Council Assessment Panel
Agenda & Reports

19 August 2024

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
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City of Norwood Payneham & St Peters

13 August 2024

To all Members of the Council Assessment Panel:

- Mr Stephen Smith (Presiding Member)
- Mr Julian Rutt
- Cr Christel Mex
- Mr Paul Mickan (Deputy Member)
- Mr Mark Adcock
- Mr Ross Bateup
- Cr Kester Moorhouse (Deputy Member)

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 19 August 2024, commencing at 6:00pm.

Please advise Tala Aslat on 8366 4530 or email taslat@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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City of Norwood Payneham & St Peters

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VENUE Council Chambers, Norwood Town Hall

HOUR

PRESENT

Panel Members

Staff

APOLOGIES Mr Mark Adcock

ABSENT

1. COMMENCEMENT AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF THE MINUTES OF THE MEETING OF THE COUNCIL ASSESSMENT PANEL HELD ON 15 JULY 2024

4. DECLARATION OF INTERESTS

5. DEVELOPMENT APPLICATIONS – PDI ACT

5.1 DEVELOPMENT NUMBER 23020223 – FP WHYALLA PTY LTD C/- FUTURE URBAN – 263-277 PAYNEHAM ROAD, ROYSTON PARK

DEVELOPMENT NO.:	23020223
APPLICANT:	FP Whyalla Pty Ltd C/- Future Urban
ADDRESS:	263-277 PAYNEHAM RD ROYSTON PARK SA 5070 263-277 PAYNEHAM RD ROYSTON PARK SA 5070
NATURE OF DEVELOPMENT:	Construction of a four-storey mixed use development comprising a restaurant, shops and offices at ground level, eighteen (18) dwellings across levels 2, 3 and 4, basement and ground level car parking, together with associated landscaping and rooftop plant
ZONING INFORMATION:	**Zones:** • Suburban Main Street **Overlays:** • Urban Transport Routes • 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):** • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	17 Jul 2023
RELEVANT AUTHORITY:	Assessment panel at City of Norwood Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	2023.10 (20 July 2023)
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother Senior Urban Planner
REFERRALS STATUTORY:	Commissioner of Highways Environment Protection Agency
REFERRALS NON-STATUTORY:	Gayle Buckby, Manager, Traffic & Integrated Transport Matthew Cole, City Arborist Tonkin, External Hydrological Engineer David Brown, Heritage Advisor

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

This proposal involves the wholesale redevelopment of the subject land, being the full demolition of all existing improvements on the site and the construction of a new four-storey mixed use building with associated earthworks, basement, car parking and landscaping. The proposed development is to be comprised of:

- A 34-space basement car park, that also includes a bike enclosure for residents, a waste storage room, a services room, a lift well and stairs.
- At ground level, another 14 car parking spaces inclusive of one (1) accessible park space, a waste enclosure (outbuilding), and one-way vehicle circulation areas entering from Payneham Road and exiting onto Lambert Road.
- The ground level of the building has zero setback to both street frontages and is comprised of seven (7) commercial tenancies being a restaurant, shops and offices, one outdoor dining area associated with Tenancy 1, an amenities block, a private foyer, mailing room and stairs and lifts.
- Level 2 of the building is setback further from both street frontages, including a clearly defined podium level that forms the private open space for three (3) of the six (6), three-bedroom dwellings on this level.
- Levels 3 and 4 of the building are each comprised of six (6), three-bedroom dwellings, all of which include a balcony facing the front, side or rear boundary of the site.
- Externally, the building includes a canopy that extends over the footpath of both Payneham Road and Lambert Road. The second, third and fourth levels are constructed with a larger setback from Payneham Road such that they cantilever partially over the rear car parking area while providing shelter for the outdoor dining area associated with Tenancy 1. Landscaped areas have been included at ground and podium levels to try to soften the appearance of the development.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 263-277 PAYNEHAM RD ROYSTON PARK SA 5070
Title ref.: CT 5676/117 **Plan Parcel:** F135934 AL83 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Location reference: 263-277 PAYNEHAM RD ROYSTON PARK SA 5070
Title ref.: CT 5863/464 **Plan Parcel:** F135935 AL84 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	regular
Frontage width:	approx. 47.24m to Payneham Road and approx. 42.67m to Lambert Road
Area:	approx. 2004m^2
Topography:	relatively flat from south to north, with a slight fall from east to west of approx. 800-1000mm across the site
Existing Structures:	a single storey building containing several shop tenancies and associated advertising, and temporary fencing around the boundaries of the site
Existing Vegetation:	nil, except for weeds in hardstand areas

Locality

The locality chosen for this assessment is demonstrated in **Attachment 2**. It includes the sites fronting Payneham Road for a length of approximately 100m either side of the subject land, as well as the southeastern side of First Avenue extending for a similar distance and the section of Lambert Road between Payneham Road and First Avenue.

This locality includes a mix of land uses and building types. Directly southwest of the subject land is a three-storey aged care facility that dominates the built form landscape of this section of Payneham Road, being approximately 130m in width. Opposite the aged care facility are some two-storey residential flat buildings and a large single storey commercial building currently containing a bulky goods outlet and offices. Northeast of the subject land, along Payneham Road, are a mix of offices, shops, consulting rooms and dwellings up to two levels. Conversely, the sections of Lambert Road and First Avenue that are contained within this locality are comprised of single storey dwellings within an Historic Area Overlay, the majority of which are Representative Buildings (as shown in **Attachment 3**).

Payneham Road does not currently enjoy a high level of amenity, characterised by a diverse range of uses in older buildings, minimal and infrequent street tree plantings, numerous crossovers and hardstand areas and heavy volumes of traffic. The existing building on the subject land contributes to this low level of amenity and pedestrian activity. Lambert Road and First Avenue, however, enjoy a higher level of amenity. This section of Lambert Road serves as the thoroughfare between Payneham Road and 'The Avenues' but maintains frequent and mature street tree plantings that provide shade and promote pedestrian activity, as does First Avenue.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Other - Commercial/Industrial - Four-storey mixed-use building and basement parking: Code Assessed - Performance Assessed
  Shop: Code Assessed - Performance Assessed
  Dwelling: Code Assessed - Performance Assessed
  Office: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  Exceeds the maximum building height TNV of two storeys expressed in DPF 3.1 of the Zone

- **LIST OF REPRESENTATIONS**

#	First Name	Family Name	Address	Position	Wishes to be heard?	Represented by
1	Rachael	Hunt	8 Wellesley Ave EVANDALE	Support	No	-
2	Danae	Underwood	3/226 Payneham Rd EVANDALE	Support	No	-
3	Paul	Hewett	12 Stephen Tce ST PETERS	Opposed	No	-
4	Stuart	Yates	133 First Ave JOSLIN	Opposed	Yes	Simon Moretta
5	Rebecca	Yates	133 First Ave JOSLIN	Opposed	Yes	Simon Moretta
6	Sue	Wills	152 First Ave ROYSTON PARK	Support, with concerns	Yes	Simon Moretta
7	Morten	Pedersen	153 First Ave ROYSTON PARK	Opposed	Yes	Simon Moretta
8	Jan	Laanekorr	145B First Ave ROYSTON PARK	Opposed	Yes	Simon Moretta

#	First Name	Family Name	Address	Position	Wishes to be heard?	Represented by
9	Jerry	Johnson	120 First Ave JOSLIN	Support, with concerns	Yes	Simon Moretta
10	Yvonne	Ioannidis	143 First Ave ROYSTON PARK	Opposed	Yes	Simon Moretta
11	George	Hodson	146 First Ave ROYSTON PARK	Opposed	Yes	Simon Moretta
12	Amanda	Diprose	1 Lambert Road JOSLIN	Opposed	Yes	Stephen Diprose
13	Stephen	Diprose	1 Lambert Road JOSLIN	Opposed	Yes	Self
14	Bruno	D'Apollonio	145A First Ave ROYSTON PARK	Opposed	Yes	Simon Moretta
15	David	Brown	140 First Ave ROYSTON PARK	Opposed	No	-
16	Matt	Baynes	179 First Avenue ROYSTON PARK	Opposed	Yes	Simon Moretta
17	Peter	Holmes	119 First Avenue JOSLIN	Support, with concerns	No	-
18	Jay	Wulf	61 Glenbrook Cl MARDEN	Support	No	-
19	K	Wicks	139 First Ave ROYSTON PARK	Opposed	Yes	Simon Moretta
20	Katie	White	3 Lambert Road JOSLIN	Support, with concerns	Yes	Simon Moretta
21	David	Murray	135 First Ave ROYSTON PARK	Support, with concerns	Yes	Self
22	Kun	Li	5/240 Payneham Rd PAYNEHAM	Opposed	No	-
23	Sarah	Trotta	10/240 Payneham Rd PAYNEHAM	Opposed	No	-
24	Yimin	Hu	5/240 Payneham Rd PAYNEHAM	Opposed	No	-
25	Sheridan	Cucchiarelli	141 First Ave ROYSTON PARK	Opposed	No	-
26	Julie	Brownwell	8 Lambert Rd ROYSTON PARK	Opposed	Yes	Simon Moretta
27	Stephen	Gryst	4 Lambert Road ROYSTON PARK	Opposed	Yes	Self
28	Chris	Holmes	119 First Ave JOSLIN	Opposed	No	-
31	Adriana	Moretta	2 Lambert Rd ROYSTON PARK	Opposed	Yes	Masterplan
32	Simon	Moretta	2 Lambert Road ROYSTON PARK	Opposed	Yes	Masterplan
33	St Peters Residents Association Inc		12 St Peters St ST PETERS	Opposed	Yes	David Cree / Evonne Moore

- **SUMMARY**

The three (3) representors in outright support of the proposal state their reasons for support as being the need for this site to be redeveloped and support for higher density housing in Adelaide.

The concerns raised by the thirty-one (31) representors who are either outright opposed to the proposal or are supportive with concerns can be summarised as follows:

- The height of the building exceeds the two-storey height limit expressed in the TNV for the Zone;
- The four-storey building is at odds with the height and character of surrounding development;
- The bulk of the building will compromise the amenity of the dwellings in the Historic Area Overlay adjacent the site;

- The height and design of the building fails to complement the existing main street character or the adjacent Established Neighbourhood Zone;
- The existence of overlooking opportunities from the rear-facing balconies will severely compromise the amenity of the adjacent dwellings;
- The lack of parking in the surrounding street network does not support a high-demand commercial use such as a restaurant, and sufficient parking has not been provided on the site;
- The increased traffic generation from this land use is unacceptable in an already strained surrounding road network;
- The absence of a dedicated on-site loading area;
- The potential for conflicts between delivery/waste vehicles using the entrance on Lambert Road (which passenger vehicles cannot use) while passenger vehicles try to exit the site;
- Noise and dust during construction will be an issue;
- Noise from the rooftop plant will be an issue for surrounding residents;
- Parking during construction will be a burden on the already strained surrounding road network;
- Overshadowing of apartments to the southeast;
- The potential for the development to decrease property values;
- The high-density residential living is not supported by the zoning of this site or surrounding area;
- Insufficient rear setback and secondary street setback; and
- Insufficient soft landscaping.

AGENCY REFERRALS

- Commissioner of Highways

A referral to the Commissioner of Highways was necessary because the development involves a change in the nature, frequency and/or number of vehicle movements using an access point on Payneham Road.

The Commissioner of Highways is supportive of the proposal subject to eight (8) conditions and one (1) advisory note.

- Environment Protection Authority (EPA)

A referral to the EPA was necessary because the development involves a change in the use of the land to a more sensitive use (from shops to dwellings) and the Preliminary Site Investigation Report provided by the Applicant indicated that a Class 1 Activity may have occurred on the land and therefore contamination may exist on or below the surface of the land, despite their soil, vapour and groundwater tests indicating no unsafe contaminant levels.

The EPA is supportive of the proposal and has imposed conditions requiring a statement of site suitability to be issued by an accredited site contamination auditor prior to the building being occupied.

INTERNAL REFERRALS

- Gayle Buckby, Manager, Traffic & Integrated Transport

Council's Manager, Traffic & Integrated Transport was not supportive of the original proposal (see **Attachment 8**). But, following changes to access arrangements and review of the MFY traffic report contained in **Attachment 1**, is now supportive of the proposal.

- Matthew Cole, City Arborist

Council's Arborist is not supportive of the proposed street tree removal from an arboricultural perspective. They would prefer to see the crossover location moved to ensure retention of the tree.

- External Hydrological Engineer, Tonkin (Flooding)

Tonkin are supportive of the proposal, noting that the proposed development provides sufficient flood protection in a 1% AEP event and the Stormwater Management Plan adequately provides for the detention and mitigation of peak flows post-development.

- External Heritage Advisor, David Brown (BB Architects)

Council's Heritage Advisor is not supportive of the proposal because of the lack of contextual design quality and the stark interface that will be created between this four-storey building and the single level Historic Area Overlay to the west.

PLANNING ASSESSMENT

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

Land Use

This application involves the construction of a four-storey mixed use building containing the following land uses: restaurant, shops, offices and dwellings.

Desired Outcome 1 of the Suburban Main Street Zone seeks:

> *"A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area."*

Performance Outcome 1.1 of the Suburban Main Street Zone states:

> *"Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community."*

The corresponding Designated Performance Feature suggests that dwellings, offices and shops are envisaged land uses in this respect.

Performance Outcome 1.2 of the Suburban Main Street Zone states:

> *"Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents."*

Performance Outcome 1.3 of the Suburban Main Street Zone states:

> *"Ground floor uses contribute to an active and vibrant main street."*

The ground floor of the proposed building is comprised of one (1) 212m^2 'anchor' tenancy (restaurant) on the corner of Payneham Road and Lambert Road and six (6) other smaller tenancies of half the size that will be comprised of offices (tenancies 2, 3 and 6) and shops (tenancies 4,5 and 7). There is no doubt that shops, restaurants and offices are specifically envisaged within the Zone, by virtue of the wording of Performance Outcome 1.1. The proposal to include seven smaller tenancies rather than one or two larger tenancies will encourage visitors to the site and promote movement and activity during daylight and evening hours consistent with Performance Outcomes 1.2 and 1.3 of the Zone.

Performance Outcome 1.4 of the Suburban Main Street Zone states:

> *"Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places."*

The second, third and fourth level of the proposed building includes the eighteen (18) dwellings proposed as part of this application – six (6) on each floor – in accordance with this Performance Outcome. With respect to density, the eighteen (18) dwellings proposed achieves a net residential density of ninety (90) dwellings per hectare, which is considered a high net residential density per the definitions in the Planning & Design Code. The only reference to density within the Suburban Main Street Zone is in Desired Outcome 1 which states *"medium density residential development that supports the local area".* Desired Outcomes are not policies in their own right but instead set the general policy agenda for the Zone. The high-density nature of this development is not considered at serious odds with the intent of the Zone. After consideration of the built

form elements and traffic and parking considerations for this development (discussed in the remainder of this report), it is evident that the proposed density can be supported on this site.

Performance Outcome 29.1 of the Design in Urban Areas module states:

> *"Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity."*

The application fails to satisfy the second limb of this Performance Outcome in that all eighteen (18) dwellings are three-bedroom dwellings. The application does, however, provide a variety of dwelling sizes with internal areas varying from 102m^2 to 124m^2, and total areas inclusive of private open space areas varying from 129m^2 to 293m^2. Therefore, although the number of bedrooms provided do not vary between dwellings, the varying sizes of the dwellings on offer will somewhat contribute to housing diversity.

Building Height & Visual Massing Impacts on Neighbours

Performance Outcome 3.1 of the Suburban Main Street Zone states:

> *"Building height is consistent with the form expressed in any relevant* Maximum Building Height (Levels) TNV layer *and the* Maximum Building Height (Metres) TNV layer *or is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character."*

The corresponding Designated Performance Feature contains the relevant Maximum Building Height (Levels) TNV layer, which is 2 levels.

The Panel should note a drafting error in the architectural plans. These plans note the incorrect length of the boundary along Payneham Road as 38.35m, when in fact it is 47.24m – it would appear that the drafter of the plans failed to include the width of allotment 83 when noting the frontage width, taking into account only the width of allotment 84. The true length of the development site has been drawn correctly (i.e. when scaled), simply noted wrong, and has been verified with the Certificates of Title in **Attachment 1**.

A large reason for non-support during public notification is because the building exceeds the two-storey TNV expressed in DPF 3.1 of the Zone and will become the only four-storey building within this locality. Concerns were also raised with respect to the interface between this building and the single-storey Historic Area Overlay adjacent to the site – concerns which have been echoed by the Council's Heritage Advisor.

Performance Outcome 3.1 of the Zone (above) expressly provides two ways by which it may be satisfied. One is to be consistent with the TNV expressed in the corresponding DPF, which this proposal clearly fails to do. The second is for building height to be '*low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character'*. It is against this second limb of the Performance Outcome that this proposal is now to be assessed against.

"Low-to-medium rise" is not defined as a term within the Planning & Design Code. However, both low rise and medium rise are and, respectively, they mean 1-2 building levels and 3-6 building levels. The administration's reading of the Code is that "low-to-medium rise" is to be interpreted as between 1 and 6 building levels. But this is not where the Performance Outcome ends; a building between 1 and 6 levels will not automatically satisfy the PO. What height is reasonable for a particular development site is to be determined by reference to the development site's frontage and depth, the main street width, and whether such a height would be complementary to the main street character.

The subject development site has a frontage of 47.24m to Payneham Road and 42.67m to Lambert Road. Where a maximum building height TNV is not provided in DPF 3.1, the DPF suggests that sites with a frontage of 25m and depth of 50m may accommodate a building up to four storeys tall (maximum 15m). Although this provision is not applicable to this proposal – because there is in fact a maximum building height TNV – it does provide some guidance to relevant authorities as to how one might interpret the words "*where the height is commensurate with the development site's frontage and depth"* that are expressed in

Performance Outcome 3.1. Further guidance in this respect can be obtained by Performance Outcomes 3.2 and 3.6 of the Zone.

Performance Outcome 3.2 of the Suburban Main Street Zone states:

> *"Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone."*

The corresponding Designated Performance Feature provides:

> *"Buildings constructed within a building envelope provided by a 45-degree plane measured from the height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone."*

Performance Outcome 3.6 of the Suburban Main Street Zone states:

> *"Buildings that are set back from rear boundaries (other than street boundaries) minimise impacts on neighbouring properties, including access to natural light and ventilation."*

The applicant has demonstrated compliance with DPF 3.2 (above) in **Attachment 1**, by way of plan entitled 'Proposed South Elevation – Interface Diagram', and the overshadowing diagrams demonstrate that Performance Outcome 3.6 of the Zone has been appropriately satisfied.

Considered in the context of the site's frontage to Payneham Road (the main street) and the site's depth, and the fact that the building is sited entirely within the 45 degree building envelope suggested by DPF 3.2 of the Zone, a four-storey building on this site is not considered to be at odds with Performance Outcome 3.1 of the Zone, insofar as that PO states "*where the height is commensurate with the development site's frontage and depth"*.

With respect to the height being commensurate with the width of the main street, Payneham Road (the main street) has a road carriageway width of approximately 15m adjacent the development site to accommodate five (5) lanes of traffic, and a total width of 20m including the footpaths on either side of the road carriageway. The building has a height similar to the width of the road carriageway and the podium level design helps to provide visual relief from the bulk of the building. Consequently, when measured from the boundary of the site on the opposite side of the road, the four-storey building is sited within a building envelope of 27.5 degrees. Accordingly, insofar as Performance Outcome 3.1 seeks for building heights to be *"commensurate with… the main street width"*, the proposed building achieves this.

The existing main street character for the purposes of this assessment is defined by the buildings that have a frontage to Payneham Road that are within a reasonable viewing distance of the subject land. To this end, the main street character is characterised by a three-storey residential care facility immediately southwest of the subject land; a large single-storey (unoccupied) bulky goods outlet and offices directly opposite the subject land; two-storey residential flat buildings of low design quality; and a mix of single-storey and two-storey dwellings, offices, shops and consulting rooms north of the subject land. Aside from the three-storey residential care facility, all other buildings on the same side of Payneham Road and within 100m of the development site are single storey in height. Notably, however, the three-storey residential care facility extends for more than 100m along Payneham Road, and although not situated within the Suburban Main Street Zone still forms part of the main street character.

The applicant has provided a streetscape elevation (**Attachment 1**) that demonstrates how the proposed building will sit in the immediate Payneham Road context. The term "complement" is defined by the Macquarie online dictionary as meaning *'to suit or go well with; enhance the good qualities of'*. The ERD Court considered in *Jahk*[1] that complement in this context means *'the built form appearance of a development can sit comfortably within its immediate environs (its locality) and not be overly jarring or appear out of place'*.

[1] *Jahk Enterprises Pty Ltd ATF Jahk Trust v Assessment Panel of The Corporation of the City of Campbelltown* [2023] SAERDC 6, at [99].

When compared to the existing building on the subject land, the proposed development does complement the main street character. The existing building is a run-down, unoccupied group of single storey shops that contributes little to the main street character, whereas the proposed development will encourage pedestrian activity while providing visual relief from the bulk of the building because of the increased primary street setbacks for the second level and above. For the reasons discussed in the following sections of this report, the four-storey building will complement the existing main street character.

Consequently, despite exceeding the two level TNV expressed in DPF 3.1 of the Zone, the proposed building is considered to satisfy Performance Outcome 3.1 of the Zone in that it is low-to-medium rise, has a height that is commensurate with the development site's frontage and depth as well as the main street width, and will complement the main street character.

Setbacks, Design & Appearance

Performance Outcome 2.1 of the Suburban Main Street Zone states:

> *"Buildings sensitively frame the main street and public spaces and provide overall visual relief from building height and mass."*

The corresponding Designated Performance Feature suggests that one way of achieving this Performance Outcome could be to include a clearly defined podium level within the building design, setting back all subsequent levels at least 2m from the building line.

The proposed building does exactly this. The ground level is to be constructed along the Payneham Road boundary of the site with the bulk of the three levels above being constructed further back: 7.3m to the edge of the balconies of levels 3 and 4, and 10m to the building line of all levels. To avoid wasting space, the podium level will constitute the private open space for dwellings 1, 2 and 3, including outdoor entertaining areas and landscaped gardens.

Performance Outcome 12.4 of the Design in Urban Areas module states:

> *"Boundary walls visible from public land include visually interesting treatments to break up large blank elevations."*

The narrower tenancies also help provide visual relief by avoiding large uninterrupted expanses of walling or glazing – albeit the design is monotonous. Combined with the canopy that extends over the footpath to provide shade and shelter, the building has been designed to sensitively frame the main street and provide visual relief along Payneham Road.

With respect to the Lambert Road frontage of the site, the building has a zero setback at ground level. On the second level, the building wall is setback 4.5m from the side boundary with this 'podium level' setback area forming the private open space of two of the dwellings on this level. Levels 3 and 4 maintain the same setback to the building line (4.5m) but include 2.5m deep balconies that cantilever over the second level, giving the impression of a 2m secondary street setback.

With respect to the design and appearance of the development above ground level, the walls of the building are constructed of a pale James Hardie Axon cladding, the balcony balustrades will be glazed, and a light-coloured rendered canopy surround is used to visually define each building level, providing a differentiation in materials and colours. Powder-coated aluminium battens are used to break up the otherwise monotonous building design. The balconies will create shadow and visual interest to minimise the bulk and mass of the structure as viewed from Lambert Road, but when juxtapositioned against the single storey Historic Area Overlay that is adjacent to this site, it is difficult to consider the building as 'sensitively' framing this public space in accordance with PO 2.1 of the Zone; despite its compliance with the corresponding DPF 2.1 criteria. Notwithstanding, the building does provide visual interest in its design, and employs an appropriate palette of materials and colours for this form of development within the Suburban Main Street Zone.

Performance Outcome 3.4 of the Suburban Main Street Zone states:

> *"Buildings with no setbacks from road boundaries achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces."*

Performance Outcome 2.5 of the Suburban Main Street Zone states:

> *"Buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance."*

Performance Outcome 12.2 of the Design in Urban Areas module states:

> *"Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale."*

The building achieves a continuity of street façade through the repeated entrances to the seven commercial tenancies that form the ground floor of this building and the single canopy that overhangs the footpath. Visual interest is provided at a basic level through the use of stone veneer and concrete columns to separate tenancies and define different entry points to the building. This Performance Outcome could be better satisfied through some differentiation in materials between entrances or further articulation in the building façade, but despite this the building design, on balance, accords with this Performance Outcome.

Performance Outcome 1.1 of the Design in Urban Areas module states:

> *"Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope)."*

The building design fails to satisfy this Performance Outcome. Apart from the corner cut-off provided in the building setback, there is no difference in articulation, materials, colour or massing as the building 'wraps around' the Payneham Road and Lambert Road corner.

Performance Outcome 2.3 of the Suburban Main Street Zone states:

> *"Pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandahs."*

Performance Outcome 1.2 of the Design in Urban Areas module states:

> *"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."*

The building includes a 3.3m high canopy (to the underside) that extends approximately 1.5m over both the Payneham Road and Lambert Road frontages, consistent with both of these Performance Outcomes.

Performance Outcome 1.7 of the Suburban Main Street Zone states:

> *"Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance the vibrancy within activity centres."*

Performance Outcome 2.4 of the Suburban Main Street Zone states:

> *"Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential without the need for significant change to the building."*

Performance Outcome 2.2 of the Suburban Main Street Zone states:

> *"Buildings preserve the main street appearance by complementing the key shop-front elements such as narrow buildings and tenancy footprints with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries."*

The proposal has been designed with the above Performance Outcomes in mind. The smaller tenancies will attract more prospective occupants, and the fine-grained narrow frontages, smaller footprints and 4.2m high ceilings allow for efficient future changes in use of these tenancies, which together will encourage continued vibrancy of this section of the main street.

Performance Outcome 2.6 of the Suburban Main Street Zone states:

> *"Outbuildings, carports and garages located behind the primary building facing the main street ensure vibrancy and activity along the main street."*

Performance Outcome 19.4 of the Design in Urban Areas states:

> *"Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties."*

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

> *"The negative visual impact of … waste management … 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 proposal includes an outbuilding for waste storage located on the rear of the site and set back 3.5m from the Lambert Road boundary. The outbuilding is 3m tall and has dimensions of 6.6m length x 4m width (along the rear boundary). The outbuilding is designed to complement the mixed-use building, employing the same 1m high stone veneer cladding for the street-facing elevation but with a darker fine textured cladding above. The building will not detract from the streetscape character consistent with the above Performance Outcomes. Despite the waste storage area not being integrated into the design of the building per Performance Outcome 1.5 (above), the design of the street-facing elevation of the building avoids any negative visual impact on the public realm.

Overlooking, Overshadowing, Occupant Amenity and Private Open Space

Overlooking

Another large cause of concern during public notification was the absence of any effective screening on the rear-facing balconies of the dwellings on levels 3 and 4 of the building, allowing the potential for views into the private open space and habitable windows of adjoining residential land uses.

