that CAP may adopt a procedure for the consideration of such review requests as it thinks fit. This Policy has been formulated to accord with Section 203 of the PDI Act.
- 1.4 This Policy outlines the process to be followed by an applicant when lodging such a request for review and how the matter will be considered by CAP.
- 1.5 This Policy applies in addition to the statutory requirements for the review by the Council Assessment Panel (CAP) of a decision of an Assessment Manager as set out in Part 16, Division 1 of the PDI Act.

2. Definitions & interpretation

- 2.1 “**applicant**” in this instance refers to the person or entity named as such on the Development Application form who sought the development authorisation in question and who may or may not be the owner of the land on which the development is to occur.
- 2.2 “**Assessment Manager**” in this instance includes his or her delegate

- 2.3 **“business day”** means any day except— (a) Saturday, Sunday or a public holiday; or (b) any other day which falls between 25 December in any year and 1 January in the following year;
- 2.4 **“next available meeting”** is not necessarily the next in-time CAP meeting (which could be a matter of days away) as the agenda for the next meeting may have closed or is full, or there may be insufficient time for the CAP members to consider the information provided to them, it is intended that the review would be assigned to and be heard at, the meeting after the next in time CAP meeting.
- 2.5 A **“Prescribed Matter”** means:
- 2.5.1 any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the development application, or
 - 2.5.2 a decision to refuse to grant development authorisation to the application, or
 - 2.5.3 the imposition of conditions in relation to a grant of development authorisation, or
 - 2.5.4 subject to any exclusion prescribed by the *Planning, Development and Infrastructure (General) Regulations 2017*, any other assessment, request, decision, direction or act of the Assessment Manager under the PDI Act in relation to the granting of a development authorisation.
- 3. Commencing a review**
- 3.1 An application for review in relation to a development application or development authorisation may only be commenced by the applicant for the development authorisation.
- 3.2 An application for review must relate to a Prescribed Matter in relation to which the Assessment Manager was the relevant authority.
- 3.3 An application for review must be:
- 3.3.1 made using the Application to Assessment Panel for Assessment Manager’s Decision Review form (the Form - for ease of reference, a copy of the current Application to CAP Form is attached to this Policy).
 - 3.3.2 lodged in a manner identified on the Form, and
 - 3.3.3 lodged within one (1) month of the applicant receiving notice of the Prescribed Matter, unless the Presiding Member, in his or her discretion, grants an extension of time.
- 3.4 In determining whether to grant an extension of time, the Presiding Member may consider:
- 3.4.1 the reason for the delay;
 - 3.4.2 the length of the delay;
 - 3.4.3 whether any rights or interests of other parties would be affected by allowing the review to be commenced out of time;
 - 3.4.4 the interests of justice;
 - 3.4.5 whether the applicant has, or is within time to, appeal the Prescribed Matter to the ERD Court, and
 - 3.4.6 any other matters the Presiding Member considers relevant.
- 3.5 An application for review should, upon receipt by the CAP, be notified to the Assessment Manager within five (5) business days.

4. Materials for review hearing

- 4.1 Within the time prescribed in Clause 4.2, the Assessment Manager shall collate for the Panel:
- 4.1.1 all materials which were before the Assessment Manager (or delegate) at the time of the decision on the Prescribed Matter, including but not limited to:

- 4.1.1.1 application documents, reports, submissions, plans, specifications or other documents submitted by the applicant;
 - 4.1.1.2 internal and/or external referral responses, and
 - 4.1.1.3 any report from Council staff or an external planning consultant written for the Assessment Manager;
- 4.1.2 any assessment checklist used by the Assessment Manager or delegate when making the decision on the Prescribed Matter;
- 4.1.3 a report prepared by the Assessment Manager (or delegate) setting out the details of the relevant development application; the Prescribed Matter; and the reasons for the Assessment Manager (or delegate's) decision on the Prescribed Matter; and
- 4.1.4 any further information requested by the Presiding Member or CAP.
- 4.2 The CAP will not consider any additional information that was not before the Assessment Manager at the time of the decision on the Prescribed Matter.
- 4.3 After the completion of the requirements in Clause 4.1, the Assessment Manager should assign the review application to the next available Panel meeting.
- 4.4 The documents identified in Clause 4.1 will be included as Attachments to the agenda item.
- 4.5 The Assessment Manager should advise the applicant in writing of the time and date of the Panel meeting at which the review application will be heard not less than five (5) business days before the meeting.

5. Review hearing

- 5.1 On review, the CAP will consider the Prescribed Matter afresh.
- 5.2 The CAP will not receive submissions or hear addresses from any party.
- 5.3 The Assessment Manager should be present at the CAP meeting to respond to any questions or requests for clarification from the CAP.
- 5.4 The Presiding Member will invite all CAP Members to speak on any matter relevant to the review and ask questions of the applicant and/or Assessment Manager.
- 5.5 During the review hearing the Panel may ask questions of staff and the applicant in public, however the Panel's deliberation and final determination will be conducted in private, with the applicant and public gallery excluded.
- 5.6 The CAP may resolve to defer its decision if it considers it requires additional information from the applicant or the Assessment Manager (including legal or other professional advice), to make its decision.
- 5.7 The deferral will be to the next ordinary meeting of the CAP, or such longer period of time as is determined by the CAP and/or the Presiding Member in consultation with the Assessment Manager to enable the information sought to be obtained and considered.
- 5.8 Where an Assessment Manager is to provide further information to the CAP pursuant to Clause 5.6, a copy of the information must also be provided to the applicant not less than five (5) business days before the meeting at which it will be considered by the Panel.

6. Outcome on review hearing

- 6.1 The CAP may, on a review:
 - 6.1.1 affirm the Assessment Manager's decision on the Prescribed Matter;
 - 6.1.2 vary the Assessment Manager's decision on the Prescribed Matter; or
 - 6.1.3 set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.

- 6.2 An applicant should be advised in writing of the CAP's decision by the Assessment Manager (or delegate) within two (2) business days of the Panel's decision.

7. Draft resolutions

The draft resolutions below are intended to provide guidance to the CAP as to how it might word resolutions to give effect to the decisions it makes on review. CAP may adopt this wording, or amend it as appropriate.

7.1 Resolution to affirm a decision of the Assessment Manager:

The Council Assessment Panel resolves to affirm the decision of the Assessment Manager [insert description of decision, for example:]

- *that the application is not seriously at variance with the Planning and Design Code (disregarding minor variations) and that planning consent be granted to DA No [insert] for [insert nature of development] subject to the [insert number] of conditions imposed by the Assessment Manager*
- *that DA No [insert] is classified as code assessed (performance assessed) development*
- *that the application is not seriously at variance with the Planning and Design Code (disregarding minor variations), but that DA No. [insert] does not warrant planning consent for the following reasons:*

7.2 Resolution to vary a decision of the Assessment Manager:

The Council Assessment Panel resolves to vary the decision of the Assessment Manager in relation to DA No [insert] by deleting condition [insert number] of planning consent and replacing it with the following condition:

[insert varied condition]

7.3 Resolution to set aside a decision of the Assessment Manager:

The Council Assessment Panel resolves to set aside the decision of the Assessment Manager to [insert description of decision being reversed, for example, refuse planning consent to DA No [insert]] and substitute the following decision:

- *DA No [insert] is not seriously at variance with the Planning and Design Code (disregarding minor variations) and that planning consent is granted to the application subject to the following conditions:*

7.4 Resolution to defer review hearing:

The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to [insert description of the decision] in relation to DA No [insert] until:

- *the next ordinary meeting of the Panel;*
- *the next ordinary meeting of the Panel after [insert additional information which has been requested by the Panel] is provided*
- *until the next ordinary meeting of the Panel after [insert date (i.e. giving an applicant 2 months to provide information)] (etc).*

REVIEW PROCESS

The Council Assessment Panel will review this Policy within two (2) years of the adoption date of the Policy.

INFORMATION

The contact officer for further information at the City of Norwood Payneham & St Peters is the Council's General Manager, Urban Planning & Environment, telephone 8366 4501.

ADOPTION OF THE POLICY

This Policy was adopted by the Council Assessment Panel on 10 February 2021.

TO BE REVIEWED

This Policy will be reviewed in February 2023.

APPLICATION TO ASSESSMENT PANEL¹**Decision Review Request**

Prescribed form pursuant to section 203(1) for review of a decision of an Assessment Manager under section 202(1)(b)(i)A of the *Planning, Development and Infrastructure Act 2016* (Act)

Applicant details:	Name: Ditara Pty Ltd Phone: 0407019748 Email: phil@phillipbrunning.com Postal address: 11 Arthur Street, Medindie SA 5081
Development Application Number:	23010962
Subject Land:	1 Kensington Road, Norwood SA 5067 Allotment 3 in Filed Plan 40070 Certificate of Title Volume 6115 Folio 494 Allotment 3 in Filed Plan 40070 Certificate of Title Volume 6115 Folio 495 Allotment 100 in Deposited Plan 60431 Certificate of Title Volume 5885 Folio 186
Date of decision of the Assessment Manager:	18 May 2023
Decision (prescribed matter²) for review by Assessment Panel:	The decision of the Assessment Manager to refuse Planning Consent
Reason for review:	The Assessment Manager was wrong to conclude that the removal of the tree is not justified having regard to PO 1.3 as it presents an unacceptable risk to public and private safety due to limb drop. Furthermore, all reasonable remedial treatments and measures, including pruning, have now been shown to be ineffective. See attached letter from Hilditch Lawyers dated 8 June 2023.
Do you wish to be heard by the Assessment Panel?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date:	9 June 2023
Signature:	<input checked="" type="checkbox"/> <i>If being lodged electronically please tick to indicate agreement to this declaration.</i>

¹ This application must be made through the relevant facility on the SA planning portal. To the extent that the SA planning portal does not have the necessary facilities to lodge this form, the application may be lodged—

- (i) by email, using the main email address of the relevant assessment panel; or
- (ii) by delivering the application to the principal office or address of the relevant assessment panel.

² **Prescribed matter**, in relation to an application for a development authorisation, means—

- (a) any assessment, request, decision, direction or act of the Assessment Manager under the Act that is relevant to any aspect of the determination of the application; or
- (b) a decision to refuse to grant the authorisation; or
- (c) the imposition of conditions in relation to the authorisation; or
- (d) subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of the assessment manager under the Act in relation to the authorisation.





HILDITCH LAWYERS

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lawyers@hilditchlawyers.com

8 June 2023

The Council Assessment Panel
City of Norwood, Payneham & St Peters
175 The Parade
Norwood SA 5067

Dear Presiding Member

DA 23010962 – Ditara Pty Ltd (Removal of a significant River Red Gum tree) – Application to Assessment Panel

I confirm I act for Ditara Pty Ltd which is the applicant in relation to Development Application Number 23010962 ("the Second DA").

The Review Process

This letter is provided in direct response to the "**Application to Assessment Panel**" Form which has been prescribed pursuant to section 203(1) of the PDI Act, 2016 and Regulation 116(1) of the PDI Regulations, 2017 ("the Form"). The Form has been determined by the Minister and published on the SA Planning Portal pursuant to these provisions.

To the extent that any inconsistency may arise between the Form (and the information and responses that it requires) and any relevant Council Policy, the legislation (and the Form determined pursuant to that legislation by the Minister) must prevail. My client must of course respond to all parts of the Form to ensure that a valid and proper application is made.

In this regard, I note the Form, as determined by the Minister and published on the Portal, requires the Applicant (Ditara Pty Ltd) to identify the "Reason for Review". When doing so, the Applicant must *"Briefly state the facts, circumstances and other relevant matters upon which this application is based. Attach additional pages as necessary"*.

The Form determined by the Minister also directly asks the following question *"Do you wish to be heard by the Assessment Panel?"* The answer to that question is "Yes" and the opportunity must be afforded irrespective of any Council policy to the contrary should the CAP hold a hearing. I note that

Liability limited by a scheme approved under Professional Standards Legislation.

Hilditch Lawyers Pty Ltd ACN 145 516 276

Regulation 116 of the PDI Regulations, 2017 has been amended to clearly identify and entrench these fundamental rights and provides as follows:

“116—Rights of review and appeal

(1) For the purposes of section 203(1) of the Act, an application under section 202(1)(b)(i)(A) must be made in a form determined by the Minister and published on the SA planning portal.

(2) An applicant to an assessment panel for a review of a prescribed matter must be given an opportunity to provide the assessment panel with the applicant's submissions in relation to the review (and, if the assessment panel determines to hold a hearing, must be given written notice of the date of the hearing and an opportunity to appear and make submissions at the hearing in person).” (my underlining)

I would respectfully suggest that this has always been the position at law, having regard to the content of the Form and the responses that it requires, in any event. The position is now clarified in Regulation 116.

Reason for Review:

This letter comprises a direct response to that part of the Form which requires the Applicant to identify the “Reason for Review” and it should be put before the Council Assessment Panel members as it is an integral part of the required response.

I am instructed that the facts, circumstances and other relevant matters upon which the Application to the Council Assessment Panel for Review under section 203 of the PDI Act, 2016 is based are as follows:

1. Ditar Pty Ltd is the owner of the Britannia Hotel.
2. The canopy of the subject River Red Gum (“the Tree”) which is the subject of the Second DA extends over a portion of the car park of the Britannia Hotel (as well as over part of the adjoining office car park and a portion of a public laneway providing access to both).
3. The western canopy of the tree extends over 8 hotel car parking spaces and part of a dual aisle which provides vehicular access through the car park and to a drive through bottle shop. Pedestrians of course filter through the car parks and aisle beneath the canopy.
4. On Melbourne Cup Day in 2021 a large limb fell from the Tree and caused significant damage to 4 cars in the Hotel car park.
5. Dr Dean Nicolle, a highly qualified and experienced arborist, was requested by my client to assess the situation. Dr Nicolle recommended whole tree removal after concluding that all reasonable remedial treatments and measures would not be effective. Dr Nicolle has rejected pruning as a solution for the reasons outlined in his reports and sworn evidence. In short, Dr Nicolle’s opinion has been that the only pruning

option is to lop the tree which will result in a loss of amenity and subsequent epicormic regrowth and the additional risk of weak branch attachment points. A development application for whole tree removal was lodged as a result by my client but consent was refused.

6. My client appealed against the decision to refuse consent to remove the Tree to the ERD Court. The ERD Court conducted a formal hearing. It inspected the site and locality and heard expert evidence and submissions from the parties. The matter has already consumed significant resources for all parties.
7. The ERD Court delivered judgement on 21 December 2022 ([2022] SAERDC 19) and made the following findings:

"56 We find:

- *the tree is a significant tree that warrants protection as that it makes an important contribution to the character and amenity of the local area and forms a notable visual element to the landscape of the local area;*
- *the tree poses an unacceptable risk to public and private safety due to limb drop;*
- *pruning is a reasonable remedial treatment, and the appellant has not demonstrated that would be ineffective; and*
- *the tree does not warrant removal in the first instance."*

8. In making its findings, the Court preferred the approach of the Council's arborist, Mr Selway, regarding the option of pruning. Mr Selway maintained that no pruning was immediately required because the tree was a low risk in his opinion. However he prepared a pruning plan which he considered would meet relevant standards, retain overall height and canopy form and manage risk. Dr Nicolle did not agree that the pruning plan would manage risk to an acceptable level.
9. A major branch of approximately 300mm in diameter then fell from the tree on the night of 27 January 2023, not long after the Court delivered its judgement.
10. The Tree was pruned in accordance with Mr Selway's pruning plan under Mr Selway's supervision using one of Council's contractors on 2 February 2023.
11. Then, on 18 February 2023 (only a couple of weeks after it was pruned under Mr Selway's supervision), yet another branch, this time with a diameter of 90 mm, fell from the tree. This branch landed in a car space just seconds after a person drove their car out of this space. Mr Selway obviously had not identified this as a branch which required pruning/removal.

12. These events are documented, including in photographs, in the report of Dr Nicolle which accompanied the DA. CCTV footage has been provided to the Council, including footage of the incident which occurred on 18 February 2023 (and should be reviewed by the CAP members). CCTV footage of the Melbourne Cup Day incident was played to the ERD Court during its hearing.
13. The applicant seeks a review of the Assessment Manager's decision of 18 May 2022 in light of the above facts.
14. The fact is that the ERD Court has already found that this tree poses an unacceptable risk to public and private safety due to limb drop. However, when it delivered judgement on 21 December 2022, it was not at that point satisfied that pruning had been demonstrated to be ineffective following the evidence given by Mr Selway. The Applicant submits that pruning has now been demonstrated to be ineffective.
15. Not long after the delivery of judgment another very large branch fell in the Hotel carpark notwithstanding Mr Selway's evidence in the hearing that no pruning was immediately required because the Tree was low risk. Dr Nicolle's concerns were realised.
16. Then, even after the tree was pruned under Mr Selway's supervision, another worrying incident occurred only within weeks on 18 February 2023 as detailed above.
17. As a result, my client has lodged the second DA for whole tree removal. It is again supported by Dr Nicolle who sees no other realistic option.
18. Having regard to the Decision Notification Form dated 22 May 2023, the Assessment Manager has concluded that "The removal of the tree is not justified by any of the criteria in Performance Outcome 1.3 of the Regulated and Significant Tree Overlay." The facts simply do not support this conclusion at all. Pruning has been demonstrated to be ineffective.
19. The replacement planting plan prepared by Oxigen, which accompanies the second DA, presents a preferable and more sensible solution for the site. The Applicant is prepared to proceed in accordance with the replacement planting plan should consent for whole tree removal be granted. The condition could read as follows:

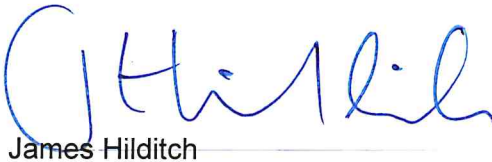
"The Applicant shall plant trees and plants and install irrigation in accordance with the plan prepared by Oxigen dated 19.07.22 and marked "Revision A" in the next planting season following the removal of the tree and thereafter shall maintain the new trees and plants and replace any diseased or dying plants, all to the reasonable satisfaction of the Council".

In all the circumstances the Applicant requests the Council Assessment Panel to exercise its power under section 203(4)(c) of the PDI Act to set aside the decision of the Assessment Manager to refuse consent and to substitute its own decision granting consent to the application for whole tree removal.

I confirm the Applicant requests that Mr Hayes KC be given the opportunity to appear on its behalf before the Council Assessment Panel to speak to this application and answer any questions the Panel members might have.

I would be grateful if you would please advise of the date and time of the meeting at which this Review application will be considered.

Yours Faithfully,



James Hilditch

james@hilditchlawyers.com

Our Ref: JRH:000803
Your Ref:

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Ditar Pty Ltd
Postal address: 26 WAKEHAM STREET ADELAIDE SA 5000
Email: phil@phillipbrunning.com

IN REGARD TO:

Development application no.: 23010962	Lodged on: 21 Apr 2023
Nature of proposed development: Removal of a significant River Red Gum tree	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 1 KENSINGTON RD NORWOOD SA 5067		
Title ref.: CT 6115/494	Plan Parcel: F40070 AL3	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Location reference: 1 KENSINGTON RD NORWOOD SA 5067		
Title ref.: CT 6115/495	Plan Parcel: F40070 AL3	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Location reference: 37-39 CLARKE ST NORWOOD SA 5067		
Title ref.: CT 5885/186	Plan Parcel: D60431 AL100	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Refused	18 May 2023			Assessment Manager at City of Norwood, Payneham and St. Peters
Development Approval - Planning Consent					City of Norwood, Payneham and St. Peters

FROM THE RELEVANT AUTHORITY: Assessment Manager - Section 96 - Performance Assessed at City of Norwood, Payneham and St. Peters
Date: 22 May 2023

REFUSAL REASONS

Planning Consent

Consent is refused as the proposed development is not considered to accord sufficiently with the provisions of the Planning & Design Code for the following reasons:

1. The tree displays attributes worthy of its retention in accordance with Performance Outcome 1.2 of the Regulated and Significant Tree Overlay;
2. The removal of the tree is not justified by any of the criteria in Performance Outcome 1.3 of the Regulated and Significant Tree Overlay.

ADVISORY NOTES

Planning Consent

Advisory Note 1

Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 2

Ongoing scheduled assessments of tree health and integrity are recommended to be completed at intervals of 3 years, with the next assessment recommended to be conducted during the latter part of 2025 to early 2026. Where changes in tree health or its environment are noted, earlier assessment is advisable.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Norwood, Payneham and St. Peters	Type of consent: Planning
Telephone: 0883664530	Email: developmentassessment@npsp.sa.gov.au
Postal address: PO Box 204, Kent Town SA 5071	

ASSESSMENT REPORT

DEVELOPMENT NO.:	23010962
APPLICANT:	Ditara Pty Ltd
NATURE OF DEVELOPMENT:	Removal of a significant River Red Gum tree
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Suburban Business • Suburban Business <p>Overlays:</p> <ul style="list-style-type: none"> • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Airport Building Heights (Regulated) • Future Road Widening • Hazards (Flooding - General) • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • State Heritage Place • Traffic Generating Development • Airport Building Heights (Regulated) • Heritage Adjacency • Hazards (Flooding - General) <p>Technical Numeric Variations (TNVs):</p> <ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Maximum Building Height (Levels) (Maximum building height is 3 levels)
LODGEMENT DATE:	21 Apr 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	21 Apr 2023

DETAILED DESCRIPTION OF PROPOSAL:

Removal of a significant river red gum tree

LOCATION OF DEVELOPMENT:

Location reference: 1 KENSINGTON RD NORWOOD SA 5067

Title ref.: CT
6115/494

Plan Parcel:
F40070 AL3

Council: THE CITY OF NORWOOD PAYNEHAM
AND ST PETERS

Location reference: 1 KENSINGTON RD NORWOOD SA 5067

Title ref.: CT
6115/495

Plan Parcel:
F40070 AL3

Council: THE CITY OF NORWOOD PAYNEHAM
AND ST PETERS

Location reference: 37-39 CLARKE ST NORWOOD SA 5067

Title ref.: CT
5885/186

Plan Parcel: D60431
AL100

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Tree-damaging activity: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

No

- **REASON**
N/A

AGENCY REFERRALS**INTERNAL REFERRALS**

- Matthew Cole

PLANNING & DESIGN CODE POLICIES

The complete list of relevant policies is contained in the snapshot in the DAP. The most relevant policies to this assessment are:

Regulated and Significant Tree Overlay POs 1.2 and 1.3

PLANNING ASSESSMENT *with reference to P&D Code policies where appropriate*

This tree has a long history of applications for its removal. More recently, Council refused an application in 2021, which the applicant then appealed to the ERD Court. The Court upheld the decision of the Council in that instance, finding that the tree represented a moderate risk to private and/or public safety, but that the appellant had failed to demonstrate that all reasonable remedial treatments and measures would be ineffective. Specifically, they failed to demonstrate that pruning of the tree would be ineffective in mitigating the risk of limb drop or the like.

This application has now been lodged on the back of a 300m-diameter branch failure on 27 January 2023 and a 90mm-diameter branch failure on 18 February 2023. It is worth noting that pruning was undertaken on 2 February 2023 in accordance with a pruning plan devised by the Council's arborist as part of the Court proceedings. The applicant in this instance is therefore alleging that the pruning was ineffective, hence the latest 90mm-diameter branch drop.

I believe I am not mistaken in saying it is undisputed between parties that the tree meets the criteria for retention in PO 1.2 – it makes an important contribution to the character and amenity of the local area; it represents an important habitat for native fauna; is important to the maintenance of biodiversity in the local environment; and forms a notable visual element to the landscape of the local area.

Accordingly, this assessment turns to whether or not the latest limb drop constitutes an event worthy of condemning the tree to removal. In other words, does the tree now present an unacceptable risk and have all reasonable remedial treatments and measures been determined to be ineffective per PO 1.3(b) of the RST Overlay?

In this regard, the applicant has supplemented their application with a report by Dr Nicolle. Council has engaged its own City Arborist and the services of Shane Selway of Adelaide Arb to undertake their own inspection of the tree and provide a report of their findings. Each arborist's findings in respect of PO 1.3 are outlined in the table below.

Policy	Dr Nicolle's view	Shane Selway's view	City Arborist's view
(a) tree-damaging activity is only undertaken to:			

<i>(i) remove a diseased tree where its life expectancy is short</i>	<p>The tree is diseased by borer activity.</p> <p>The tree has exceeded its useful life expectancy due to an unacceptable and unmanageable risk</p>	<p>The tree is not diseased and has a useful life expectancy of 10-20 years</p> <p>Observed borer activity in the primary and secondary structure.</p> <p>Noted that the hollows created by the borers were not large enough, relative to the diameter of the branch, to be considered a structural concern for the tree (pp 19-20).</p>	Did not comment on this aspect
<i>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</i>	The tree <i>does</i> represent a moderate and marginally unacceptable, and increasing, risk to safety. This arises from the continuously increasing likelihood of branch failure events associated with over-extended and end-weighted branches, as well as structural defects within the tree.	<p>The tree <i>does not</i> represent an unacceptable risk.</p> <p>Instead, Shane's assessment using the VALID tree risk-benefit system indicates an acceptable risk rating.</p>	The tree <i>does not</i> present an unacceptable risk.
<i>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:</i> <i>A. a Local Heritage Place</i> <i>B. a State Heritage Place</i> <i>C. a substantial building of value</i>	<p>N/A</p> <p>Although Dr Nicolle did note the damage to the carpark but did not consider this as justification alone for removal of the tree</p>	N/A	Did not comment on this aspect.
<i>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</i>	N/A	N/A	N/A
<i>(v) treat disease or otherwise in the general interests of the health of the tree</i>	N/A	N/A	N/A
<i>(vi) maintain the aesthetic appearance and structural integrity of the tree</i>	N/A	N/A	N/A

<p>In relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	<p><i>It is worth prefacing this part by stating that it was agreed as part of the ERD Court appeal that the following remedial options would be ineffective and/or unreasonable: an exclusion zone around the tree; an under-canopy structure; and branch cabling. Nobody's position in this respect has changed since.</i></p> <p><i>Accordingly, the only remedial measure to be considered is pruning of the tree.</i></p>		
	<p>The pruning that took place on 2 February 2023 has not significantly reduced the likelihood of branch failure to the extent that would alter Dr Nicolle's risk rating of 'moderate and marginally unacceptable'.</p> <p>Pruning is not a viable method to reduce and maintain the risk because of:</p> <ul style="list-style-type: none"> • Structurally defective branches within the canopy; • Over-extended and end-weighted branches; • Absence of internal pruning points to maintain a viable canopy; and • The extent of pruning required to acceptably mitigate the risk would result in the tree no longer being worthy of retention per PO 1.2, and therefore justify its removal anyway. 	<p>The pruning that took place on 2 February 2023 <i>has been effective</i> in mitigating any risk to public or private safety.</p> <p>The risk rating attributed to the tree remains as acceptable, and no further remedial work is required.</p>	<p>The pruning that has taken place will inevitably result in the tree taking some time to adjust to its altered form and therefore altered wind dynamics and loads. Is confident that, given time, the tree will make this adjustment and the recent small branch failure is not evidence alone that the pruning is ineffective and does not condemn the tree.</p>

Thus, we have differing opinions – one where Dr Nicolle condemns the tree with a 'moderate and marginally unacceptable, and increasing' risk to safety; and two where Shane and Council's Arborist do not consider the tree to present an unacceptable risk, with Shane suggesting the rating is 'acceptable'.

In their report, Shane Selway mentioned that the recent pruning that has taken place resulted in substantial crown form changes and therefore results in parts of the tree becoming subject to altered dynamic wind loading, to which the tree will take some time to adjust. This could explain the recent small branch drop, along with the windy weather experienced that day. (BOM data suggests that maximum gust speeds were recorded at 39km/h that day, at 13:23pm, from a WSW direction). In Shane and Council's Arborist's opinions, this recent failure does not alter the risk rating of the tree and does not condemn it for removal.

Following a conversation with Shane, I was also advised that he ran the VALID risk rating model 5 times, for 5 different scenarios, including manipulating the data input to increase the likelihood of limb drop, and in all 5 cases the risk rating provided was acceptable.

As a final point, I would also note that in the Judge Durrant's judgment on the recent ERD Court appeal, he stated that he found the risk rating to be 'at least moderate' in his discussion, before stating at the end summary that it was unacceptable. On the finding that the risk was at least moderate, PO 1.3(b) – i.e. remedial measures – would not be a consideration because the tree-damaging activity would not be warranted per PO 1.3(a) at all.

Considering all of the opinion/evidence before me, I am of the opinion that:

1. The tree is worthy of preservation in accordance with PO 1.2 of the RST Overlay;
2. The tree does not represent an unacceptable risk to public or private safety due to limb drop of the like; and
3. While PO 1.3(b) is technically not applicable because I don't consider a tree-damaging activity to be justified under PO 1.3(a), I am convinced that the recent pruning that has taken place is effective for mitigating any risk associated with the tree.

As such, the application should be refused.

RECOMMENDATION

Refuse planning consent

Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.

REFUSAL REASONS

Planning Consent

Consent is refused as the proposed development is not considered to accord sufficiently with the provisions of the Planning & Design Code for the following reasons:

1. The tree displays attributes worthy of its retention in accordance with Performance Outcome 1.2 of the Regulated and Significant Tree Overlay;
2. The removal of the tree is not justified by any of the criteria in Performance Outcome 1.3 of the Regulated and Significant Tree Overlay.

CONDITIONS

Planning Consent

To be determined

ADVISORY NOTES**Planning Consent****Advisory Note 1**

Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

Advisory Note 2

Ongoing scheduled assessments of tree health and integrity are recommended to be completed at intervals of 3 years, with the next assessment recommended to be conducted during the latter part of 2025 to early 2026. Where changes in tree health or its environment are noted, earlier assessment is advisable.

OFFICER MAKING RECOMMENDATION

Name: Kieran Fairbrother

Title: Senior Urban Planner

Date: 18 May 2023

DECISION AUTHORITY

Relevant Authority: Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters

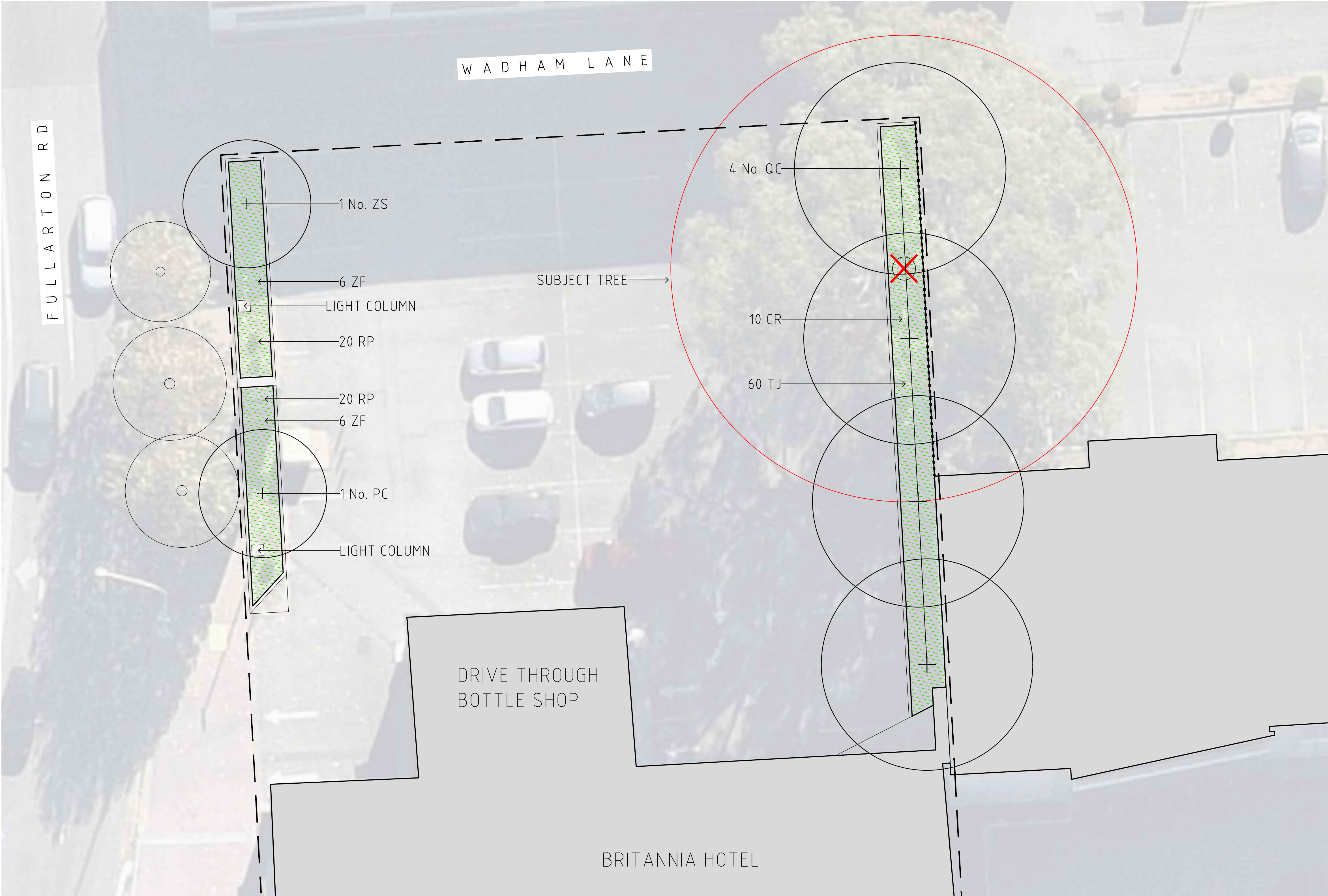
Consent: Planning Consent

Date: 18 May 2023

Delegation Policy: NPSP

Delegate Name: Kieran Fairbrother

Delegate Title: Senior Urban Planner



LEGEND

NEW		EXISTING	
<div>+ </div>	NEW TREE	<div>○ </div>	EXISTING TREE
<div> </div>	PLANTING	<div>✕ </div>	TREE FOR DEMOLITION

TREE SCHEDULE

CODE	BOTANIC NAME	SPACING	SIZE	QTY
PC	Pistacia chinensis	AS SHOWN	45L	1
QC	Quercus cerris	AS SHOWN	45L	4
ZS	Zelkova serrata	AS SHOWN	45L	1

PLANT SCHEDULE

CODE	BOTANIC NAME	SPACING	SIZE	QTY
CR	Cycas revoluta	1/m ²	150mm	18
RP	Rosmarinus officinalis prostratus	3/m ²	150mm	40
TJ	Trachelospermum jasminoides	3/m ²	150mm	60
ZF	Zamia furfuracea	1/m ²	150mm	12

NOTES

EXISTING SERVICES
THE CONTRACTOR MUST LOCATE AND MARK ALL UNDERGROUND SERVICES BEFORE COMMENCING WORK ON SITE.

TREE PLANTING
PREPARE TREE HOLES TO A MINIMUM SIZE OF THE DEPTH OF THE ROOTBALL x 1m WIDE AND BREAK THE SUBGRADE TO A MINIMUM DEPTH OF 200MM BELOW. TAKE PARTICULAR CARE TO BREAK UP ANY GLAZING TO SIDES OF TREE HOLE. FINISH THE ROOTBALL LEVEL WITH THE FINAL SURROUNDING SOIL LEVEL AND BACKFILL THE PLANTING HOLE WITH SITE TOPSOIL BLENDED WITH 20% ORGANIC MIX. PROVIDE A 1m DIAMETER MULCHED WATERING BOWL TO THE BASE OF THE TREE. STAKE TREES WITH 2No. 2500x50x50 HARDWOOD STAKES AND TIE WITH 50mm HESSIAN TIES SECURELY STAPLED TO THE STAKES. ENSURE STAKES AND TIES REMAIN CLEAR OF BRANCHES, FOLIAGE AND ROOTBALL.

PLANTING BEDS
CULTIVATE EXISTING GROUND TO A MINIMUM DEPTH OF 300 MM AND PLACE 300MM IMPORTED 'ORGANIC MIX'. PLACE PLANTS IN THE CENTRE OF THE PLANTING HOLE AND FINISH THE TOP OF THE ROOT BALL LEVEL WITH THE FINISHED SURFACE OF THE SURROUNDING SOIL. APPLY TERRACOTTEM FERTILISER TO MANUFACTURERS RATES AT TIME OF PLANTING AND AFTER PLANTING PLACE A 100MM MINIMUM DEPTH OF COTTAGE MULCH. THOROUGHLY WATER PLANTS BEFORE AND IMMEDIATELY AFTER PLANTING, AND AS REQUIRED TO MAINTAIN HEALTH AND VIGOUR. AVERAGE 2 PLANTS/M²

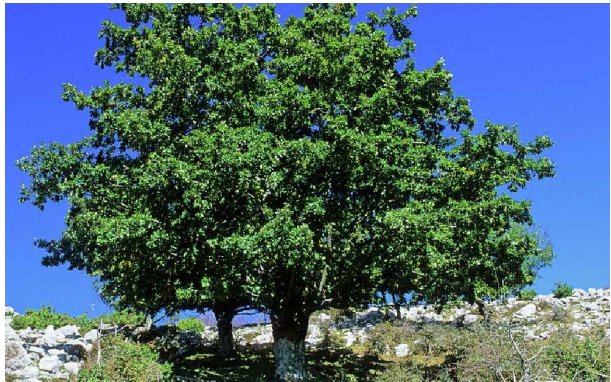
IRRIGATION
PROVIDE AN AUTOMATIC IN-LINE DRIP IRRIGATION SYSTEM TO ALL PLANTING BEDS AND TREES.
DRIP IRRIGATION SPECIFIED AS NETAFIM TECHLINE 16 POLY TUBE 1.6Lph @ 0.5M SPACINGS OR SIMILAR APPROVED.
FOR ALL TREE PLANTING INSTALL AT BASE OF TREE 4No 4Lph PC DRIP EMITTERS ON 13MM POLY LOOP (OR INLINE EQUIVALENT).
ALL POLY TUBING TO BE LAID ON SURFACE AND COVERED WITH MULCH.
PROVIDE BACKFLOW PREVENTION, AUTOMATIC CONTROLLER AND OTHER DEVICES AS REQUIRED.



Zelkova serrata
Japanese Elm
Height: 14m
Width: 10m



Pistacia chinensis
Chinese Pistachio
Height: 8-10m



Quercus cerris
Turkey Oak
Height: 12-18m



Cycas revoluta
Sago Palm
Height: 0.4m
Width: 2m



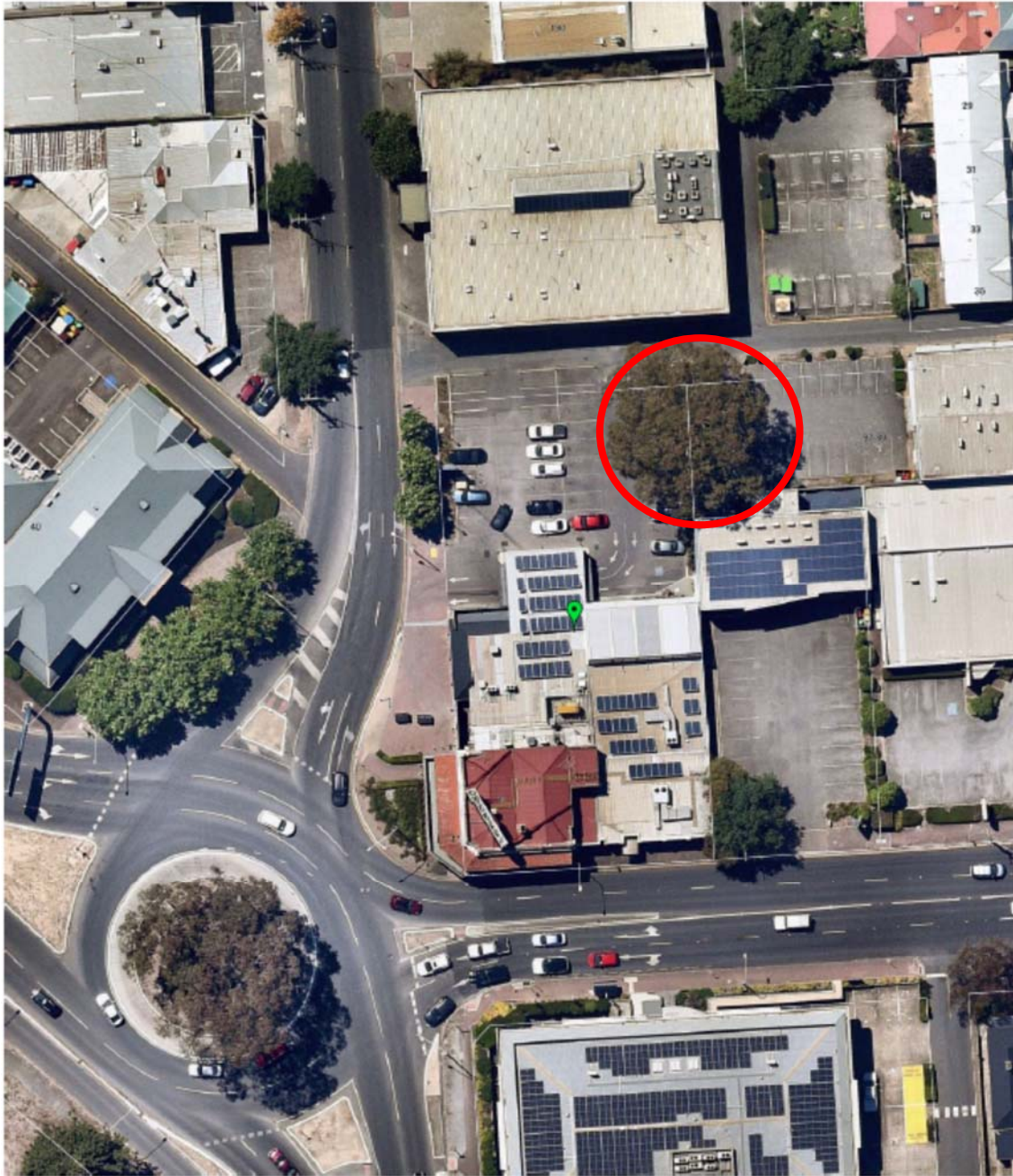
Trachelospermum jasminoides
Star Jasmine
Height: 0.4m
Width: 3-6m



Zamia furfuracea
Cardboard Palm
Height: 1m
Width: 1.5-2m



Rosmarinus officinalis prostratus
Rosemary
Height: 1.5m
Width: 1.2-1.5m



TREE TO BE REMOVED
1 Kensington Road & 39 Clarke Street, Norwood

Norwood 1616 003

17 April 2023

Mr Geoff Parsons
Manager Development Assessment
City of Norwood Payneham & St Peters
Via the Plan SA Portal



Town Planning
Development Advice
Strategic Management

Dear Geoff,

**Development Application – Ditara Pty Ltd – Removal of Significant Tree –
Safety Considerations - Britannia Hotel, 1 Kensington Road, Norwood**

I confirm I am engaged by Ditara Pty Ltd.