Performance Outcome 16.1 of the Design in Urban Areas module states:

> *"Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:*
> *(a) Appropriate site layout and building orientation*
> *(b) Off-setting the location of balconies and windows of habitable rooms or area with those of other buildings so that views are oblique rather than direct line of sight*
> *(c) Building setbacks from boundaries that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms*
> *(d) Screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity."*

The first thing to note is that this Performance Outcome seeks the mitigation of "direct overlooking", which is a term defined in the Planning & Design Code as being:

> *"In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace."*

As demonstrated by the Applicant in their Response to Representations (**Attachment 6**), there is in fact no opportunity for "direct overlooking" – in the sense of the term as defined by the Code – because the balconies included in this proposal are all more than 15 metres away from any adjacent residential land use. Notwithstanding, in response to the same concern being raised earlier by Council staff and now the public response, the Applicant has amended their design to include 1.5m high screening to all rear-facing balconies, to mitigate against any overlooking of habitable rooms and private open space of adjacent residential land uses. This sufficiently satisfies Performance Outcome 16.1 of the Design in Urban Areas module, without negatively affecting occupant amenity per criterion (d) of that Performance Outcome.

Overshadowing

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

> *"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."*

The corresponding DPF criteria suggests that one way of satisfying this Performance Outcome is if:

> *"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."*

The shadow diagrams provided by the Applicant (**Attachment 1**) demonstrate that the north-facing windows of habitable rooms or residential land uses that will be impacted by this proposal belong to the residential aged care facility on the opposite side of Lambert Road and the dwellings at 1A and 1B Lambert Road. The shadow diagrams demonstrate that all north-facing windows of these residential uses will be shadowed by the development in the early morning but otherwise free of overshadowing from midday onwards, thereby satisfying the abovementioned Performance Outcome

Performance Outcome 3.2 of the Design in Urban Areas module states:

> *"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."*

The corresponding DPF criteria suggests that one way of satisfying this Performance Outcome is if:

> *"Development maintains 2 hours of direct sunlight between 9.00am and 3.00pm 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."*

The shadow diagrams provided by the Applicant (**Attachment 1**) demonstrate that the private open space of residential land uses that will be impacted by this proposal belong to the dwellings at 1A and 1B Lambert Road, 125 First Avenue, 127 First Avenue and 129 First Avenue. Some of the communal open space associated with the adjacent residential aged care facility will also be impacted by this proposal. Nonetheless, the shadow diagrams demonstrate that for all affected private and communal open spaces, they will be shadowed by the development in the early morning but otherwise free of any overshadowing by midday and thereafter, thereby satisfying the abovementioned Performance Outcome.

Occupant Amenity and Private Open Space

Performance Outcome 28.1 of the Design in Urban Areas module states:

> *"Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces."*

Performance Outcome 28.2 of the Design in Urban Areas module states:

> *"Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:*
> *(a) Respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy*
> *(b) Allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas."*

All Payneham Road-facing dwellings are setback 10 metres from the front boundary of the site, providing sufficient acoustic protection from the traffic of Payneham Road for bedrooms and internal living areas. With respect to the dwellings on Level 1, although their private open space extends all the way to the front boundary of the site, these areas are appropriately shielded from noise and other nuisance on Payneham Road by way of the 1.5m tall masonry screen (the podium level parapet) and landscaping along this frontage. The undercover alfresco areas to these dwellings still maintain a 7.2m setback from the Payneham Road boundary too.

The balconies elevations that face both Payneham Road and Lambert Road have 1m high balustrades to maintain occupant amenity while still providing opportunities for passive surveillance of the public realm. As described in the preceding 'Overlooking' section, the 1.5m high balustrades applied to the rear-facing balconies still maintains sufficient occupant amenity without comprising neighbouring privacy. Every dwelling has a balcony of at least 2.5m depth that appropriately separates the main living areas and bedrooms from external source of noise or privacy intrusion, in accordance with the abovementioned Performance Outcomes.

Performance Outcome 28.4 of the Design in Urban Areas module states:

> *"Dwellings are provided with sufficient space for storage to meet likely occupant needs."*

Each bedroom of all eighteen (18) dwellings is provided with either a built-in or walk-in robe, for storage purposes. Similarly, all eighteen (18) dwellings have general storage space provided in the way of dedicated laundry and pantry rooms. The 2.7m high ceilings on each level also provide storage space within kitchens and living areas for ground level or overhead cupboards and the like, without compromising the functionality of these spaces, consistent with this Performance Outcome.

Performance Outcome 28.3 of the Design in Urban Areas module states:

> *"Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor/outdoor living."*

Performance Outcome 27.1 of the Design in Urban Areas module states:

> *"Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants."*

Table 1 of the Design in Urban Areas module suggests that a three-bedroom dwelling within a multi-level building should be provided with at least 15m^2 of private open space, with a minimum dimension of 2.6m. The table below describes each dwelling's performance against these criteria.

Building Level	Dwelling #	Form of Private Open Space	Total Private Open Space	Minimum Dimension
2	1	Undercover alfresco and open-to-the-air yard	190m^2	4.4m
	2	Undercover alfresco and open-to-the-air yard	147m^2	10.0m
	3	Undercover alfresco and open-to-the-air yard	107m^2	6.3m
	4	Balcony	80m^2	2.4m
	5	Balcony	37m^2	2.4m
	6	Balcony	27m^2	2.4m
3 & 4	1	Balcony	62m^2	2.6m
	2	Balcony	41m^2	2.6m
	3	Balcony	29m^2	2.6m
	4	Balcony	58m^2	2.4m
	5	Balcony	37m^2	2.4m
	6	Balcony	27m^2	2.4m

As can be seen, each dwelling provides sufficient private open space when compared to the Table 1 criteria. Although not every dwelling provides the minimum 2.6m dimension for the outdoor space, the smallest dimension provided is 2.4m which is still sufficient to accommodate outdoor seating on the respective balconies and promote indoor/outdoor living in accordance with Performance Outcome 28.3, above. As such, each dwelling is provided with suitable sized areas of usable private open space to meet the needs of occupants per Performance Outcome 27.1, above, also.

Traffic Impact, Access and Parking

Performance Outcome 1.1 of the 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."*

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

> *"Safe and convenient access minimises impact or interruption on the operation of public roads."*

Performance Outcome 2.1 of the Urban Transport Routes Overlay states:

> *"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 on the functional performance of the road and maintain safe vehicle movements."*

Performance Outcome 3.3 of the Transport, Access and Parking module states:

> *"Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use."*

Performance Outcome 3.8 of the Transport , Access and Parking module states:

> *"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."*

The proposal seeks to utilise one (1) existing access point on Payneham Road and create one (1) new access point on Lambert Road, while reinstating an existing crossover on Lambert Road to upright kerb & gutter. The report provided by the Applicant's traffic consultant (MFY) sufficiently addresses the development's satisfaction of each of these Performance Outcomes. The one-directional traffic flow combined with the fact that car parking facilities are set at the rear of the site, some 25 metres from the Payneham Road access point, means sufficient space is available on-site for vehicle queuing without interrupting traffic movements on Payneham Road, where required.

Both Council's traffic engineers and the Commissioner of Highways agree that the proposal provides for safe and convenient access, and manoeuvrability within the site, for the type and volume of anticipated traffic.

Performance Outcome 1.2 of the Transport , Access and Parking module states:

> *"Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers."*

The development fails to satisfy this Performance Outcome, albeit somewhat unavoidably given the scale and siting of the development. Lambert Road is a residential street and the one-way traffic flow through the site results in all vehicles exiting the site onto Lambert Road. Furthermore, large refuse vehicles and any large delivery vehicles (if required) will need to enter the site from Lambert Road too, contrary to this Performance Outcome.

Despite this, the crossover on Lambert Road is located closer to Payneham Road than any of the dwellings with a frontage to Lambert Road, meaning any larger vehicles can exit the site and travel towards Payneham Road without unreasonable interfering with the amenity or anticipated traffic volumes of Lambert Road.

Performance Outcome 3.5 of the Transport, Access and Parking module 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 proposed crossover location on Lambert Road is within 1m of an existing non-regulated street tree. The tree is considered non-regulated because this application was lodged prior to the changes to the tree regulations that came into effect in May 2024. Council's Arborist has undertaken a Visual Tree Assessment of this tree and determined it to be of good health, structure, shape and form, and worthy of retention (see **Attachment 8**). Further, Council's Arborist has calculated the theoretical Structural Root Zone of the tree to be 2.51m (radius) and the theoretical Tree Protection Zone to be 5.76m.

The crossover therefore encroaches into a substantial portion of the SRZ of the tree and for that reason the Council's Arborist does not support the proposed crossover location. However, this crossover location is the optimal location for this site, especially given the unknown regarding ownership and access rights of the laneway adjacent to the site.

In some circumstances, the Council permits applicants to undertake hydrovac excavation of the area adjacent to a street tree to determine the extent of root presence in a proposed crossover location; to determine if the construction of the proposed crossover would be possible without requiring unreasonable damage or removal of the tree. In this case, however, if the tree was to remain its canopy would require substantial pruning to avoid interfering with heavy vehicle movements. Such pruning which would severely reduce the amenity and landscape value of the tree, and likely result in an imbalance in the canopy that would be detrimental to the structural health of the tree. As such, retention of the tree is not possible unless the crossover location was moved. Given the proposed development is, in the administration's opinion, a reasonable development, and the crossover location is determined by the configuration of the car park and the siting of the building, the removal of the tree is considered appropriate by the administration.

As is the usual course of action for street tree removals, the Applicant is responsible for the costs involved in the Council removing the tree and planting new replacement trees. In this instance, given the landscape and amenity value of the existing tree, it is the administration's opinion that it is appropriate to require the Applicant to pay for two (2) replacement tree plantings, to offset this loss of canopy. To this end, Condition No. 2 has been recommended, which includes the cost for the removal of the tree (see **Attachment 8**) and $500 per replacement tree.

Performance Outcome 1.3 of the Transport , Access and Parking module states:

> *"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."*

The application fails to satisfy this Performance Outcome with respect to waste collection. For residential waste collection, the waste truck must enter the site through the passenger vehicle exit point (Lambert Road), traverse the site towards the north corner and collect residential waste from the collection point next to the accessible car parking space, while at the same time obstructing car parking spaces numbered 7 through 10 (see **Attachment 1**). Upon completion of the waste collection, the truck is then required to undertake a three-point turn in the northern corner of the site to then exit back out onto Lambert Road.

With respect to commercial waste collection, the waste truck is required to make the same turning movements, but instead will collect the waste from the waste enclosure located near the Lambert Road exit. During waste collection, the waste truck will obstruct the four (4) car parking spaces numbered 11 to 14.

That being said, both residential and commercial waste collection will not be able to occur at the same time and it is therefore reasonable to expect that the Body Corporate will organise the respective waste collections at separate times. Additionally, each occurrence of waste collection is not expected to occur during peak movement periods for the site or for very long. Accordingly, the four (4) car parking spaces that are obstructed during each collection window will only be obstructed for a short period of time; a period of time not considered unreasonable. Finally, because of the substantial aisle width provided on site and the one-directional movement of traffic, waste collection will not inhibit the movements of passenger vehicles through the site nor any movements into and out of any of the other ten (10) car parking spaces at ground level (that will not be obstructed by the waste truck). For this reason, this aspect of the development is able to be supported despite the variance from the abovementioned Performance Outcome.

The Applicant's traffic consultant suggests that *"deliveries to the commercial tenancies will typically occur in small rigid vehicles"* which are able to park in one of the parking spaces. This will avoid interruption to other vehicle movements within the site consistent with this Performance Outcome.

Performance Outcome 2.1 of the Transport, Access and Parking module states:

> *"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."*

Performance Outcome 2.2 of the Transport, Access and Parking module states:

> *"Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians."*

The angled entry wall for Tenancy 7 provides sufficient sightlines between motorists and pedestrians entering or exiting this tenancy. Similarly, the wall surrounding the outdoor dining area at the rear of the site has been angled to allow sufficient views from the car park onto the Lambert Road footpath, as demonstrated in the Applicant's traffic report (see **Attachment 1**). The landscaping proposed for the areas adjacent this exit includes low-lying ground covers and shrubs to ensure such sightlines are not impeded. For these reasons, neither the Council's Traffic engineer nor the Commissioner of Highways expressed concerns regarding sightlines for this development.

Performance Outcome 4.1 of the Transport , Access and Parking module states:

> *"Development is sited and designed to provide safe, dignified and convenient access for people with a disability."*

The finished floor levels of the building are between 300mm to 400mm above existing footpath levels on Payneham Road. As such, the building entrances along the Payneham Road frontages have been designed to incorporate internal steps to avoid altering existing footpath levels (in accordance with Council requirements). However, all tenancies have openings to the rear car park, which contains the one (1) accessible car parking space adjacent to which is an access ramp, thereby providing the opportunity for safe, dignified and convenient access for people with a disability. Accordingly, to ensure the abovementioned Performance Outcome continues to be satisfied, and convenient access is available for all persons of all abilities notwithstanding, Condition No. 6 requires all rear access doors for the seven (7) non-residential tenancies to remain open to the public at all times.

Performance Outcome 5.1 of the Transport, Access and Parking module 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 satisfaction of the applicable car parking rates in the Table 1 or 2 of this module is one way by which this Performance Outcome may be met. The rates contained within Table 1 and 2 reflect the generally well-established approach for determining if a development provides sufficient car parking provision. In this case, the land uses proposed are not so unique as to warrant a different assessment, and so the rates prescribed in these Tables are considered appropriate for satisfaction of the Performance Outcome.

To this end, the subject land is located within a Designated Area for the non-residential uses of the land, and so Table 2 is applicable to these uses. Conversely, the Suburban Main Street Zone does not constitute a Designated Area for the purposes of the residential component of the proposal, and so Table 1 is applicable to this use. The table below demonstrates the quantitative assessment of the car parking provision on-site compared to the rates prescribed in the Planning & Design Code.

Land Use	**Applicable Table of TAP Module**	**Rate Prescribed**	**No. of Car Parks Required**		**No. of Car Parks Provided**
Non-residential	Table 2	3 spaces per 100m^2 GLFA	876m^2 x 0.03 = 26 spaces (rounded down)	68 spaces	48 spaces
Dwelling	Table 1	2 spaces per dwelling, plus 0.33 visitor spaces per dwelling	36 + 6 visitor spaces = 42 spaces		

As demonstrated, the site provides 20 fewer car parking spaces than the rates prescribed by Tables 1 and 2 of the Transport, Access and Parking module. The Applicant's traffic consultants (see **Attachment 1 and Attachment 9)** both suggest that there seems to be an error in the Planning & Design Code insofar as the Code fails to designate the Suburban Main Street Zone as a Designated Area for residential car parking purposes. They argue that the "travel patterns from a known origin, such as a residential dwelling, are far more predictable and therefore better suited to a designated area status than the destination basis of retail uses, where the trip origins will be far more dispersed".

The presumption of an error or discrepancy in the Code does not justify a shortfall against the applicable criteria in the Code, nor does that justify a decision to assess the car parking rates against the Designated Area rates when it is not a Designated Area; as the Applicant's traffic consultants have done.

Instead, the administration considers it appropriate to determine whether there are any factors or characteristics of the development that support the proposed shortfall, consistent with Performance Outcome 5.1 of this module. In this respect, the following are notable characteristics of the development:

- the site is located on an arterial road along which a high frequency public transport service operates and that has dedicated cycling lanes (clearways) in both the AM (CBD inbound) and PM (CBD outbound) peak periods – thereby promoting alternate transport methods for visitors, residents and workers;
- the development includes a mix of land uses that are unlikely to all operate at their peak demand at the same time;
- the peak demand for the office and shop uses are unlikely to correspond with the peak demands of the residential dwellings, thereby supporting shared use of spaces;

- car parking spaces in the basement can be allocated to residents and staff of the non-residential uses, allowing the fourteen (14) ground level spaces to remain open for visitors to the site.

Considering the above and noting that the Council's internal traffic team have no objections to the number of car parking spaces provided, the development is considered to provided sufficient on-site vehicle parking to meet the needs of the development in accordance with Performance Outcome 5.1 (above).

Performance Outcome 9.1 of the Transport, Access and Parking module states:

> *"The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode."*

As with Performance Outcome 5.1 above, this Performance Outcome is supplemented by a DPF that suggests that meeting the rates prescribed in Table 3 of this module is generally sufficient to satisfy the Performance Outcome. To this end, Table 3 prescribes the following appliable bicycle parking rates:

Land Use	Rate Prescribed	No. of Bicycle Parks Required		No. of Bicycle Parks Provided
Shop (incl. restaurant)	1 space per 300m^2 GLFA, plus 1 space per 600m^2 GLFA	2.67 (3 rounded up)	12	12+
Office	1 space per 200m^2 GLFA, plus 2 spaces, plus 1 space per 1000m^2 GLFA	3.45 (3 rounded down)		
Dwelling	1 space per 4 dwellings, plus 1 space per 10 dwellings for visitors	6		

A bike enclosure is provided in the basement for residents of the site. With internal dimensions of 4m x 2.75m and two security rails provided, this enclosure appears fit for storing between 6-8 bicycles. At ground level, a bike parking area is provided adjacent the Lambert Road exit and the waste enclosure. This space appears capable of storing 4-6 bicycles.

Performance Outcome 9.2 of the Transport, Access and Parking module states:

> *"Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, well lit and signed for the safety and convenience of cyclists and deters property theft."*

The basement level bike enclosure satisfies this Performance Outcome, and it will be in the interests of the Body Corporate responsible for this building to ensure this area remains secure. The ground level bicycle parking area, however, does not display any security or tethering features, such as a rail, and so Condition No. 7 has been recommended to ensure this area does allow for secure bicycle parking. This area is highly visible to patrons of the restaurant, as well as anybody else traversing the car parking area of the site or Lambert Road, therefore satisfying this Performance Outcome in one respect.

Performance Outcome 9.3 of the Transport, Access and Parking module states:

> *"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."*

End-of-journey facilities are included in the amenities block on the ground floor of the building, adjacent the rear parking area and highly visible for employees attending the tenancies. Signage for such amenities are

usually commonplace in mixed-use buildings and therefore the administration feels no need to require this by way of a condition.

Environmental Factors

Soft Landscaping

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

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

Performance Outcome 7.6 of the Design in Urban Areas module states:

> *"Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity."*

Due to the siting of the building on both the Payneham Road and Lambert Road boundaries – consistent with the objectives of the Suburban Main Street Zone – no planting opportunities exist in front of the building. The Panel should note in this respect that the 3D renders provided in **Attachment 1** show landscaping to the verges adjacent the site but this is not proposed as part of the application; they are purely for artistic purposes. Nonetheless, opportunities for soft landscaping do exist at ground level beyond the building, adjacent the Lambert Road boundary, and within the car park. To this end, the application provides:

- A 19.4m^2 area around the proposed transformer location, adjacent the Lambert Road boundary;
- A 9.1m^2 area adjacent the Lambert Road boundary, surrounding the outdoor dining area associated within Tenancy 1 on the ground level, and adjacent to car parking space #1; and
- 500mm wide landscaping strips adjacent car parking spaces #11 and #14 separating these spaces from the basement car park wall and the waste outbuilding, and a 1m wide strip between car parking spaces #13 and #14 separating these spaces from the rear boundary of the site.

The two landscaping areas adjacent the Lambert Road boundary, on either side of the driveway crossover, are sufficient in size to allow for some ground covers and the planting of some small trees (subject to sightlines being maintained) to enhance the appearance of the car park from Lambert Road and provide some shade and shelter as pedestrians and vehicles enter and exit the site. Ten (10) of the fourteen (14) car parking spaces provided at ground level are sited under the building where the second and subsequent levels cantilever over the car parking area. Accordingly, in respect of these car parking spaces, Performance Outcome 7.4 (above) is met in another way; albeit not the way sought by the Code.

Where opportunities for ground-level soft landscaping do arise, the application provides space for plantings in accordance with these Performance Outcomes. Importantly, these areas are adjacent the secondary street frontage of the site where views of the street-level car parking area are available from the public realm, and consequently the application provides just enough to soften the appearance of the development from this public space. More soft landscaping would always be better, as with any application, but for the reasons explained in the 'traffic' section of this report, the proposed car parking areas and access arrangements appear to be the optimal configuration for this site which therefore restricts planting opportunities on the site.

With respect to soft landscaping above ground level, the application provides for:

- Permeable paving and lawned areas to the open-to-air areas of the balconies/private open space of Apartments 1, 2 and 3 on Level 1;
- Creeping ivy on steel wire mesh abutting the balustrades of the street-facing balconies of Apartments 1, 2 and 3 on Level 1;
- Tree plantings and ground covers for Apartments 1, 2 and 3 on Level 1; and
- Planter box hedges abutting the balustrades of all other balconies on all three levels of dwellings.

The Applicant has confirmed that the lawned areas shown on Level 1 will be artificial turf, which does not constitute soft landscaping. Raised planter boxes (1100mm high) will be constructed to accommodate the ground covers and tree plantings shown, and these range in depth from 600mm to 1200mm. It is the administration's understanding that installing real lawn above ground level on multi-level buildings is not feasible in any case, whereas the use of 1100mm high planter boxes will provide opportunities for soft landscaping. The use of artificial turf is not an environmentally sensitive design choice, but it does allow the occupants of these dwellings a softer ground material for part of their private open space, which should be well-shaded from the afternoon sun, thereby improving potential occupant amenity of these areas.

To ensure that the planter boxes on Levels 1, 2 and 3 are constructed, planted and maintained, Conditions No. 4 and 5 have been recommended. This requires the planter boxes to be constructed by the developer and not left to be the responsibility of each future dwelling owner, and for them to be planted prior to occupation of the dwellings.

Passive Surveillance

Performance Outcome 2.1 of the Design in Urban Areas module states:

> *"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."*

Performance Outcome 2.4 of the Design in Urban Areas module states:

> *"Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm."*

Performance Outcome 2.5 of the Design in Urban Areas module states:

> *"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."*

The Payneham Road façade of each ground level tenancy includes a high degree of fenestration to encourage passive surveillance of the public realm. Similarly, the outdoor dining area associated with Tenancy 1 is bound by a 1.5m wall, allowing passive surveillance over the Lambert Road public realm and the ground level bicycle and car parking areas. Tenancies 2 and 7 also include large amounts of glazing in their rear elevations, as do the foyer, mail room and amenities block, allowing passive surveillance of the ground level parking area. The proposal therefore achieves the outcomes sought by these Performance Outcomes.

Noise Emissions

Performance Outcome 1.1 of the Interface Between Land Uses module 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."*

No specific acoustic treatments have been specified for the construction of the eighteen (18) dwellings. However, the Level 1 dwellings have a finished floor level 4.7m above the finished floor level of the ground level commercial uses to provide good separation. The 10m setback from the Payneham Road frontage of the site, for all dwelling walls, provides good separation from the main street for these dwellings, where pedestrian activity is anticipated to occur.

With respect to noise from the land uses, the restaurant, shops and offices are not expected to be a source of unreasonable noise emissions. There is potential for patron and/or amplified music noise from the outdoor dining area associated with Tenancy 1 (restaurant). However, the cantilevered design of the three (3) levels of dwellings above this area restricts the ability for noise from this area to travel up towards the dwellings. Similarly, ten (10) of the fourteen (14) ground level car parking spaces are located under the cantilevered section of the building; again providing acoustic protection for the dwellings. Finally, the protruding balconies to all of the south, west and north elevations provide further separation between the ground floor noise sources and these dwellings.

Performance Outcome 1.2 of the Interface Between Land Uses module 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 earlier highlighted and shown in **Attachment 3**, the subject land is adjacent to low density residential land uses within the Established Neighbourhood Zone and the residential aged care facility to the southwest – all sensitive receivers. The development has been sited and designed so the non-residential land uses are oriented towards the main street (Payneham Road), with the exception of the outdoor dining area associated with Tenancy 1, to reduce the potential for adverse impacts to adjacent sensitive receivers. Shops, restaurants and offices are not generally associated with unreasonable noise levels, and so the anticipated impact on adjacent sensitive receivers is considered to be low and acceptable. The only anticipated sources of noise emissions associated with these uses are traffic movements within the site, deliveries and waste collections, and amplified music or patron noise associated with the outdoor dining area of Tenancy 1.

Performance Outcome 4.2 of the Interface Between Land Uses module states:

> *"Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor works (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."*

The Suburban Main Street Zone seeks development with zero setbacks to the main street, thereby necessitating the siting of car parking areas behind the building – despite this also abutting the adjacent Established Neighbourhood Zone. Because of the smaller tenancies, large delivery vehicles are not anticipated to be required to enter the site; meaning a reduced noise impact to neighbours. The largest vehicle required to enter the site is the waste truck.

The *Local Nuisance and Litter Control Act 2016* (SA) provides that waste collection and deliveries are permitted and appropriate between the hours of 7am – 7pm, Monday to Saturday. This Act also provides the Council with enforcement powers should these provisions be breached. This development does not provide for any special consideration for waste collection or deliveries to occur outside of these hours and so this Act can be used to regulate any nuisances arising from such movements, if necessary. The Waste Management Plan recommends waste collection avoiding peak times for vehicle movements on this site, and it is the administration's view that this should be left to be the responsibility of the Community Corporation for this building rather than by way of a condition that seeks to create a workable solution for the site.

Plant and equipment are sited in both the basement and on a small rooftop platform centralised to the building and behind a 500mm parapet wall. Neither location will be visible from the public realm and have been sited to minimise their potential impact in respect of noise and vibration.

With respect to any amplified music associated with the outdoor dining area of Tenancy 1, the Council has enforcement powers under the *Local Nuisance and Litter Control Act* unless the premises become licensed under the *Liquor Licensing Act 1997* (SA), in which case the power to deal with nuisances falls to the Liquor Licensing Commissioner. It is considered appropriate that any potential nuisances arising from the use of this area is dealt with under the appropriate legislation, and not by way of a planning condition, to avoid duplicity of responsible entities – all notwithstanding that the potential for such an issue to arise is considered to be low.

Performance Outcome 2.1 of the Interface Between Land Uses module 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."*

All of the proposed non-residential land uses are anticipated within the Suburban Main Street Zone and, per Performance Outcome 1.2 of the Zone, are encouraged to *"promote movement and activity during daylight and evening hours"*. Offices are not anticipated to operate during any unreasonable hours, and so the administration feels there is no need to place a condition on the hours of these tenancies.

With respect to the restaurant in Tenancy 1 and the shops in Tenancies 4, 5 and 7, DPF 2.1 of the Interface Between Land Uses module suggests appropriate hours of operation for shops to be 7am to 9pm, Monday to Friday and 8am to 5pm, Saturday and Sunday, while providing no guidance for restaurants. However, Performance Outcome 2.1 provides scope for extended hours given the extent to which these land uses are desired in the Zone (see PO 1.2 of the Zone) and the site being located on an arterial road.

Administration initially suggested to the Applicant a restriction on the hours of these uses being 7am to 9pm, Sunday to Thursday, and 7am to 11pm on Friday and Saturday. The Applicant sought to extend the closing time on Sunday to Thursday to 10pm, citing the 'daytime' hours in the *Environment Protection (Commercial and Industrial Noise) Policy 2023* as being 7am to 10pm as justification for this (see **Attachment 10**). It is the Applicant's submission that: PO 2.1 seeks to limit impacts on sensitive receivers; the major impact for consideration is noise; the Noise Policy states that permitted noise levels at 9pm and 10pm are the same; and therefore it is appropriate for the hours of operation to reflect a 10pm close. Administration understands this rationale and considers that the appreciable difference between 9pm and 10pm will be minimal for adjacent sensitive receivers and is therefore supportive of these hours. With respect to Friday and Saturday, administration considers an 11pm finish appropriate to promote evening and nighttime activity on weekends consistent with the outcomes sought by the Suburban Main Street Zone. Condition No 8 reflects these hours of operation.

Performance Outcome 3.3 of the Transport, Access and Parking module states:

> *"Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use."*

Performance Outcome 3.4 of the Transport, Access and Parking module states:

> *"Access points are sited and designed to minimise any adverse impacts on neighbouring properties."*

Noise associated with traffic movements through the site are unlikely to be readily discernible from traffic movements on Payneham Road. The anticipated peak hour vehicle movements for this site are 20 trips in the AM and 45 trips in the PM. Most of the vehicle trips that occur outside of these peak periods will be associated with the dwellings, where vehicles enter the site from Payneham and travel down the east side of the building before entering the basement. These traffic movements restrict vehicle-associated noise even further, consequently limiting the impacts on adjacent sensitive receivers to appropriate levels in accordance with these Performance Outcomes.

Waste Management

The Planning & Design Code contains minimal helpful policy regarding the waste management of a mixed-use development except insofar as traffic movements and the need to screen waste storage areas from public view (which are discussed in other sections above). Nonetheless, it is prudent for a relevant authority to consider waste management for a development of this scale to ensure that any waste management plan proposed is feasible.

Performance Outcome 35.3 of the Design in Urban Areas module states:

> *"Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles."*

This application is supplemented with a Waste Management Plan, prepared by Colby Phillips Advisory (**Attachment 1**). The WMP identifies the anticipated waste volumes generated by the site each week and then deduces the number and size of bins required, ensuring that the plan proposed by the Applicant is suitable for storage and collection of waste. The WMP also appropriately identifies feasible collection pathways for residential and non-residential waste, which will be the responsibility of the Body Corporate/Property Manager.

It is unnecessary to repeat everything stated in the Applicant's WMP, but it is important to note that residential waste is proposed to be collected by East Waste (Council's waste contractor) whereas all commercial waste will be collected by a private contractor. This application was referred to East Waste (Council's waste contractor) for comment on the proposal for them to undertake the residential collection. They have advised that they are broadly accepting of this proposal, subject to appropriate agreements being executed between East Waste, the Council and the Body Corporate and the turning movements shown by MFY being feasible on-site (see **Attachment 8**). Ultimately, if East Waste withdraw their support to collect residential waste from this site for any reason, then the Body Corporate will still be able to engage a private contractor for this purpose. Therefore, the WMP for this site is considered to be viable and appropriate. An advisory note has been included in the recommendation to advise the Applicant and future owners of the need to either execute a non-standard waste agreement with East Waste and the Council or arrange for residential waste collection through a third-party.

Flooding Susceptibility and Stormwater

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

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

This application was necessarily referred to the Council's External Hydrological Engineer for advice in this respect. That advice is contained in **Attachment 8** and was based on an earlier set of plans which sought to use the laneway adjacent the site for access. Notwithstanding, the advice is still valid despite the amendments.

The Applicant has suitably addressed the feedback provided and the proposal therefore satisfies Performance Outcome 2.1 above in that:

- The building maintains sufficient freeboard in a 1% AEP event;
- The threshold level for the Lambert Road car park exit maintains sufficient freeboard above the water table, and a gradient that falls towards Lambert Road, to prevent stormwater ingress into the building in a 1% AEP event; and
- The threshold level for the Payneham Road car park entrance is set at the flood level, and the threshold level of the basement entrance is set 630mm higher than required, with a gradient fall towards Payneham Road, to prevent stormwater ingress into the basement car park in a 1% AEP event.

Performance Outcome 42.2 of the Design in Urban Areas module states:

> *"Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state."*

The Stormwater Management Plan provided by the Applicant includes the use of an 'ECOSOL – RSF4200' pollutant separator for water quality purposes. Council's External Hydrological Engineer has confirmed this to be an appropriate stormwater treatment device to satisfy the abovementioned Performance Outcome.

Performance Outcome 7.7 of the Design in Urban Areas module states:

> *"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."*

Performance Outcome 42.3 of the Design in Urban Areas module 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."*

The Applicant was asked to provide a Stormwater Management Plan that demonstrates that the site is able to detain the post-development 1% AEP storm event and discharge at the same or better rate than the pre-development 1-in-5 year ARI peak outflow; to satisfy the abovementioned Performance Outcomes. The Applicant's engineer has provided a Stormwater Management Plan that includes 3 x 15,000L above-ground rainwater tanks with a restricted outflow that, combined with surface stormwater discharge post-treatment, achieves Council requirements in this respect; thereby satisfying these Performance Outcomes.

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."*

Pursuant to the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*, because this application involves a change in use of the land to a more sensitive use (from commercial to residential), the Applicant was required to provide a Preliminary Site Investigation Report and a Site Contamination Declaration Form in accordance with the Regulations (see **Attachment 1**).

The Site Contamination Declaration Form indicated that a potential Class 1 activity in the form of dry-cleaning activities may have taken place on the land, although 'all soil, vapour and groundwater investigations undertaken for the contaminants of concern indicate … that dry cleaning is unlikely to have been undertaken on site. Notwithstanding, the application was necessarily referred to the EPA in accordance with Part 9.1 of the Planning & Design Code.

The EPA is supportive of the proposal as they believe there is sufficient evidence to demonstrate that the proposed land uses can be accommodated on the land without risk to health. Two (2) conditions have been imposed that require a site contamination auditor to issue a statement of site suitability certifying the land is suitable for the proposed use prior to a certificate of occupancy being issued.

Consideration of 'Seriously at Variance'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2023.10, 20/07/2023), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- Although the development exceeds the maximum height (storeys) TNV that is spatially applicable, the Suburban Main Street Zone envisages low-to-medium rise buildings (PO 3.1) and the proposed building is consistent with the definition of a medium rise building per Part 8 of the Planning & Design Code;
- The building has been sited and designed to comply with the building envelopes provided in DPF 3.2 of the Zone;
- The land uses proposed (restaurant, offices, shops, dwellings) are all envisaged within the Suburban Main Street Zone (PO 1.1) and are low impact uses compatible with the adjacent Established Neighbourhood Zone;
- The building suitably addresses both street frontages to promote pedestrian activity per PO 1.2 of the Zone;
- Forty-eight (48) on-site car parking spaces are provided to try to meet the needs of the development;
- Vehicle movements in, within and out of the site are considered to be safe and convenient and are supported by the Commissioner of Highways;
- The building and basement have been designed to provide sufficient protection from flood waters in a 1% AEP storm event;
- Waste management and deliveries are demonstrably suitable for the development; and
- The site is able to be made suitable for the proposed use despite the potential for site contamination.

CONCLUSION

This proposal, perhaps understandably, received criticism during public notification from nearby residents. This development will be, if approved, the first four-storey building constructed within this locality and, to much of the representors' concern, in what is perceived to be a 'two storey zone'. However, the Suburban Main Street Zone does envisage buildings up to 6 levels; with the main street width, the site's dimensions and the building design determining how many levels may be appropriate for a particular site.

In this case, the development site has frontages of approximately 47.24m to Payneham Road and approximately 42.67m to Lambert Road, and a site area just over 2000m^2. Despite exceeding the 2 level TNV prescribed by DPF 3.1 of the Zone, the four-storey building is appropriately sited and designed to complement the main street character and not present as overly jarring when viewed from the main street - the tall three-storey residential care building southwest of the subject land aids in this respect. When viewed from Lambert Road, however, and especially when viewed against the single-storey dwellings located within the Historic Area Overlay to the north, it is difficult to conceive the building as sensitively framing this streetscape. The building does, however, satisfy the building envelope provisions contained within DPF 3.2 of the Zone. The siting of the building and the setbacks from side and rear boundaries appropriately mitigates overshadowing and visual impacts on neighbouring residential land uses.

The building has been designed to address and activate the main street (Payneham Road) with a zero setback from both street boundaries at ground level and a canopy that extends across the façade of the building to provide necessary shade and shelter to pedestrians. The building incorporates a defined podium level for the 2nd level and above, providing visual relief from the bulk and scale of the building. Balconies wrap around the south, west and north elevations of the building to assist further in this respect, where intermittent perforated screens help to break up the other monotonous elevations, producing shadow and articulation to create visual interest. The building employs an appropriate palette of materials and colours to sufficiently satisfy the provisions of the Planning & Design Code, although a better outcome in this respect could've been sought by the Applicant. Some soft landscaping has been provided on the site to try to soften the appearance of the development and improve its environmental performance, both at ground level and above. Appropriate conditions have been recommended to ensure the proposed landscaping across all building levels is implemented by the Applicant/developer and maintained thereafter.

With respect to land uses, restaurants, shops, offices and dwellings are all envisaged within the Suburban Main Street Zone and are considered to be low-impact uses that are compatible with the adjacent neighbourhood-type zones. The hours of operation proposed for the shops and restaurant are reasonable and the offices will be self-regulating in this respect. Noise from these uses is not considered to cause detrimental impacts to the amenity of adjacent sensitive receivers, nor is the noise from traffic movements associated with the development. Preliminary site contamination investigations evidence, to the EPA's satisfaction, that the site is able to be made suitable for these land uses subject to any necessary remediation and the certification of an accredited auditor.

The net residential dwelling density proposed is higher than that sought in Desired Outcome 1 of the Zone, but this is not considered fatal to the proposal given the site is able to accommodate this density. The proposal fails to properly provide housing diversity through an appropriate mix of housing sizes (number of bedrooms), only providing diversity in the total size of each dwelling lot. All dwellings are provided with an appropriate amount of private open space and suitable occupant amenity. Neighbouring residential amenity and privacy is similarly maintained at a satisfactory level by virtue of the rear-facing balcony balustrades being obscured and screened to a height of 1.5m above the internal floor level to prevent unreasonable overlooking opportunities from these areas.

Traffic movements into, within, and out of the site are safe and convenient, facilitated by the one-directional flow from Payneham Road to Lambert Road. The exception to this is in respect of refuse vehicles which will need to enter the site from Lambert Road and undertake a three-point manoeuvre within the site to then exit again. Swept path movement diagrams demonstrated the feasibility of these movements, but traffic movements within the site will be temporarily interrupted during this time. Nonetheless, refuse collection is expected to be undertaken outside of the peak traffic periods, to minimise interruption, and sufficient queuing space is available on the site to avoid any interruption to the operation of public roads. The Waste Management Plan provided for the development is appropriate in other respects.

The development provides 48 car parking spaces – 14 at ground level and 34 at basement level. The applicable car parking rates in Table 1 and Table 2 of the Transport, Access and Parking module suggests that 68 car parking spaces should be provided for this site. However, the various land uses proposed for this site are not all expected to simultaneously operate at their peak capacity, and so the sharing of car parking spaces is appropriate. For example, the peak demand for the offices is unlikely to coincide with the peak demand for the dwellings. Further, the site is located on an arterial road along which a high frequency public transit service operates, and dedicated cycling lanes exist, thereby promoting alternate transport methods to and from the site. Accordingly, although the site provides a theoretical 30% shortfall in car parking, the mixed-use nature of the site and the availability of alternate transport methods lends weight to supporting such a shortfall. The development will also provide facility for the parking of 12-14 bicycles as well as end of journey facilities, promoting the use of this transport method even further, for visitors, workers and occupants alike.

The Stormwater Management Plan provided for the development meets Council requirements in respect of discharge rates from the site and the proposed site and finished floor levels for the development provide sufficient freeboard in a 1% AEP storm event.

Overall, the proposed development is finely balanced in that is sufficiently satisfies some provisions of the Planning & Design Code while clearly offending others. When assessed against all relevant provisions of the Code, the application is considered, on balance, to warrant planning consent.

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 23020223, by FP Whyalla Pty Ltd C/- Future Urban is granted Planning Consent subject to the following conditions:

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
Prior to construction works associated with the approved development commencing, payment must be made to the Council in the amount of $2276.00 for the cost of removing the street tree by Council, necessary to enable vehicular access to the proposed development, and the planting of two (2) new street trees. Upon the issuing of full Development Approval and payment of the said amount, and prior to construction work commencing, please contact the Council's Planning Dept. to arrange for relocation of the tree.

Condition 3
The retaining walls requires along the Lambert Road side boundary and the rear boundary of the site shall be of a decorative style to complement the streetscape and the proposed development. Details of such retaining shall be provided as part of the building consent documentation, to the reasonable satisfaction of the Assessment Manager prior to the granting of development approval.

Condition 4
Details of the 1100mm high planter boxes to be installed on the three (3) residential levels of the building shall be provided as part of the building consent documentation. All such planter boxes shall be constructed by the applicant/developer during construction of the building and prior to the occupation of the building.

Condition 5
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, 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 6
The rear doors of all seven (7) ground level tenancies shall remain open for public access into the building at all times.

Condition 7
Secure bicycle tethering facilities shall be installed, to the reasonable satisfaction of the Assessment Manager, in the bicycle parking area shown on the Proposed Ground Floor Plan (prepared by Piteo Architects, Drawing No: PA-05, dated 04.03.24). Details of such facilities shall be provided as part of the building consent documentation.

Condition 8
The hours of operation of Tenancy 1 (restaurant) and Tenancies 4, 5 and 7 (shops) shall be restricted to the following times:

- Sunday to Thursday, 7am to 10pm
- Friday and Saturday, 7am to 11pm

Condition 9
The existing vehicular crossover on Lambert Road shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, in accordance with Council specifications, prior to the occupation of the development and to the reasonable satisfaction of the Assessment Manager. All associated costs shall be borne by the developer/applicant.

Condition 10
Wheel stopping devices shall be placed at the end of each parking bay in the ground level car park so as to prevent damage to adjoining fences, buildings or landscaping to the reasonable satisfaction of the Assessment Manager.

Condition 11
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 12
The balustrades of the rear-facing balconies (west elevation) shall 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 occupying the balcony, to the reasonable satisfaction of the Assessment Manager and such treatment shall be maintained at all times.

Condition 13
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 14
All refuse and stored materials shall be screened from public view at all times, except when being presented for collection, to the reasonable satisfaction of the Assessment Manager.

Condition 15
All stormwater from buildings and paved areas shall be collected and disposed of in accordance with the Civil Plans (prepared by TMK Engineers) herein granted Planning Consent. Stormwater shall be disposed of in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does 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 16
Appropriate directional signage shall be installed at the Lambert Road exit of the site, with the words "No Entry, Authorised Vehicles Excepted" (or similar), to the reasonable satisfaction of the Assessment Manager. Such signage shall be maintained in good condition at all times and shall be constructed wholly on the subject site and with no part extending beyond the site boundary.

Conditions imposed by the Commissioner of Highways

Condition 17
All built form, except the veranda canopies, shall be located clear of the 3.5m x 3.5m corner cut-off at the Payneham Road/Lambert Road corner.

Condition 18
All access to/from the development shall be gained in accordance with the Proposed Ground Floor Plan produced by Piteo Architects, Project No. 2109, Drawing No. PA-05, dated 04/03/2024. The access on Payneham Road shall be limited to left tun in movements only.

Condition 19
All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 20
The entry and exit points shall be suitably signed and line-marked to reinforce the desired traffic flow.

Condition 21
All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009.*

Condition 22
The largest vehicle permitted on-site shall be restricted to a 10.2m long refuse collection vehicle.

Condition 23
Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 24
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.

Conditions imposed by the Environment Protection Authority

Condition 25
A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by *Practice Direction 14: Site contamination assessment 2021*) is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.

Condition 26
For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination auditor informed by a completed site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993*.

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
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 4
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 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.

Advisory Note 6
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 7
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), and any works that involve structures overhanging Council owner land (such as the canopy around the building), 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 8
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 9
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 10
The applicant shall note that noise from the premises should not cause an unreasonable nuisance to occupiers of adjacent premises. In the event that noise emanating from the premises is alleged to cause an unreasonable nuisance, the Council necessarily reserves its rights under the *Local Nuisance and Litter Control Act 2016* to investigate and resolve those complaints as it deems necessary.

Advisory Note 11
The Applicant/Owner/Community Corporation shall note that per the Council's *Waste Management Policy*, this development falls outside the scope of the Council's standard waste collection service entitlement. Consequently, the Council provides no guarantee that it or its contractors can service residential waste collection from this site.

The Applicant/Owner/Community Corporation may apply to the Council for a Non-Standard Waste Agreement, in accordance with the Council's *Waste Management Policy*, for the collection of residential waste from the site. The Council, in consultation with its contractor, retains absolute discretion in determining the merits of any application and does not provide any guarantee of any such agreement being endorsed. Alternatively, the Applicant/Owner/Community Corporation may arrange for the collection of waste with a third-party contractor.

Advisory notes imposed by the Commissioner of Highways

Advisory Note 12
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5 x 4.5 metre corner cut-off at the Payneham Road/Lambert Road corner for future upgrading of the Payneham Road/Lambert Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. As building works will encroach within the above areas, the attached consent form and a copy of the approved plan/s and decision notification form should be provided to DIT (via dit.landusecoordination@sa.gov.au) for consent purposes.

Advisory Note imposed by the Environment Protection Authority

Advisory Note 13
The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

FUTURE URBAN

PLANNING REPORT

Mixed-Use Development

263 – 277 Payneham Road, Royston Park

Prepared for:
FP Whyalla Pty Ltd

Date:
26.03.2024

Proprietary Information Statement

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FUTURE URBAN

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1. INTRODUCTION

This report has been prepared to accompany an application by FP Whyalla Pty Ltd ('Proponent') for planning consent to construct a 4-level mixed-use building, including seven commercial tenancies on the ground floor and 18 dwellings across three building levels (namely Levels 1 – 3), together with associated vehicle parking and landscaping at 263 – 277 Payneham Road, Royston Park ('site').

In preparing this report, we have:

- inspected the site and its immediate surroundings;
- examined the:
  - » Certificate of Title in **Appendix 1**;
  - » Architectural Drawings by Piteo Architects in **Appendix 2**;
  - » Civil Plan by TMK Engineering in **Appendix 3**;
- reviewed, and summarised the key findings of, the Traffic Impact Assessment ('TIA') by MFY Traffic and Parking Consultants in **Appendix 4**;
- reviewed the Waste Management Plan by, Colby Phillips in **Appendix 5**;
- reviewed the Site Contamination Declaration form completed by, Drew Gowling from TMK in **Appendix 6**;
- reviewed the Preliminary Site Investigation Environmental: Site History report by, TMK in **Appendix 7**;
- reviewed the Preliminary Site Investigation: Soil, vapour and groundwater report by, TMK in **Appendix 8**; and
- had regard to:
  - » the applicable policies within the Planning and Design Code ('Code');
  - » the *Planning, Development and Infrastructure Act 2016* ('*Act*'); and
  - » the *Planning, Development and Infrastructure (General) Regulations 2017* ('*Regulations*').

This report contains our description of the site, its surroundings and the proposal, and our assessment of the proposal against what we consider to be the most relevant policies of the Code.

Based on our assessment, we have formed the opinion that the proposal satisfies the pertinent polices of the Code such that it warrants the granting of planning consent.

2. PROPOSED DEVELOPMENT

The Proponent intends to construct a mixed-use building comprising four building levels, with seven commercial tenancies on the ground floor and a total of eighteen dwellings across Levels 1 – 3 (six dwellings per building level).

The proposal is further summarised below.

2.1 Land Use

Table 2.1 *Building Level and Uses of Land*

Commercial Uses			
Building Level	**Tenancy Number**	**Use of Land**	**Floor Area**
Ground Floor	Tenancy 1	Restaurant	212m^2
	Tenancy 2	Office	112m^2
	Tenancy 3	Office	86m^2
	Tenancy 4	Restaurant	81m^2
	Tenancy 5	Restaurant	94m^2
	Tenancy 6	Office	93m^2
	Tenancy 7	Restaurant	108m^2
TOTAL FLOOR AREA = 795m^2			
Residential Uses			
Building Level	**Number of Dwellings**	**Beds per Dwelling**	
Level 1	3	3	
Level 2	3	3	
Level 3	3	3	

2.2 Building Height

The building will consist of four building levels and have an overall height of 14.87m (when measured from the finished ground level).

2.3 Access and Parking

Access for resident and customer vehicles is to be obtained via the existing crossover to Payneham Road, with egress to be via a new crossover to Lambert Road. Access and egress for service vehicles will be obtained from Lambert Road only.

The proposal includes 48 on-site parking spaces (34 in basement and 14 at-grade) for the prospective tenants and residents. It is intended that parking spaces will be allocated as follows:

- Ground Floor: retail customers and residential (short-term) visitors (e.g., trades, deliveries, etc.); and
- Basement: residential (18 spaces) plus retail staff (six spaces) and residential visitors (long-term, e.g., weekend visitors)/residential unbundled parking, available for residents to buy/lease, as required (10 spaces).

The provision for 14 bicycle spaces can also be accommodated within the secure storage unit in the basement and by bicycle 'rails' within the at-grade car park.

2.4 Waste

All commercial waste will be transferred from within the building and stored in the north-western corner of the site within an enclosure measuring 23.5m^2. It is intended that a private contractor will be engaged to collect both commercial and residential waste.

All residential waste will be transferred by residents to a common waste room provided in the basement (adjacent the lift/fire egress stair). Bins are then to be transferred from the common waste room to the bin collection area located, at grade, in the north-western corner of the site, adjacent the access from Lambert Road. It is intended that residential waste will be collected by the Council's waste collection service provider, East Waste.

2.5 Stormwater

Stormwater collected on-site will be directed to a 21kL detention system and filtered by an Ecosol RSF4200 pollutant separator prior to being discharged to the street water table on Lambert Road.

The stormwater management plan prepared by TMK Engineers can be found in **Appendix 3**.

3. SPATIAL ATTRIBUTES

3.1.1 Site

The site is comprised of two contiguous allotments that are together known as 263 – 277 Payneham Road, Royston Park. The site is formally described as follows:

Lot No.	Filed Plan	Area Named	Hundred	CT Reference
83	135934	Royston Park	Adelaide	2291/16
84	135935	Royston Park	Adelaide	2291/17

The site is located on the north-western side of Payneham Road and has a primary road frontage measuring 47.24m, a secondary road frontage to Lambert Road measuring 47.67m and an overall area of approximately 2,000m^2.

An existing low-rise building occupies the site, offering up to eight separate commercial tenancies. The building formerly contained Parente's Restaurant as the 'anchor' tenant and, over the past decade, has also been tenanted by a hair salon, a clothing store, a small café and an office. The building has been vacant for approximately two years now and its current condition can be described as poor.

Vehicle parking is provided at the rear of the building. The surface condition is dilapidated and vehicle parking spaces are not clearly delineated.

Vehicular access is obtained from Lambert Road, via a laneway that we understand is partly a public road and partly a private laneway. The existing Lambert Road/laneway access is used for both entry and exit movements. A second crossover is located in the eastern corner of the site and provides 'exit only' movements onto Payneham Road.

Landscaping of average variety and condition is provided along the western perimeter of the parking area. The site does not contain any regulated or significant trees.

The site has no discernible topographical features either.

Figure 3.1 *Site from Payneham Road (left) and Lambert Road (right)*


Figure 3.2 *Vehicle parking at rear of site*


Figure 3.3 *Site access / egress on Lambert Road (left) and Payneham Road (right)*


3.1.2 Zoning

The site is situated within the Suburban Main Street Zone ('Zone') and is within the following Overlays:

- Airport Building Heights (Regulated) (all structures over 45 metres AHD);
- Advertising Near Signalised Intersections;
- Hazards (Flooding – General);
- Prescribed Wells Area;
- Regulated and Significant Tree;
- Traffic Generating Development;

- Urban Transport Routes.

The site is also subjected to the following Technical and Numeric Variation (TNV):

- Maximum Building Height (Levels) (Maximum building height is 2 levels).

Figure 3.4 *Site Map*

3.1.3 Locality

The locality is considered to include those properties with primary road frontage to Payneham Road, extending to the south-west edge of the Life Care site, north-east to the former Exotic Botanic site (289 – 291 Payneham Road) and to the north-west so as to include properties with primary frontage to Lambert Road, up to its intersection with First Avenue, and including properties along the south-eastern side of First Avenue from 133 to 145B First Avenue.

The locality has a mixed character ostensibly due to the surrounding road hierarchy and convergence of a number of different zones.

Properties fronting Payneham Road are distinctly commercial in nature and scale, and include a variety of building forms. There is some influence imparted on Payneham Road by low-rise residential development, however this is principally limited to the south-eastern side of Payneham Road.

Properties with primary road frontage to Lambert Road and First Avenue contribute to a low-rise, low-density residential character.

The existing Life Care building at three building levels in height and having a total frontage/building width measuring 131m imparts substantial influence on the streetscape character of Payneham Road and the locality more generally.

Figure 3.5 *Life Care building from Lambert Road (left and right)*


Figure 3.6 *Life Care building corner Payneham/Lambert Roads (left) Payneham Road (right)*

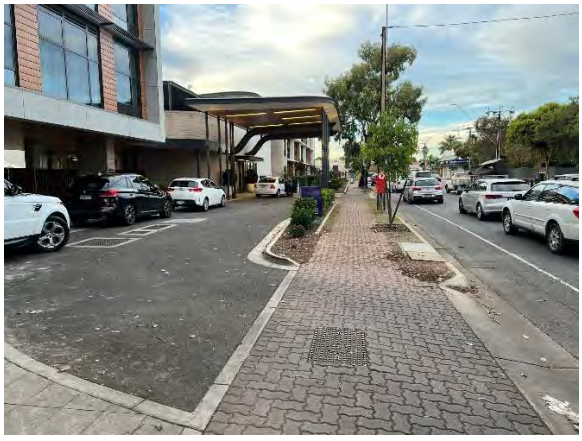



Figure 3.7 *Payneham Road streetscape (left) 2 Lambert Road fencing on southern boundary (right)*


Figure 3.8 *Locality and Zoning Map*

4. PROCEDURAL MATTERS

At the time of preparing this report, the relevant version of the Code was consolidated on March 14, 2024 (Version 2024.5).

Due to amendments, the version of the Code used to prepare this report may not be the relevant version at the time of lodgement of the application. To the extent of any inconsistency, the version of the Code at the time of lodgement will be relevant for the processing and assessment of the application.