I refer to the most recent, and second, Development Application lodged on behalf of Ditara Pty Ltd, the owner of the Britannia Hotel located at 1 Kensington Road, Norwood. This latest development application seeks planning consent to remove a large tree from the carpark associated with these licensed premises due to ongoing and unresolved safety considerations.

Generally speaking, the following has occurred in recent times:

1. The ERD Court handed down its judgement in relation to the previous DA for tree removal on 21 December 2022 (ERD-22-2).
2. A very large branch then broke away from the tree a bit over a month later on 27 January 2023.
3. The tree was pruned in accordance with Mr Selway's pruning plan and under Mr Selway's supervision on 2 February 2023.
4. A further incident occurred on 18 February 2023 when another branch fell and very nearly caused injury and damage.
5. Dr Nicolle has now undertaken a fresh assessment of the tree following the above and has prepared a report accordingly.

The most recent incident occurred on Saturday 18 February 2023, when a substantial branch dropped into the car park (photographs provided), narrowly missing a vehicle and its driver as shown in the CCTV footage that I will provide separately (only PDF documents may be uploaded onto the Plan SA Portal).

This is clearly an ongoing problem that continues to present an unacceptable risk to persons and property within this car parking area, notwithstanding the pruning that was undertaken by Council's usual contractor on 2 February 2023 under the supervision of, and in line with the pruning plan prepared by, Mr Shane Selway.

Phillip Brunning & Associates

ABN 40 118 903 021

26 Wakeham Street
Adelaide SA 5000
0407 019 748

phil@phillipbrunning.com

You will of course be aware that the Environment Resources and Development Court handed down its decision on 21 December 2022, dismissing an appeal by Ditara Pty Ltd against Council's decision to refuse to permit removal of this tree. I provide a copy of this judgment for ease of reference.

I draw your attention more specifically to the findings of the Court at page 11.

56 *We find:*

- *the tree is a significant tree that warrants protection as that it makes an important contribution to the character and amenity of the local area and forms a notable visual element to the landscape of the local area;*
- *the tree poses an unacceptable risk to public and private safety due to limb drop;*
- *pruning is a reasonable remedial treatment, and the appellant has not demonstrated that would be ineffective; and*
- *the tree does not warrant removal in the first instance.*

Acknowledging the contribution that this tree makes to the character and amenity of the local area, the Court nonetheless found that it poses an unacceptable risk to public and private safety due to limb drop.

The Court then found that pruning is a reasonable remedial treatment to reduce this risk, and that (at the time) the appellant (Ditara Pty Ltd) had not demonstrated that this would be ineffective. Soon after this decision of the Court, the tree was pruned in line with the recommendations of, and under the supervision of, Council's tree expert, Mr Selway.

There are three things to note about this unfolding situation:

1. It is my understanding and assessment that the large branch that broke away from the tree on 27 January 2023 was not identified by Mr Selway as a threat in his evidence in ERD-22-2 and he had not recommended its pruning or removal. This highlights the unpredictable and volatile nature of the problem.
2. The second serious incident on 18 February 2023 occurred after Mr Selway's recommended safety pruning had been undertaken under his supervision. Again, the pruning plan has already been shown be ineffective in addressing the risk.
3. Dr Nicolle has visited the site on 8 March 2023 and has undertaken a thorough reassessment of the tree following the completion of remedial pruning and the further incident on 18 February 2023.

I draw your attention to Dr Nicolle's Tree Report in relation to his inspection on 8 March 2023.

Dr Nicolle continues to express the view that the risk to safety represented by the tree cannot be effectively mitigated by pruning or other practicable means and that the pruning of the tree has not significantly reduced the likelihood of branch failure such that the tree represents an acceptable risk in its current situation.

Dr Nicole goes on to say that such branch failures are likely to be ongoing, regardless of the pruning of this tree and that the target area below (where limbs will drop) is only

of course likely to increase in size over time with ongoing growth of the tree. The current target area extends over 8 spaces on the site of the Hotel and 3 spaces on the site of the adjoining office building.

I note that the Court found that neither an exclusion zone nor an under-canopy structure to be reasonable treatments in this case, due to the impact on commercial land uses. I agree that the loss of 11 parking spaces in this locality which is characterised by low parking availability, would have a significant impact.

With reference to Performance Outcome 1.3 for the Regulated and Significant Tree Overlay within the Planning and Design Code, I am of the view that the removal of this tree is necessary to mitigate unacceptable risk to public and private safety due to limb drop and that remedial treatments (pruning) have been ineffective. Another obvious benefit from whole tree removal will be that the uneven, unusable and unsafe car spaces immediately adjoining the tree's trunk could be reinstated, repaired and made level which is a further relevant consideration.

Accordingly, I see no other option than for the planning authority to consent to the removal of this tree in light of the evolving and changing circumstances surrounding the subject tree.

Once again, the application is accompanied by a landscape plan prepared by Oxigen which would be implemented upon the removal of the tree and my client is prepared to agree to an appropriate condition of consent accordingly.

Yours faithfully

PHILLIP BRUNNING & ASSOCIATES PTY LTD



PHILLIP BRUNNING RPIA

Registered Planner

Accredited Professional – Planning Level 1, 2 & 3

Calyptra Pty Ltd
trading as

Dean Nicolle

OAM, BAppSc Natural Resource Management, BSc Botany (Hons), PhD

PO Box 808 Melrose Park, SA 5039

Phone: 0413 214 303

Email: dn@dn.com.au

Web: www.dn.com.au

Arboriculture - Botany - Ecology - Eucalypt Research

Tree Report: Britannia Hotel, Norwood, SA

Arboricultural assessment of a significant *Eucalyptus camaldulensis* (river red gum) tree



Arboricultural assessment and report requested by Phillip Brunning of *Phillip Brunning and Associates*, on the 28th of February 2023.

Arboricultural report prepared by Dean Nicolle following numerous site inspection and tree assessments since 2017, the latest on the 8th of March 2023.

Report dated the 8th of March 2023.

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1.0 BACKGROUND

I was initially engaged to inspect the tree and provide my preliminary opinion by Mr Phillip Brunning in 2017. At that time I recall forming the opinion that the tree's removal was not warranted. I only provided oral advice at that time. I was again requested by Mr Brunning to inspect the tree in November 2021, following a major branch failure incident. When inspecting the tree in November 2021, I noted that the canopy was larger and consisted of longer, more end-weighted, vigorous branches. In light of the major branch failure incident and other changes to the canopy size and structure, my opinion regarding tree retention on this occasion was quite different to in 2017.

I then assessed the tree on the 9th November 2022, with my findings and recommendations presented in a written report dated the 9th November 2022. I understand that there was then a development application to remove the tree, which was refused.

At the request of the client, I attended the subject site and reinspected the subject tree again on the 30th March 2022, the 26th April 2022, and the 8th June 2022, the last time (7th June 2022) to observe a climbing inspection of the tree undertaken by Shane Selway of *Adelaide Arb Consultants* on behalf of the City of Norwood Payneham and St Peters council.

As part of an appeal in response to the refused development application to remove the tree, I was requested to prepare an expert witness statement (statement dated the 19th August 2022), an addendum statement (statement dated the 8th September 2022) and a document of agreed facts regarding the expert statements of arborist Mr Selway and myself (document dated the 8th September 2022). I understand that the appeal of the refused development application was unsuccessful (dismissed) on the 21st December 2022.

I understand that the tree was pruned by the City of Norwood Payneham & St Peters' pruning contractor (*Urbans Arboriculture*) under the supervision of Mr Selway on the 2nd of February 2023. This pruning appears to have been undertaken in accordance with the 'Tree Pruning Plan' report of Mr Selway dated the 9th of September 2022.

Subsequent to the dismissed appeal of the refused development application to remove the tree on the 21st December 2022, there have been another two noteworthy branch failure events from the tree:

- A major branch approximately 300 mm in diameter that failed from the northern side of the tree on the night of the 27th January 2023 (prior to the pruning of the tree on the 2nd of February 2023); and
- A smaller branch approximately 90 mm in diameter that failed from the western side of the tree on the 18th February 2023 (after the pruning of the tree on the 2nd of February 2023).

In response to these two branch failure events and the ongoing risk to safety represented by the tree, I have been requested by the client to reassess the tree and compile a new tree assessment report. I understand that there will be another development application to remove the tree.

I have now visited the site to inspect and/or assess the tree on the following seven occasions:

- 16th June 2017
- 9th November 2021
- 30th March 2022
- 26th April 2022
- 8th June 2022
- 19th September 2022
- 8th March 2023

All my assessments of the tree were undertaken from ground level only, from within the allotments of the Britannia Hotel and from 37-39 Wadham Lane, as well as from nearby publicly-assessable areas.

This March 2023 report supersedes all other reports and statements that I have compiled for the subject tree. However, this report considers all my earlier assessments of the tree and includes some earlier data and photographs of the tree (as indicated) where necessary to illustrate my findings and recommendations. This report includes:

1. An assessment of the health, structure, and risk to safety represented by the tree; and
2. An assessment of the retention value of the tree; and
3. An assessment of the tree against the Desired Outcome and Performance Outcomes of the Regulated and Significant Tree Overlay of the *Planning & Design Code* adopted 30 March 2023.

It should be noted that my general findings and recommendations regarding the tree remain the same as that detailed in my earlier reports and statements regarding the tree.



Figure 1. My photograph of the subject tree, looking approximately south-east from Wadham Lane on the 8th of March 2023, following the recent pruning of the tree (in February 2023) and the recent branch failure events from the tree (in January and February 2023). Note the large canopy of the tree overhanging a number of formal car parking spaces within the car park of the Britannia Hotel.



Figure 2. My photograph of the subject tree, looking approximately west from the carpark at 37-39 Wadham Lane on the 8th of March 2023, following the recent pruning of the tree (in February 2023) and the recent branch failure events from the tree (in January and February 2023). Note the large canopy of the tree overhanging a number of formal car parking spaces within the car park at 37-39 Wadham Lane.

2.0 TREE ASSESSMENT

Location: On the common boundary of the Britannia Hotel allotment and the adjacent allotment of 37-39 Wadham Lane in Norwood, South Australia (Figures 1 and 2).

The centre of the tree at ground level (the origin point of the tree) is entirely within the allotment of the Britannia Hotel, with approximately 20% of the trunk now extending onto the adjacent allotment of 37-39 Wadham Lane.

The canopy of the tree currently overhangs approximately eight formal car parking spaces in the Britannia Hotel carpark (Figure 1) and three formal car parking spaces in the allotment of 37-39 Wadham Lane (Figure 1).

Species: *Eucalyptus camaldulensis* subsp. *camaldulensis* (river red gum).

Key references: Nicolle (2022). *Native Eucalypts of Victoria and Tasmania, South-eastern Australia*. Pp. 94–95.

Nicolle (2016). *Taller Eucalypts for Planting in Australia - Their Selection, Cultivation and Management*. Pp. 56–59.

Nicolle (2013). *Native Eucalypts of South Australia*. Pp. 44–45.

Legal status: A **significant** tree as defined by the *Planning, Development and Infrastructure Act 2016* and the *Planning, Development and Infrastructure (General) Regulations 2017*.

- *Species:* *Eucalyptus camaldulensis*
- *Trunk circ. at one metre:* Approximately 3.70 metres
- *Distance to dwelling/pool:* Not applicable for this species
- *Bushfire Risk:* Excluded area
- *Living/dead status:* Currently alive
- *Exemptions:* No generic exemptions

Current size: 24.5 metres tall (laser-measured 8/3/23). Average of 21.25 metres wide (canopy spread, laser-measured 8/3/23).

Trunk structure: Single trunk up to four metres above ground level, from where irregularly-spaced, small to heavy branches of moderate to long length begins.

Canopy structure: Rounded in shape, generally moderate in density, and generally evenly weighted on all sides.

Anticipated size: Not yet fully-grown under the existing environmental and site conditions and considering the species, age, health, and structure of the tree. Eventual size approximately 26 metres tall x 26 metres spread.

<u>Species origin:</u>	Indigenous to the locality.
<u>Tree origin:</u>	Most likely self-seeded, but certainly of post-European settlement origin (i.e. semi-remnant).
<u>Estimated age:</u>	25 – 50 years.
<u>Biodiversity value:</u>	Very high. A reproductively mature specimen of a locally indigenous species; some small faunal-habitable hollows are evident in the tree, suitable as nesting sites by small birds such as pardalotes (Figures 15, 18, 19 and 20).
<u>Landscape value:</u>	High. The tree is a locally large (but not yet fully-grown) specimen and is quite visible from both Fullarton Road and Wadham Lane (Figures 1 and 3).
<u>Actual Life Expectancy</u> ¹ :	Another 30+ years.
<u>Useful Life Expectancy</u> ² :	Exceeded, due to the unacceptable and unmanageable risk that the tree represents to safety and to property.
<u>Health:</u>	Above average ³ .
<u>Vigour:</u>	Moderate.
<u>Borer activity:</u>	Longhorn borer (<i>Phoracantha sp.</i>) activity is evident in the tree when viewed from ground level (note that I have not done a climbing inspection of the tree), which is typical of mature individuals of the species. However, the scar created by the structural failure of a major branch in 2021 reveals a number of large heartwood galleries and pupal chambers caused by a species of borer which has caused larger holes and galleries (Figure 6), and which has structurally weakened the wood. Similarly large entries to pupal cells and galleries are evident in at least four large branches (Figures 23 to 25 and 18 to 21), which have also been partly damaged by galahs/corellas/cockatoos, presumably to access the insects for food.
<u>Termite activity:</u>	None visibly evident.
<u>Fungal wood decay:</u>	None visibly evident.

¹ The Actual Life Expectancy (ALE) of the tree is the amount of time that the tree is expected to be alive, regardless of the landscape value of the tree and its risk to safety and to property.

² The Useful Life Expectancy (ULE) of the tree is the amount of time that the tree is expected to be alive and fulfil its function in the locality by having some landscape value and representing an acceptable and manageable risk to safety and to property.

³ The health of a tree can be unrelated to the structure and associated risks to safety represented by the tree. As such, a healthy tree can sometimes be structurally flawed and/or otherwise represent an unacceptable risk to safety (as is the case here) while a dead tree can sometimes be structurally sound and represent an acceptable risk to safety. In the case of mature *Eucalyptus camaldulensis* trees in the Adelaide region, it is often the healthiest and most vigorous trees that are the most prone to sudden limb failures, due to their rapid growth of end-weighted branches.

<u>General structure:</u>	Below average (due to the over-extended and end-weighted branches forming the canopy in conjunction with structural defects at various points in some branches) and deteriorating over time (due to the increasing length and end-weighting of branches forming the canopy).
<u>Basal structure:</u>	Well buttressed, healthy and generally sound.
<u>Trunk structure:</u>	Healthy and generally sound.
<u>WTSF likelihood:</u>	The likelihood of <u>Whole-of-Tree Structural Failure</u> (i.e. the whole tree structurally failing at ground level or through the trunk, and falling over) is currently considered to be extremely low .
<u>BF likelihood:</u>	Primary branch junctions in the tree appear to be healthy and generally well-structured. However, most branches are over-extended and end-weighted (Figures 1, 2, 8 and 10), and are becoming increasingly so over time (due to the tree's ongoing growth). At least four major branches also have visible structural defects caused by large borer galleries and associated bird damage (Figures 7 to 10 and 12 to 15). These factors significantly increase the <i>likelihood</i> of structural <u>Branch Failure</u> events, and especially of sudden limb failure events. Overall, the <i>likelihood</i> of <u>Branch Failure</u> in this individual is currently considered to be moderate ⁴ and increasing over time (as the branches become longer and more end-weighted with ongoing growth).
<u>BF consequence:</u>	The <i>consequence</i> (impact potential) of any structural <u>Branch Failure</u> events from the tree is amplified by the use of almost the entire under-canopy area of the tree as uncovered commercial carparks.
<u>Failure history:</u>	The tree has had an extensive history of recent branch failure events, most notably: <ul style="list-style-type: none"> - A major branch (approximately 300 mm in diameter at its point of failure) that failed from a height of approximately six metres above ground level from the north-western canopy of the tree on the afternoon of the 2nd November 2021 (Figures 3 to 9). This failure event damaged three cars parked in the Britannia Hotel carpark (Figure 4). This branch failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event (Figure 6). The failed branch was likely over-extended and end-weighted (like most

⁴ Most trees have a *low* to *very low* (but never zero) likelihood of structural branch failure. A *moderate* likelihood of structural branch failure is therefore atypical and represents an elevated likelihood compared to that of most trees. Very rarely a tree will be assessed as having a *high* likelihood of structural branch failure, and this term is more usually used for specific branches within a tree that in the process of physically failing.

branches forming the canopy of the tree) and the failure scar indicates large longhorn borer galleries in the heartwood (Figure 6) – both of these likely contributed to the failure of this branch.

- A major branch (approximately 300 mm in diameter at its point of failure) that failed from a height of approximately seven metres above ground level from the northern canopy of the tree at 12:43 am on the night of the 27th January 2023 (prior to the pruning of the tree on the 2nd of February 2023) when there were no vehicles in the car parking spaces beneath the tree (Figures 3, 7, 8 and 9). This branch failure occurred in a healthy branch, at an internodal point, and in calm conditions (as evidenced in video of the branch failure captured by CCTV footage at the site), and is therefore indicative of a sudden branch failure event. The failed branch was likely over-extended and end-weighted (like most branches forming the canopy of the tree), which likely contributed to the failure of this branch.
- A minor branch (approximately 90 mm in diameter at its point of failure) that failed from a height of approximately ten metres above ground level from the western canopy of the tree on the 18th February 2023 (about two weeks after the pruning of the tree that occurred on the 2nd of February 2023; Figures 10 to 13). This branch fell from the tree and hit the ground only a few seconds after a person drove a car out of the car park (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site). This branch failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event (Figures 10 and 11). The failed branch was likely over-extended and end-weighted (like most branches forming the canopy of the tree, despite the recent pruning) which likely contributed to the failure of this branch.

Similar events involving major branch failures are certain to occur on an ongoing basis in the future, although it is difficult to determine the frequency, and impossible to determine the timeframe, of future major branch failures.

Risk to safety:

Currently considered to be **moderate⁵ (and in my opinion unacceptable), and increasing over time.**

The risk to safety is associated with both the increased likelihood branch failure events, and the increased consequence

⁵ *The vast majority of trees have a low to very low (or rarely zero) risk to safety. A low to moderate risk to safety is uncommon, while a moderate risk to safety is much rarer and represents an elevated level compared to that of most trees. Relatively rarely a tree will be assessed as having a high risk to safety.*

of branch failure events, coupled with the under-canopy use of the site.

Tree-caused damage: There is up to 500 mm of vertical displacement of the bitumen-sealed surface of both the carpark at the Britannia Hotel carpark and the carpark in the allotment of 37-39 Wadham Lane (Figure 11), caused by an ongoing increase in the diameter of the roots of the tree. The concrete edge to the carpark at the Britannia Hotel has also been displaced by the tree.

Nuisances: The ongoing shedding of leaves, flowers, fruits, and bark from the tree may represent a manageable nuisance issue on adjacent paved surfaces.