4.1 Verification

For the purposes of Regulation 31(1)(a), (b) and (c) of the *Regulations*, the following applies:

Table 4.1 *Verification snapshot*

Verification matter	Comment
Nature of Development	Construction of a four-level mixed-use building comprising seven commercial tenancies (restaurant and office) on the ground floor, and 18, 3-bedroom dwellings across Levels 1 – 3, together with 52 car parking spaces and associated landscaping
Elements	Mixed-use building comprising four building levels (Undefined)
Category of Development	Code Assessed – Performance Assessed

Relevant Authority	Council Assessment Panel at the City of Norwood, Payneham and St Peters

4.1.2 Elements

The proposal is comprised of a single, undefinable element, as follows:

- *Mixed-use building comprising four building levels.*

Whilst the proposal incorporates a number of uses of land, namely restaurants, offices and dwellings, these uses cannot be separated into various elements by virtue of their co-dependency in relation to the shared site access, parking, waste storage/collection and stormwater management arrangements.

Furthermore, each of these uses are entirely dependent upon the overall merits and assessment outcome of the whole of the mixed-use building. The elements cannot be approved separately until the development 'exists'.

4.2 Referrals

4.2.1 Overlay Referrals

The site is captured by the following overlays that may require a referral, pursuant to Section 122(1) of the *Act*, in accordance with Regulation 41(1), to a body prescribed in Schedule 9 of the *Regulations*.

We submit the following comments in relation to the relevant referral triggers of each Overlay:

Table 4.2 *Referral triggers*

Overlay	Referral (Y/N)	Comment
Airport Building Heights (Regulated) (All structures over 45m)	No	N/A
Advertising Near Signalised Intersections	No	N/A
Traffic Generating Development	No	N/A
Urban Transport Routes	Yes	Procedural Matters Table (c): The proposal will increase the frequency of movements through the existing vehicle 'access' to Payneham Road.

4.2.2 The Code Part 9 – Referrals

Referral to the Environment Protection Authority (EPA) is required, noting the following:

- The following class of development is listed in Part 9 of the Code and requires a referral to the EPA, pursuant to clause 3, item 9A of Schedule 9 of the Regulations:

  "Change in the use of land to a more sensitive use on land at which site contamination exists or may exist as a result of one of the following:

» *class 1 activity (including where a class 1 activity exists or previously existed on adjacent land)"*

- The proposal involves a change in use of the land to a more sensitive use noting that the site has previously been used for a potentially contaminating commercial class 1 activity (item 5 on the Land Use Sensitivity Hierarchy or LUSH) and a residential class 1 (item 1 on the LUSH) is proposed;
- The Site Contamination Declaration Form prepared by, Drew Gowling from TMK appended in **Appendix 5** states that site contamination exists or may exist as a result of a class 1 activity (dry cleaning activities) previously occurring on the land, although all soil, vapour and ground water investigations undertaken indicate that not to be the case.

4.3 Public Notification

Pursuant to Section 107(6) of the *Act*, the Code may exclude specified classes of development from the requirement to undergo public notification. Accordingly, Table 5 of the Zone provides the following:

Table 4.3 *Table 5 – Procedural Matters (excerpt)*

Class of Development (Column A)	Exceptions (Column B)
(3) Any development involving any of the following (or of any combination of any of the following): (f) dwelling located above a non-residential building level (i) office (k) shop	Except development that exceeds the maximum building height specified in Suburban Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Main Street Zone DTS/DPF 3.2. 2. Suburban Main Street Zone DTS/DPF 3.3

Whilst the proposal satisfies the interface height building envelopes provided in Zone DTS/DPF 3.2 and 3.3, the height of the building exceeds the value returned in Zone DTS/DPF 3.1(a)(i) – i.e., 2 building levels.

Accordingly, the proposal is not exempt from the public notification requirements prescribed in Section 107(3) of the *Act*.

5. ASSESSMENT AGAINST PLANNING AND DESIGN CODE

5.1 Land Use and Intensity

The following Zone policies are instructive when determining whether the proposal involves an appropriate composition of land uses and that those uses are commensurately appropriate in relation to their proposed intensity.

PO 1.1 *Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community.*

PO 1.2 *Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents.*

PO 1.3 *Ground floor uses contribute to an active and vibrant main street.*

PO 1.4 *Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places.*

PO 1.6 Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

PO 1.7 *Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.*

DO 1 *A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.*

DO 2 *A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.*

DO 3 *An intimate public realm with active streets created by integrated mixed use buildings.*

5.1.1 Land Use

Having considered the above policies, it is evident that the Zone envisages a diverse range of land uses that collectively contribute to an active and vibrant community across daylight and evening periods. To that end, we have formed the opinion that the proposal includes uses of land that achieve the intentions of the Zone, on account of the following:

- In total, the proposal includes seven commercial tenancies on the ground floor which are intended to be occupied as follows:
  - » *restaurant* – Tenancies 1, 4, 5 and 7.
  - » *office* – Tenancies 2, 3 and 6.
- Each ground floor tenancy comprises a leasable floor area that has the ability to support a range of commercial activities, including, but not limited to, various *standard outcomes* provided in Zone DPF 1.1.
  - » any future proposal/s to change the use of these tenancies would likely achieve the relevant criteria for *deemed-to-satisfy* development (Zone DTS 1.7) thereby demonstrating that the proposal supports responsive and adaptive changes in use.
- The proposed uses (restaurants and offices) typically operate with overlapping business hours, thereby promoting activity within the range of daily hours expressed in Zone PO 1.2.
- In conjunction with non-residential uses on the ground floor, the proposal includes a total of 18 dwellings within the upper levels of the building (Zone POs 1.2 and 1.4, and DPF 1.4).

5.1.2 Intensity

In relation to land use intensity, we submit the following:

Commercial

- The proposal incorporates ground floor tenancies that have the ability to support a variety of commercial activities of a scale that can support and service the needs of the local community (Zone PO 1.1 and PO 1.7).
- The proposed mix of restaurant and office uses will contribute to the overall vibrancy of the locality and service the needs of the local community by:
  - » extending activities across the daylight and evening hours (Zone PO 1.2); and

» incorporating ground floor uses with visually permeable, activated frontages that contribute to a vibrant main street character (Zone POs 1.3 and 1.6).

Residential

The proposal includes eighteen dwellings in total, each comprising three bedrooms, which represents an overall net residential density of 90 du/ha. For the benefit of the reader, we note that the Code in *Part 8 – Administrative Terms and Definitions* provides the following:

- *Medium net residential density* – 35 to 70 du/ha;
- *High net residential density* – greater that 70 du/ha.

Whilst the proposal is technically 'high density', we consider it instructive to highlight that the Zone makes only one reference to *medium density* residential development. This solitary reference is found in DO 1 which, toward the end of the 'single-sentence' DO, states: "*… medium density development that supports the local area*".

We further note that the Code in *Part 1 – Rules of Interpretation* states: "*… Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration…"*

Having considered the collective of the Zone policies that are relevant to the assessment of land use intensity (POs that may be informed by DOs), we are of the opinion that the foremost intentions of the Zone are for:

- a mix of land uses created by mixed-use buildings;
- a high degree of pedestrian and main street activity;
- movement and activity during daylight and evening hours; and
- dwellings developed to support the local area, in which business, entertainment and recreational activities that contribute to making the main street precinct and pedestrian thoroughfare pleasant and lively places are envisaged.

Within this context we suggest that the Zone may be characterised as being somewhat deferential to medium density residential development, however it would be unreasonable to conclude that developments proposing high density should be entirely avoided.

Rather, we say that upon a more balanced reading of the relevant policies, the intention of the Zone is for residential uses of land to be established so they contribute to land use variety, and support vibrancy and activity within the local area, and to not unreasonably constrain the daily operation of commercial activities.

In relation to residential density, we are of the opinion that there are important contextual features within the immediate vicinity of the site and the broader locality that are of particular relevance to the question of density as it relates to this proposal. For example:

- The Established Neighbourhood Zone ('EN Zone') encompasses a considerable geographical area to the north-west and south-east of the site. Minimum site area TNVs of 600m^2 and 450m^2 and minimum primary frontage widths of 18m and 11m apply to these areas respectively. The EN Zone envisages primarily low-density, detached dwellings.
  - » the overwhelming majority of allotments within both portions of the EN Zone are of insufficient size to support increases in net residential density.
- The adjoining General Neighbourhood Zone ('GN Zone') on the south-eastern (opposite) side of Payneham Road encompasses a comparatively small area and is limited to a truncated

section along Payneham Road. The GN Zone envisages a variety of low-rise dwellings at medium and low density. Envisaged minimum site areas range from 250m^2 and 300m^2.

  - » Whilst there appear to be a number of opportunities to increase the current residential density within the GN Zone, given the limited spatial extent of the GN Zone, the degree to which the increased density would influence the net residential density within the broader locality is limited.

- The adjoining Housing Diversity Neighbourhood Zone ('HDN Zone') to the south-west of the site envisages low-rise, medium-density housing.
  - » the entirety of the HDN Zone is developed with supported accommodation for the elderly and infirm. Residents of the facility are unlikely or unable to leave the confines of the facility.
- Within the immediate vicinity of the site, along Payneham Road, are a number of existing bus stops that are all serviced by 'Go Zone' bus routes.
  - » convenient access to public transport as well as cycling routes (Torrens Linear Park and Payneham Road dedicated bicycle lane) are generally acknowledged as being features that support higher residential densities.
- Commercial properties along this section of Payneham Road generally experience high tenant turnover and/or high vacancy rates.
  - » an increase in the net residential density of the local area would better support business viability.

Having considered the above features of the local area, we have formed the opinion that there is scope, and seemingly a demand (given the vacancy rates), for a higher density residential development in this location. The delivery of a high-quality, high-density outcome on this site will contribute to the critical mass of residents that will underpin and support the viability of commercial activities within the local area.

5.2 Building Height / Interface Height

According to the South Australian Property and Planning Atlas (SAPPA), the site is affected by a TNV which applies a maximum height of 2 building levels. The TNV is provided as a *standard outcome* identified through Zone DPF 3.1(a)(i).

We suggest that the TNV is of limited utility in the context of this proposal for reasons we will further outline. What is of particular relevance to the assessment of the merits of the proposal is Zone PO 3.1 which states:

"Building height… is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.

For the benefit of the reader, we note that the Code in *Part 8 – Administrative Terms and Definitions* provides the following:

- *Low-rise* – In relation to development, means up to and including 2 building levels;
- *Medium-rise* – In relation to development, means 3 to 6 building levels.

Given that the proposal is to be assessed against the PO, and the corresponding DPF exists only to assist the relevant authority in its interpretation of the PO, we are of the opinion that it would be reasonable for the relevant authority to turn its mind to all of the *standard outcomes* provided in DPF 3.1, and to summarily consider those in the context of the site, the proposal and the envisaged outcomes sought by PO 3.1.

At this juncture, we consider it prudent to highlight an alternative *standard outcome* provided in Zone DPF 3.1(a)(ii)(A), which states the following in relation to maximum building height:

"Building height is:

(a) no greater than:

(ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):

A. where the site has a frontage of at least 25m and depth of at least 50m - 4 building levels up to a height of 15m

A site of such dimensions would have a total area of 1,250m^2.

In relation to the characteristics of the development site, we note the following:

- Primary road frontage width: 47.24m;
- Site depth: 47.67m;
- Total site area: 2,000m$^{2.}$

Based on the above measurements, the site displays attributes that far exceed those described in DPF 3.1(a)(ii)(A) which expressly envisages buildings comprised of four building levels, and up to a height of 15m on 'large' sites.

When one approaches the question as to whether the height of this building is appropriate, the following matters should be given due consideration:

- Zone PO 3.1 envisages a zone that is developed with *low-to-medium rise* buildings. This terminology is distinctly different from the terms *low-rise* and *medium-rise*, and therefore should be applied in a manner that is commensurate with its intent.
- Whilst there is no definition in the Code for *low-to-medium rise*, we suggest that it would be reasonable to conclude that, in the context of the definitions provided for *low-rise* and *medium-rise*, that 2-4 building levels best fits the intent that informed the need to include the term *low-to-medium rise*. Our reasoning is based on the following:
  - » 2 building levels captures the 'upper end' of the definition of low-rise;
  - » 3 – 4 building levels captures the 'lower end' of medium-rise;
  - » when grouped in pairs (i.e.,1 – 2, 3 – 4 and 5 – 6), the median is 3 – 4.
  - » It therefore seems pragmatic and reasonable to conclude that the intent behind *low-to-medium rise* is best captured by defining it as 2 – 4 building levels.
- In our opinion, it is difficult to ratify the 2-building level TNV as being a standard outcome that may achieve the *low-to-medium rise* outcome envisaged by Zone PO 3.1 – in this particular instance. We find the two to be somewhat incompatible given the expressed built form outcomes envisaged by Zone PO 3.1 are contextually driven, with specific reference to the site's 'frontage, depth and main street character'.
- The building, at four building levels and 14.87m in height, achieves what we say is a built form outcome that is expressly sought by Zone PO 3.1, as it responds to the specific characteristics of the site and the local context, and further:
  - » the site achieves the attributes provided in DPF 3.1(a)(ii)(A); and
  - » the proposal achieves the building heights provided as a standard outcome in DPF 3.1(a)(ii)(A).

- In addition to its contextual response to the site, the proposal fits within the context of the immediate locality noting that the proposal is of a height that is complementary to, and generally commensurate with, the adjacent Life Care building at 247 – 261 Payneham Road which imparts substantial influence on the 'main street character' of Payneham Road, and the locality more broadly.
- In accordance with Zone PO 3.2, the proposal is designed with clear intent to moderate building mass and respond to the visual sensitivities of adjacent residential development to the north/north-west of the site which are located in a neighbourhood-type zone.
  - » this is successfully achieved by responding to the 45-degree building envelope provided in Zone DPF 3.2.
  - » As confirmed in Figure 5.1 below, the proposal sits comfortably within the interface height, providing a clearance of 5.39m.

Figure 5.1 *Interface Height*

  - » By virtue of its siting and relationships with adjoining residential development, the building will not cast a single shadow upon areas of private open space or living room windows of residential properties sited within the adjoining *neighbourhood-type* zone to the north/north-west (Zone PO 3.6).

5.3 Built Form and Design

In regard to built form and design we submit the following:

- The ground floor of the building is sited on the boundary of the primary and secondary road frontages to achieve continuity of the street façade along the main street (Zone POs 3.4 and 3.5)
- The main façade of Levels 1 – 3 are setback considerably (10 metres) from the Payneham Road frontage which reduces the perceived bulk and scale of the building, but nonetheless provides a *low-to-medium rise* built form that frames the main street (Zone PO 2.1).
- The proposal includes fine-grained shop front elements that are consistent and repetitious in their appearance, thereby reinforcing the desired rhythm of commercial tenancies, as envisaged in Zone PO 2.2.
- The primary façade includes a solid to void ratio (on a horizontal plane beneath the canopy) that is comprised of 77.6% clear glazing (in volumetric terms, this represents 94% of the primary façade). This achieves the 'clear-glazed' (i.e., 'activated') narrow shop front outcome, as envisaged in Zone PO 2.2).

- In accordance with Zone PO 2.3, pedestrian shelter is provided by the canopy attached to the Payneham Road and Lambert Road facades which projects 1.6m over the adjacent footpath. This is further reinforced by *Design* and *Design in Urban Areas* PO 1.2.
- The main building elevation is oriented towards Payneham Road such that it conveys purpose and identifies the main access points to each tenancy in a manner that is complementary to the streetscape, as sought in *Design* and *Design in Urban Areas* PO 1.3.
- The building incorporates a high degree of fenestration within the primary/southern façade, coupled with generous residential balconies that encourage passive surveillance of the public realm, as envisaged in *Design* and *Design in Urban Areas* POs 2.1 and 2.4.
- The external appearance of the building suitably responds to the design quality outcomes, as encouraged by the Zone, as well as the *Design* and *Design in Urban Areas* Sections of the Code, such that we note the following.
  - » The clearly defined podium (with over-footpath canopy) provides foundational balance to the building, and is complemented by the manner in which the horizontal and vertical proportions of the building have been articulated and expressed by apartment balcony balustrades, spatial proportions of expressed building levels, and powder-coated battens. The architectural themes are consistent across all building elevations and, as such, we contend that the architectural design response sensitively frames the main street and suitably moderates perceived building mass to all aspects, as sought by Zone PO 2.1, and *Design and Design in Urban Areas* PO 12.3.
  - » The proposal clearly defines and reinforces the north-east corner of Payneham and Lambert Roads, whilst the deeply inset upper levels (Levels 1 – 3) coupled with the composition of high-quality external materials provide articulation and visual relief to the primary road frontage, as encouraged by *Design and Design in Urban Areas* PO 1.1.
  - » In response to local context, as sought by *Design and Design in Urban Areas* PO 12.1 and DO 1, the proposal will:
    - enhance the envisaged (and historical) narrow shopfront, main street character at ground level;
    - respond to the overall height, bulk and scale of the adjacent Life Care building; and
    - be sited and designed in a manner that provides visual and spatial relief to adjacent residential development.
  - » The palette of external materials and finishes includes applied finish precast concrete, pre-colour treated Axon cladding, Crazy Stone veneer for feature base and site paving, powder-coated batten screens and powder-coated aluminium window frames. Such materials are durable and retain their colour and texture, as sought by PO 12.5.
  - » The substantial depth of the Level 1 balconies supports the provision of high-quality landscaping that will enhance the building's appearance when viewed from the public realm and provide high levels of amenity for the building's occupants, as sought by POs 3.1 and 4.3.
  - » Each dwelling is provided with substantially sized balconies that provide occupants with usable private open space (minimum 19m2 / maximum 191m2). The provision of private open space for each dwelling exceeds the preferred spatial extent (15m2) as provided in Table 1 – Private Open Space within the *Design and Design in Urban Areas* Sections.
  - » Building plant equipment will be mounted in a central location on the roof such that there will be no lines of sight from the surrounding road network or adjacent residential properties in accordance with *Design and Design in Urban Areas* PO 1.4.

5.4 Vehicle parking

The proposal includes the following land use composition:

- Dwellings: 18, three-bedroom dwellings
- Tenancies 1, 4, 5 and 7 (Restaurant) having a combined gross leasable floor area of 503m^2; and
- Tenancies 2, 3 and 6 (Office) having a combined gross leasable floor area of 291m^2.

The proposal provides 48 car parking spaces (34 in basement and 14 at-grade).

The TIA prepared by MFY Traffic and Parking Consultants (**Appendix 4**) concludes that the proposal provides an adequate provision of on-site parking. Whilst we largely defer to the technical assessment provided in the TIA in regard to access, on-site manoeuvring and the provision of on-site parking, we emphasise the following:

- Based on the rates provided in Table 1 (residential) and Table 2 (restaurant/office), the proposal generates a theoretical demand for 66 spaces (minimum) and 90 spaces (maximum). The theoretical demand is further detailed below:
  - » Commercial tenancies:
    - Minimum: 24 spaces (rounded up);
    - Maximum: 48 spaces (rounded up).
  - » Residential:
    - Resident: 36 spaces;
    - Visitor: 6 spaces.
- The discrepancy in the Code, whereby commercial tenancies are offered a discounted 'designated area' rate in Table 2 whilst the residential component is not, appears to be a 'technical glitch'. A summary of the reasoning provided by Stantec is provided below:
  - » travel patterns from a known origin, such as a dwelling, are far more predictable than travel patterns to-and-from commercial uses of land which are invariably far more dispersed;
  - » the site is within proximity to bus services in a 'Go Zone' and offers easy access to cycling routes to the City, as well as inner-suburban routes. Utilisation of transportation methods other than a motor vehicle are far more likely to be associated with residential development than commercial uses of land;
  - » residential development in other, similar, zones is captured by Table 2. There appears to be no sound technical (or reasonable) basis as to why the 'designated area' parking rates should not apply to the residential component in this proposal.
- Using the 'designated area' rates in Table 2, the following theoretical demand is generated by the proposed residential component:
  - » Residents: 22.5 spaces;
  - » Visitors: 4.5 spaces;
  - » TOTAL: 27 spaces.
- Accounting for the theoretical parking rates for the entire proposal, with the adjusted rates for the dwellings, the proposal generates a theoretical (minimum) demand for 51 spaces.
- The TIA concludes that the proposal, providing 48 spaces, represents an adequate provision of on-site parking for both components.

6. CONCLUSION

Having due regard to the nature of the site and its factual context, and the relevant policies of the Code, it is concluded that the proposal is not seriously at variance with the Code and is for a reasonable form of development that:

- is orderly and economic;
- is well-designed and sited in respect to its setting;
- will enhance the main street and local character;
- will enhance the visual amenity of the site and locality;
- establishes uses of land that complement, and suitably manage impacts on, existing residential properties in the adjoining 'neighbourhood-type' zone; and
- is in general accord with the overall intent and purposes of the Suburban Business Zone and the Code as a whole.

For these reasons, it is considered that the proposal has sufficient merit to warrant planning consent.

APPENDIX 1. CERTIFICATE OF TITLE

LAND SERVICES SA

Product	Register Search Plus (CT 5863/464)
Date/Time	02/06/2023 02:45PM
Customer Reference	RoystonPark
Order ID	20230602006384

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5863 Folio 464

Parent Title(s) CT 2291/17

Creating Dealing(s) CONVERTED TITLE

Title Issued 03/01/2002 **Edition** 8 **Edition Issued** 06/08/2021

Estate Type

FEE SIMPLE

Registered Proprietor

FP WHYALLA PTY. LTD. (ACN: 132 709 981)
OF L 1 137 THE PARADE NORWOOD SA 5067

Description of Land

ALLOTMENT 84 FILED PLAN 135935
IN THE AREA NAMED ROYSTON PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13581597	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

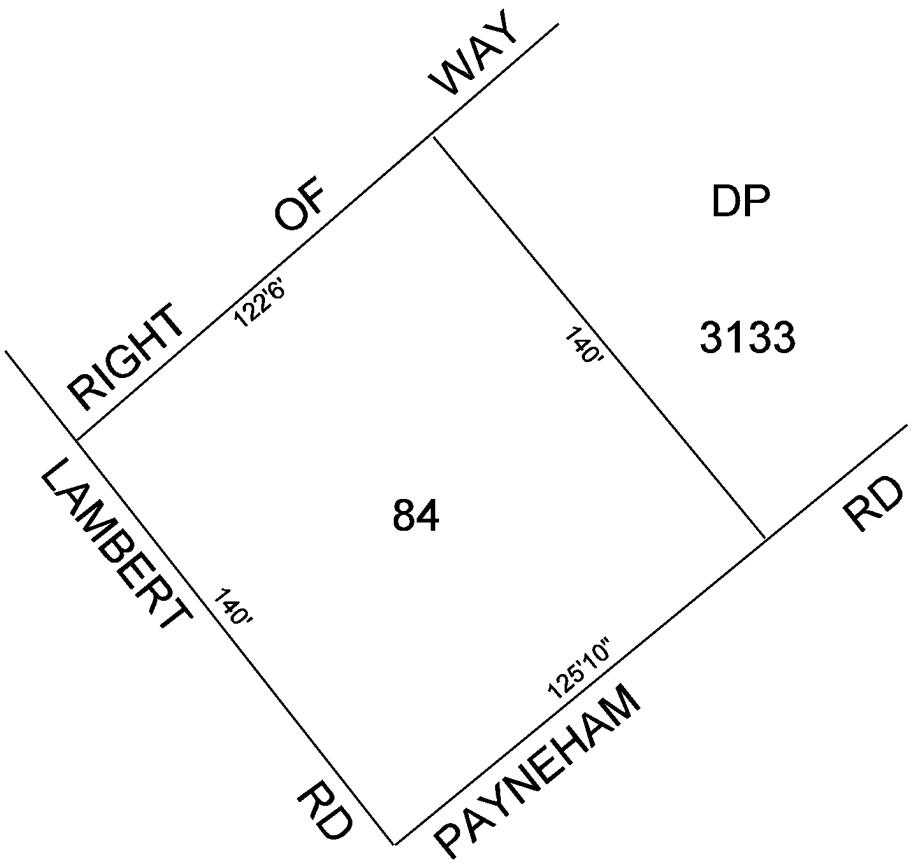
PLAN FOR LEASE PURPOSES VIDE G548/2003
PLAN FOR LEASE PURPOSES VIDE G574/1988
APPROVED FILED PLAN FOR LEASE PURPOSES FX49844

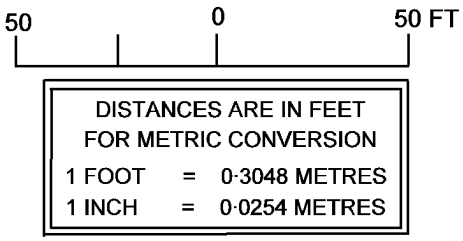
Administrative Interests NIL

LAND SERVICES SA

Product	Register Search Plus (CT 5863/464)
Date/Time	02/06/2023 02:45PM
Customer Reference	RoystonPark
Order ID	20230602006384

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2291/17 LAST PLAN REF: DP 3133





DISTANCES ARE IN FEET FOR METRIC CONVERSION		
1 FOOT	=	0·3048 METRES
1 INCH	=	0·0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

LAND SERVICES SA

Product	Register Search Plus (CT 5676/117)
Date/Time	02/06/2023 02:49PM
Customer Reference	RoystonPark
Order ID	20230602006483

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5676 Folio 117

Parent Title(s) CT 2291/16

Creating Dealing(s) CONVERTED TITLE

Title Issued 28/07/1999 **Edition** 8 **Edition Issued** 06/08/2021

Estate Type

FEE SIMPLE

Registered Proprietor

FP WHYALLA PTY. LTD. (ACN: 132 709 981)
OF L 1 137 THE PARADE NORWOOD SA 5067

Description of Land

ALLOTMENT 83 FILED PLAN 135934
IN THE AREA NAMED ROYSTON PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13581597	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