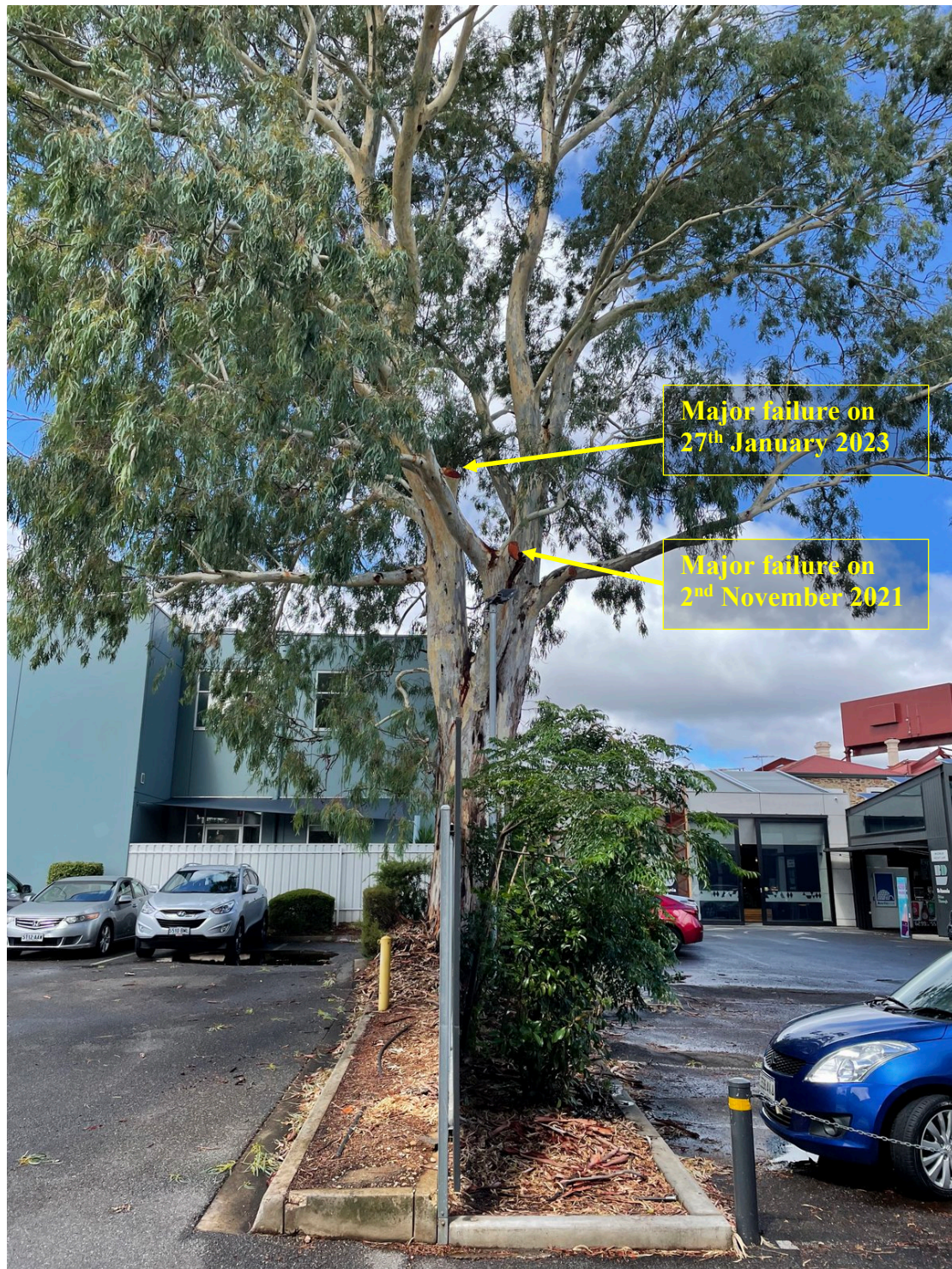


Figure 3. My photograph of the subject tree, looking south from Wadham Lane on the 8th of March 2023. The pruning scars of the stubs from the two largest structural failures in the tree are indicated. Note that the canopy of the tree overhanging numerous car parking spaces at the Britannia Hotel carpark and in the neighboring allotment of 37-39 Wadham Lane.



Figure 4. Photograph of the subject tree and the branch failure that occurred on the 2nd November 2021 (photo taken by others and provided to me by Phillip Brunning of Phillip Brunning and Associates), looking approximately east from the Britannia Hotel carpark. Three vehicles were damaged by this branch failure event, which occurred in non-extreme weather.



Figure 5. My photograph of the subject tree, looking approximately south from the Britannia Hotel carpark on the 9th of November 2021 (following a recent major branch failure). The superimposed yellow ring indicates the recent branch failure scar. This failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event. The failed branch was likely over-extended and end-weighted (like most branches forming the canopy of the tree) and the failure scar indicates large longhorn borer galleries in the heartwood – both of these likely contributed to the failure of this branch (also see Figure 6). This failure scar has now been pruned back more cleanly, presumably for aesthetic reasons (see Figure 7).



Figure 6. My photograph of the scar caused by the recent failure of a major branch from the tree, photographed on the 7th of June 2022. This failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event. The failed branch was likely over-extended and end-weighted (like most branches forming the canopy of the tree) and the failure scar indicates large longhorn borer galleries in the heartwood – both of these likely contributed to the failure of this branch. The superimposed yellow ring indicates the area where longhorn borers have created large heartwood galleries and pupal chambers. This failure scar has now been pruned back more cleanly, presumably for aesthetic reasons (see Figure 7).



Figure 7. My photograph of the subject tree, looking approximately south-east from the Britannia Hotel carpark on the 8th of March 2023. The pruning scars of the stubs from the two largest structural failures in the tree are indicated. Both of these failure scars have been pruned back more cleanly, presumably for aesthetic reasons.



Figure 8. Photograph of the subject tree and the branch failure that occurred on the 27th January 2023 (photo taken by others and provided to me by the client on the 27th January 2023), looking approximately east from the Britannia Hotel carpark. Also note the failure scar from the 2021 major branch failure.



Figure 9. Photograph of the subject tree and the branch failure that occurred on the 27th January 2023 (photo taken by others and provided to me by the client on the 27th January 2023), looking approximately east from the Britannia Hotel carpark. Also note the failure scar from the 2021 major branch failure.



Figure 10. My photograph of the butt end of a minor branch (approximately 90 mm in diameter at its point of failure; photo taken on the 8th of March 2023) that failed from a height of approximately ten metres above ground level from the western canopy of the subject tree on the 18th February 2023 (about two weeks after the pruning of the tree that occurred on the 2nd of February 2023). This branch fell from the tree and hit the ground only a few seconds after a person drove a car out of the car park (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site). This branch failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event. The failed branch was likely over-extended and end-weighted (like most branches forming the canopy of the tree, despite the recent pruning) which likely contributed to the failure of this branch.



Figure 11. My close-up photograph of the butt end of a minor branch (approximately 90 mm in diameter at its point of failure; photo taken on the 8th of March 2023) that failed from a height of approximately ten metres above ground level from the western canopy of the subject tree on the 18th February 2023 (about two weeks after the pruning of the tree that occurred on the 2nd of February 2023). This branch fell from the tree and hit the ground only a few seconds after a person drove a car out of the car park (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site). This branch failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event.



Figure 12. My photograph of the failure scar in the western canopy caused by the failure of a minor branch (approximately 90 mm in diameter at its point of failure; photo taken on the 8th of March 2023) that failed from a height of approximately ten metres above ground level from the western canopy of the subject tree on the 18th February 2023 (about two weeks after the pruning of the tree that occurred on the 2nd of February 2023; also see Figure 13). This branch fell from the tree and hit the ground only a few seconds after a person drove a car out of the car park (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site). This branch failure occurred in a healthy branch, at an internodal point, and in non-extreme weather, and is therefore indicative of a sudden branch failure event. The failed branch was likely over-extended and end-weighted (like most branches forming the canopy of the tree, despite the recent pruning) which likely contributed to the failure of this branch.



Figure 13. My photograph of the western and central canopy of the tree; looking approximately north from the Britannia Hotel carpark on the 8th of March 2023. The superimposed yellow arrow indicates the position of the failure scar caused by the failure of a minor branch (approximately 90 mm in diameter at its point of failure) that failed from a height of approximately ten metres above ground level from the western canopy of the subject tree on the 18th February 2023 (about two weeks after the pruning of the tree that occurred on the 2nd of February 2023; also see Figure 12). This branch fell from the tree and hit the ground only a few seconds after a person drove a car out of the car park (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site).



Figure 14 My photograph of the subject tree, looking approximately east from the Britannia Hotel carpark on the 9th of November 2021. The superimposed yellow rectangle indicates the field of view in Figure 7, where a primary branch in the northern canopy of the tree is structurally defective. The removal of this branch would open the canopy to other potential branch failures (noting other similar branches would also require removal). Also note the increasingly over-extended structure of most branches forming the canopy of the tree.



Figure 15. My photograph of a primary branch in the western canopy of the tree (refer to Figure 10) on the 9th of November 2021, with the superimposed yellow arrow indicating an entry/exit hole to longhorn borer pupal cells or galleries and surrounding damage to cambium by galahs/corellas/ cockatoos (presumably to access the insects for food). This branch is also structurally defective at this point, but its removal would open the canopy to other potential branch failures (noting other similar branches would also require removal).



Figure 16. My photograph of the subject tree, looking approximately north from the Britannia Hotel carpark on the 9th of November 2021. The superimposed yellow rectangle indicates the field of view in Figure 9, where a primary branch in the northern canopy of the tree is structurally defective. The removal of this branch would open the canopy to other potential branch failures (noting other similar branches would also require removal). Also note the increasingly over-extended structure of most branches forming the canopy of the tree.



Figure 17. My photograph of the subject tree, looking approximately north-east from the Britannia Hotel carpark on the 8th of March 2023. There is up to 500 mm of vertical displacement of the bitumen-sealed surface of both the carpark at the Britannia Hotel carpark and the carpark in the allotment of 37-39 Wadham Lane, caused by an ongoing increase in the diameter of the roots of the tree. The concrete edge to the carpark at the Britannia Hotel has also been displaced by the tree.



Figure 18. My photograph of a primary branch in the northern canopy of the tree (refer to Figure 19) on the 7th of June 2022, with the superimposed yellow arrows indicating entry/exit holes to longhorn borer pupal cells or galleries and surrounding damage to cambium by galahs/corellas/ cockatoos (presumably to access the insects for food). This branch is structurally defective at these points, but its removal would open the canopy to other potential branch failures (noting other similar branches would also require removal).



Figure 19. My photograph of part of the canopy of subject tree on the 7th of June 2022, looking approximately south from Wadham Lane. The superimposed yellow rectangle indicates the field of view in Figure 18, where a primary branch in the southern canopy of the tree is structurally defective. The removal of this branch would open the canopy to other potential branch failures.



Figure 20. My photograph of a primary leader in the upper, central canopy of the tree (refer to Figure 21) on the 7th of June 2022, with the superimposed yellow arrow indicating an entry/exit hole to longhorn borer pupal cells or galleries and surrounding damage to cambium by galahs/corellas/ cockatoos (presumably to access the insects for food). This leader is structurally defective at this point, but its removal would significantly open the canopy to other potential branch failures (noting other similar branches would also require removal).



Figure 21. My photograph of the canopy of subject tree on the 7th of June 2022, looking approximately west from the carpark in the allotment of 37-39 Wadham Lane. The superimposed yellow rectangle indicates the field of view in Figure 20, where a primary leader is structurally defective. The removal of this leader would open the canopy to other potential branch failures.

3.0 RETENTION VALUE

The retention value of the tree is based on the following data:

- Historical significance (*National Trust of South Australia*);
- Tree origin;
- Current health;
- Further Actual Life Expectancy (ALE);
- Biodiversity value;
- Landscape value;
- Tree structure;
- Risk to safety; and
- Damage and nuisances.

The tree has been scored for each of these nine characteristics (see Table 1). The sum of scores for the tree provides a total score: the higher the total score, the more valuable the tree (see Table 2). The total score for a tree can vary from -160 (lowest point value for all nine characteristics) to 140 points (highest point value for all nine characteristics).

In this case, the tree has a score of 26 (see Table 1), and is therefore assessed to be of low value (see Table 2).

Table 1. Scoring for retention value. The characteristics and character states used to score the tree to determine its retention value. The character states for the subject tree are highlighted green.

Historical significance (NTSA ⁶)	National importance Score: 40	State importance Score: 30	Regional importance Score: 20	Local importance Score: 10	Not listed on NTSA ⁴ Score: 0			
Origin	Remnant Score: 20	Remnant/semi Score: 15	Semi-remnant Score: 10	Semi- / planted Score: 5	Planted Score: 0	Planted / weed Score: -5	Weed Score: -10	
Health	Excellent Score: 10	Above average Score: 8	Average Score: 5	Below average Score: 3	Poor Score: 0		Very poor Score: -10	Dead Score: -20
Further ALE	30+ years Score: 10	20+ years Score: 8	10–20+ years Score: 5	10–20 years Score: 2	<10–20 years Score: 0	<5–10 years Score: -5	<5 years Score: -10	<2 years Score: -20
Biodiversity	Very high Score: 10	High Score: 8	Moderate Score: 5	Low Score: 2	Negligible Score: 0		Invasive Score: -10	
Landscape	Very high Score: 10	High Score: 8	Mod to high Score: 5	Moderate Score: 3	Low to mod Score: 0		Low Score: -10	Very low Score: -20
Structure	Excellent Score: 15		Above average Score: 10		Average Score: 5	Below average Score: -5	Poor Score: -10	Very poor Score: -20
Risk to safety	Very low Score: 15	Low Score: 10	Low to mod Score: 5	Moderate & stable Score: 0	Moderate, increasing Score: -10	Mod to high Score: -20	High Score: -30	Very high Score: -40
Damage & nuisances	None Score: 10		No damage but some nuisances (eg leaf debris) Score: 5	No damage, but minor maintenance issues (eg lifted pavers) Score: 0	Damage to minor structures (eg paths/driveways) Score: -5	Damage to moderate structures (eg masonry walls) Score: -10	Damage to substantial structures (eg dwellings) Score: -20	

⁶ National Trust of South Australia register of significant trees.

Table 2. Retention value categories. The five retention value categories, for each category the score required, the general description, and the development constraints appropriate. The retention value category of the subject tree (assuming the tree is pruned as recommended; score of 26) is highlighted green.

Retention value	Score	General description	Development constraints
Priority 1A <i>Very high value</i>	>60 points	Remnant or semi-remnant trees in sound health, with a long further Useful Life Expectancy, of superior structure, and with a significant biodiversity value and landscape value	Trees of very highly value are relatively rare and should be retained by appropriate development design and construction.
Priority 1 <i>High value</i>	46 to 60 points	Trees in sound health and/or with a long further Useful Life Expectancy, of generally sound structure (or where defects can be practically mitigated or managed), and usually with a significant biodiversity value &/or landscape value	Trees of high value should be retained by appropriate development design and construction.
Priority 2 <i>Moderate value</i>	35 to 45 points	Trees in sound healthy and/or with an expected moderate to long further Useful Life Expectancy, of reasonable structure (or where defects can be mostly mitigated or managed), and of moderate to high biodiversity value &/or landscape value	Trees of moderate value should be retained whenever possible, by appropriate development design and construction.
Priority 3 <i>Low value</i>	20 to 34 points	Trees often of reduced health and/or having a short to moderate further Useful Life Expectancy, and/or may have some structural flaws, and are generally of lower biodiversity value &/or lower landscape value	Trees of low value should not constrain site development but may be retained if the proposed design and construction allows.
Priority 4 <i>No value</i>	<20 points	Trees in poor health and/or having a short or exceeded Useful Life Expectancy, and/or have significant structural flaws that cannot be practically mitigated or managed, &/or are of no of little biodiversity value &/or landscape value	Trees of no value should not constrain site development and should be removed in the case of site development, even if they do not constrain the development.

These retention value tables serve only as a summary of my professional judgement on the various criteria that I consider relevant to the question of whether the tree is worthy of retention. I use these retention value tables widely when assessing trees, regardless of whether the provisions of the Planning and Design Code Overlay are applicable or not.

Independently of assessing the retention value of the tree, I have also assessed the tree in the context of the following provisions of the Planning and Design Code Overlay. Some (but not all) of the criteria I have used to assess the retention value of the tree partly overlap with the criteria used to assess the provisions of the Planning and Design Code Overlay. My summary of findings and recommendations are the result of my assessment of the tree in the context of the identified Code provisions.

4.0 PLANNING AND DESIGN CODE adopted 30 March 2023

Regulated and Significant Tree Overlay – Assessment Provisions

4.1 DESIRED OUTCOMES

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

The tree is significant as defined by the *Planning, Development and Infrastructure Act 2016* and the *Planning, Development and Infrastructure (General) Regulations 2017*.

The tree provides significant aesthetic and environmental benefits, as detailed in the Section 4.2 (*Performance Outcomes*) below.

4.2 PERFORMANCE OUTCOMES – Tree Retention and Health

PO 1.2 Significant trees are retained where they:

(a) make an important visual contribution to the character or amenity of the local area

I acknowledge that this matter may fall outside the area of my expertise. However, in my opinion the tree does make an important visual contribution to the character or amenity of the local area.

(b) are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species

The tree is of a species that is indigenous to the locality, but is not classified as rare or endangered under the *Act*.

(c) represent an important habitat for native fauna

The tree does represent an *important* habitat for native fauna. The tree is a large, reproductively mature specimen of a locally indigenous species. some small faunal-habitable hollows are evident in the tree, suitable as nesting sites by small birds such as pardalotes.

(d) are part of a wildlife corridor of a remnant area of native vegetation

The tree is not part of a wildlife corridor of remnant native vegetation.

(e) are important to the maintenance of biodiversity in the local environment

The tree is important to the maintenance of biodiversity in the local environment. The tree is a large, reproductively mature specimen of a locally indigenous species. Some small faunal-habitable hollows are evident in the tree, suitable as nesting sites by small birds such as pardalotes.

and / or

(f) form a notable visual element to the landscape of the local area.

I acknowledge that this matter may fall outside the area of my expertise. However, in my opinion the tree does form a notable visual element to the landscape of the local area.

PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b):

(a) tree damaging activity is only undertaken to:

(i) remove a diseased tree where its life expectancy is short

The tree is unusually diseased, in that the borers present (which in itself is typical of mature individuals of the species) have caused relatively large-diameter holes and galleries in the wood of a number of primary and secondary branches. The Useful Life Expectancy of the tree has been exceeded due to the unacceptable (and increasing) and unmanageable risk that the tree represents to safety and to property, associated with the branch structure of the tree.

(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like

The tree currently represents a moderate and marginally unacceptable, and increasing risk to safety.

The risk to safety is associated with both the increased (and continuously increasing) *likelihood* of branch failure events (associated with the over-extended and end-weighted branches forming the canopy in conjunction with structural defects at various points in some branches), and the increased (and continuously increasing) *consequence* of branch failure events (associated with the canopy size and height and the under-canopy use of the site).

(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:

- A. a Local Heritage Place***
- B. a State Heritage Place***
- C. a substantial building of value***

The tree is not currently causing or threatening to cause extensive damage to a building of value of any of the above.

There is, however, damage to carpark surface and concrete edging both in the Britannia Hotel carpark and the carpark in the allotment of 37-39 Wadham Lane (Figure 11), where closest to the tree. This carpark damage alone would not justify the removal of the tree in my opinion.

(iv) reduce an unacceptable hazard associated with a tree within 20 m of an existing residential, tourist accommodation or other habitable building from a bushfire

The tree is not a bushfire hazard.

(v) treat disease or otherwise in the general interests of the health of the tree

Not applicable.

and / or

(vi) maintain the aesthetic appearance and structural integrity of the tree

Not applicable.

(b) in relation to a significant tree, tree damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.

The significantly elevated and increasing risk to safety is associated with both the increased (and continuously increasing) *likelihood* of branch failure events (associated with the over-extended and end-weighted branches forming the canopy in conjunction with structural defects at various points in some branches), and the increased (and continuously increasing) *consequence* of branch failure events (associated with the canopy size and height and the under-canopy use of the site). The increasingly over-extended and end-weighted branches forming the canopy is associated with the rapid growth of the tree. Slower-growing specimens of the species typically have shorter, less end-weighted branches and have a much lower likelihood of branch failure and thus a lower associated risk to safety (regardless of the under-canopy use).

Risk mitigation techniques, including exclusion zones, under-canopy protective structures, pruning techniques, and branch cabling have been considered but are not considered to be viable solutions in this case, for the reasoning detailed below.

Exclusion zones:

The target area of the tree is approximately 14 metres radius from the centre of the tree (based on an average canopy spread of 11 radius and some lateral movement of falling limbs via wind-load). An exclusion zone would require this area (14 m radius = 616 m²) to be significantly modified to be of low use (i.e. the removal of 8 x carparks at the Britannia Hotel and 3 x carparks at 37-39 Wadham Lane). This solution is unlikely to be viable considering the large target area and the existing site constraints.

Under-canopy structures:

Under-canopy protective structures would be required over the whole of the target area (14 m radius = 616 m²) to significantly reduce the risk to safety associated with the tree. The canopy size of the tree (both height and spread) will continue to increase over time. Therefore the target area and the area requiring under-canopy protective structures will also increase over time. The target area may increase to be as much as 20 metres in radius over the next 20 to 30 years (assuming a canopy size of 26 metres tall x 26 metres spread), which will result in a target area of 1257 m², which is over double the area of the current target area. Under-canopy protective structures are unlikely to be viable considering the large area requiring an under-canopy protective structure (both now and in the future) and the costs associated with construction of such structures.

Pruning:

The pruning of the tree that occurred on the 2nd of February 2023 has not, in my opinion, significantly reduced the *likelihood* of branch failure to an extent that the risk to safety represented by the tree is reduced to an acceptable risk in its current situation. It should be noted that the branch failure that occurred on the 18th February 2023, which missed hitting a person getting into their car by less than a few seconds (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site), occurred only a couple of weeks after the pruning of the tree. Such branch failures are likely to be ongoing, regardless of the pruning of the tree.

Pruning is not a viable method to reduce and maintain the risk associated with the tree at an acceptable level in this individual due to a number of structurally defective branches in the canopy of the tree (Figures 14 to 16 and 18 to 21) and most remaining branches being over-extended (even following the February 2023 pruning) and lacking internal pruning points in which to maintain a viable canopy. The extent of pruning that would be required to mitigate the structural defects in the tree (both the point-defects from borer/bird damage and

the more generic defects of increasingly over-extended and end-weighted branches) is such that the bulk of the tree's canopy would require removal. Such pruning would immediately reduce the risk to safety associated with the tree to a lower and acceptable level, but is not recommended for the following reasons:

- Such pruning will significantly reduce the landscape value of the tree, to an extent that tree removal is a more reasonable option; and
- Such pruning will significantly reduce the biodiversity value of the tree, to an extent that tree removal is a more reasonable option; and
- Such pruning will destroy the structure of the tree and result in the vigorous growth of weakly-attached reshoots of epicormic origin, which will present major management issues in the medium to long-term, including a longer-term increased risk to safety associated with the tree; and
- Such pruning will not alleviate the ongoing displacement to the bitumen-sealed surface of both the carpark at the Britannia Hotel carpark and the carpark in the allotment of 37-39 Wadham Lane, caused by an ongoing increase in the diameter of the roots of the tree.

Branch cabling:

Branch cabling is not a viable solution due to the vigour of the tree (the canopy size increasing rapidly over time, resulting in the balance of branches, and therefore the required cabling positions, changing over time), the wood characteristics of the species (the wood being relatively brittle and more subject to point-fractures than in many other species), most branches being over-extended and end-weighted (meaning extensive cabling to ensure every over-extended branch is cabled), and the high under-canopy use of the site. The combination of these factors will mean that cabling would either be ineffective, or, more troublingly, may result in a single branch failure causing the structural failure of other branches that are cable-attached to it.

5.0 SUMMARY of FINDINGS

5.1 *Legal status of the tree*

The tree is significant as defined by the *PDI Act 2016* and the *PDI (General) Regulations 2017*. Development approval is therefore required to remove or otherwise damage the tree.

5.2 *Arboricultural assessment*

The tree has high value from a biodiversity and landscape amenity viewpoint. However, the tree currently represents an elevated and increasing risk to safety, associated with both the amplified (and continuously increasing) *likelihood* of branch failure events (associated with the over-extended and end-weighted branches forming the canopy in conjunction with structural defects at various points in some branches, and the recent history of a major branch failure event), and the amplified (and continuously increasing) *consequence* of branch failure events (associated with the canopy size and height of the tree and the under-canopy use of the site).

The tree is atypical for a specimen of this species (*Eucalyptus camaldulensis* – river red gum), in its combination of over-extended and end-weighted branches (associated with its very rapid growth throughout its 25 to 50 year life) in conjunction with the numerous structural defects caused by atypical borer damage in the primary and secondary branches. These atypical features, in conjunction with the high under-canopy use of the site, results in this individual representing a much higher risk to safety than other river red gums without these features and/or with a lower under-canopy use.

This risk to safety represented by the tree cannot be effectively mitigated by pruning or other practicable means (as detailed under *Performance Outcomes* 1.3 (b)). The pruning of the tree that occurred on the 2nd of February 2023 has not, in my opinion, significantly reduced the *likelihood* of branch failure such that the tree represents an acceptable risk in its current situation. It should be noted that the branch failure that occurred on the 18th February 2023, which missed hitting a person getting into their car by less than a few seconds (as evidenced in video of the branch falling from the tree captured by CCTV footage at the site), occurred only a couple of weeks after the pruning of the tree. Such branch failures are likely to be ongoing, regardless of the pruning of the tree.

5.3 *Planning and Design Code - Performance Outcomes*

The tree satisfies *Performance Outcomes* 1.2 (a), (c), (e) and (f) of the Regulated and Significant Tree Overlay Assessment Provisions in the Code.

Tree damaging activity (in the form of tree removal) satisfies *Performance Outcomes* 1.3 (a) (i) and (ii), and (b).

6.0 RECOMMENDATIONS

In its current situation, I am supportive of any development application to remove the subject tree.

I could only support the retention of the tree if the target area on the site (currently approximately 12 metres radius from the center of the tree, but likely to increase in size over time with ongoing growth of the tree) is significantly modified to be of low use (requiring the removal of at least 8 x carparks at the Britannia Hotel and 3 x carparks at 37-39 Wadham Lane), *or* if under-canopy, overhead protective structures are constructed over the whole of the target area. Both of these alternative solutions may not be practical considering the existing site constraints.

I thank you for the opportunity to provide this arboricultural assessment and report. If you require further information or clarification please contact me for assistance.



Dean Nicolle
OAM, BAppSc Natural Resource Management, BSc Botany (Hons), Ph.D

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

DISCLAIMER - Every effort has been made to comply with suppression orders or statutory provisions prohibiting publication that may apply to this judgment. The onus remains on any person using material in the judgment to ensure that the intended use of that material does not breach any such order or provision. Further enquiries may be directed to the Registry of the Court in which it was generated.

DITARA PTY LTD v THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM & ST PETERS ASSESSMENT MANAGER

[2022] SAERDC 19

Judgment of His Honour Judge Durrant and Commissioner Dyer

21 December 2022

ENVIRONMENT AND PLANNING - ENVIRONMENTAL PLANNING - DEVELOPMENT CONTROL

A falling tree limb damaged four parked cars - refusal to permit removal - whether risk of limb failure unacceptable - whether remedial measures available to mitigate risk - whether removal justified.

Held: The appellant has not justified removal of the tree. Appeal dismissed.

Planning, Development and Infrastructure Act 2016 (SA); *Planning Development and Infrastructure (General) Regulations, 2017* (SA); *State Heritage Places Act, 1993* (SA), referred to.
Lacey v City of Burnside [2008] SAERDC 75; *Scott v Numurkah Corporation* [1954] HCA 14; (1954) CLR 300; *Goode v City of Burnside* [2009] SAERDC 5, considered.

Appellant: DITARA PTY LTD **Counsel:** MR B HAYES KC - **Solicitor:** HILDITCH LAWYERS
Respondent: THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM & ST PETERS
ASSESSMENT MANAGER **Counsel:** MR D BILLINGTON - **Solicitor:** NORMAN WATERHOUSE
Hearing Date/s: 19/09/2022, 26/09/2022
File No/s: ERD-22-2
B

**DITARA PTY LTD v THE CORPORATION OF THE CITY OF
NORWOOD PAYNEHAM & ST PETERS ASSESSMENT MANAGER
[2022] SAERDC 19**

THE COURT DELIVERED THE FOLLOWING JUDGMENT:

1 The canopy of a River Red Gum tree in Norwood covers in part the car parks
of the Britannia Hotel and an office building. On Melbourne Cup Day 2021, a large
limb of the tree fell damaging several cars in the hotel car park.¹

2 The appellant owner of the hotel has appealed the refusal by the respondent
to allow removal of the tree.²

3 This appeal requires our assessment of the risk posed by the tree and the
reasonableness of available remedial measures, other than removal.³

The hearing

4 To enable our understanding and to follow and apply the evidence, a view
was undertaken of the car parks, the tree and surrounding properties.⁴

5 The evidence at trial was comprised of documents, written and oral expert
evidence from Dr Dean Nicolle, Mr James Hayter and Mr Shane Selway and oral
evidence from a director of the appellant Mr Chris Angelopoulos.⁵

Established Facts

6 We find the following to have been established.

7 The appellant has owned and operated the Britannia Hotel at 1 Kensington
Road Norwood since the mid-1990s.⁶ The hotel comprises the usual elements
expected of licensed premises, including a drive through bottle shop and car park.
The hotel is a designated State Heritage Place.⁷

8 An office building fronts 39 Clarke Street to the east and its rear carpark abuts
the Britannia car park.

9 The base of the tree, located on the boundary between the car parks about
10m south of Wadham Lane, is dissected by a Colorbond fence. The tree is of

¹ 1 Kensington Road, Norwood.

² Originating Application- Appeal against Administrative Decision (FDN1); *Planning, Development and Infrastructure Act, 2016*, s 202(1)(b); Exhibit R17, [70]- [71].

³ Planning and Design Code Regulated and Significant Tree Overlay PO 1.3(a) and PO 1.3(b).

⁴ *Scott v Numurkah Corporation* [1954] HCA 14; (1954) 91 CLR 300, [313].

⁵ Exhibits A1, A2, A3, R6, R7 and R8.

⁶ T32.8-10.

⁷ *State Heritage Places Act 1993*.

relatively uniform shape and is visible, broken by other trees and buildings, from Fullarton Rd, Wakefield Rd, Dequetteville Tce, and Kensington Rd.⁸

10 In the Britannia car park, the western canopy of the tree is over eight 90-degree car park spaces and part of a dual aisle which provides access to the drive-through bottle shop⁹ and southern entry. The car park is busiest Tuesday to Friday.¹⁰ On 39 Clarke St, the eastern canopy overhangs an aisle and three car park spaces.

11 At 3:51pm on Melbourne Cup Day 2021, a large limb fell damaging four cars in the Britannia car park.¹¹ Since, spaces under the canopy have been cordoned to prevent use. Notwithstanding, patrons have moved the cordon to park.¹²

Relevant legislation

12 A ‘regulated tree’ is:¹³

- (a) a tree, or a tree within a class of trees, declared to be regulated by the regulations (whether or not the tree also constitutes a significant tree under the regulations); or
- (b) a tree declared to be a significant tree, or a tree within a stand of trees declared to be significant trees, under the Planning and Design Code (whether or not the tree is also declared to be a regulated tree, or also falls within a class of trees declared to be regulated trees, by the regulations);

13 Regulations prescribe the criteria for identification of significant trees:¹⁴

3F—Regulated and significant trees

- (1) Subject to this regulation, the following are declared to constitute classes of regulated trees for the purposes of paragraph (a) of the definition of regulated tree in section 3(1) of the Act, namely trees within a designated regulated tree overlay that have a trunk with a circumference of 2 m or more or, in the case of trees that have multiple trunks, that have trunks with a total circumference of 2 m or more and an average circumference of 625 mm or more, measured at a point 1 m above natural ground level.
- (2) Subject to this regulation—
 - (a) a prescribed criterion for the purposes of paragraph (b) of the definition of significant tree in section 3(1) of the Act is that a regulated tree under subregulation (1) has a trunk with a circumference of 3 m or more or, in the case of a tree with multiple trunks, has trunks with a total circumference of 3

⁸ Exhibit A2 at [4.0].

⁹ The bottle shop drive through has one way access entering via the car park from Wadham Lane and exiting to Fullarton Road.

¹⁰ T32.10-12.

¹¹ Exhibit A5.

¹² T33.37.

¹³ *Planning, Development and Infrastructure Act 2016*, s 3.

¹⁴ *Planning, Development and Infrastructure (General) Regulations 2017*, r3F.

m or more and an average circumference of 625 mm or more, measured at a point 1 m above natural ground level; and

- (b) regulated trees under subregulation (1) that are within the prescribed criterion under paragraph (a) are to be taken to be significant trees for the purposes of the Act.

- (3) For the purposes of subregulations (1) and (2), the measurement of the circumference of the trunks of a tree with multiple trunks is to be undertaken on the basis of the actual circumference of each trunk and without taking into account any space between the trunks.

14 The subject land is within the Suburban Business Zone.¹⁵ The State Heritage Place and Heritage Adjacency Overlays apply to maintain the heritage and cultural value of the original hotel building and its setting and provide for referral to the Minister for direction.¹⁶ Relevant Zone and Overlay provisions and General Development Policies provide context and have been considered.¹⁷ The most pertinent is the Regulated and Significant Trees Overlay:

Desired Outcome

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

Deemed-to-Satisfy Criteria/Designated Performance Feature

Tree Retention and Health

PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and/or	DTS/DPF 1.2 None applicable
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¹⁵ The relevant Code is Version 2021.16 operative between 4 November 2021, and 15 December 2021.

¹⁶ The Minister is the Minister responsible for the administration of the *State Heritage Places Act, 1993*. State Heritage Place Overlay, Heritage Adjacency Overlay.

¹⁷ Generally applicable Overlays include Airport Building Heights (Regulated), Future Road Widening, Hazards (Flooding – General), Major Urban Transport Routes, Traffic Generating Development, and Prescribed Wells Area.

(f) form a notable visual element to the landscape of the local area	
<p>PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b)</p> <p>(a) tree damaging activity is only undertaken to:</p> <p>(i) remove a diseased tree where its life expectancy is short</p> <p>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</p> <p>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:</p> <p>A. a Local Heritage Place</p> <p>B. a State Heritage Place</p> <p>C. a substantial building of value</p> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <p>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</p> <p>(v) treat disease or otherwise in the general interests of the health of the tree and/or</p> <p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) In relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective</p>	<p>DTS/DPF 1.3</p> <p>None applicable</p>

Expert Evidence

- 15 In 2017, botanist Dr Nicolle advised the appellant that removal of the tree was not warranted.¹⁸ Following the failure, Dr Nicolle re-inspected the tree and compared measurements taken in 2017:¹⁹

Year	Circumference (m)	Height (m)	Spread (m)
2022	3.7	24.5	23.25
2017	3.15	18	21

- 16 Dr Nicolle assessed the tree as being of above average health and moderate to high vigour with a larger canopy and longer, more end-weighted and vigorous branches. He noted borer activity and large heartwood galleries and pupal chambers in the failure scar and pupal cell entry in other large branches.²⁰

¹⁸ B.Ap.Sc (1995); PhD (2008); Exhibit A1 p 5 at [3.0].

¹⁹ Relying upon measurements taken by Mr Palamountain at the time Dr Nicole had remeasured the tree just prior to the hearing using a laser hysometer and determined the increase in the size of the tree in the intervening period to be 36% taller, the canopy 11% wider and the truck 17.5% larger. T62.29-31 and T64.8-22.

²⁰ Exhibit A1 p 9 at [4.0].

17 While Dr Nicolle considered the tree might live for a further 30 years, in his opinion, it had exceeded its useful life because of unacceptable and unmanageable risk of further failure.²¹ Particularly, he noted the failed limb had been healthy and had failed at an internodal point during non-extreme weather due to over-extension and excessive end weight. He reported that “*in the case of mature Eucalyptus camaldulensis trees in the Adelaide Region, it is often the healthiest and most vigorous trees that are the most prone to sudden limb failures, due to their rapid growth of end weighted branches*”.²²

18 Dr Nicolle considered borers had contributed to and exacerbated the failure by weakening the limb structure.²³ He was particularly concerned by the relatively unusual presence of larger 3cm galleries formed by wood moth borers.²⁴ In that respect, it was put to Dr Nicolle there would be no material difference in the strength of a limb, so long as the timber shell as a ratio of the cross section was greater than 30%. He did not agree.²⁵

19 By application of PO 1.3(a)(ii), Dr Nicolle considered the tree represented a moderate and increasing risk to safety that was unacceptable.²⁶ While he considered whole of tree failure unlikely, Dr Nicolle assessed future branch failure to be of moderate risk, albeit with an unknown frequency.²⁷ In coming to that view, he disavowed any industry tree risk assessment tool, preferring a method he had developed to assess the likelihood and consequence of failure.

20 The risk to safety in this case, opined Dr Nicolle, was associated with both an increased likelihood of branch failure and the high and public use of the under-canopy site.²⁸ Further, he considered the unusually diseased state of the tree due to borer activity, and the resultant relatively large diameter holes and galleries in the wood of several primary and secondary branches, to be of particular importance.

21 While alternatives to removal were available – including establishment of an exclusion zone, under canopy protective structures, pruning and branch cabling – Dr Nicolle said no such measures were viable.²⁹ He calculated a target area of 616m² across both properties as an effective exclusion zone, increasing to up to 1257m² following future growth. Any under-canopy protection option, said Dr Nicolle, would need to cover the entirety of that target zone and was too large an area to protect and therefore of questionable practicability.³⁰ That would sterilise a

²¹ Exhibit A1 pp 8-9 at [4.0], he later revised the vigour to moderate T75.1-7.

²² Exhibit A1 at pp 9 and 10 at [4.0].

²³ Exhibit A1 pp 10 and 11 at [4.0] and T108.12-15.

²⁴ T103.16-21; T97.1-9; For consistency the larger gallery borers were referred to as wood moth borers.

²⁵ T108.2.

²⁶ Exhibit A1 p 26 at [5.2].

²⁷ Exhibit A1 pp10 and 11 at [4.0].

²⁸ Exhibit A1 at [6] at 2.0; T119.11-23.

²⁹ Exhibit A1 at [28]-[29] at 5.2;

³⁰ Exhibit A1 at [28] at 5.2; Exhibit A1, [35] at 7.0; T84.8-29.

number of car parks within the target area and render some others to be of limited use.

22 Dr Nicolle considered the number of over-extended and end-weighted branches without internal pruning points, along with some structurally deficient branches due to borer activity, rendered the canopy unable to be viably maintained as the pruning required to achieve an acceptable level of risk reduction would be so severe as to constitute effective lopping. That would, he considered, significantly reduce landscape and biodiversity value and promote epicormic regrowth. While that would improve amenity, epicormic regrowth would increase the long-term risk to safety due to weaker branch junctions.³¹

23 As for cabling, Dr Nicolle considered over-extension and end-weighting meant the majority of branches would require cabling. As the tree was vigorous, frequent re-positioning of the cables would be required to retain effectiveness. Of most concern was the consequence of the relatively brittle wood of the species, making it prone to point fractures. That meant failure of one cabled branch could cause the structural failure of multiple cable attached branches, rendering that approach ineffective.³²

24 Mr Shane Selway, an arborist, conducted a climbing assessment.³³ He considered the tree to be in good basic health with typical foliage density slightly reduced within the upper canopy, a moderate amount of small diameter deadwood and epicormic growth, and some wounding within its form. He considered tree function to be normal with no indication of health decline or tree stress. He also identified wounds attributable to longhorn and wood moth borers³⁴ and estimated the useful life expectancy of the tree, considering among other matters risk, amenity, site conditions and health, to be 10-20 years.³⁵

25 Mr Selway said the failed branch had been well attached to the main stem and had failed from a height of 6m. Although three wood borer galleries were visible in the failure stub, Mr Selway said he observed no evidence of internal hollowing. He noted signs of brown rot fungus and a wood pattern to suggest an historical crack on the underside of the failed limb; caused by excessive uploading caused by wind pushing the branch upward.³⁶ Mr Selway said substantial elongation of the failed branch was the likely reason for its failure.³⁷

26 Mr Selway had undertaken a push wire test on some of the borer galleries and had compared the size of the galleries to the surrounding wall wood in the

³¹ Exhibit A1 at [28] at 5.2; Epicormic meaning reshooting out of hard wood.

³² Exhibit A1 at [28]-[29] at 5.2.

³³ Exhibit R6 at [5], [6], [11].

³⁴ Exhibit R6 at [11]- [12].

³⁵ Exhibit R6 at [11].

³⁶ Exhibit R6 at [33]- [34].

³⁷ Exhibit R6 at [37].

failure stub.³⁸ He said it was established that a wall thickness ratio of 30-35% or greater meant a branch would withstand failure.³⁹ By his measurement, a cavity of 30 mm could cause branch failure in a diameter of 45 mm or less. Mr Selway considered improbable any contribution to the failure due to wood borers.⁴⁰

27 Mr Selway also calculated the cavity angle opening sufficient to cause branch failure as being over 120° and said that branches or limbs with wounds and cavities in the tree had angles of 60° or less.⁴¹ Mr Selway acknowledged other factors – tree species and wood properties, health, structure, height, sail area, the proportion of thin walls and exposure to prevailing winds – would also contribute to failure.