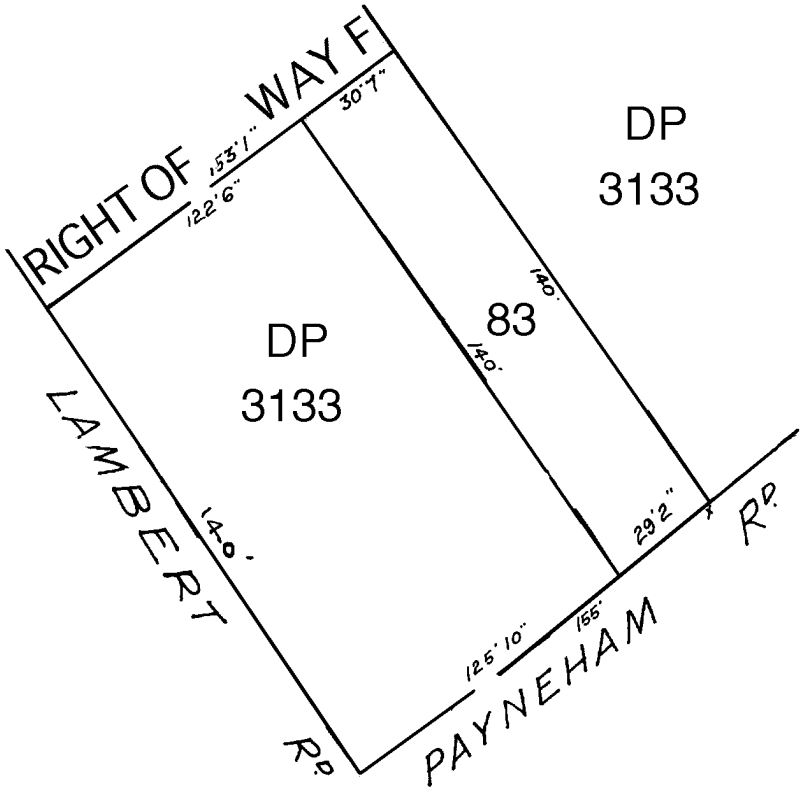
PLAN FOR LEASE PURPOSES VIDE G548/2003

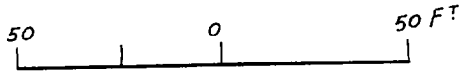
Administrative Interests NIL

LAND SERVICES SA

Product	Register Search Plus (CT 5676/117)
Date/Time	02/06/2023 02:49PM
Customer Reference	RoystonPark
Order ID	20230602006483

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2291/16 LAST PLAN REF: DP 3133





DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION		
1 FOOT	=	0·3048 METRES
1 INCH	=	0·0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

APPENDIX 2. ARCHITECTURAL DRAWINGS

PROPOSED NEW MIXED-USE DEVELOPMENT

address
263-277 PAYNEHAM ROAD, ROYSTON PARK

client
FP WHYALLA PTY LTD

date
JUNE 2024

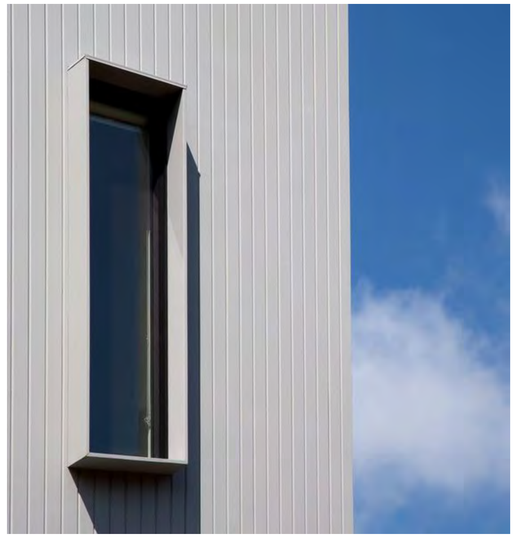
DEVELOPMENT PLAN CONSENT

171 Gilles street, Adelaide, SA 5000
piteoarchitects.com.au
+61 8 8225 6056

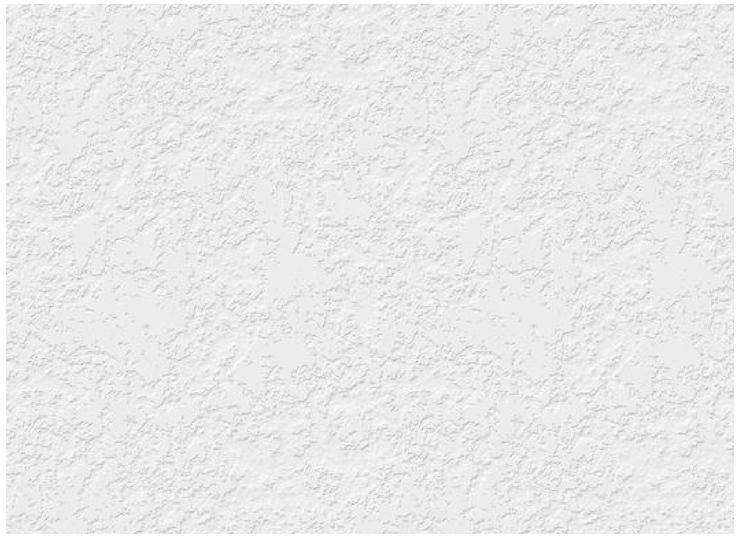
PITEOARCHITECTS

LOCATION PLAN
DEVELOPMENT PLAN CONSENT

171 Gilles street, Adelaide, SA 5000
piteoarchitects.com.au
+61 8 8225 6056
PITEOARCHITECTS



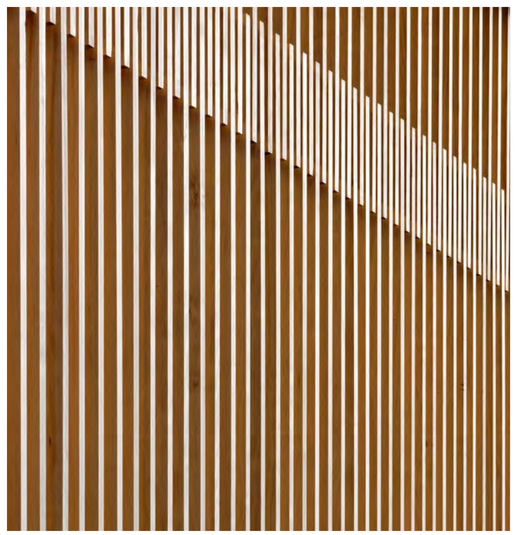
JAMES HARDIE AXON CLADDING



ARTICULATED PRE-CAST CONCRETE, OFF-WHITE PAINT

PERMEABLE PAVING

CRAZY STONE VENEER FOR FEATURE BASE & PAVING



ALUMINIUM POWDER COATED BATTENS

DULUX POWDERCOATED ANOTEC MID BRONZE

MATERIALITY
DEVELOPMENT PLAN CONSENT

171 Gilles street, Adelaide, SA 5000
piteoarchitects.com.au
+61 8 8225 6056
PITEOARCHITECTS

PRECEDENTS
DEVELOPMENT PLAN CONSENT

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+61 8 8225 6056

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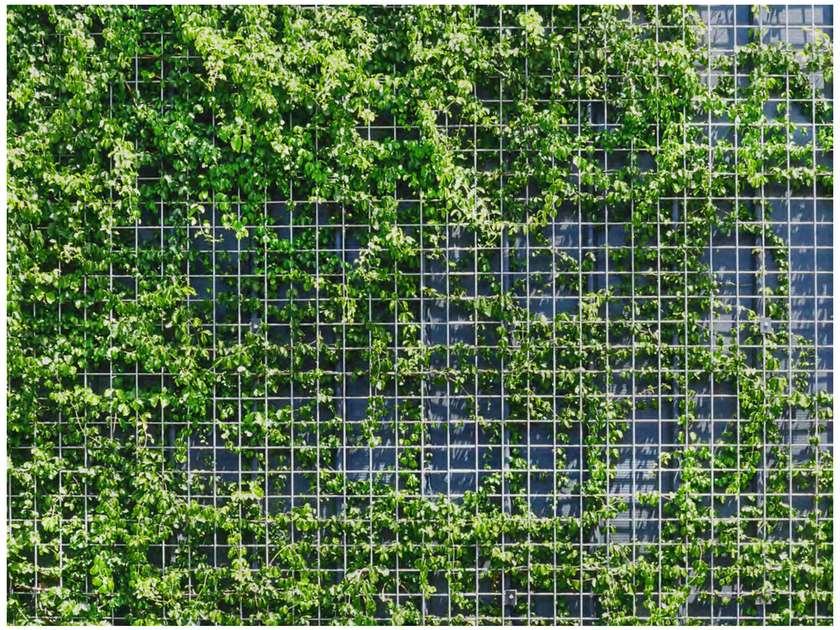
BOX HEDGING IN PLANTERBOX

HYMENOSPORUM FLAVUM
NATIVE FRANGIPANI

LITTLE JESS, DANIELLA

PERMEABLE PAVING



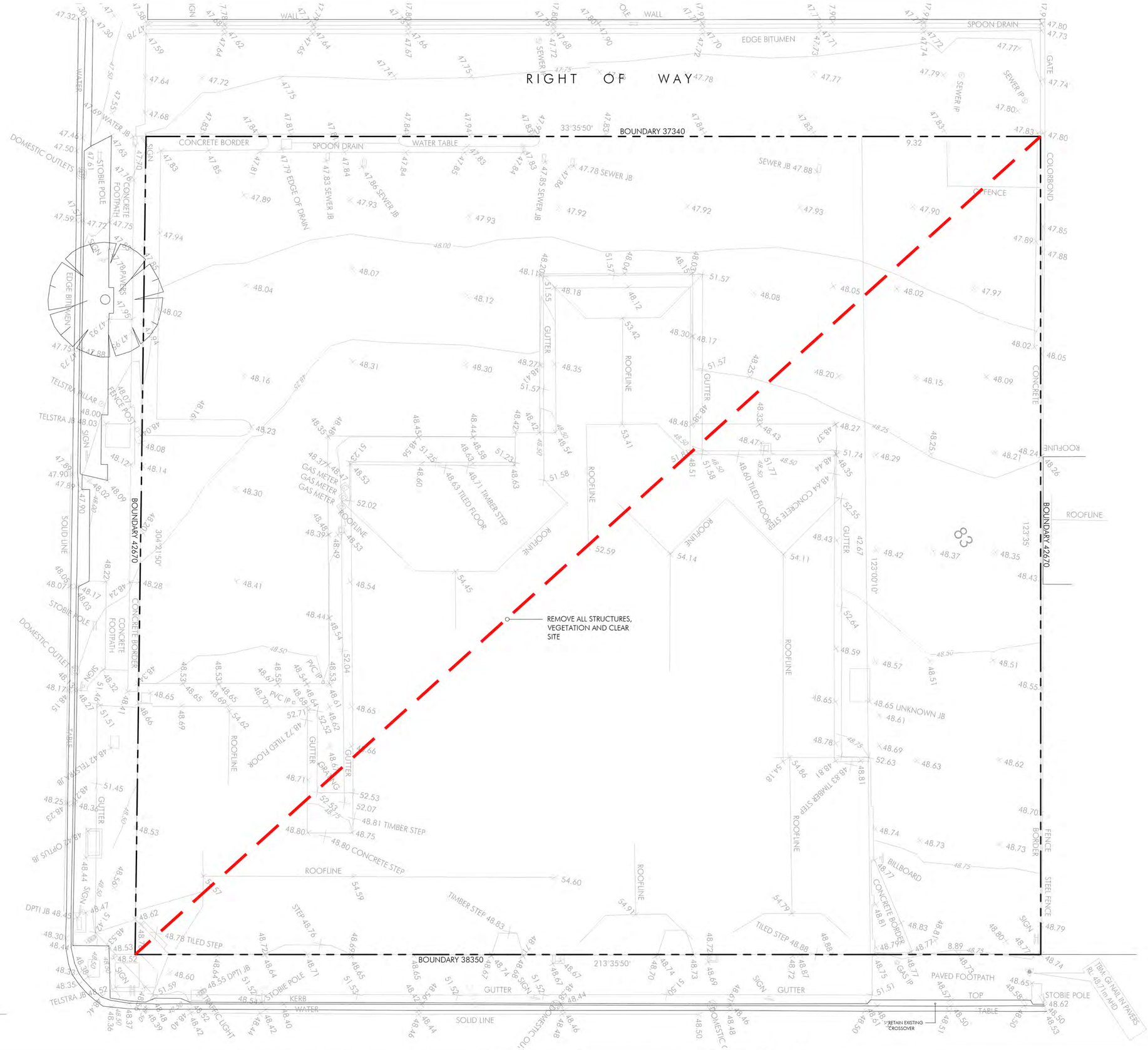
BOSTON IVY ON STAINLESS STEEL WIRE MESH SYSTEM

PYRUS CALLERYANA “CAPITAL”
ORNAMENTAL PEAR

PLANTING
DEVELOPMENT PLAN CONSENT

171 Gilles street, Adelaide, SA 5000
piteoarchitects.com.au
+61 8 8225 6056

PITEOARCHITECTS



EXISTING/DEMO SITE PLAN

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109	drawing no. PA-01	amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale:
issue date: 04.03.24
revision:

Member Australian Institute of Architects

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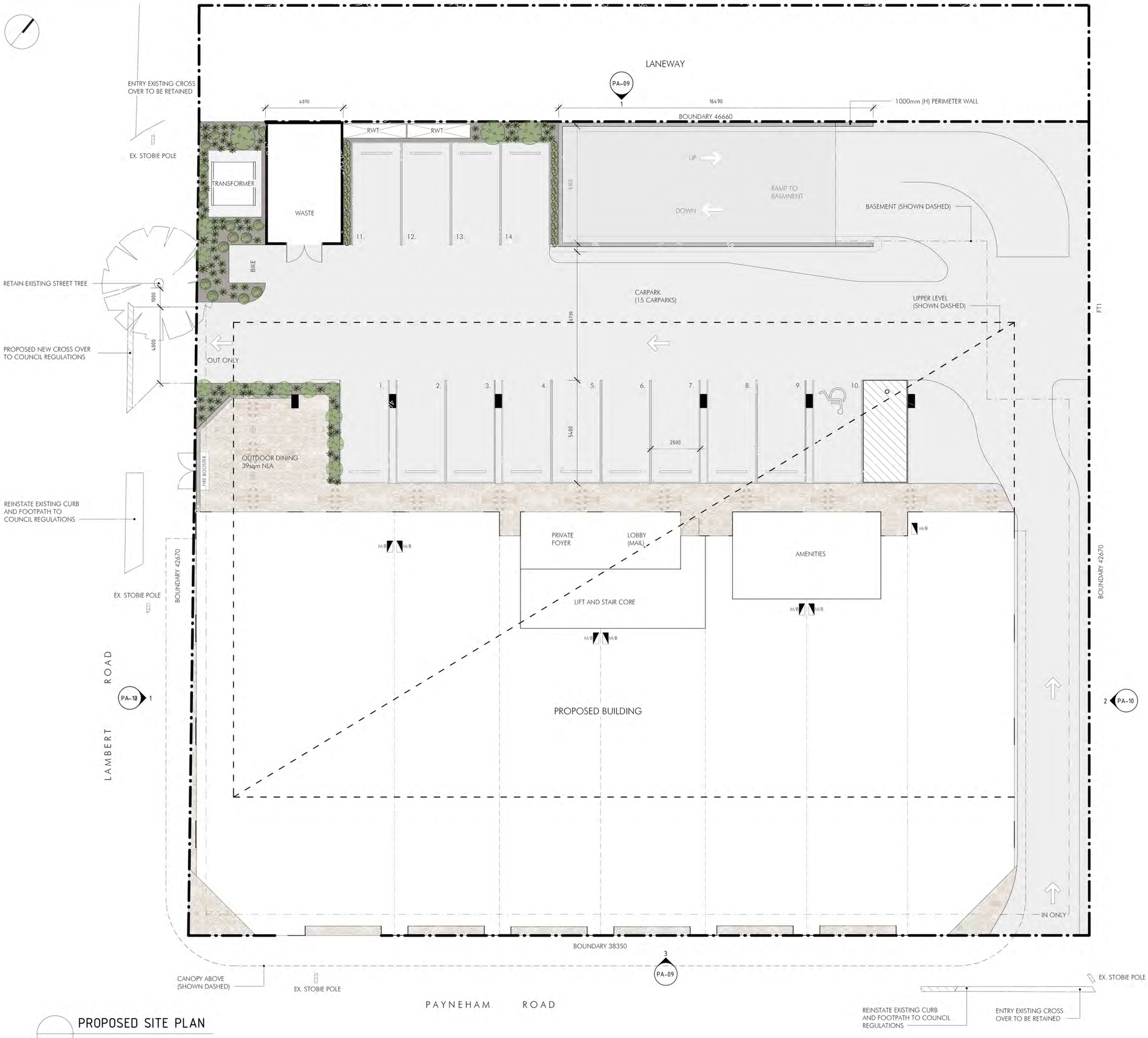
W piteoarchitects.com.au
A 171 Gilles Street. Adelaide. SA 5000

PITEOARCHITECTS



PROPOSED SITE PLAN

1 : 100

AREA SCHEDULE (GROSS FLOOR AREA)	
NAME	AREA
BASEMENT CARPARK	1743 m²
GROUND FLOOR	942 m²
GROUND CARPARK | LANDSCAPING	1060 m²
LEVEL 1	1365 m²
LEVEL 2	1019 m²
LEVEL 3	1019 m²

SITE LEGEND

- DENOTES BOUNDARY LINE
- DENOTES PAVERS TO FOOTPATH AS SELECTED
- DENOTES 400mm DEEP SOIL ZONE
- RWT — DENOTES SLIMLINE RAINWATER TANK TO CIVIL ENGINEER'S DETAILS
- METER BOX DISTRIBUTION BOARD
- FT1 — 1800mm HIGH GOOD NEIGHBOUR FENCE AS SELECTED

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-02

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

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A 171 Gilles Street. Adelaide. SA 5000

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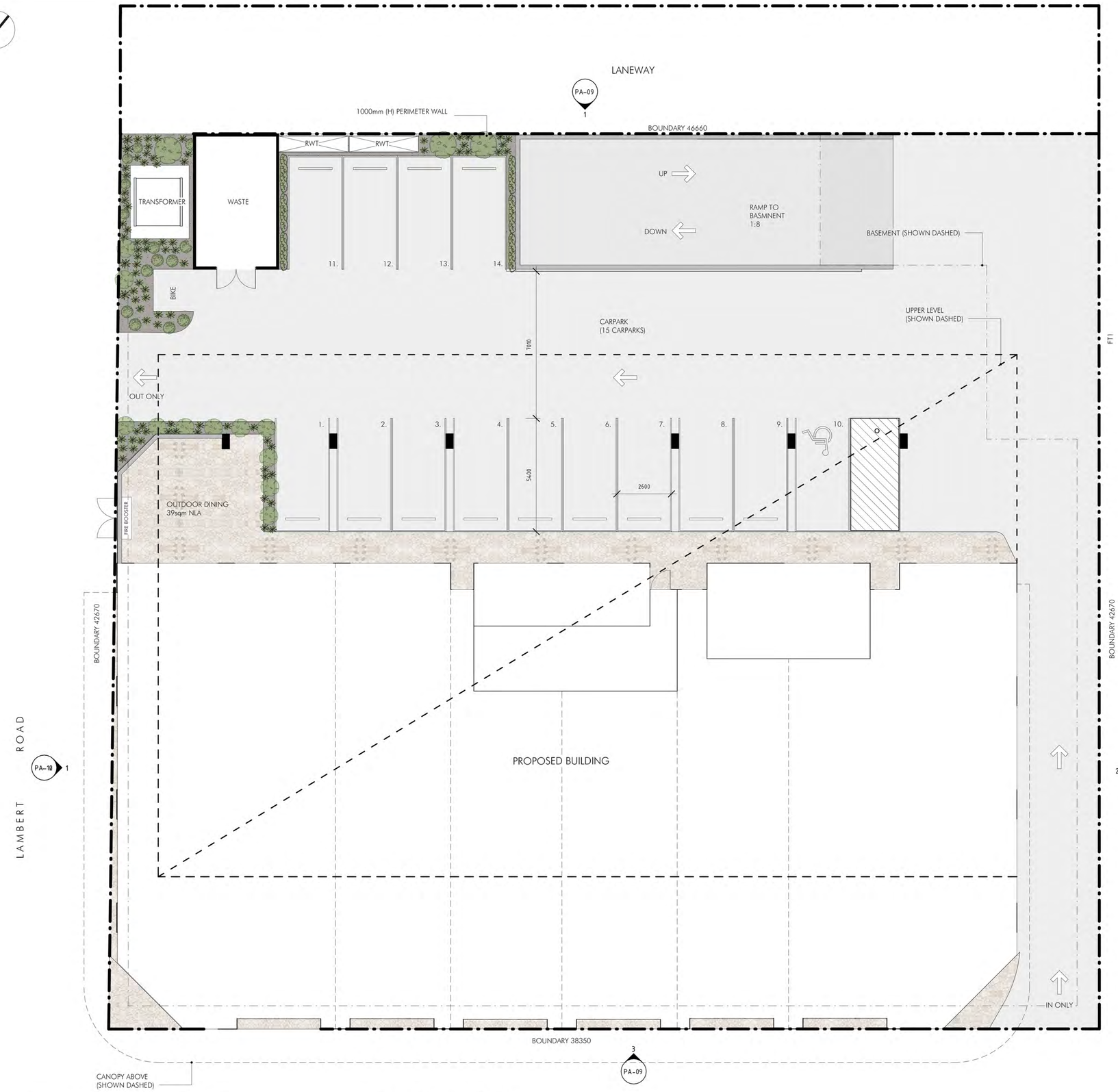

PROPOSED LANDSCAPE PLAN

1 : 100

LANDSCAPE LEGEND

BOX HEDGING

HYMENOSPORUM FLAVUM
NATIVE FRANGIPANI

LITTLE JESS, DIANELLA

PYRUS CALLERYANA "CAPITAL"
ORNAMENTAL PEAR

SITE LEGEND

- DENOTES BOUNDARY LINE
- DENOTES PAVERS TO FOOTPATH AS SELECTED
- DENOTES 400mm DEEP SOIL ZONE
- RWT — DENOTES SLIMLINE RAINWATER TANK TO CIVIL ENGINEER'S DETAILS
- METER BOX DISTRIBUTION BOARD
- FT1 — 1800mm HIGH GOOD NEIGHBOUR FENCE AS SELECTED

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-03

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

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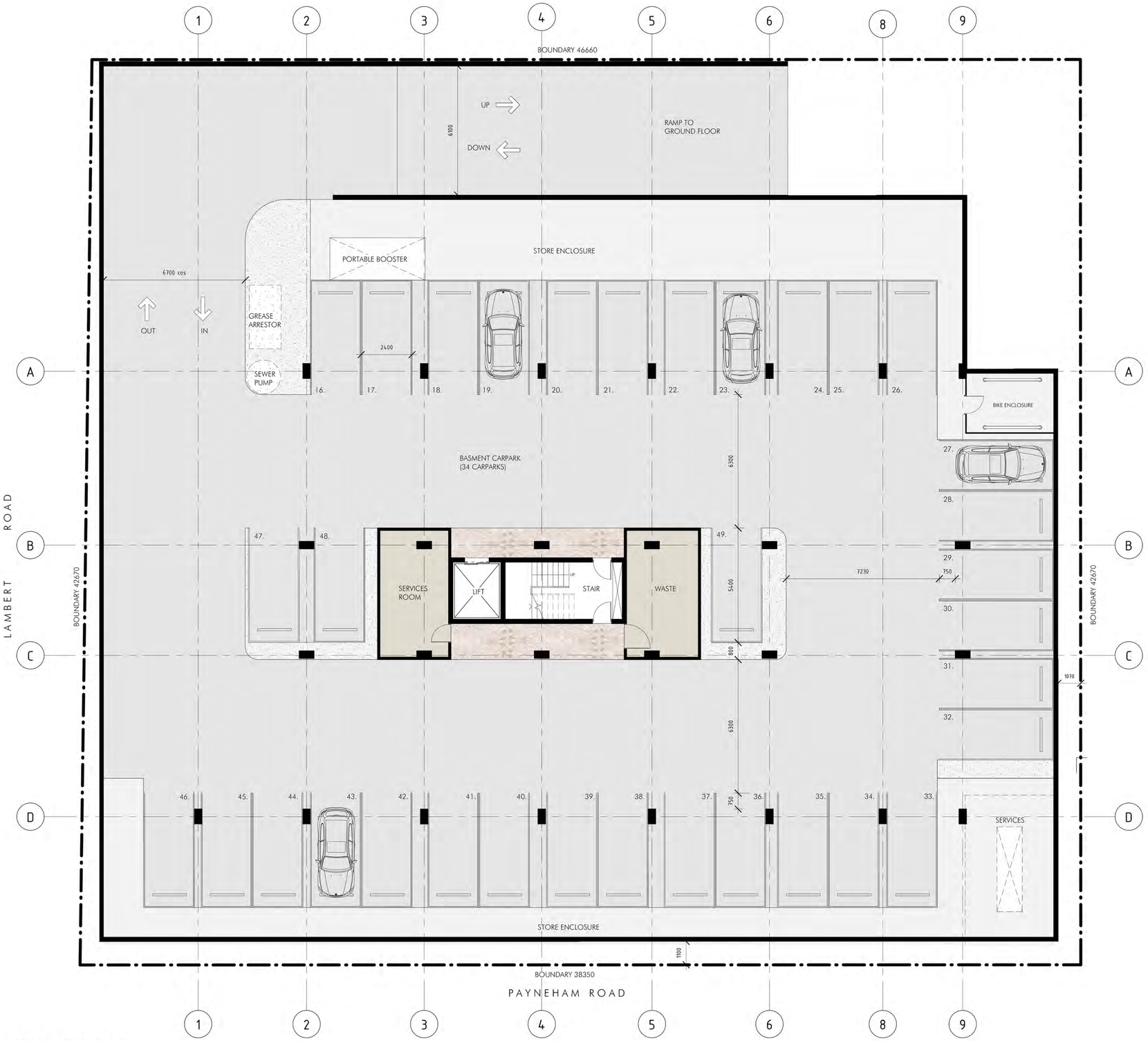

PROPOSED BASEMENT FLOOR PLAN

1 : 100

AREA SCHEDULE (GROSS FLOOR AREA)	
NAME	AREA
BASEMENT CARPARK	1743 m²
GROUND FLOOR	942 m²
GROUND CARPARK | LANDSCAPING	1060 m²
LEVEL 1	1365 m²
LEVEL 2	1019 m²
LEVEL 3	1019 m²

SITE LEGEND

- DENOTES BOUNDARY LINE
- DENOTES PAVERS TO FOOTPATH AS SELECTED
- DENOTES 400mm DEEP SOIL ZONE
- RWT — DENOTES SLIMLINE RAINWATER TANK TO CIVIL ENGINEER'S DETAILS
- METER BOX DISTRIBUTION BOARD
- FT1 — 1800mm HIGH GOOD NEIGHBOUR FENCE AS SELECTED

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-04

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

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PROPOSED GROUND FLOOR PLAN

1 : 100

TENNANCY SCHEDULE (NET LETTABLE)	
NAME	AREA
OUTDOOR DINING	39 m²
TENNANCY 1	212 m²
TENNANCY 2	112 m²
TENNANCY 3	86 m²
TENNANCY 4	81 m²
TENNANCY 5	94 m²
TENNANCY 6	93 m²
TENNANCY 7	108 m²

AREA SCHEDULE (GROSS FLOOR AREA)	
NAME	AREA
BASEMENT CARPARK	1743 m²
GROUND FLOOR	942 m²
GROUND CARPARK	LANDSCAPING	1060 m²
LEVEL 1	1365 m²
LEVEL 2	1019 m²
LEVEL 3	1019 m²