28 Mr Selway used the industry recognised TRAQ model when undertaking his risk assessment. That resulted in the possible likelihood of medium-large diameter branch failure and a probable likelihood for small diameter branches.⁴² By correlation of the likelihood of failure against the likelihood of impact with a target to produce a pre-determined value,⁴³ the model resulted in an unlikelihood of medium-large diameter branch impact with a target and a somewhat likelihood of small diameter branch impact with a target. Likelihood against consequence, for both a minor and moderate-large branch strike to people, cars and buildings ratings, was in the view of Mr Selway low risk in each of those scenarios.⁴⁴

29 Mr Selway elaborated the main difference with Dr Nicolle to be methodological; Dr Nicolle did not separate the consequence from target frequency and TRAQ did.⁴⁵ Mr Selway opined that even if he assessed risk to be moderate – the rating achieved if Dr Nicolle's failure likelihood was input – that risk would still be acceptable because it would be manageable.⁴⁶

30 By elaboration, although Mr Selway maintained that no pruning (or any other treatment) was immediately required because the tree was low risk, he said pruning would maintain acceptably low levels of risk.⁴⁷ Effective pruning could conform AS 4373-2007⁴⁸ if his tree pruning plan to retain height of and canopy shape was

³⁸ T137.29-38; Exhibit R6 at [40]- [41].

³⁹ Exhibit R6 at [40].

⁴⁰ T184.12-13; Exhibit R6 at [38]-[39] and [41].

⁴¹ Exhibit R6 at [41].

⁴² TRAQ's defined parameters for probability of failure are imminent, probable, possible or improbable.

⁴³ TRAQ defines a target to be a person or a substantial structure of value and the defined parameters for likelihood of impacting a target as very low, low, medium or high.

⁴⁴ Likelihood in this instance is the likelihood of failure and impact. TRAQ's defined parameters for consequence are negligible, minor, significant severe. Exhibit R6 at [48]. T180.5-21.

⁴⁵ T180.5-21.

⁴⁶ T194.9-16; T195.4-15.

⁴⁷ T139.13-30; T157.36-38 and T158.1-6.

⁴⁸ Exhibit R6 at [49] and [50].

carried out.⁴⁹ The opportunity for pruning, in his view, therefore rendered other mitigation treatments excessive and inappropriate.⁵⁰

31 Specifically, Mr Selway said cabling was not warranted given the present low risk and the availability other more effective management options. Correspondingly, while establishment of a target protection zone or exclusion zone could adequately mitigate risk, the construction of a large structure, or the relocation of car parks, would be unreasonable in the circumstances.⁵¹

32 Landscape architect Mr Hayter said the tree made an important contribution to character and amenity and formed a notable visual element.⁵² He considered the pruning as recommended by Dr Nicolle would result in an “*unattractive and out of proportion [tree] in respect to the size of the trunk and the canopy.*”⁵³

33 Mr Hayter said cabling would have no impact on the visibility of the tree and the landscape perspective would be unaffected. As for catch netting, he likewise considered that would provide some limited views from Fullarton Road looking east but generally would have no impact from within the locality.⁵⁴

34 Mr Hayter conceded shortcomings in his assessment, notably a discrepancy between the loss of canopy in Dr Nicolle’s images and his. He accepted his images were an approximation only.⁵⁵ While he had not had time to analyse the more precise pruning recommended by Mr Selway, he thought that approach would likely reduce the overall height and bulk of the tree and diminish its visibility and contribution to the character of the local area. While he was unable to quantify or qualify such diminution, Mr Hayter conceded if the tree remained visible, above two-storeys, its amenity influence would not dramatically alter.⁵⁶

35 Finally, Mr Hayter provided a planting plan for numerous exotic species, should the tree be removed.⁵⁷

Discussion

36 We find the tree is a ‘*significant tree*’ for the purposes of the Act and that no exemptions apply to it.⁵⁸ We also find the tree damaging activity proposed by the appellant is a form of development to be performance assessed.⁵⁹

⁴⁹ Exhibit R7.

⁵⁰ Exhibit R6 at [50].

⁵¹ Exhibit R6 at [50].

⁵² T42.7-16.

⁵³ Exhibit A2 at [6.0].

⁵⁴ T49.1-14.

⁵⁵ T50.9-27.

⁵⁶ T43.25-38 and T44.2-6; T45.3-10; T48.19-22.

⁵⁷ T52.19-21.

⁵⁸ *Planning, Development and Infrastructure (General) Regulations, 2016.*

⁵⁹ *Planning, Development and Infrastructure Act, 2016*, ss 105 and 107.

37 To determine this appeal three questions must be answered. Is the significant tree worthy of retention? Is the intended tree damaging activity warranted? Are remedial treatments or measures available and reasonable?

38 PO 1.2 requires a significant tree be retained where it makes an important contribution to the character or amenity of the local area and forms a notable visual element to the landscape.

39 Both parties contended the tree meets these provisions. We agree and find the tree worthy of retention.

40 PO 1.3 sets out circumstances under which tree damaging activity may occur if unconnected with other development. It provides a significant tree may be removed to mitigate unacceptable risk to public or private safety.⁶⁰

41 Dr Nicolle qualitatively assessed the risk posed by the tree by considering the correlation between the propensity of the tree to drop limbs (including in the context of its species and biology) and the consequent impact to persons.⁶¹ He took account of the numerous over-extended end-weighted branches, the damage by borers and the tree's characteristics in concluding it will continue to drop significant limbs. He gave weight to the high level of human activity associated with publicly accessible car parks and driveways beneath a canopy and assessed the tree as an increasing and unacceptable moderate risk.

42 Mr Selway used the TRAQ model to assess a low risk. He acknowledged models such as TRAQ are sensitive to difference in inputs,⁶² for example, an assumed (as per Dr Nicolle) chance of a medium or larger branch failure of probable would result in a moderate risk.

43 In this case, the conditions under which the limb failed in November 2021, were not extreme. Further, there was no evidence of a prior history of medium or large diameter branch failure. As Mr Angelopoulos said, patrons continue to park under the tree notwithstanding efforts to prevent it, given the nature of the premises and limited car parking in the area. Both experts acknowledged the nature of a car park means congregation under the growing canopy. That is exacerbated in this case by principal access and exit points via the car park.

44 Dr Nicolle holds impressive academic qualifications and has botanical expertise concerning eucalypts one species of which is the River Red Gum. He had also examined the tree in 2017 and reviewed and modified his conclusions based

⁶⁰ PO 1.3(a) (ii).

⁶¹ Dr Nicolle's retention value model, that was the subject of much evidence is not of itself an assessment of risk. It does not assist the Court to determine the risk posed by the tree and it has not influenced our findings.

⁶² T168.2 and *Goode v City of Burnside* [2007] SAERDC 5; *Lacey v City of Burnside* [2008] SAERDC 75.

on further facts. In doing so, he gave significant weight to the risk to the safety of persons.

45 In assessing the footage of the failure event, we have not reasoned that any future failure will be to an equivalent extent. We also have kept in mind that the pruning recommended by Dr Nicolle in 2017 was not done and may have avoided that event. We do however prefer his approach to the setting of the tree when compared with a similar tree located in different circumstances.

46 Particularly, we accept the opinion of Dr Nicolle that often the most healthy and vigorous River Red Gums are most prone to sudden limb failure even in calm conditions, due to their rapid growth of end-weighted branches. We also accept his opinion that the presence of wood moth borer in the tree is unusual and poses an additional (if unquantified) risk in relation to limb drop.

47 In our view, Mr Selway tended to frame his assessment of risk by reference to whether the risk could be managed. He sometimes conflated questions 2 and 3. Mr Selway initially disregarded borer activity, likely influenced by his initial brief, saying he thought they were only longhorn (phoracantha) beetles; a beetle usually found in River Red Gums and not something that warrants any real assessment.⁶³

48 In respect of risk, we prefer the approach of Dr Nicolle and find the tree poses at least a moderate risk to private and public safety that is increasing, given its potential impact to persons using or moving through the two car parks. Accordingly, we find removal is warranted.

49 That leaves the third question; whether all reasonable remedial treatments and measures can be determined to be ineffective. Alternatives to removal were identified by the experts as cabling, implementation of an exclusion zone, construction of an under-canopy structure, and pruning.

50 Cabling would be ineffective given the wood structure of River Red Gums and the tendency for point fractures. Further, the number of over-extended and end weighted branches and the vigorous nature of the tree would require the majority of branches to be cabled and for the cabling to be regularly repositioned.

51 In respect of either an exclusion zone or the construction of an under-canopy structure, both experts agreed this would effectively mitigate against the risk of branch failure but be unreasonable because the subject land operated as offices and a hotel.

52 Both businesses rely upon on-site car parking under the canopy. A reduction would likely have either off-site impacts with cars parked on the surrounding streets or patronage to the businesses may reduce due to car parking constraints. The size of the exclusion zone might also lead to reconfigured access, including to

⁶³ T155.5-18, see Exhibit R17 at p32.

the bottle-shop. We consider the construction of a canopy covering an area of between 616m² and 1257m² would be an extreme and unreasonable response. We find neither an exclusion zone nor an under-canopy structure to be reasonable treatments in this case, due the impact on commercial land uses.

53 The experts were divided as to the efficacy of pruning. We found Mr Selway in that respect particularly helpful and prefer his approach. His practical experience in similar situations lends weight to his assessment and he prepared a thoughtful pruning plan he considered would meet relevant standards, retain overall height and canopy form and manage risk. Mr Hayter accepted the tree might be appropriately pruned so that visibility and amenity is not unduly compromised.

54 On the other hand, Dr Nicolle thought the only pruning option was to lop the tree, thereby resulting in a loss of amenity and subsequent epicormic regrowth and additional risk of weak attachment points. We have kept in mind that in 2017, the appellant was advised maintenance pruning should be carried out and we are not able to assess what benefit that would have provided.

55 In all the circumstances, we find the appellant has not demonstrated tree pruning would be ineffective.

Findings

56 We find:

- the tree is a significant tree that warrants protection as that it makes an important contribution to the character and amenity of the local area and forms a notable visual element to the landscape of the local area;
- the tree poses an unacceptable risk to public and private safety due to limb drop;
- pruning is a reasonable remedial treatment, and the appellant has not demonstrated that would be ineffective; and
- the tree does not warrant removal in the first instance.

Decision

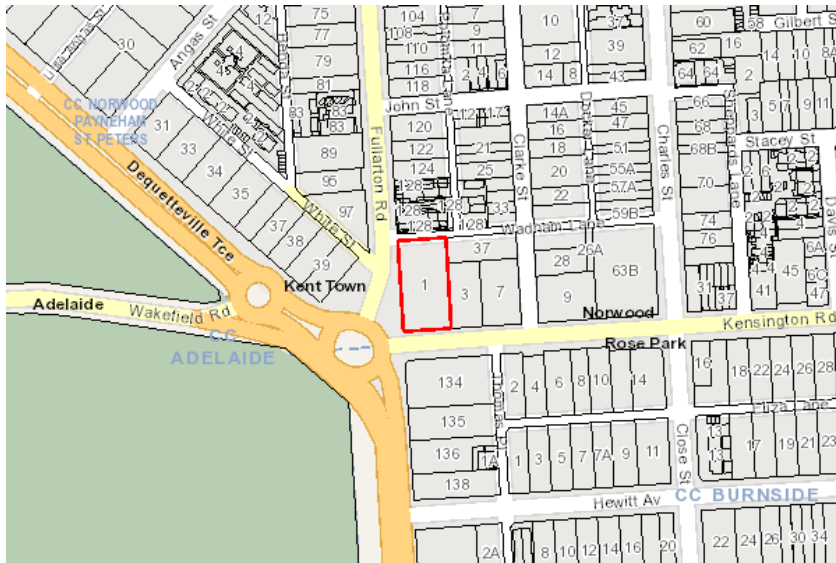
57 The appeal is dismissed and there will be an order to that effect.

1 KENSINGTON RD NORWOOD SA 5067

Address:

Click to view a detailed interactive [SAILIS](#) in [SAILIS](#)

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



Property Zoning Details

Zone

Suburban Business

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Future Road Widening
 Hazards (Flooding - General)
 Major Urban Transport Routes
 Prescribed Wells Area
 Regulated and Significant Tree
 State Heritage Place (6023)
 Traffic Generating Development

Local Variation (TNV)

Maximum Building Height (Levels) (*Maximum building height is 3 levels*)

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Tree-damaging activity - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Suburban Business Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
DO 2	A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: <ol style="list-style-type: none"> the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) air handling unit, air conditioning system or exhaust fan (c) ancillary accommodation (d) building work on railway land (e) carport (f) community facility (g) dwelling (h) fence (i) outbuilding (j) private bushfire shelter (k) residential flat building (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) student accommodation (o) swimming pool or spa pool (p) verandah (q) water tank. 	<p>Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 3.2 2. Suburban Business Zone DTS/DPF 3.3.
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 3. Suburban Business Zone DTS/DPF 3.3.
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire. (e) tree damaging activity. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

<p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	<p>None are applicable.</p>
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division

- or
- (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the <i>Heritage Places Act 1993</i> .

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless: <ul style="list-style-type: none"> (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short. 	DTS/DPF 5.1 None are applicable.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where:</p> <ul style="list-style-type: none"> (a) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i> or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>any of the following classes of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place 	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

- | | | | |
|--|--|--|--|
| (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. | | | |
|--|--|--|--|

37-39 CLARKE ST NORWOOD SA 5067

Address:

Click to view a detailed interactive [SAILIS](#) in SAILIS

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



Property Zoning Details

Zone

Suburban Business

Overlay

Airport Building Heights (Regulated) (*All structures over 45 metres*)
 Heritage Adjacency
 Hazards (Flooding - General)
 Prescribed Wells Area
 Regulated and Significant Tree
 Traffic Generating Development

Local Variation (TNV)

Maximum Building Height (Levels) (*Maximum building height is 2 levels*)

Selected Development(s)

Tree-damaging activity

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Tree-damaging activity - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Suburban Business Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
DO 2	A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any kind of development where the site of the development is not adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.	Except any of the following: <ol style="list-style-type: none"> the demolition of a State or Local Heritage Place the demolition of a building (except an ancillary building) in a Historic Area Overlay.
3. Any development involving any of the following (or of any combination of any of the following): <ol style="list-style-type: none"> advertisement air handling unit, air conditioning system or exhaust fan ancillary accommodation building work on railway land carport 	Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following: <ol style="list-style-type: none"> Suburban Business Zone DTS/DPF 3.2 Suburban Business Zone DTS/DPF 3.3.

<ul style="list-style-type: none"> (f) community facility (g) dwelling (h) fence (i) outbuilding (j) private bushfire shelter (k) residential flat building (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) student accommodation (o) swimming pool or spa pool (p) verandah (q) water tank. 	
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that exceeds the maximum building height specified in Suburban Business Zone DTS/DPF 3.1 or does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Suburban Business Zone DTS/DPF 1.2 2. Suburban Business Zone DTS/DPF 3.2 3. Suburban Business Zone DTS/DPF 3.3.
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) replacement building (d) temporary accommodation in an area affected by bushfire. (e) tree damaging activity. 	<p>None specified.</p>
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): <ul style="list-style-type: none"> (a) tree damaging activity is only undertaken to: <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like 	DTS/DPF 1.3 None are applicable.

<p>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:</p> <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <p>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</p> <p>(v) treat disease or otherwise in the general interests of the health of the tree and / or</p> <p>(vi) maintain the aesthetic appearance and structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

Special Council Assessment Panel Minutes

15 August 2023

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

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Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials [f /cityofnpsp](https://www.facebook.com/cityofnpsp) [@cityofnpsp](https://www.instagram.com/cityofnpsp)



City of
Norwood
Payneham
& St Peters

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VENUE Torrens Room, Payneham Library

HOOR 7:00pm

PRESENT

Panel Members Mr Terry Mosel
Mr Mark Adcock
Mr Ross Bateup
Ms Jenny Newman
Cr Christel Mex

Staff Geoff Parsons, Manager Development Assessment
Carlos Buzzetti, General Manager, Urban Planning & Environment
Tala Aslat, Planning Assistant

APOLOGIES

ABSENT

1. COMMENCEMENT AND WELCOME

2. APOLOGIES

**3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT
PANEL HELD ON 17 JULY 2023**

Moved by Mr Adcock and Seconded by Mr Bateup
CARRIED

4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS**7.1 REVIEW OF ASSESSMENT MANAGER'S DECISION – DEVELOPMENT NUMBER
23010962 – DITARA PTY LTD – 1 KENSINGTON ROAD, NORWOOD & 37-39 CLARKE
ST, NORWOOD**

DEVELOPMENT NO.:	23010962
APPLICANT:	Ditara Pty Ltd
ADDRESS:	1 Kensington Road, NORWOOD SA 5067 37-39 Clarke Street, NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Removal of a significant River Red Gum tree
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> - Suburban Business Overlays: <ul style="list-style-type: none"> - Prescribed Wells Area - Regulated and Significant Tree - Traffic Generating Development - Airport Building Heights (Regulated) - Future Road Widening - Hazards (Flooding - General) - Major Urban Transport Routes - State Heritage Place - Heritage Adjacency Technical Numeric Variations (TNVs): <ul style="list-style-type: none"> - Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	21 April 2023
RELEVANT AUTHORITY:	Assessment panel / Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	21 April 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Geoff Parsons Manager Development Assessment / Assessment Manager
REFERRALS STATUTORY:	None applicable
REFERRALS NON-STATUTORY:	Matt Cole City Arborist

CONTENTS:

ATTACHMENT 1: Council Assessment Panel Review of Decisions of the Assessment Manager Policy	ATTACHMENT 5: Application Documentation – DA 23010962
ATTACHMENT 2: Application to Assessment Panel and accompanying correspondence	ATTACHMENT 6: ERDC Judgement – 19-2022
ATTACHMENT 3: Decision Notification Form – DA 22030882	ATTACHMENT 7: PD Code Rules Applicable at Lodgement
ATTACHMENT 4: Delegated Assessment Report – DA 23010962	

INTRODUCTION

Section 202(1)(b)(I)(A) of the *Planning, Development and Infrastructure Act 2016* provides an applicant with a right to apply to the Council Assessment Panel for a review of the Assessment Manager's decision relating to a prescribed matter.

A prescribed matter is defined as follows:

Prescribed matter, in relation to an application for a development authorisation, means -

- (a) any assessment, request, decision, direction or act of a relevant authority under this Act that is relevant to any aspect of the determination of the application; or
- (b) A decision to refuse to grant the authorisation; or
- (c) The imposition of conditions in relation to the authorisation; or
- (d) Subject to any exclusion prescribed by the regulations, any other assessment, request, decision, direction or act of a relevant authority under this Act in relation to the authorisation.

To assist with undertaking a review under Sections 201-203 of the *Planning, Development & Infrastructure Act 2016*, the Council Assessment Panel adopted a procedure to guide the consideration of an application for such at its meeting held on 10 February 2021. A copy of that Policy is provided in **Attachment 1**.

It is noted that the attached Policy was due for review in February 2023. A review of the Council Assessment Panel Terms of Reference and Meeting Procedures has been completed. The review of the attached Policy will commence shortly.

The Panel should also be aware that the South Australian Government made changes to the *Planning, Development & Infrastructure (General) Regulations 2017* on 25 May 2023. An amended regulation was introduced which states:

(2) An applicant to an assessment panel for a review of a prescribed matter must be given an opportunity to provide the assessment panel with the applicant's submissions in relation to the review (and, if the assessment panel determines to hold a hearing, must be given written notice of the date of the hearing and an opportunity to appear and make submissions at the hearing in person)

Council (together with the rest of the local government sector) has received advice in relation to the new regulation and such advice confirms that an Applicant should be provided with the right to make submissions (both written and verbal). Accordingly, the Applicant's written submission has been provided in **Attachment 2** (together with the request for the review) and the Presiding Member and Assessment Manager have agreed it is reasonable for both the Applicant and Assessment Manager to address the Panel verbally for five (5) minutes each, as per the Panel's normal processes for a hearing of representations.

PROPOSAL

The Application to which the review relates is Development Application 23010962. This Application sought Planning Consent to remove a significant tree. Specifically, the nature of development was described as:

Removal of a significant River Reg Gum tree

Development Application 23010962 was refused Planning Consent under delegation from the Assessment Manager. It is that determination that is the subject of this review.

Clause 6 in the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* stipulates that the Panel may:

- Affirm the Assessment Manager's decision on the Prescribed Matter;
- Vary the Assessment Manager's decision on the Prescribed Matter; or
- Set aside the Assessment Manager's decision on the Prescribed Matter and substitute its own decision.

In addition, the Council Assessment Panel may defer its decision in accordance with clauses 5.6 and 5.7 of the *Council Assessment Panel Review of the Assessment Manager Policy*.

Draft resolutions for each option have been included at the appropriate point within this report.

Panel Members should familiarise themselves with Clause 5 in the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* which provides guidance on how the review hearing should be conducted, in particular clause 5.1 which states:

5.1 On review, the CAP will consider the Prescribed Matter afresh.

BACKGROUND

The matter has an extensive history, and has been the subject of previous Applications and Environment Resources and Development Court decisions.

Prior to this current Application (i.e. DA 23010962) being lodged and determined, the most recent prior Application was that described as Development Application 21037327 which similarly sought Development Approval for the removal of the subject tree. That Application was refused on 22 December 2021. The reason for refusal was described as:

The tree displays attributes worthy of retention against Performance Outcome 1.2, and does not present a level of risk which satisfies Performance Outcome 1.3 (a) (ii) or (b) of the Regulated and Significant Tree Overlay to warrant its removal.

That decision was appealed to the Environment Resources and Development Court. On 21 December 2022 the Court delivered its judgement finding in favour of the Assessment Manager of the City of Norwood Payneham and St Peters. The key findings of the Court were:

Findings

56 We find:

- the tree is a significant tree that warrants protection as that it makes an important contribution to the character and amenity of the local area and forms a notable visual element to the landscape of the local area;*
- the tree poses an unacceptable risk to public and private safety due to limb drop;*
- pruning is a reasonable remedial treatment, and the appellant has not demonstrated that would be ineffective; and*
- the tree does not warrant removal in the first instance.*

Following the judgement, the Applicant advised they would carry out the pruning works as outlined in the evidence given by Mr Selway (the Council's Consultant Arborist) during the appeal.

The pruning works were carried out 2 February 2023 under the supervision of Mr Selway.

Following the works, on 18 February 2023, a limb / branch fell from the tree, narrowly missing a car and driver. This additional limb drop has resulted in the applicant wishing to revisit the previous decisions, and again seek approval for removal of the tree. Accordingly, DA 23010962 was lodged.

DOCUMENTS FOR REVIEW

In accordance with clause 4 of the *Council Assessment Panel Review of Decisions of the Assessment Manager* a number of different materials have been included as attachments to this agenda, as follows:

- Attachment 1 – Council Assessment Panel Review of Decisions of the Assessment Manager Policy
- Attachment 2 – Application to Assessment Panel and accompanying correspondence
- Attachment 3 – Decision Notification Form – DA 23010962
- Attachment 4 – Delegated Assessment Report – DA 23010962
- Attachment 5 – Application Documentation – DA 23010962
- Attachment 6 – Environment Resources and Development Court Judgement
- Attachment 7 – PD Code Rules Applicable at Lodgement

While it could be argued that the Environment Resources and Development Judgement is not relevant to the matter before the Panel it is respectfully submitted that it provides useful background information for the Panel about the history of the matter and the arguments both for and against the proposed development.

However, the Panel is not constrained by, and should not be influenced by, that judgement. The Panel must consider this matter afresh having regard to the information presented and the submissions that have / will be made.

REVIEW OF ASSESSMET MANAGER DECISION

The applicant, via the correspondence provided for in **Attachment 2**, has provided a valid and clear argument as to why the decision of the Assessment Manager (namely, the refusal of DA 23010962) should be set aside.

To assist the Panel in their consideration of this matter, and in accordance with clause 4.1.3 of the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy* I have set out the rationale for the Assessment Manager's decision below.

Development Application 23010962 sought the removal of a significant tree – specifically a River Reg Gum. As per the earlier sections of this report, the same tree has previously been the subject of requests for its removal and an Environment Resources and Development Court appeal on the matter.

The Application was supported by a report by an Arborist - Dr Nicolle, and the Application was reviewed by Council's Consultant Arborist Mr Selway. Both reports form part of **Attachment 5** and both Arborists were also involved as Expert Witnesses in the recent decision of the Environment Resources and Development Court on this matter.

It is submitted that any request for the removal of a regulated or significant tree must essentially pass two (2) tests, as follows:

- First, whether the significant tree displays attributes that warrant its retention, as outlined in Performance Outcome 1.2 of the Regulated and Significant Tree Overlay:

PO 1.2

Significant trees are retained where they:

- (a) Make an important contribution to the character or amenity of the local area*
- (b) Are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species*
- (c) Represent an important habitat for native fauna*
- (d) Are part of a wildlife corridor or a remnant area of native vegetation*
- (e) Are important to the maintenance of biodiversity on the local environment*
- And / or*
- (f) Form a notable visual element to the landscape of the local area.*

- Second, whether the rationale for the removal is anticipated and reasonable and essentially, unavoidable given the circumstances, in accordance with Performance Outcome 1.3 of the Regulated and Significant Tree Overlay:

PO 1.3

A tree damaging activity not in connection with other development satisfies (a) and (b):

- (a) tree damaging activity is only undertaken to:*
 - (i) remove a diseased tree where its life expectancy is short*
 - (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like*
 - (iii) rectify or prevent extensive damage to a building of value as comprising any of the following:*

- A. a Local Heritage Place
- B. a State Heritage Place
- C. a substantial building of value

and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity

- (iv) *reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire*
- (v) *treat disease or otherwise in the general interests of the health of the tree and / or*
- (vi) *maintain the aesthetic appearance and structural integrity of the tree*

- (b) *in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.*

With respect to the first test, it was determined that the significant tree should be retained due primarily to its compliance with part (a), (c), (e) and (f) of Performance Outcome 1.2.

The tree is of substantial size and scale, with a trunk circumference of approximately 3.7 metres (measured at one (1) metre above the ground), a total height of approximately 24 metres and a significant canopy spread of approximately 21 metres (as noted in the Arborist Report from Dr Nicolle).

The tree is visible from all neighbouring allotments, and allotments / land further away. The tree is also visible from the surrounding public road network and is a notable figure in the landscape.

The height and width of the canopy and the overall health of the tree (which provides for extensive foliage) are important in the urban context, where built form is dominant. The presence of the tree on private land is also important, as a majority of the trees in the locality are located in the public realm, or in the parklands, a relatively short distance to the south west of the site.

In addition, both Arborists agreed that the tree formed an important habitat for local fauna, containing various hollows and sections which would support birdlife in particular.

These factors combine and lead to a conclusion that the tree does provide an important contribution to the character and amenity of the area. It is a notable visual element and its impact from a visual perspective is both impressive and important.

I note that Dr Nicolle (a qualified and highly experienced Arborist) on behalf of the applicant has suggested that tree has a *very high* biodiversity value and a *high* landscape value. These views are not disputed by Mr Selway (Council's Consultant Arborist).

Accordingly, I am satisfied that the Planning and Design Code anticipates and encourages the retention of the tree consistent with the decision previously made by the Assessment Manager.

With respect to the second test, differing professional views have been submitted by the respective Arborists (together a view from the Council's internal Arborist). The internal delegated assessment report (provided at **Attachment 4**) notes these differences (*note: the wording is that of Council's administration in a summary format – the words of the Arborists have been paraphrased*):

Policy	Dr Nicolle's view	Mr Selway's view	City Arborist's view
(a) tree-damaging activity is only undertaken to:			
(i) remove a diseased tree where its life expectancy is short	The tree is diseased by borer activity. The tree has exceeded its useful life expectancy due to an unacceptable and unmanageable risk	The tree is not diseased and has a useful life expectancy of 10-20 years Observed borer activity in the primary and secondary structure.	Did not comment on this aspect

Attachment 8

City of Norwood Payneham & St Peters
Minutes for the Special Meeting of the Council Assessment Panel held on 15 August 2023

Policy		Dr Nicolle's view	Mr Selway's view	City Arborist's view
			Noted that the hollows created by the borers were not large enough, relative to the diameter of the branch, to be considered a structural concern for the tree (pp 19-20).	
	<i>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</i>	The tree <i>does</i> represent a moderate and marginally unacceptable, and increasing, risk to safety. This arises from the continuously increasing likelihood of branch failure events associated with over-extended and end-weighted branches, as well as structural defects within the tree.	The tree <i>does not</i> represent an unacceptable risk. Instead, Shane's assessment using the VALID tree risk-benefit system indicates an acceptable risk rating.	The tree <i>does not</i> present an unacceptable risk.
	<i>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value</i>	N/A Although Dr Nicolle did note the damage to the carpark but did not consider this as justification alone for removal of the tree	N/A	Did not comment on this aspect.
	<i>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</i>	N/A	N/A	N/A
	<i>(v) treat disease or otherwise in the general interests of the health of the tree</i>	N/A	N/A	N/A
	<i>(vi) maintain the aesthetic appearance and structural integrity of the tree</i>	N/A	N/A	N/A
In relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.		<i>It is worth prefacing this part by stating that it was agreed as part of the ERD Court appeal that the following remedial options would be ineffective and/or unreasonable: an exclusion zone around the tree; an under-canopy structure; and branch cabling. Nobody's position in this respect has changed since. Accordingly, the only remedial measure to be considered is pruning of the tree.</i>		
		The pruning that took place on 2 February 2023 has not	The pruning that took place on 2 February	The pruning that has taken place

Policy	Dr Nicolle's view	Mr Selway's view	City Arborist's view
	<p>significantly reduced the likelihood of branch failure to the extent that would alter Dr Nicolle's risk rating of 'moderate and marginally unacceptable'.</p> <p>Pruning is not a viable method to reduce and maintain the risk because of:</p> <ul style="list-style-type: none"> Structurally defective branches within the canopy; Over-extended and end-weighted branches; Absence of internal pruning points to maintain a viable canopy; and The extent of pruning required to acceptably mitigate the risk would result in the tree no longer being worthy of retention per PO 1.2, and therefore justify its removal anyway. 	<p>2023 <i>has been effective</i> in mitigating any risk to public or private safety. The risk rating attributed to the tree remains as acceptable, and no further remedial work is required.</p>	<p>will inevitably result in the tree taking some time to adjust to its altered form and therefore altered wind dynamics and loads. Is confident that, given time, the tree will make this adjustment and the recent small branch failure is not evidence alone that the pruning is ineffective and does not condemn the tree.</p>

The key point of argument between the parties is noted in paragraph 18 of the correspondence from Mr Hilditch (forming part of **Attachment 2**) where it is noted "*Pruning has been demonstrated to be ineffective*".

This conclusion, it is presumed, is based upon the fact that two limbs have dropped from the tree since the decision of the Environment Resources and Development Court with respect to the previous Application (DA 21037327) as follows:

- A 300mm diameter branch failure on 27 January 2023 (prior to the subsequent pruning);
- A 90mm branch failure on 18 February 2023 (post the subsequent pruning).

The Applicant and their Arborist assert:

- That the branch failures demonstrate that pruning has not been effective;
- The level of risk is at the moderate to marginally unacceptable range;
- The tree is diseased, showing substantial borer activity;
- The *useful* life expectancy of the tree is short (noting the *actual* life expectancy could be 30+ years);
- All reasonable remedial treatments have been determined to be ineffective.

The Council's Consultant Arborist and Internal Arborist suggest that:

- The level of risk is acceptable;
- The tree is not diseased (borer activity was observed but not to such an extent that it would render the structure of the tree unsafe);
- The tree has a *useful* life expectancy of 10-20 years;
- The pruning works have been effective and a 'minor' limb drop since the pruning works were carried out is to be expected given that pruning alters the wind loading experienced by the tree and the tree will need some time to adjust;
- A regular inspection and pruning regime will limit the risk.

Copies of the reports from the respective Arborists are attached and should be read in their entirety to understand the points of difference.

It is worth noting the Environment Resources and Development Court, in their judgement, did find that tree posed a moderate to unacceptable risk, but they noted that all remedial options have not been suitably explored and hence they found in favour of the Assessment Manager of the City of Norwood Payneham and St Peters.

On the presumption that the tree does pose an unacceptable risk (which as noted above is disputed) the question becomes whether all reasonable remedial treatments have been determined to be ineffective.

In consideration of all of the evidence before the Assessment Manager, it was determined that the failure of one (1) branch (measuring 90mm in diameter) since the pruning work was carried out is not sufficient to justify that the reasonable remedial measures have been ineffective. Such failures can be reasonably anticipated following pruning activities.

The differing views from the Arborists with respect to the level of disease experienced by the tree and the expected life expectancy essentially remain unchanged since the Environment Resources and Development Court appeal.

It was therefore considered that the Application had not sufficiently justified that removal is the only viable option, in accordance with Performance Outcome 1.3 of the Regulated and Significant Tree Overlay.

As the Council Assessment Panel now has before it the rationale for the review as provided by the Applicant, and justification for the decision as provided by the Assessment Manager, the Panel must now consider this matter afresh taking into consideration all relevant factors.

CONCLUSION

This report outlines the rationale for the decision of the Assessment Manager, as required by clause 4.1.3 of the *Council Assessment Panel Review of Decisions of the Assessment Manager Policy*. The attachments provide all of the other relevant information and details as required by clause 4.1.

The Council Assessment Panel must determine whether to affirm the decision of the Assessment Manager, vary it, set it aside and substitute its own decision or defer consideration of the matter for more information.

Relevant options for the consideration of the Panel are outlined below.

RESOLUTION OPTIONS

Resolution to affirm the decision of the Assessment Manager

The Council Assessment Panel resolves to affirm the decision of the Assessment Manager that Development Application 23010962 is not seriously at variance with the Planning and Design Code, but that it does not warrant Planning Consent for the following reasons:

- 1. The tree displays attributes worthy of its retention in accordance with Performance Outcome 1.2 of the Regulated and Significant Tree Overlay;*
- 2. The removal of the tree is not justified by any of the criteria in Performance Outcome 1.3 of the Regulated and Significant Tree Overlay.*

Resolution to vary a decision of the Assessment Manager

The Council Assessment Panel resolves to vary the decision of the Assessment Manager in relation to Development Application 23010962 by including the following reasons for refusal:

- [insert additional / alternate reasons]*

Resolution to set aside a decision of the Assessment Manager

The Council Assessment Panel resolves to set aside the decision of the Assessment Manager to refuse Planning Consent to Development Application 23010962 and substitute the following decision:

- *Development Application 23010962 is not seriously at variance with the Planning and Design Code and Planning Consent is granted to the application subject to the following conditions and notes:*

Conditions

- 1. The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).*
- 2. A minimum of three (3) replacement tree(s), in accordance with the Landscape Plan prepared by oxigen (dated 19.07.22 and marked "Revision A"), shall be planted on the subject land as soon as is practical within 12 months of the date of this Approval. The replacement trees shall not be planted within 10 metres of a dwelling or in ground swimming pool and cannot be of a species identified in Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.*
- 3. The Applicant shall plant trees and plants and install irrigation in accordance with the plan prepared by oxigen dated 19.07.22 and marked "Revision A" in the next planting season following the removal of the tree and thereafter shall maintain the new trees and plants and replace any diseased or dying plants, all to the reasonable satisfaction of the Assessment Manager for the City of Norwood Payneham and St Peters.*

Notes

- 1. Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.*
- 2. No work can commence on this development unless a Development Approval has been obtained. If one or more Consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.*
- 3. Consents issued for this Development Application will remain valid for the following periods of time:*
 - a. Planning Consent is valid for 24 months following the date of issue, within which time Development Approval must be obtained;*
 - b. Development Approval is valid for 24 months following the date of issue, within which time works must have substantially commenced on site;*
 - c. Works must be substantially completed within 3 years of the date on which Development Approval is issued.*

If an extension is required to any of the above-mentioned timeframes a request can be made for an extension of time by emailing the Planning Department at townhall@npsp.sa.gov.au. Whether or not an extension of time will be granted will be at the discretion of the relevant authority.

- 4. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council pursuant to the Local Government Act 1999 prior to any works being undertaken. Further information may be obtained by contacting Council's Public Realm Compliance Officer on 8366 4513.*
- 5. The granting of this consent does not remove the need for the beneficiary to obtain all other consents which may be required by any other legislation.*

The Applicant's attention is particularly drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission.

6. *The Applicant is advised that the condition of the footpath, kerbing, vehicular crossing point, street tree(s) and any other Council infrastructure located adjacent to the subject land will be inspected by the Council prior to the commencement of building work and at the completion of building work. Any damage to Council infrastructure that occurs during construction must be rectified as soon as practicable and in any event, no later than four (4) weeks after substantial completion of the building work. The Council reserves its right to recover all costs associated with remedying any damage that has not been repaired in a timely manner from the appropriate person.*
7. *The Applicant is reminded of its responsibilities under the Environment Protection Act 1993, to not harm the environment. Specifically, paint, plaster, concrete, brick wastes and wash waters should not be discharged into the stormwater system, litter should be appropriately stored on site pending removal, excavation and site disturbance should be limited, entry/exit points to the site should be managed to prevent soil being carried off site by vehicles, sediment barriers should be used (particularly on sloping sites), and material stockpiles should all be placed on site and not on the footpath or public roads or reserves. Further information is available by contacting the EPA.*
8. *The Applicant is advised that construction noise is not allowed:*
 - a. *on any Sunday or public holiday; or*
 - b. *after 7pm or before 7am on any other day*

Resolution to defer review hearing

The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to refuse Planning Consent to Development Application 23010962 until:

- *The next ordinary meeting of the Panel;*
- *The next ordinary meeting of the Panel after [insert additional information which has been requested by the Panel] is provided;*
- *Until the next ordinary meeting of the Panel after [insert date (i.e. giving an applicant 2 months to provide information)].*

Recommendations to Allow Consideration of the Matter in Confidence Following the Hearing

That pursuant to Regulation 13(2)(a)(ix) and Regulation 13(2)(b) of the Planning Development & Infrastructure (General) Regulations 2017, together with clause 5.5 of the Council Assessment Panel Review of Decisions of the Assessment Manager, the Council Assessment Panel orders that the public, with the exception of the Council's General Manager Urban Planning & Environment and Planning Assistant, be excluded from the meeting.

That the public be allowed to return to the meeting and that pursuant to Regulation 14(4) of the Planning, Development & Infrastructure (General) Regulations 2017 and clause 5.5 of the Council Assessment Panel Review of Decisions of the Assessment Manager Policy, the discussion shall remain confidential.

Mr Hayes addressed the Council Assessment Panel from 7:00pm until 7:19pm
Dr Nicolle addressed the Council Assessment Panel from 7:20pm until 7:24pm
Mr Brunning addressed the Council Assessment Panel from 7:25pm until 7:38pm
Mr Parsons addressed the Council Assessment Panel from 7:40pm until 7:47pm
Mr Selway addressed the Council Assessment Panel from 7:47pm until 8:04pm

Recommendations to Allow Consideration of the Matter in Confidence Following the Hearing

That pursuant to Regulation 13(2)(a)(ix) and Regulation 13(2)(b) of the Planning Development & Infrastructure (General) Regulations 2017, together with clause 5.5 of the Council Assessment Panel Review of Decisions of the Assessment Manager, the Council Assessment Panel orders that the public, with the exception of the Council's General Manager Urban Planning & Environment and Planning Assistant, be excluded from the meeting.

**Moved by Mrs Newman and Seconded by Mr Bateup
CARRIED**

The Council Assessment Panel resolves to defer its decision in relation to its review of the decision of the Assessment Manager to refuse Planning Consent to Development Application 23010962 to enable the applicant to provide information to the Panel to demonstrate that all options, such as carpark reconfiguration, in addition to tree pruning, have been exhausted and proven to be ineffective in relation to retaining the tree.

CARRIED

That the public be allowed to return to the meeting and that pursuant to Regulation 14(4) of the Planning, Development & Infrastructure (General) Regulations 2017 and clause 5.5 of the Council Assessment Panel Review of Decisions of the Assessment Manager Policy, the discussion shall remain confidential.

Moved by Mrs Newman and Seconded by Mr Bateup

CARRIED

8. **ERD COURT APPEALS**

9. **OTHER BUSINESS**
Nil

10. **CONFIDENTIAL REPORTS**

11. **CLOSURE**

The Presiding Member declared the meeting closed at 9:25pm

Terry Mosel
PRESIDING MEMBER

Geoff Parsons
MANAGER DEVELOPMENT ASSESSMENT



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15 September 2023

The Council Assessment Panel
City of Norwood, Payneham & St Peters
 175 The Parade
 Norwood SA 5067

Dear Presiding Member

Britannia Hotel - Significant Tree

I refer to the resolution of the Council Assessment Panel arising from its meeting on 15 August 2023 and to the subsequent letter from Mr Buzzetti to my client's consultant planner dated 28 August 2023.

We have been invited in Mr Buzzetti's letter to *"provide information as to why measures such as providing an exclusion zone around the tree, branch cabling and under-tree structures would be ineffective and also whether design measures such as re-configuration of the car park have been considered and deemed unfeasible"*.