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-05

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

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PROPOSED FIRST FLOOR PLAN

1 : 100

LANDSCAPE LEGEND

COMPOSITE DECKING

PERMEABLE PAVING

LAWN

BOSTON IVY ON STAINLESS STEEL WIRE MESH SYSTEM

HEDGING IN PLANTERBOX

HYMENOSPORUM FLAVUM NATIVE FRANGIPANI

LITTLE JESS, DIANELLA

PYRUS CALLERYANA "CAPITAL" ORNAMENTAL PEAR

AREA SCHEDULE (LETTABLE)

NAME	AREA
L1 APARTMENT 1	103 m²
L1 APARTMENT 1 BALCONY	190 m²
L1 APARTMENT 2	109 m²
L1 APARTMENT 2 BALCONY	147 m²
L1 APARTMENT 3	103 m²
L1 APARTMENT 3 BALCONY	107 m²
L1 APARTMENT 4	102 m²
L1 APARTMENT 4 BALCONY	80 m²
L1 APARTMENT 5	124 m²
L1 APARTMENT 5 BALCONY	38 m²
L1 APARTMENT 6	102 m²
L1 APARTMENT 6 BALCONY	27 m²
L2 /3 APARTMENT 1	103 m²
L2 /3 APARTMENT 1 BALCONY	61 m²
L2 /3 APARTMENT 2	109 m²
L2 /3 APARTMENT 2 BALCONY	40 m²
L2 /3 APARTMENT 3	103 m²
L2 /3 APARTMENT 3 BALCONY	29 m²
L2 /3 APARTMENT 4	102 m²
L2 /3 APARTMENT 4 BALCONY	58 m²
L2 /3 APARTMENT 5	124 m²
L2 /3 APARTMENT 5 BALCONY	37 m²
L2 /3 APARTMENT 6	102 m²
L2 /3 APARTMENT 6 BALCONY	27 m²

AREA SCHEDULE (GROSS FLOOR AREA)

NAME	AREA
BASEMENT CARPARK	1743 m²
GROUND FLOOR	942 m²
GROUND CARPARK | LANDSCAPING	1060 m²
LEVEL 1	1365 m²
LEVEL 2	1019 m²
LEVEL 3	1019 m²

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-06

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

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PITEOARCHITECTS

PROPOSED LEVEL 2 AND LEVEL 3

1 : 100

AREA SCHEDULE (LETTABLE)	
NAME	AREA
L1 APARTMENT 1	103 m²
L1 APARTMENT 1 BALCONY	190 m²
L1 APARTMENT 2	109 m²
L1 APARTMENT 2 BALCONY	147 m²
L1 APARTMENT 3	103 m²
L1 APARTMENT 3 BALCONY	107 m²
L1 APARTMENT 4	102 m²
L1 APARTMENT 4 BALCONY	80 m²
L1 APARTMENT 5	124 m²
L1 APARTMENT 5 BALCONY	38 m²
L1 APARTMENT 6	102 m²
L1 APARTMENT 6 BALCONY	27 m²
L2 /3 APARTMENT 1	103 m²
L2 /3 APARTMENT 1 BALCONY	61 m²
L2 /3 APARTMENT 2	109 m²
L2 /3 APARTMENT 2 BALCONY	40 m²
L2 /3 APARTMENT 3	103 m²
L2 /3 APARTMENT 3 BALCONY	29 m²
L2 /3 APARTMENT 4	102 m²
L2 /3 APARTMENT 4 BALCONY	58 m²
L2 /3 APARTMENT 5	124 m²
L2 /3 APARTMENT 5 BALCONY	37 m²
L2 /3 APARTMENT 6	102 m²
L2 /3 APARTMENT 6 BALCONY	27 m²

AREA SCHEDULE (GROSS FLOOR AREA)	
NAME	AREA
BASEMENT CARPARK	1743 m²
GROUND FLOOR	942 m²
GROUND CARPARK | LANDSCAPING	1060 m²
LEVEL 1	1365 m²
LEVEL 2	1019 m²
LEVEL 3	1019 m²

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-07

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 19.12.23
revision:

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A 171 Gilles Street. Adelaide. SA 5000

PITEOARCHITECTS

PROPOSED LEVEL 2 AND LEVEL 3 DIAGRAM

1 : 150

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-07A

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 150
issue date: 19.12.23
revision:

Member Australian Institute of Architects

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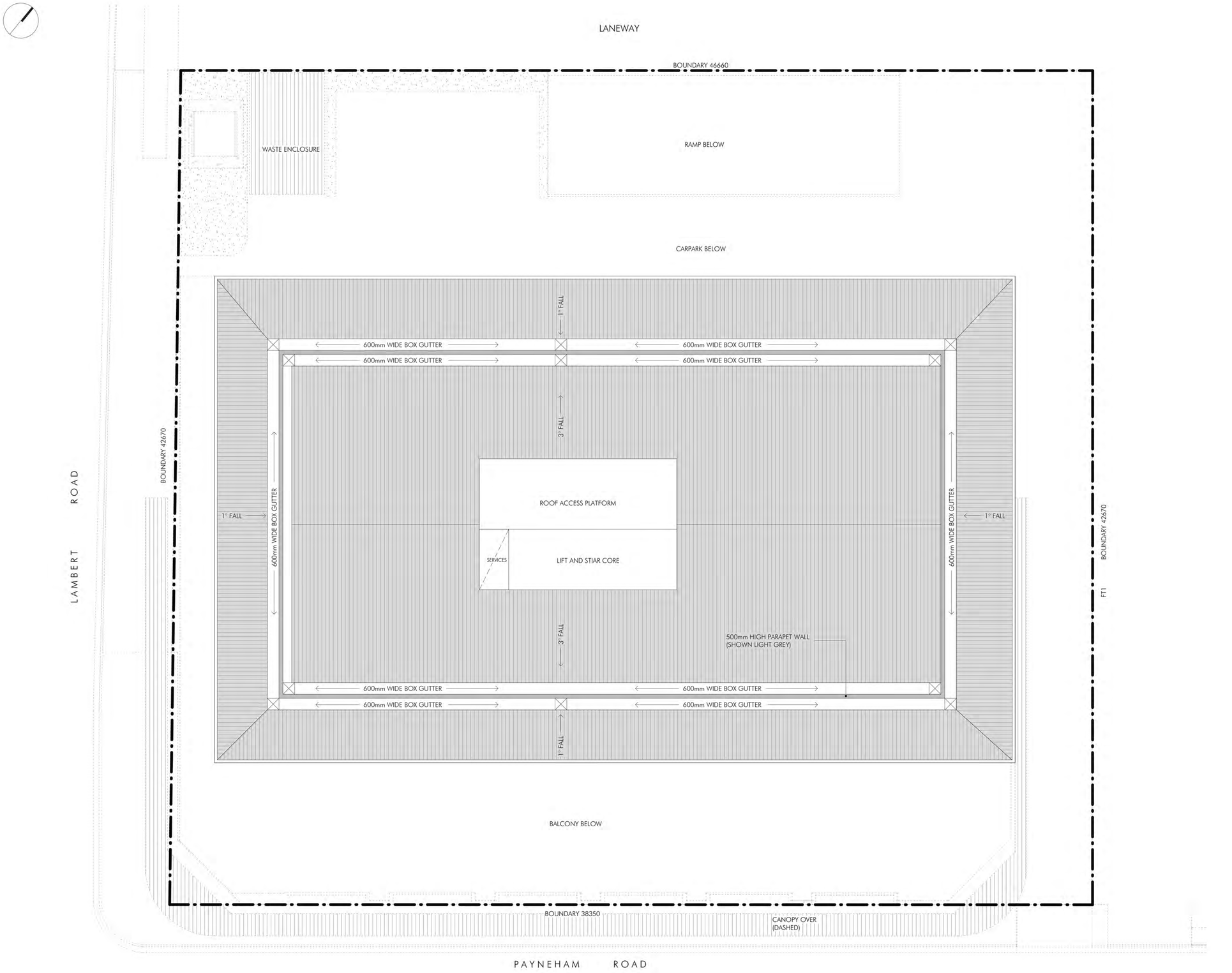
PITEOARCHITECTS



PROPOSED ROOF PLAN

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-08

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

Member Australian Institute of Architects

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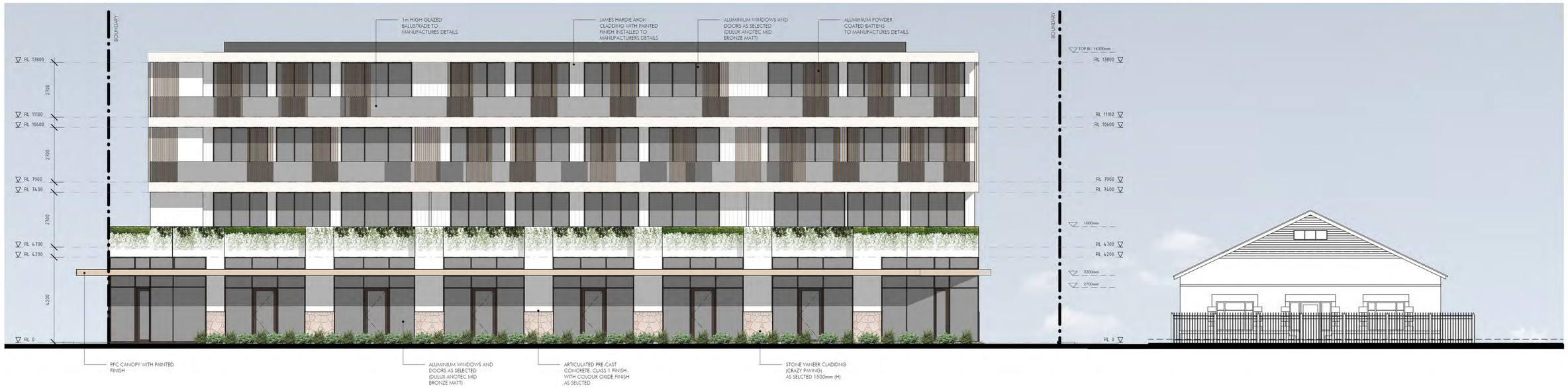
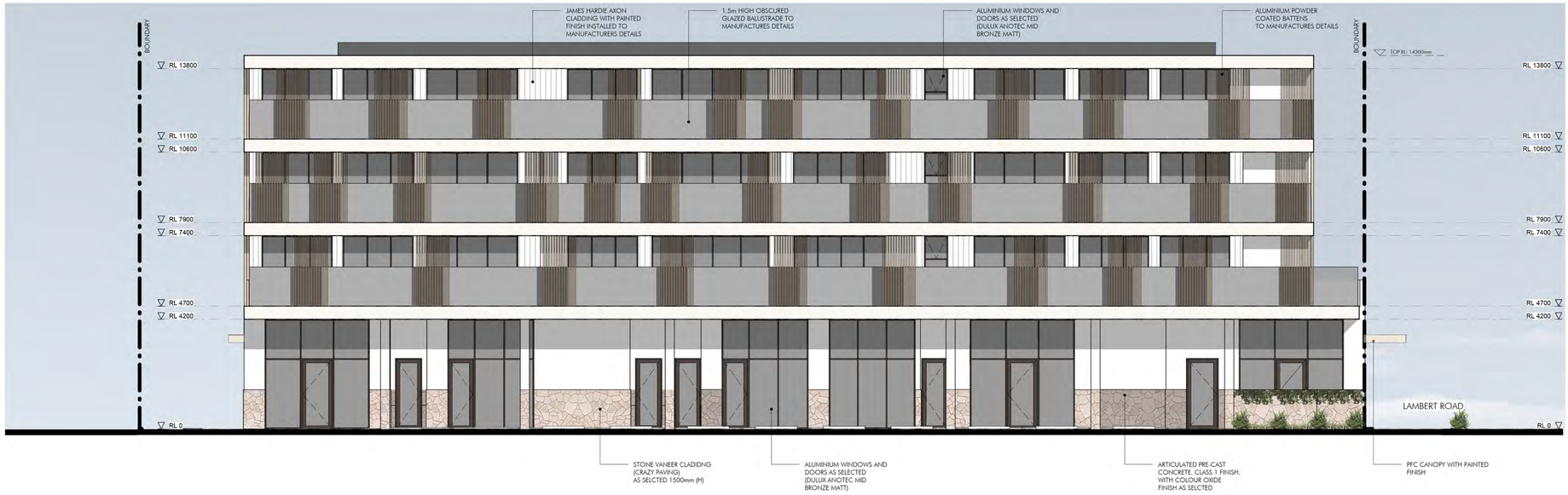
W piteoarchitects.com.au
A 171 Gilles Street. Adelaide. SA 5000

PITEOARCHITECTS



PROPOSED EAST ELEVATION

1 : 100



PROPOSED WEST ELEVATION

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-09

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

Member Australian Institute of Architects

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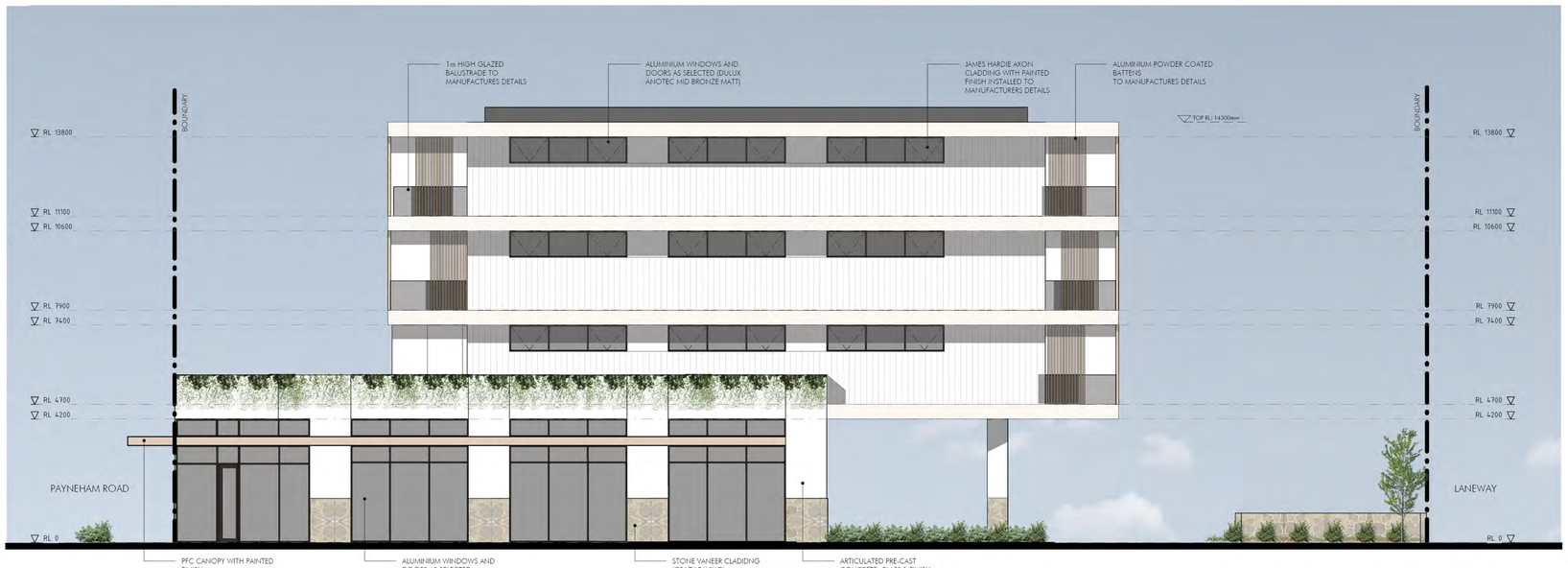
W piteoarchitects.com.au
A 171 Gilles Street. Adelaide. SA 5000

PITEOARCHITECTS

PROPOSED SOUTH ELEVATION

1 : 100



PROPOSED NORTH ELEVATION

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-10

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
revision:

Member Australian Institute of Architects

P +61 8 8225 6056
W piteoarchitects.com.au
A 171 Gilles Street. Adelaide. SA 5000

PITEOARCHITECTS

PROPOSED STREETSCAPE PAYNEHAM ROAD

1 : 200

PROPOSED STREETSCAPE LAMBERT ROAD

1 : 200

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-11

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 200
issue date: 04.03.24
revision:

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PROPOSED SOUTH ELEVATION - INTERFACE DIAGRAM

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-12

amendments

PROPOSED MIXED USE DEVELOPMENT

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for: FP WHYALLA PTY LTD

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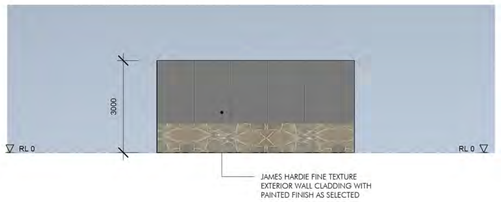
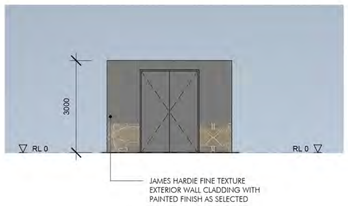
PROPOSED ROOF PLAN - WASTE ROOM

1 : 100



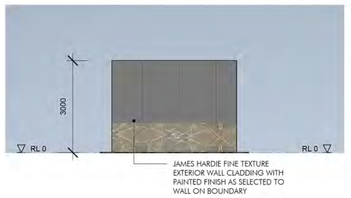
PROPOSED NORTH ELEVATION WASTE ROOM

1 : 100



PROPOSED EAST ELEVATION - WASTE ROOM

1 : 100



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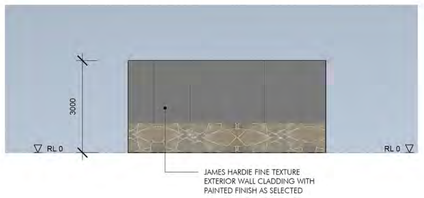

PROPOSED SOUTH ELEVATION - WASTE ROOM

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-13

amendments

PROPOSED MIXED USE DEVELOPMENT

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for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 04.03.24
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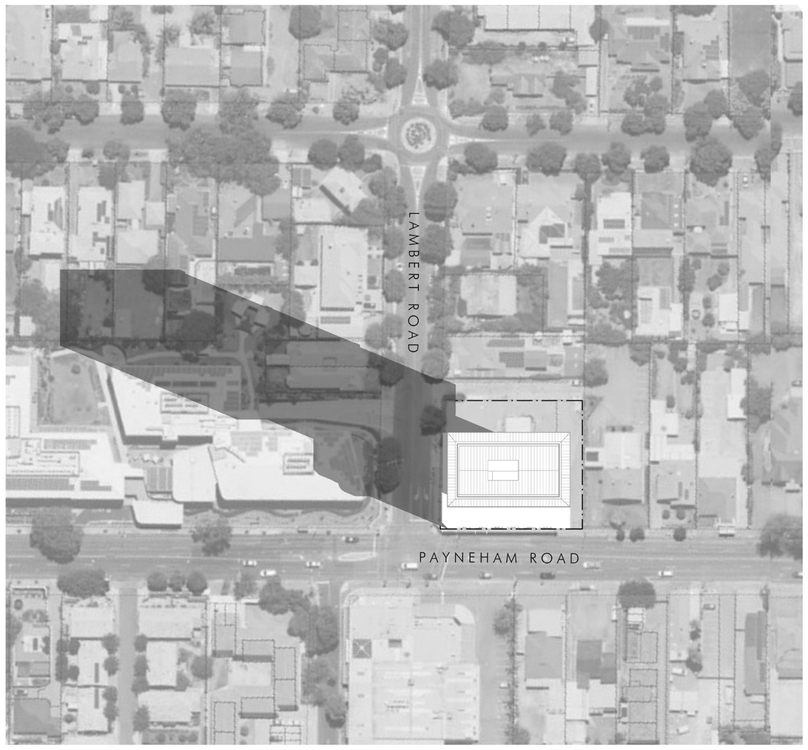

21ST JUNE - 9AM

21ST JUNE - 12PM

21ST JUNE -3PM

SHADOW DIAGRAMS
DEVELOPMENT PLAN CONSENT

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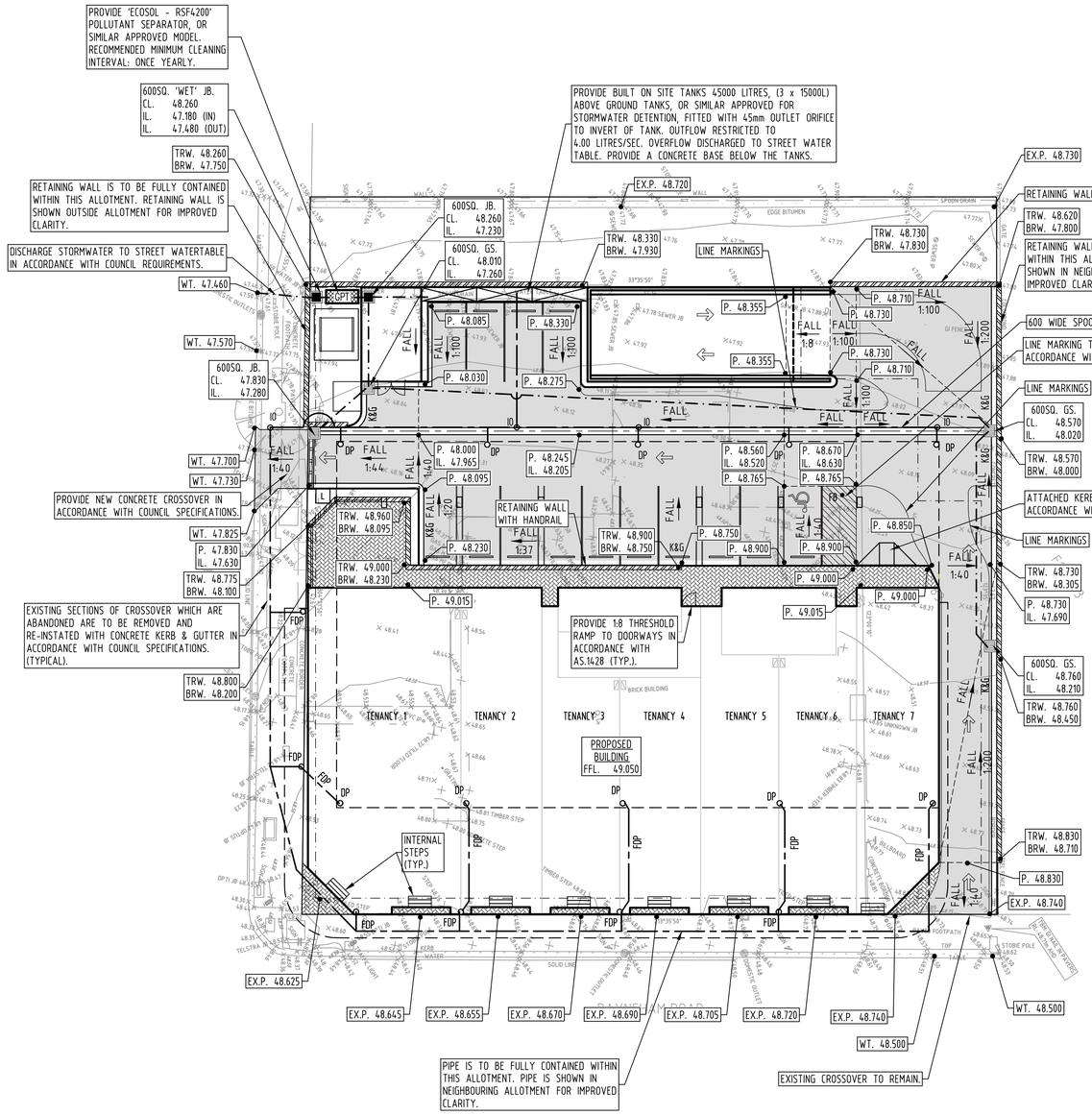
APPENDIX 3. CIVIL PLAN



CIVIL PLAN - GROUND LEVEL
1:200

LEGEND

- CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- SELECTED PAVERS
- L — LANDSCAPING / GRASSED AREA
- x 90.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- PUMPING MAIN, AS PER SUMP PUMP SPEC.
- Ø__ __ STORMWATER PIPE 1% MIN U.N.O.
- Ø__ __ STORMWATER PIPE (SEALED) U.N.O.
- FDP — SELECTED Ø__ FLYING DOWNPIPE
- DP — SELECTED Ø__ DOWNPIPE
- IO — SURFACE INSPECTION OPENING
- FB — FIXED BOLLARD
- SELECTED RETAINING WALL
- EMBANKMENT/BATTER (GRADE BANKS 1:2 MAX. U.N.O.)
- 100 HIGH CONCRETE KERB
- K&G — 100 HIGH CONCRETE KERB & GUTTER
- 600 WIDE CONCRETE SPOON DRAIN
- KERB RAMP
- AG — Ø100 AG. DRAIN WITH 16mm SCREENINGS
- CONCRETE UPSTAND (500 MAX)
- 300 WIDE GRATED TRENCH DRAIN
- (GS) 600SQ. GRATED SUMP (UNO)
- (JB) 600SQ. JUNCTION BOX (UNO)
- 99.89 — DESIGN LEVEL
  - T.K. TOP OF KERB.
  - W.T. WATER TABLE.
  - P. PAVEMENT.
  - EX.P. EXISTING PAVEMENT.
  - T.R.W. TOP OF RETAINING WALL.
  - B.R.W. BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
  - C.L. COVER LEVEL
  - I.L. INVERT LEVEL
  - F.F.L. FINISHED FLOOR LEVEL
  - B.L. BENCH LEVEL
  - N.S. NATURAL SURFACE LEVEL

NOTE:

THIS IS A PLANNING DRAWING ONLY, FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

THE LOCATION OF EXISTING STRUCTURES ADJACENT TO THE AREA OF CONSTRUCTION ARE TO BE CHECKED ON SITE BY THE BUILDER / CONTRACTOR. SHOULD A RISK OF POTENTIALLY UNDERMINING AN EXISTING STRUCTURE EXIST, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO LOCATE AND CONFIRM DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

1 : 200 @ A1
0 2 4 6 8 10m

No	REVISION	DRAWN	CHE'KD	DATE
PD	FOR PLANNING APPROVAL	PK	AG	08.07.24
PC	FOR PLANNING APPROVAL	PK	AG	28.03.24
PB	FOR PLANNING APPROVAL	PK	AG	18.03.24
PA	FOR PLANNING APPROVAL	PK	AG	16.06.23