This follows the resolution of the Panel recorded in its minutes which confirm that the reason for deferral ... *"is to enable the applicant to provide information to the Panel to demonstrate that all options, such as car park reconfiguration, in addition to tree pruning, have been exhausted and proven to be ineffective in relation to retaining the tree."*

We have 2 primary responses to the invitation:

1. The application ultimately falls for assessment against the P & D Code. The specific wording of the relevant provisions in the Code is critical and must ultimately guide the CAP. The real and correct question, having regard to PO 1.3(b), is whether ***"all reasonable remedial treatments and measures have been determined to be ineffective"***. This is the question the ERD Court answered in its judgement with the information available to it at the time. The planning authority is not required to, and indeed should not, consider treatments and measures which are not "reasonable" and which are not "remedial" in nature.

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Hilditch Lawyers Pty Ltd ACN 145 516 276

2. The CAP can and should have strong regard to the very recent decision of the ERD Court, comprised of a Judge and a Commissioner, and the process which lead to that decision after a full hearing of the matter over two days which included a view of the land and locality.

We would also respectfully remind the Panel that it is not being expected or requested to reach any general findings or conclusions in respect of the general safety of River Red Gums. Dr Nicolle has made it very clear that he reluctantly sees no alternative to whole tree removal in this particular case due to the particular structure and form of this particular specimen in all of the particular surrounding circumstances/history of this matter.

I will discuss the two primary responses below:

1. Reasonable remedial treatments and measures – PO 1.3(b):

Examples of “remedial” treatments or measures will generally focus on the tree itself and might include:

- the pruning of a tree or management of its crown; and/or
- the chemical treatment of a tree which might be suffering from disease; and/or
- the treatment and management of soil and growing conditions around a tree to improve its health.

As soon as the search for solutions involves fundamental changes to the circumstances and locale around a tree, it moves away from the concept of “remedial” measures and treatments.

An extreme example might involve the required cessation of a long-standing land use or a fundamental change in the way it has operated so as to keep people away from a fundamentally unsafe tree. That is not the intention of the relevant policies in the Code at all.

This is made clear when one compares PO 1.3 with the wording in P.O. 1.4 which applies to tree damaging activity in connection with other development. Here the comparable phrase is “...*all reasonable development options and design solutions have been considered to prevent substantial tree damaging activity occurring.*”

This makes sense because the proponent in 1.4 has control over the ancillary development, whereas in 1.3 the proponent may have no control over adjacent land. In this case it happens to be the case that the land is owned by the owner of the tree. It could easily, for example, have been the adjacent owner who owned the tree which, as is the case here overhangs our client’s land. There could be no question then that a reasonable option could not involve the re-configuration of a car park.

The Assessment Manager's reasons for decision in relation to PO 1.3(b) said:

*"It is worth prefacing this part by stating that it was agreed as part of the ERD Court appeal that the following remedial options would be ineffective and/or unreasonable: an exclusion zone around the tree; an under-canopy structure; and branch cabling. Nobody's position in this respect has changed since. Accordingly, **the only remedial measure to be considered is pruning of the tree.**" (my emphasis)*

An under-canopy structure

One fundamental problem is that this is a tree which is still growing and will continue to grow for years.

It was the evidence of Dr Nicolle during the hearing that *"the canopy of the tree will continue to increase in both its spread and its height over time, there is no reason that will change. I mean if we just look at the height of the tree it has been increasing over the last 5 years on average, I calculated at 1.3m in height a year. River Red gums on the Adelaide plains have the capability to grow to over 35 m tall, so that's at least another 10 m in height over time, and canopy spread similarly it will increase to perhaps 30 m spread over time..."*

It would be wholly unreasonable, for example, to expect the land owner to construct an expensive and intrusive structure beneath the canopy now (engineered to withstand the potentially very significant forces of falling branches) in circumstances where the tree will clearly outgrow the structure over time in any event. Dr Nicolle gave the following evidence in the appeal:

"Under-canopy protective structures would be required over the whole of the target area (14 m radius = 616 m²) to significantly reduce the risk to safety associated with the tree. The canopy size of the tree (both height and spread) will continue to increase over time. Therefore the target area and the area requiring under-canopy protective structures will also increase over time. The target area may increase to be as much as 20 metres in radius over the next 20 to 30 years (assuming a canopy size of 26 metres tall x 26 metres spread), which will result in a target area of 1257 m², which is over double the area of the current target area". (my emphasis)

Furthermore, it was the evidence of Dr Nicolle that such a structure *"couldn't be a rainproof structure, it would have to be an open structure otherwise there would be impacts on the health of the tree ... It would need to be designed and constructed in a way that it doesn't damage the tree, both the root system of the tree and water infiltrating into the soil where the tree is"*. One can readily envisage a formidable engineering challenge.

The solution would obviously be unreasonable and the Court concluded that *"the construction of a canopy covering an area of between 616m² and 1257 m² would be **an extreme and unreasonable response**".* (my emphasis)

Branch cabling

This alternative was the subject of evidence in the appeal. Putting to one side the visual impact of cables in the tree's canopy, Dr Nicolle gave the following

evidence during the hearing after noting the need to move and adjust the cables as the tree's canopy changes over time:

*"But the other bigger issue is the wood characteristics of the species and the way that branches in some river red gums like this one fail, and that is not at the branch junctions themselves but at the internodal points between branch junctions means that branch cabling doesn't really work in river red gums ... I'm trying to think of an example where I've seen it used successfully in a river red gum, I can't think of an example... I wouldn't recommend any method for this particular river red gum. ... So for example, if we look at the branch that has already failed ... either you could put a bolt through the middle of the branch, which in itself weakens the wood a little bit, or you could put a loop around it. You could have them cabled tightly or you could have them just as a catch-all, so when the branch fails it sort of catches the branch. **That's a problem in river red gums because when they fail it becomes completely detached from the failure point and so the branch tends to swing around in the canopy on the end of a cable and cause other damage to other branches, and you can end up with a bit of a domino effect with branch failures in the tree...**" (my emphasis)*

The Court ultimately drew the following conclusions with respect to cabling:

"Cabling would be ineffective given the wood structure of River Red Gums and the tendency for point fractures. Further, the number of over-extended and end weighted branches and the vigorous nature of the tree would require the majority of branches to be cabled and for the cabling to be regularly repositioned."

An exclusion Zone

Further to the findings of the ERD Court in relation to the unreasonable impacts arising from an exclusion zone, I attach a copy of an email from Ms Melissa Mellen who is a highly qualified and experienced traffic engineer.

Ms Mellen makes two primary observations:

- A. The re-configuration of the car park to move people and vehicle movements away from beneath the canopy (even at its current size without allowing for inevitable natural growth/spread) will result in a significant and undesirable reduction in parking spaces and will focus all movements in the Lane in close proximity to the Fullarton Road intersection; and
- B. The movement of car parks away from the canopy will still leave a dangerous situation if people are still driving vehicles beneath it. Indeed, it is obvious that there could be more danger associated with a branch falling on a moving vehicle than on a parked car for the reasons outlined by Ms Mellen.

2. The relevance of the ERD Court judgement

The Court received written and oral evidence from two qualified arborists (Dr Nicolle and Mr Selway) and a qualified landscape architect and urban design expert (Mr James Hayter). It received expert witness statements before the hearing and it commenced the hearing with a lengthy and detailed view of the land and the tree. The experts were cross-examined at length.

In the context of the life and development of the subject tree, it was only a recent hearing and a recent judgement. Insofar as the question of reasonable remedial treatments and measures is concerned, all that could possibly have changed since the hearing in a material way is the new evidence in relation to the failure of the pruning option. There is no reason to speculate that new measures or options might have arisen since the hearing.

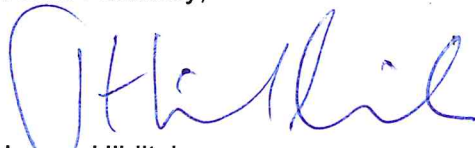
It is respectfully submitted that the CAP can and should take comfort from the fact that every reasonable option has been recently and carefully considered by the ERD Court (cabling, implementation of an exclusion zone, construction of an under-canopy structure and pruning). These were the only potential options collectively identified by both experts for consideration as alternatives to whole tree removal. Pruning emerged as the only reasonable option and that has now clearly been shown to be ineffective.

It is respectfully submitted that the matter has reached the point at which it is clear that this tree, whatever positive contribution it might make to its locality, is unsafe and cannot "reasonably" be made safe. A hotel car park, which can often be congested with moving vehicles and pedestrians, is no place for a structurally unsafe river red gum with a history of limb failure and with a compromised canopy structure which comprises a high number of very large, end-weighted branches which can fail at any time without warning – and which have failed in the recent past without warning.

I would again emphasise my client's agreement to the alternate landscape plan prepared by Oxigen which is before the Panel and represents a more appropriate outcome which will preserve amenity and safety.

We request that this correspondence be submitted to the CAP for its consideration as soon as possible.

Yours Faithfully,



James Hilditch

james@hilditchlawyers.com

Our Ref: JRH:000803
Your Ref:

James Hilditch

From: Melissa Mellen <melissa@MFY.COM.AU>
Sent: Thursday, 14 September 2023 11:18 AM
To: James Hilditch
Subject: RE: Britannia Hotel - Ditara Pty Ltd
Attachments: MFY_220103_01_SH01A.pdf

Hi James,

Further to your email below, I have reviewed your queries below in relation to the above matter and provide the following response:

1. It will be an increased risk of injury if a pedestrian or moving vehicle is positioned below a tree where limb failure is a potential risk.

The consequence of a pedestrian being struck directly by a limb is a high risk of injury.

There are a number of potential consequences associated with a moving vehicle if a limb was to fall in the proximity of the vehicle, namely:

- If the limb was to hit the vehicle it would potentially damage the vehicle and consequently cause injury to any occupants within the car;
- If the limb was to hit the vehicle there is potential that this would cause the driver to swerve or inadvertently accelerate, thus causing a risk of the vehicle striking a fixed object and increasing the risk of injury to occupant of the car;
- If the limb was to hit the vehicle and cause the driver to swerve there is an increase risk that the vehicle could hit a pedestrian, thus introducing an increased risk to pedestrians;
- If the limb was to fall and not hit the vehicle but cause a distraction to the driver, there is a risk the driver could swerve or hit the accelerator, thus increasing the risk of the errant vehicle hitting a fixed object causing injury to vehicle occupants or hit a pedestrian.

There is a risk that should a limb hit a parked vehicle that it could cause an injury to an occupant of the vehicle (assuming they are in the vehicle) but it is a given that a moving vehicle will have at least one occupant who would be at risk of injury.

2. The attached plan (MFY_220103_01_SH01A) illustrates a potential design of the car park which would remove all vehicular and pedestrian activity from beneath the tree. If this design was to be introduced, it would result in a loss of 17 parking spaces on the site but would maintain the access to the drive-through facility. There is already a deficiency of parking on the site and it would be undesirable to further reduce this provision. It would also result in all turning movements to and from the lane being in close proximity to the Fullarton Road intersection. Given the high volumes which use this section of Fullarton Road and the resultant queuing it would not be desirable to relocate the primary site access closer to Fullarton Road as would be the case if this plan was to be adopted.

Regards,

Melissa Mellen | Director | MFY Pty Ltd



Unit 6/224 Glen Osmond Road, Fullarton SA 5063

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From: James Hilditch <james@hilditchlawyers.com>
Sent: Tuesday, August 29, 2023 9:44 AM
To: Melissa Mellen <melissa@MFY.COM.AU>
Subject: Britannia Hotel - Ditara Pty Ltd

Hi Melissa,

I refer to the above matter.

I'd be grateful if you would please undertake the following:

1. Would you please comment on the relative safety of having car parks beneath the tree's canopy (assuming limb failure is a potential risk) as opposed to a vehicle/pedestrian access way? Do you draw any distinction between these two outcomes, from a traffic/pedestrian safety perspective, as a traffic engineer?
2. If the car park were to be re-designed so as to exclude vehicles and pedestrians from beneath the tree's canopy (including car parks or any access driveway), what would the impact be on current car park numbers, if any (assuming a re-design maximised the number of spaces that could be provided beyond the tree's canopy)?

Please let me have your response as soon as convenient.

Regards,

James Hilditch



HILDITCH LAWYERS

Level 1, 24 Grote Street

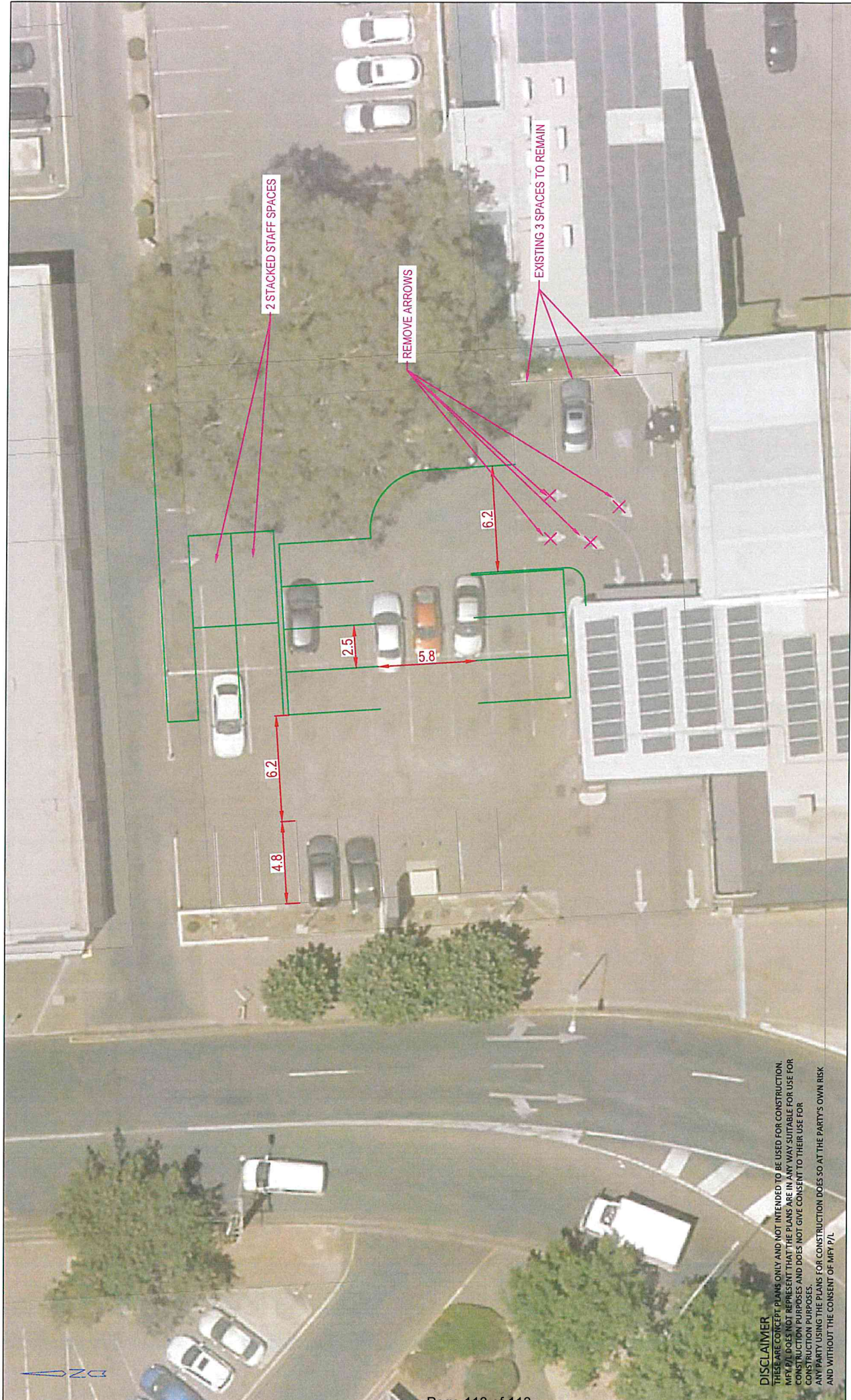
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8. ERD COURT APPEALS

That pursuant to Regulation 13(2)(a)(viii) and (ix) and Regulation 13(2)(b) of the Planning, Development & Infrastructure (General) Regulations 2017, together with Clause 8.9 of the Council Assessment Panel Meeting Procedures, the Council Assessment Panel orders that the public, with the exception of Council's Manager Development Assessment, Senior Urban Planners and Planning Assistant, be excluded from the meeting.

8.1 CONFIDENTIAL MATTER – DEVELOPMENT NUMBER 21008794

8.2 CONFIDENTIAL MATTER – DEVELOPMENT NUMBER 23004961

That the public be allowed to return to the meeting and that pursuant to Regulation 14(4) of the Planning, Development & Infrastructure (General) Regulations 2017 and clause 8.9 of the Council Assessment Panel Meeting Procedures, the discussion, decision and documentation shall remain confidential, other than where required to be released in the management of the Environment Resources and Development Court Appeal process, at the discretion of the Assessment Manager.

9. OTHER BUSINESS

(Of an urgent nature only)

9.1 STATE PLANNING COMMISSION CORRESPONDENCE – COUNCIL ASSESSMENT PANEL CONDUCT AND ADMINISTRATION

PURPOSE OF REPORT

The purpose of the report is to provide a copy of correspondence received from the State Planning Commission (dated 5 October 2023) regarding the conduct and administration of Council Assessment Panels / Regional Assessment Panels and their members.

BACKGROUND

The State Planning Commission (“the Commission”) is the body responsible for investigating complaints lodged against the conduct of Council Assessment Panel / Regional Assessment Panel Members, pursuant to Regulation 11 of the *Planning, Development and Infrastructure (General) Regulations 2017*. Any such complaint must be in writing, contain the particulars of the allegation(s) and be confirmed by a statutory declaration. It must also be lodged within 6 months of the date of the alleged incident.

In response to a complaint, the Commission has a number of options but essentially it can either refuse to deal with the complaint (if for example, it believes it is unjustified / vexatious), refer the matter to the Panel Member in question, investigate the matter and / or take action to remove the Member from office or take other action it sees fit.

The attached correspondence confirms the Commission received eleven (11) complaints during the 2023 calendar year (to date – as of 5 October 2023) relating to alleged breaches of the Code of Conduct. It is noted that some complaints were substantiated and sanctions / disciplinary actions were recommended to the appointing entities.

Given the activities of the Commission with respect to Panels throughout the year, the Commission thought it timely to write to the appointing authorities for Panels reminding them of the obligations applicable to Panels and their Members. The correspondence is attached.

DISCUSSION

In particular, the Commission has raised the following matters:

- Induction – Noting appointing entities should ensure that all newly appointed members are appropriately inducted prior to commencing in the role, including information regarding the Code of Conduct obligations on Members.
- Code of Conduct – All members must ensure they act in accordance with the Code of Conduct at all times. To assist in that the Commission has created the “Code of Conduct – Guidance Material”. This document is attached to this report as **Attachment 3**.
- Training – The importance of undertaking training to ensure the role of a CAP Member can be undertaken with the necessary skills and experience and the requirements for accreditation can be met.

The correspondence also notes that some specific forms of training should be considered, including training for Panel Chairs on the effective management of meetings, and training for all members on conflict-of-interest obligations.

Each Independent Member of the Norwood Payneham & St Peters Council Assessment Panel is accredited and undertakes the necessary training to maintain their accreditation. The Council has all relevant Notice of Appointment Forms on file (or in the process of being completed) and Primary and Ordinary Returns are regularly completed.

Training was arranged for the Panel in the first quarter of 2023. That training resulted in benefits for Members becoming familiar with some of the matters highlighted by the Commission – it also resulted in a revised set of Terms of Reference and Meeting Procedures which provide the Panel with greater clarity and guidance regarding its role and operations.

Regular training is likely to be beneficial for Members and will be considered by the administration on an “as needs” basis. The term of the current Members is due to expire in April 2024 and if new Members are appointed at that time, the required level of training will be arranged.

CONCLUSION

The correspondence is a timely reminder regarding the obligations that are placed upon Council Assessment Panel Members with respect to their conduct and the sensitive and critical functions carried out by Panels.

Panel Members should ensure they comply with the Code of Conduct at all times and that accreditation certificates and other important forms and requirements for appointment are completed. The administration will continue to assist wherever possible.

Pleasingly the City of Norwood Payneham & St Peters Council Assessment Panel continues to function efficiently and effectively, and the Council acknowledges and appreciates the diligence with which Members approach their roles and conduct.

COMMENTS

Nil.

ATTACHMENTS

1. SPC Correspondence
2. Code of Conduct for Assessment Panel Members
3. Code of Conduct – Guidance Material
4. Fact Sheet – Elected Members on Assessment Panels
5. Assessment Panel Member Complaint Form
6. FAQ – Assessment Panel Member Complaints

RECOMMENDATION

1. That the report be noted.

10. CONFIDENTIAL REPORTS

11. CLOSURE