PROJECT
ROYSTON PARK MIXED USE DEVELOPMENT
AT: 263-277 PAYNEHAM ROAD ROYSTON PARK
FOR: FP WHYALLA PTY LTD

DRAWING TITLE
CIVIL PLAN - GROUND LEVEL

Civil, Geotechnical, Environmental, Structural, Mechanical, Electrical
Fire, Hydraulics, Forensic, Construction Assist, Vertical Transport
Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970
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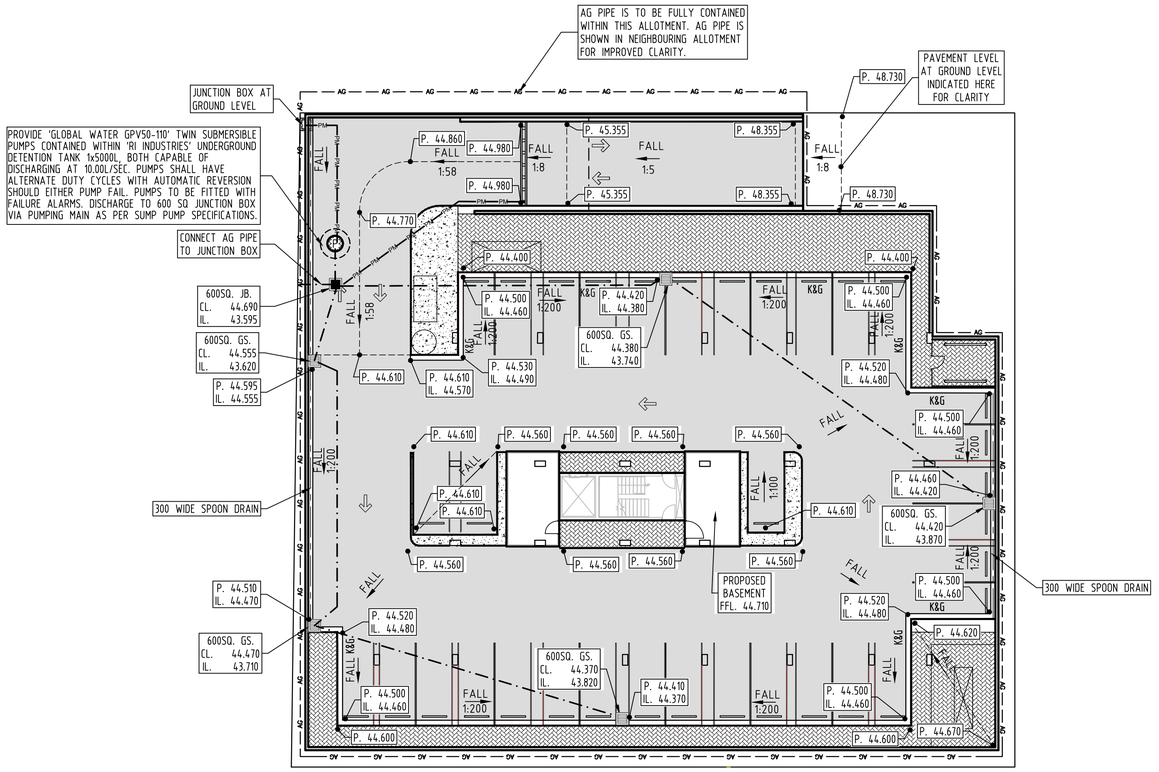
SCALES	AS SHOWN
DRAWN	PK
DATE	APR' 23
ENGINEER	PK
CHECKED	AG

DRAWING No.
2303001_C1/PD



CIVIL PLAN - BASEMENT LEVEL
1:200

LEGEND

- CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- SELECTED PAVERS
- L — LANDSCAPING / GRASSED AREA
- x 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- PUMPING MAIN, AS PER SUMP PUMP SPEC.
- ø__ __ STORMWATER PIPE 1% MIN U.N.O.
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- FDP — SELECTED ø__ FLYING DOWNPIPE
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- T.K. — TOP OF KERB.
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- P. — PAVEMENT.
- EX.P. — EXISTING PAVEMENT.
- T.R.W. — TOP OF RETAINING WALL.
- B.R.W. — BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL
- C.L. — COVER LEVEL
- I.L. — INVERT LEVEL
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- B.L. — BENCH LEVEL
- N.S. — NATURAL SURFACE LEVEL

NOTE:

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1 : 200 @ A1
0 2 4 6 8 10m

No	REVISION	DRAWN	CHE'KD	DATE
PD	FOR PLANNING APPROVAL	PK	AG	08.07.24
PC	FOR PLANNING APPROVAL	PK	AG	28.03.24
PB	FOR PLANNING APPROVAL	PK	AG	18.03.24
PA	FOR PLANNING APPROVAL	PK	AG	16.06.23

PROJECT
ROYSTON PARK MIXED USE DEVELOPMENT
AT: 263-277 PAYNEHAM ROAD
ROYSTON PARK
FOR: FP WHYALLA PTY LTD

DRAWING TITLE
CIVIL PLAN - BASEMENT LEVEL

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical
- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

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DATE	APR' 23	2303001_C2/PD
ENGINEER	PK	
CHECKED	AG	

STORMWATER CALCULATIONS
(SWC-B)

Client:	FP WHYALLA PTY LTD	**Job Number:**	2303001
Project:	ROYSTON MIXED USE DEVELOPMENT	**Date:**	22/07/2024
Project Location:	263 – 277 PAYNEHAM ROAD ROYSTON PARK		

ATTACHMENTS:
SW1 – SW5 - Stormwater Detention Calculations, 'Critical Storm' Duration, Basement discharge.

DESIGN:
The allotment is approximately 2004m^2 of predeveloped including existing buildings with a total pre-development discharge of 36.80 L/s.

BUILDING:
100% of roof stormwater runoff is to be detained within a 45000 Litres above ground storage tank for minor and major storm events and discharged to street water table at 36.76 L/s.
Total required detention volume = 43350 Litres
Total proposed detention volume = 45000 Litres

SURFACE AND BASEMENT WATER:
All the surface storm water is un detained and is directed to GPT for water quality purposes to be discharged to street water table at a discharge rate of 22.76 L/s.

All the basement stormwater is un detained and is directed to GPT for water quality purposes to be discharged to street water table at a discharge rate of 10.00 L/s.

Surface and basement combined un detained discharge = 32.76 L/s

Total Pre-development discharge: 36.80L/s
Total Post-Development detained discharge: 4.00 L/s
Total Post-Development un detained discharge: 32.76 L/s
Total Post-Development discharge: 36.76 L/s

Proposed Treatment:

In addition a 'ECOSOL – RSF4200' pollutant separator provided for water quality purposes.

GENERAL NOTES:
1. These calculations are to be read in conjunction with the relevant associated Drawings, Footing Construction Report, Civil Drawings and / or details.

2. All work is to comply with relevant SAA Standards and Guides.
   AS 2200: *Design charts for water supply and sewerage*
   AS/NZS 3500: *Plumbing and drainage*
   AS 3798: *Guidelines on earthworks for commercial and residential developments*
   AS 4000:
   and *General conditions of contract*
   AS 2124:
   ARRB Special Report 35: Subsurface drainage of road structures
   Australian Rainfall and Run-off Volumes 1 and 2: A guide to flood estimation
   Austroads 2008 – Guide to pavement technology
   NAASRA 1987 – Pavement design
   Storm drainage design in small urban catchments: A handbook for Australian practice
   Water Sensitive Urban Design (WSUD) Engineering Procedure: Stormwater
   Water Services Association of Australia Code (WSAA).

For and on behalf of
TMK Consulting Engineers

PHANI KUMAR
SENIOR ENGINEER

JOB NUMBER: 2303001
DATE: 22/07/2024
PAGE: SW1
DESIGN: PK

STORMWATER CALCULATIONS - PREDEVELOPMENT

MINOR STORM EVENT 10 **% AEP**

MAJOR STORM EVENT 1 **% AEP**

PRE-DEVELOPMENT:

1. CATCHMENT DETAILS

	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	864	43
Paving:	0.75	1119	56
Landscaping:	0.30	21	1
Total Pre-Dev	**0.81**	**2004**	**100**

2. PRE-DEVELOPMENT SITE DISCHARGE

Design Storm Event	20	% AEP
Time of Concentration	5 min	
Run-off Coefficient (C)	0.81	
Rainfall Intensity	81.60	mm/hr
Catchment Area	2004	m^2
Allowable Discharge	**36.80**	**L/sec**

JOB NUMBER: 2303001
DATE: 22/07/2024
PAGE: SW2
DESIGN: PK

STORMWATER CALCULATIONS - DETENTION VOLUMES

MINOR STORM EVENT 10 % AEP

MAJOR STORM EVENT 1 % AEP

PRE-DEVELOPMENT:

1. CATCHMENT DETAILS

	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	864	43
Paving:	0.75	1119	56
Landscaping:	0.30	21	1
Total Pre-Dev	**0.81**	**2004**	**100**

2. BALANCE ALLOWABLE DISCHAGE FROM SITE ON POST DEVELOPMENT:

Design Storm Event	20	% AEP
Time of Concentration	5 min	
Run-off Coefficient (C)	0.81	
Rainfall Intensity	81.60	mm/hr
Catchment Area	2004	m^2
Allowable Discharge	**26.80**	**L/sec**

Note:
In the pre-developmental scenario discharge from the site = 36.80 Lit./sec. Refer SW1/ Item 1.
In the post-developmental scenario, a discharge of 10.00 Lit./sec. is considered as un-detained flow. Hence detention calculations carried out for a balance of 36.80 Lit./sec-10 Lit./sec= 26.80 Lit./sec. Refer SW2 / Item 2.

POST-DEVELOPMENT:

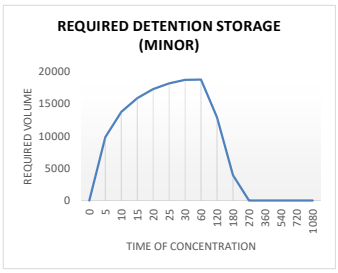
Proposed Detained:	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	1465	70
Paving:	0.75	0	0
Landscaping:	0.30		0
	0.90	**1465**	**70**

Proposed Undetained:	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	0	0
Paving:	0.75	616	29
Landscaping:	0.30	21	1
	0.74	**637**	30
Total Post-Dev	**0.85**	**2102**	**100**

3. REQUIRED DETENTION STORAGE - 10% AEP(MINOR STORM EVENT)

Design Storm Event	**10**	% AEP
Catchment Area to Detention	**1465**	m^2
Run-off Coefficient (Detained Areas)	**0.90**	
Discharge	**4.00**	L/sec

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	100.00	36.63	4.00	9788
10	73.10	26.77	4.00	13664
15	58.90	21.57	4.00	15815
20	50.00	18.31	4.00	17175
25	43.80	16.04	4.00	18063
30	39.20	14.36	4.00	18643
60	25.10	9.19	4.00	18694
120	15.80	5.79	4.00	12865
180	11.90	4.36	4.00	3870
270	9.01	3.30	3.30	0
360	7.36	2.70	2.70	0
540	5.53	2.03	2.03	0
720	4.50	1.65	1.65	0
1080	3.35	1.23	1.23	0
Critical Detention Volume (L)				**18694**

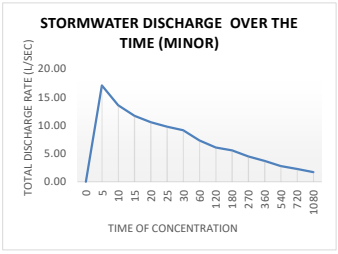


JOB NUMBER: 2303001
DATE: 22/07/2024
PAGE: SW3
DESIGN: PK

4. PROPOSED MAX DISCHARGE RATE - 10% AEP

Design Storm Event	10	% AEP
Run-off Coefficient (C) Undetained Area	0.74	
Catchment Area	637	m^2

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	100.00	13.01	4.00	17.01
10	73.10	9.51	4.00	13.51
15	58.90	7.66	4.00	11.66
20	50.00	6.50	4.00	10.50
25	43.80	5.70	4.00	9.70
30	39.20	5.10	4.00	9.10
60	25.10	3.27	4.00	7.27
120	15.80	2.06	4.00	6.06
180	11.90	1.55	4.00	5.55
270	9.01	1.17	3.30	4.47
360	7.36	0.96	2.70	3.65
540	5.53	0.72	2.03	2.74
720	4.50	0.59	1.65	2.23
1080	3.35	0.44	1.23	1.66
Max Discharge Rate Minor Storm Event				**17.01**
Pre Development Flow				**26.80**
Flow rate satisfies				



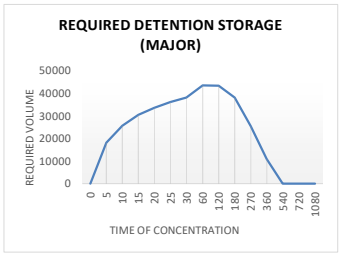
5. STORAGE SIZE AND ORIFICE RESTRICTOR SIZE - 10% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	18694	L
Detention Storage Required (Per Tank)	18694	L
Allowable discharge (Total)	4.00	L/sec
Allowable discharge (Per Orifice)	4.00	L/sec
Orifice Head	0.90	m
Required Orifice Diametre	**45**	**mm**

6. REQUIRED DETENTION STORAGE - 1% AEP (MAJOR STORM EVENT)

Design Storm Event	**1**	% AEP
Catchment Area to Detention	**1465**	m^2
Run-off Coefficient (Detained Areas)	**0.90**	
Discharge	**4.00**	L/sec

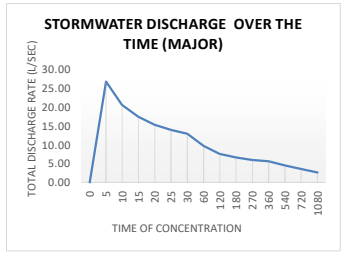
Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	175.00	64.09	4.00	18028
10	127.00	46.51	4.00	25508
15	103.00	37.72	4.00	30351
20	87.10	31.90	4.00	33480
25	76.40	27.98	4.00	35972
30	68.40	25.05	4.00	37893
60	43.80	16.04	4.00	43350
120	27.30	10.00	4.00	43190
180	20.50	7.51	4.00	37888
270	15.20	5.57	4.00	25385
360	12.30	4.50	4.00	10905
540	9.06	3.32	3.32	0
720	7.27	2.66	2.66	0
1080	5.30	1.94	1.94	0
Critical Detention Volume (L)				**43350**



7. PROPOSED MAX DISCHARGE RATE - 1% AEP

Design Storm Event	1	% AEP
Run-off Coefficient (C) Undetained Area	0.74	
Catchment Area	637	m^2

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	175.00	22.76	4.00	26.76
10	127.00	16.52	4.00	20.52
15	103.00	13.40	4.00	17.40
20	87.10	11.33	4.00	15.33
25	76.40	9.94	4.00	13.94
30	68.40	8.90	4.00	12.90
60	43.80	5.70	4.00	9.70
120	27.30	3.55	4.00	7.55
180	20.50	2.67	4.00	6.67
270	15.20	1.98	4.00	5.98
360	12.30	1.60	4.00	5.60
540	9.06	1.18	3.32	4.50
720	7.27	0.95	2.66	3.61
1080	5.30	0.69	1.94	2.63
Max Discharge Rate				**26.76**
Pre Development Flow				**26.80**
Flow rate satisfies				



JOB NUMBER: 2303001
DATE: 22/07/2024
PAGE: SW4
DESIGN: PK

8. STORAGE SIZE AND ORIFICE RESTRICTOR SIZE - 1% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	43350	L
Detention Storage Required (Per Tank)	43350	L
Allowable discharge (Total)	4.00	L/sec
Allowable discharge (Per Orifice)	4.00	L/sec
Orifice Head	0.90	m
Required Orifice Diametre	**45**	**mm**

9. OVERSIZED PIPE STORAGE VOLUME IF APPLICABLE

Pipe Diameter	0	mm
Pipe Length	0	m
EFFECTIVE VOLUME:	**0**	**L**

10. ABOVE GROUND DETENTION BASIN VOLUMES IF APPLICABLE

BASIN 1

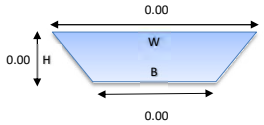
Area	0	m^2
Depth	0	m
BASIN VOLUME =	**0**	**L**

BASIN 2

Area	0	m^2
Depth	0	m
BASIN VOLUME =	**0**	**L**

11. SWALE VOLUMES IF APPLICABLE

Wide (W)	0.00	**m**
Base (B)	0.00	**m**
Height (H)	0.00	**m**
Length	0.00	**m**
SWALE VOLUME =	**0**	**L**



Total Basin Volume	0	**L**	
Above ground storage tanks(4x10000L+1x5000L)	45000	**L**	(only tank volume not including oversized pipes ie. RI industries etc)
Total Swale volume	0		
Total Storage	45000	**L**	
Total Storage Required	43350	**L**	

Therefore,
Total storage volume required has been achieved.

SW5

PUMPED SYSTEM

CONTRIBUTING AREA	119
AEP	10
STORM PERIOD (MINUTES)	120
RAINFALL INSENSITY	15.8
COEFFICIENT RUN-OFF	0.75
VOLUME	2.8203

PUMP CAPACITY L/S	VOLUME PUMPED IN 30 MIN M3	REQUIRED WET WELL VOLUME M3	WET WELL VOLUME ADOPT M3
40	72	-69	3
30	54	-51.1797	3
20	36	-33	3
10	18	-15.1797	3

APPENDIX 4. TRAFFIC IMPACT ASSESSMENT

MLM/23-0238

18 March 2024

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Mr. Jason Cattonar
Future Urban Group
GPO Box 2403
ADELAIDE SA 5001

Dear Jason,

MIXED USE DEVELOPMENT, 263-277 PAYNEHAM ROAD, ROYSTON PARK

We are in receipt of Requests for Information (RFI) from the City of Norwood Payneham and St Peters and the Department for Infrastructure and Transport (DIT) regarding the proposed mixed-use development at 263-277 Payneham Road, Royston Park. MFY has been engaged to provide traffic advice to respond to the queries raised in these RFIs.

The plans lodged with the application proposed access via the lane adjacent the development site and Payneham Road. However, Council has queried whether the subject site has lawful rights for access via the right-of-way. Notwithstanding that further investigations could confirm whether such rights are available or otherwise, we have now investigated an alternate access solution for the proposal which does not rely on the lane for access.

In developing the alternate design solution for access, consideration has been given to the other queries raised by DIT and Council. The modified proposal is illustrated on Piteo Architects' Drawing Set 2109, dated 4 March 2024.

A traffic impact assessment which identified the potential impact associated with the proposal was completed by Stantec and lodged with the Development Application. This report supplements this original advice and provides additional detail where required to respond to the queries raised by DIT and Council and where the modified design alters the advice in the original report.

1 MODIFIED PROPOSAL

The proposal for a mixed-use development is consistent with the original application and includes the following components:

- 18 three-bedroom apartments;
- four café/restaurant tenancies with a total floor area of 503 m^2;
- three commercial tenancies with a total floor area of 291 m^2;

- a basement car park with 34 parking spaces; and
- an at-grade car park with 14 parking spaces.

The amended proposal includes alternate access arrangements for the site. The development is proposed to be accessed via an ingress on Payneham Road at the existing access location and egress via a new crossover on Lambert Road. The access points will be designed in accordance with the Australian/New Zealand Standard *Parking facilities Part 1: Off-street car parking (AS/NZS 2890.1:2004)* and will result in the loss of one on-street parking space on Lambert Road.

The Payneham Road access will provide for one-way traffic movements and associated clearance to the building and fence in accordance with the requirements of AS/NZS2890.1 and will cater for entry by vehicles up to a Small Rigid Vehicle (SRV), as illustrated in Figure 1.

Figure 1: Swept path of SRV entering the site.

While the proposal does not include any provision for a channelised turn facility to be created (due to the constraints on Payneham Road), an SRV waiting to turn right into the site will be stored within the taper of the channelised right-turn lane, thus providing some protection for the vehicle and maintaining free flowing traffic in the through lane on Payneham Road, as illustrated in Figure 2.

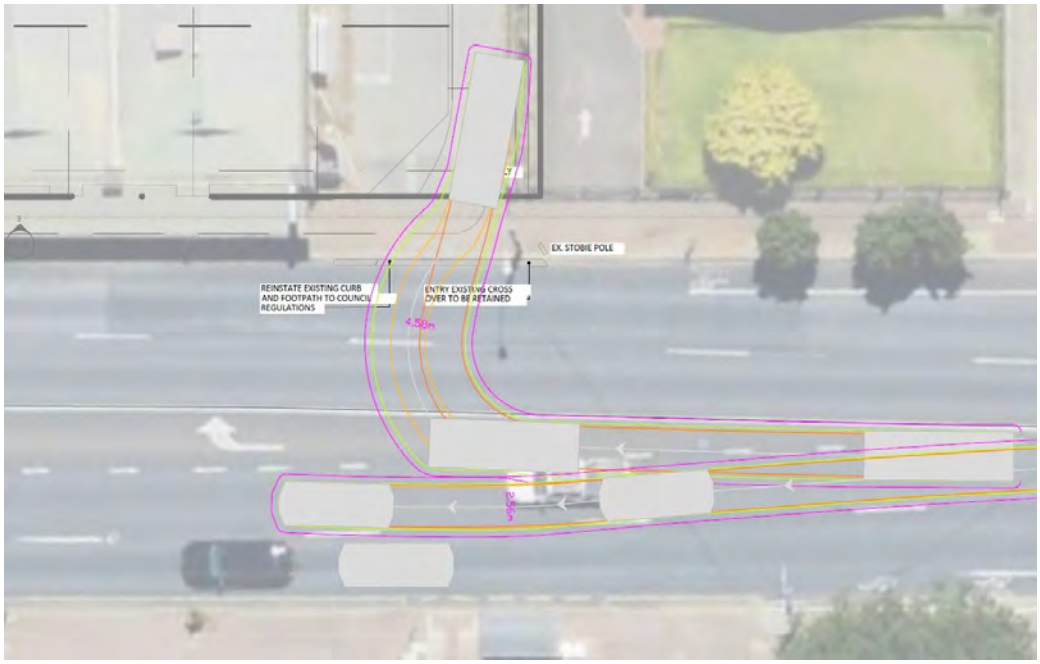


Figure 2: SRV stored within channelised turn taper while waiting to turn right to the site.

All egress movements will be via the proposed crossover to Lambert Road. Sufficient sight distance for exiting drivers will be provided at the egress, as illustrated in Figure 3.

Figure 3: Sight distance at Lambert Road egress

The egress has also been designed to provide for refuse vehicles to enter and exit via Lambert Road. The driveway will be signed as No Entry, Authorised Vehicles Excepted and will provide for entry and exit movements of 10.2m long refuse vehicles, as illustrated in Figure 4.

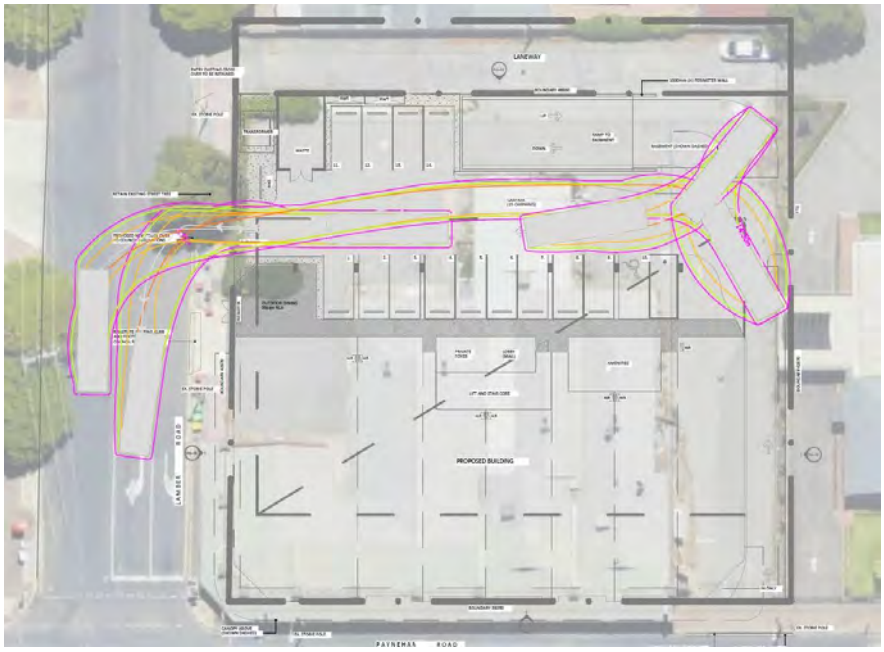


Figure 4: Swept path of refuse vehicle accessing the site

A refuse vehicle will be able to execute a three point turn on the site to enter and exit in a forward direction, as illustrated in Figure 5.

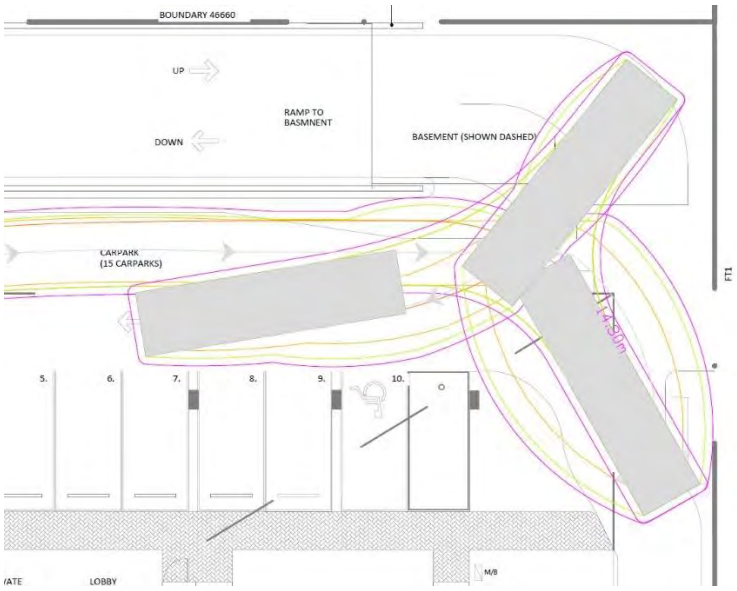


Figure 5: Swept path of a refuse vehicle being turned on-site

Given the low frequency of refuse vehicle movements, there will be negligible conflicts with opposing exiting vehicle movements at the egress as a result of this operation. Further, the refuse vehicle will be able to store within the car park while emptying bins without obstructing the egress movements of vehicles from the site, as illustrated in Figure 6.

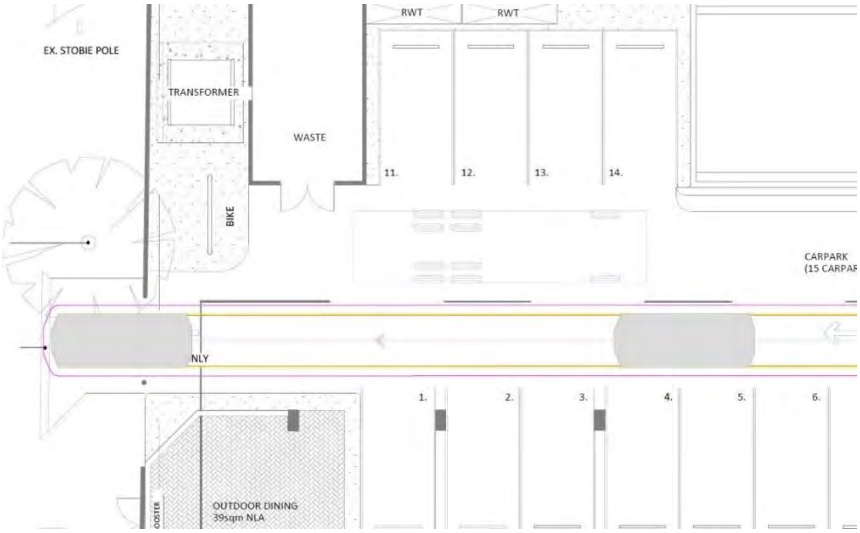


Figure 6: Vehicle exiting the site adjacent parked refuse vehicle.

The above figure demonstrates that a number of spaces will be obstructed for a short period while the refuse vehicle is on-site. Such a situation is not uncommon on small development sites and will be able to be managed, particularly if the spaces are dedicated to staff.

Deliveries to the commercial tenancies will typically occur in small rigid vehicles which will be parked either in the location illustrated in Figure 6 or within a parking space. On the infrequent occasion that a larger delivery vehicle was required to access the site, it would enter and exit via Lambert Road similar to the refuse vehicle. Given the small commercial tenancies, it is anticipated that larger delivery vehicles would not require regular access.

The proposed car park will be designed in accordance with AS/NZS 2890.1:2004, in that:

- parking spaces will be 5.4 m long;
- customer parking spaces will be 2.6 m wide;
- residential and staff parking spaces will be 2.4 m wide;
- parking aisles will be at least 6.2 m wide;
- columns will be located clear of the vehicle design envelope identified in Figure 5.2 of AS/NZS 2890.1:2004; and
- additional clearance will be provided between solid obstructions (such as walls) and aisles where vehicles reverse from spaces opposite.

One space will be designated for use by people with disabilities and will be provided in accordance with the Australian/New Zealand Standard, *Parking facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2022).*

Additional bicycle parking facilities are also proposed for the development.

Connectivity between parking levels will be provided via a ramp. The design of the ramp will comply with the requirements in AS/NZS 2890.1:2004 in that the maximum grade will not exceed 1:6 and will have appropriate transitions to ensure the vertical clearance beneath the vehicle will be maintained. The ramp will also achieve a minimum width of 5.5 m with 0.3 m clearance to walls in accordance with AS/NZS 2890.1:2004.

The connection between the levels has been designed to cater for simultaneous movements for drivers entering and exiting the basement, as shown in Figure 7.

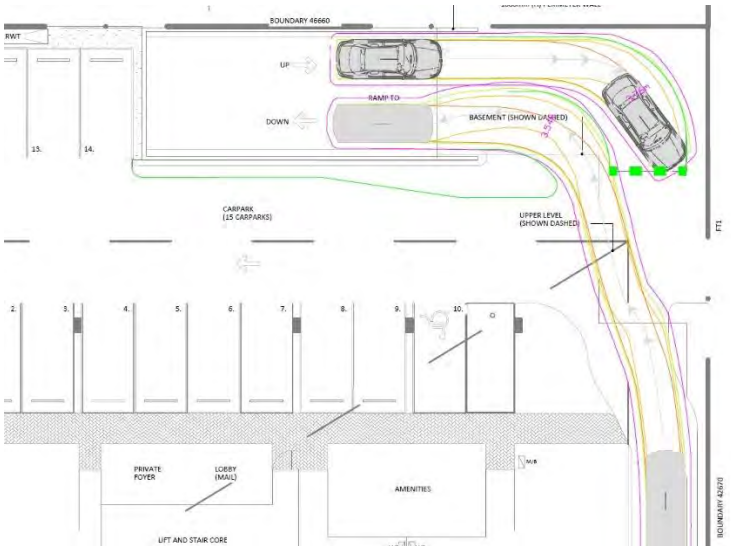


Figure 7: Simultaneous movements at intersection within car park

The intersection has also been positioned to ensure that adequate sight distance will be provided for the driver of a turning refuse vehicle to be able to view vehicles exiting the basement prior to reversing into the intersection, as illustrated in Figure 8.

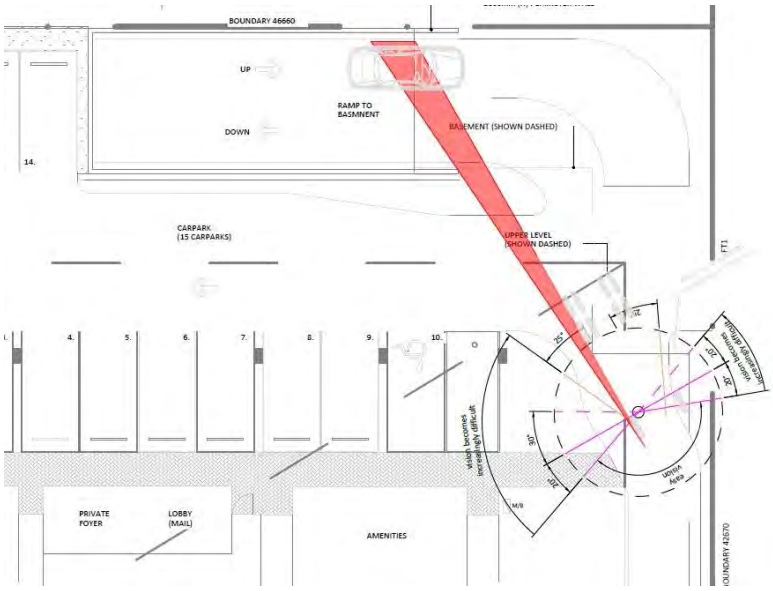


Figure 8: Sight distance to vehicle exiting basement for refuse vehicle drivers

The amended proposal provides for improved pedestrian safety with the removal of the egress to Payneham Road (thus mitigating the sight distance constraint identified by DIT in its RFI). Pedestrian sight distance requirements identified in AS/NZS2890.1:2004 will be provide at the egress, as illustrated in Figure 9.

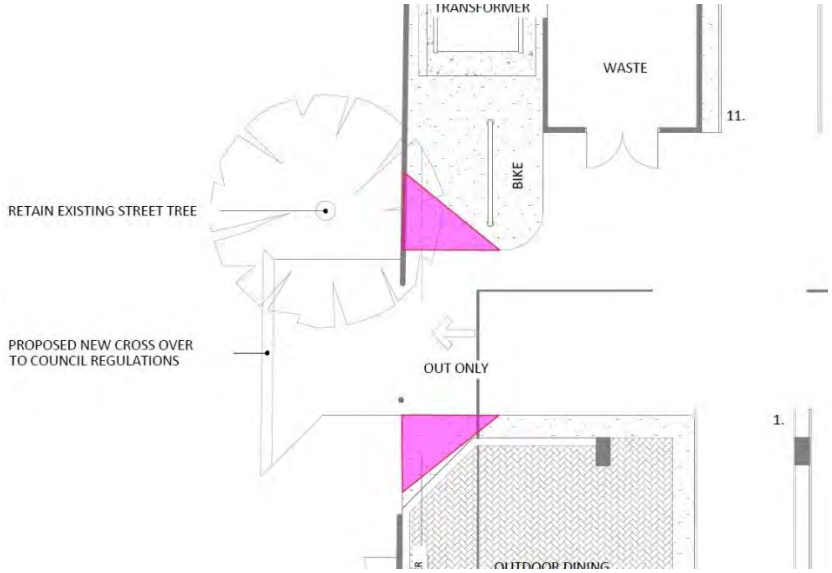


Figure 9: Pedestrian sight distance criteria provided at egress

The Planning and Design Code (PDC) Urban Transport Route Overlay DTS/DPF 10.1 identifies a requirement for a 4.5 m by 4.5 m wide clear area on the corner of allotments adjacent a public road junction to provide sufficient sightlines for drivers. These criteria were also identified by DIT. Further to discussions with DIT, it was identified that the provision of a 3.5 m by 3.5 m wide corner cut-off area adjacent the Payneham Road/Lambert Road intersection will provide for the clearance required to the adjacent signals and will reduce the impact on the proposed development.

2 PARKING ASSESSMENT

The PDC includes an anomaly whereby different land uses within the same development site can be separately defined as designated and non-designated areas. In respect to the generation of parking, the supplementary facilities which encourage lower parking rates, such as proximity to public transport, alternative transport mode options and shared parking are not influenced by the land use. Accordingly, it is considered appropriate to assess all proposed land uses within the development consistent with the requirements for developments within a Designated Area.

In regard to vehicle parking requirements, the following rates are identified in the PDC:

- three to six spaces per 100 m^2 of gross leasable floor area (GLFA) for a non-residential use;
- 1.25 spaces per dwelling with three bedrooms; and
- 0.25 spaces per dwelling for visitor parking.

Based on the above, the proposal would require 51 spaces, with 24 spaces for the commercial and retail tenancies, and 27 spaces for the residential dwellings. The proposal will provide 48 spaces, which is three less than that identified in the PDC. However, the peak residential visitor and restaurant parking demand, which will occur on weekday evenings and weekends, will not coincide with the commercial parking demand. As such, the combined peak parking demand will be catered for within the proposed parking provision.

The PDC identifies the following bicycle parking requirements for designated areas:

- one space for every four dwellings for residents plus one space for every ten dwellings for visitors for a residential component of a multi-storey building;
- one space for every 200 m^2 of gross leasable floor area plus two spaces plus one space per 1000 m^2 of gross leasable floor area for visitors for an office; and
- one space for every 300 m^2 of gross leasable floor area plus one space for every 600 m^2 of gross leasable floor area for customers for a shop.

Based on the above, the proposal will require a provision of 14 spaces which can be readily accommodated for with the provision of bicycle rails adjacent the at-grade car park, as well as the secure bicycle storage facility within the basement car park. The additional bicycle parking proposed will also reinforce the relevance of applying the Designated Area rates, given that the PDC only applies bicycle parking rates within such areas.

3 TRAFFIC ASSESSMENT

The RMS *Guide to Traffic Generating Developments* identifies the following traffic generation rates for the proposed land uses:

- a weekday peak hour rate for medium density residential flat buildings of 0.65 trips per unit;
- an evening peak hour traffic generation rate of five trips per 100 m^2 (restaurants will generate minimal traffic in the am peak hour and hence a nominal trip generation rate of 0.5 trips per 100 m^2 has been adopted to allow for trips associated with staff); and
- a peak hour traffic generation rate of 2 trips per 100 m^2 in the weekday peak hour for an office development.

Based on the above rates, the proposal will generate 20 trips in the am peak hour and 45 trips in the pm peak hour. Such volumes are comparable with the assessment completed by Stantec for the proposed development. Further the volumes are low and will have no impact on the nature and function of the adjacent road network.

Council requested in its RFI that additional information be provided to identify the forecast traffic distribution for the proposed development. It is anticipated that majority of the development traffic will access the site via Payneham Road, with traffic generated from the residential catchment to the west still required to navigate via Payneham Road to enter the site.

Based on current turning volumes at the intersection of Payneham Road, a distribution of 70% to/from the south and 30% to/from the north is anticipated on Payneham Road.

With regard to the entry/exit distribution, the following volumes are anticipated:

- Residential: 20% in and 80% out in the am peak hour and vice versa in the pm peak hour;
- Restaurant: 90% in and 10% out in the am peak hour and 70% in and 30% out in the pm peak hour; and
- Commercial: 80% in and 20% out in the am peak hour, and vice-versa in the pm peak hour

Figure 10 identifies the forecast turning movements associated with the development at the ingress and egress locations and on the adjacent road network.

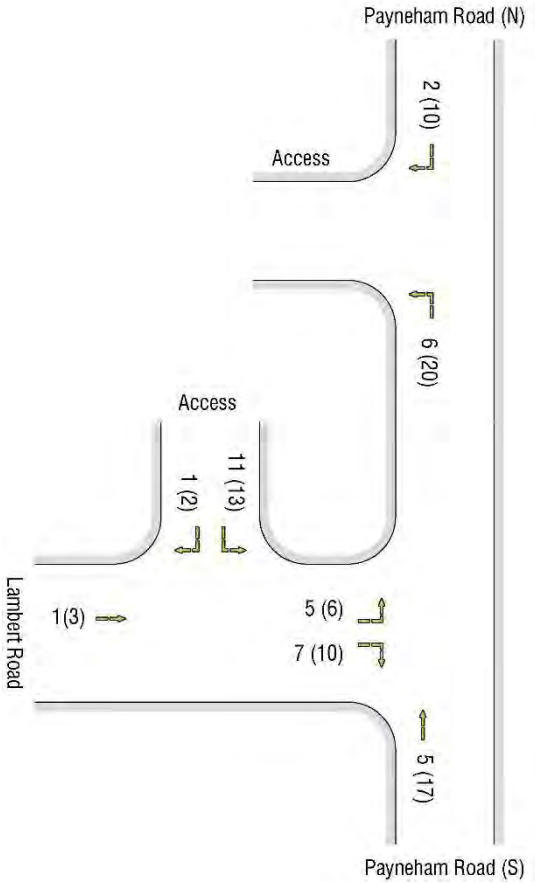


Figure 10: Forecast turning volumes am (pm)

The volumes distributing via the Payneham Road/Lambert Road intersection are equivalent to approximately 1.5% of the existing traffic at the intersection, which is within the 5% daily fluctuation encountered on arterial roads. The proposed development will, therefore, have negligible impact on the functionality of the intersection.

Further, the forecast volume of right turning vehicles from Payneham Road is minimal and there will only be expected that one vehicle will be propped to store right at any one time. Accordingly, right turning drivers will be stored within the existing channelised turn lane and will not impact on southbound traffic on Payneham Road.

4 SUMMARY

The amended design for the mixed-use development has addressed the concerns raised by Council and DIT in relation to the requirement for safe and convenient access to service the development. The development will no longer rely on access via the adjacent lane and will provide safe and convenient access for all users via Payneham Road and Lambert Road.

The development proposes a unique solution for servicing the site. This outcome provides for improved pedestrian and driver safety and results in a functional outcome for manoeuvring on the site while providing sight distance requirements for all users. All vehicles will enter and exit the site in a forward direction.

The proposed car parking areas will be designed in accordance with the relevant Australian Standards and will sufficiently cater for the forecast peak combined parking demand, having regard to the logical assessment of the site holistically as a Designated Area. Importantly the proposed increase in facilities for cyclists supports such an assessment.

Additional information has been provided in relation to traffic generation associated with the proposal which confirms the original forecast provided in the Stantec report and identifies the anticipated distribution to and from the site. The forecast volumes generated by the development will be low and will be readily accommodated on the adjacent road network and at the Payneham Road/Lambert Road signalised intersection. Further, there will be no change to the nature and function of adjacent roads as a result of the proposal.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

APPENDIX 5. WASTE MANAGEMENT PLAN

263-277 Payneham Road, Royston Park

Waste Management Plan

Date: 19 March 2024

Prepared for:

FP Whyalla Pty Ltd

Colby Phillips Advisory Pty Ltd

117 / 147 Pirie Street

Adelaide, SA 5000

+61 438 800 264

Rev.	*Date*	*Description*	*Doc No./Name*	*Originator*	*Approved*
0	18May2023	For Lodgement	WMP	JPH	DP
1	28Feb24	Updated site layout	WMP	JPH	DP
2	29Feb24	Minor amendments	WMP	JPH	JC
3	19Mar24	Carpark adjustments	WMP	JPH	

Distribution List

Domenic Parella	Piteo Architects
Paul Piteo	Piteo Architects
Jason Cattonar	Future Urban
Melissa Mellen	MFY

Contents

1 INTRODUCTION

This document presents a Waste Management Plan (WMP) for the proposed multi-storey mixed used property at 263-277 Payneham Road, Royston Park (the "Development"). The Development is in the City of Norwood Payneham St Peters (Council).

The WMP explains how the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives, including those recommended by the South Australian Better Practice Guide (State Guideline) (Zero Waste SA, 2014) for waste management in this type of development. The residential component of the waste system has been designed to comply with EastWaste's guideline document "Waste Management and Services Guide for Multi-Unit Dwellings". The requirements of the South Australian Planning and Design Code have also been considered and addressed in Section 5. The WMP should be read in conjunction with other planning approval documentation for the Development.

2 DEVELOPMENT DESCRIPTION

The Development is proposed to be a mixed use multi-storey precinct consisting of a total of seven flexible commercial tenancies (which may be combined to form fewer larger tenancies) plus 18 x 3-bedroom residential dwellings. It is anticipated that a variety of business types will be accommodated in the commercial tenancies. The make-up of the commercial tenants will be determined at a later date once the building becomes operation. The site is being developed with one anchor tenant, a Fasta Pasta family restaurant, proposed for the nominal 215 m^2 NLA Tenancy 1. The waste management system has been developed based on the project drawings (2109-PA02 and PA04, received 27 Feb 2024).

Table 2.1 includes the area for each of the tenancies as well as the recommended Waste Resource Generation Rate (WRGR) classification based on the State Guideline (Zero Waste SA, 2014). The Land Use Types are selected to provide a variety of flexible uses and ensure that waste can be adequately managed for a range of tenancy types. These are subject to change as the site approaches operation.

Figure 2-1 reproduces the site plan (and provides an overview of the proposed waste management arrangements described later in the waste management plan). The Development has frontage onto Payneham Road, with vehicle entry access from Payneham Road and exiting to Lambert Road. It is proposed that all waste vehicles will enter from and exit to Lambert Road.

Table 2.1 Summary of land uses for the Development, their WRGR Description(s) and relevant Development Metric(s).

Land Use	Description	Land Use Type	Dev. Metric(s)	
Residential	Apartments – Level 1 to 3	High Density Residential Dwelling	18	Dwellings
			54	Bedrooms
Commercial	Tenancy 1 - Café / Restaurant	Café/Restaurants	215	m2
	Tenancy 2 - Office	Offices or Consulting Rooms	112	m2
	Tenancy 3 - Office	Offices or Consulting Rooms	86	m2
	Tenancy 4 - Light Café	Café/Restaurants	81	m2
	Tenancy 5 - Dry Retail	Retail > 100m^2	94	m2
	Tenancy 6 - Office	Offices or Consulting Rooms	94	m2
	Tenancy 7 - Light Café	Café/Restaurants	113	m2

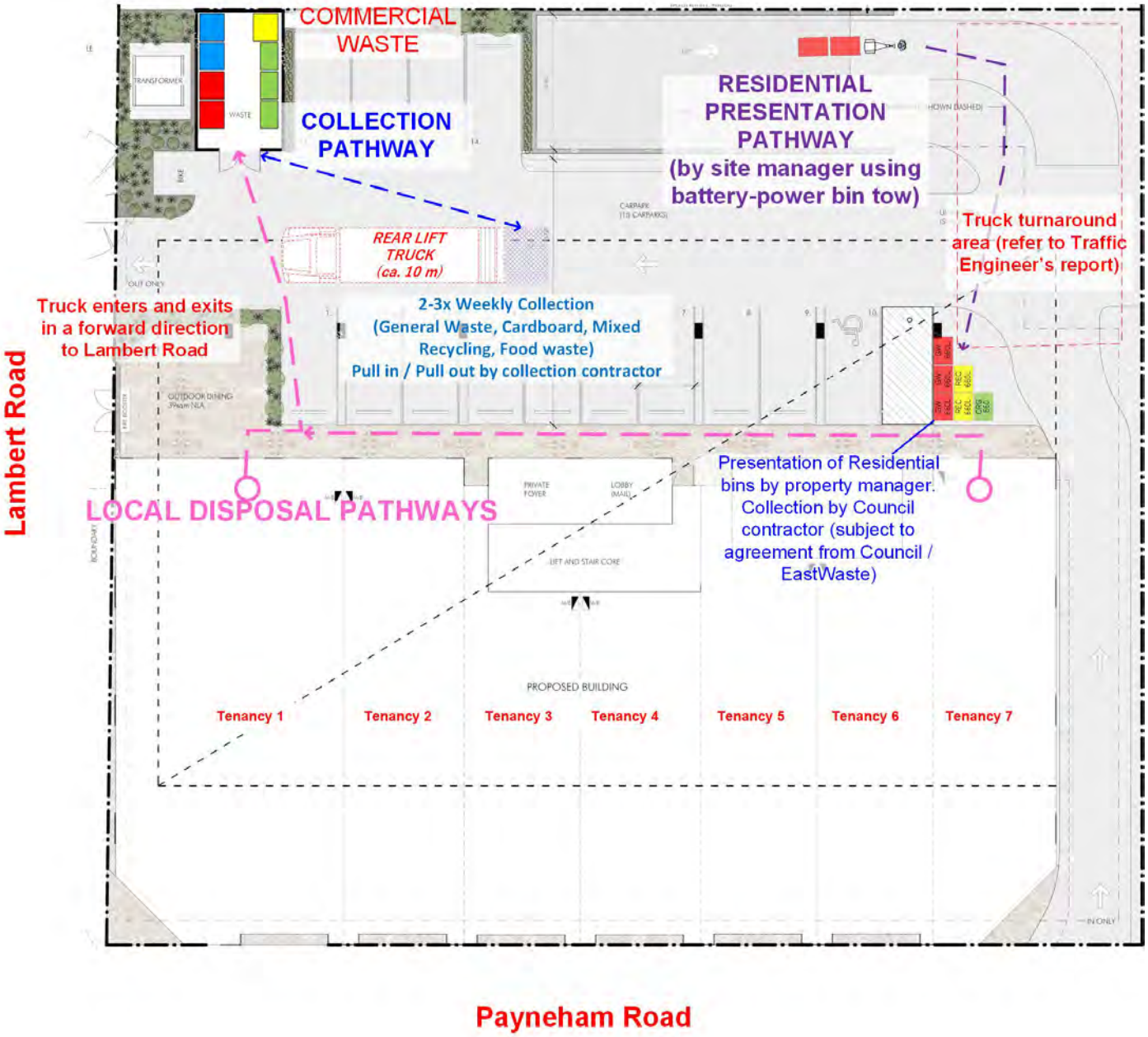


Figure 2-1 Overview of site, showing waste room and truck stopping location (Red = General Waste, Blue = Cardboard and Paper, Green = Organics/Food Waste, Yellow = Mixed Recycling / Hard Plastics)

3 WASTE & RECYCLING SERVICE PROVISION

Table 3.1 outlines the recommended waste services by land use per Table 2.1. The different waste service classifications listed in Table 3.1 are explained below.

- ***Routine Services*** **–** These require on-site waste storage with routine and regular collections, and would include services for general waste, dry (comingled) recyclables, cardboard, and food/organics waste.
- ***At-call services*** **–** These involve non-frequent collections, such as Hard waste and are organised and provided on an as-needed basis.
- ***Maintenance services*** **–** Some waste items (e.g. lighting in common areas, garden waste) would be removed and disposed of (off-site) by the contractor providing the related maintenance service (and hence on-site waste storage is not usually needed or provided).
- ***External Services*** **–** These are where waste items (e.g. printer cartridges, batteries, lighting) that can be dropped off by tenants at external locations (e.g. Officeworks, waste depot) (and thus, separate on-site waste storage is not usually needed or provided).

Routine Waste and Recycling services for all tenants at the Development would be provided by Private on-site collection.

It is proposed that EastWaste would collect residential waste on behalf of Council. This is subject to review and approval by Council and EastWaste

Table 3.1 Expected or recommended waste & recycling services for the Development

Service Type	Residential	Commercial Tenancies
Routine (regularly scheduled)	General Waste	· General Waste
	Mixed Recycling	· Paper and Cardboard
	Food Waste	Food Waste / Organics
		Mixed Recycling / Plastics
On-call (as needed)	Hard / E-Waste	· Hard/E-waste
Maintenance (waste removed by contractor)	· Garden Waste (Common Areas)	
	· Lighting (where applicable)	
External (by tenant off-site)	· Lighting	· Lighting
	· Printer Cartridges	· Printer Cartridges
	· Batteries	· Batteries

3.1 Waste & Recycling Volumes

Table 3.2 estimates expected waste and recycling volumes for the Development (in Litres/week). WRGRs (in the State Guideline) do not exist for lighting, printer cartridge or battery waste. Volumes of these waste items are relatively small and thus have not been estimated.

Table 3.2 Estimated waste & recycling volumes (Litres/week) for each dwelling at the Development.

Waste/Recycling Service	*Residential*	*Commercial*						
	Apartments	*Tenancy 1 - Café / Restaurant+*	*Tenancy 2 - Office*	*Tenancy 3 - Office*	*Tenancy 4 - Light Café*	*Tenancy 5 - Dry Retail*	*Tenancy 6 - Office*	*Tenancy 7 - Light Café*
	L/week	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*
General Waste	1,620	1077	61	51	1008	359	46	1197
Dry Recyclables	1,350	419	15	13	168	90	11	200
Cardboard & Paper		1796	46	39	504	269	34	599
Food Waste	540	1436	10	9	1344	9	8	1596
TOTAL	3,510	4728	132	111	3025	726	99	3590

+ The waste volumes for Tenancy 1 (proposed to be a Fasta Pasta restaurant) have been estimated based on a similar sized Fasta Pasta restaurant at another site. WRGRs therefore have not been used for this tenancy

* For other food tenancies, derated Café WRGRs from State Guidelines have been used, reflecting that these are not full service restaurants. De-ratings are based on the consultant's experience at other sites: General waste = -50%, Recycling = -50%, Food Waste = - 50%, 75% active area

** Dry Recyclables are expected to predominantly be milk bottles and similar hard plastics.

4 WASTE MANAGEMENT SYSTEM

Waste storage is split into three (3) areas:

1. Residential Local Disposal
    a. A room is provided in the basement adjacent the lift, allowing convenient disposal of General Waste, Recycling, and Food Waste for all residents.
    b. Bins will be managed by the Building Manager or delegate.
2. Commercial Disposal and Bin Presentation
    a. Located in a screened enclosure in the north-eastern corner of the Ground Floor carpark
    b. Disposal for all wastes generated by the Commercial tenancies
    c. Bins will be collected directly from this enclosure by the waste contractor.
3. Presentation area for residential bins prior to collection
    a. To be located adjacent Tenancy 7
    b. Bins are to be moved by the Building Manager from the basement room to the presentation area prior to collection by Council contractor.

Figure 2-1 shows where the Commercial bin storage and Residential bin presentation would be located at the site, the relevant disposal pathways, and how the waste collection would occur.

Table 4.1 gives a schedule of recommended bin storages in each of these waste storage areas for routine Services and includes for each land use and service:

- *Number and type of bins;*
- *Collection frequency (expected or proposed); and*
- *Service provider*

Table 4.1 Waste storage and bin schedule for Routine Services, including collection frequency and collection service provider.

Land Use	Service	Estimated Waste Volumes (L/wk)	Bin presentation	Service Type	Collection Frequency (Up to Events/wk)	Max. Bins/Items Collected (Up to per Event)		
						No.	*Size (L)*	*Type*
Residential Dwellings	General Waste	1,620	Shared Residential Waste Storage Area	Council / Eastwaste Rear-lift	1	3	660	Skip
	Mixed Recycling	1,350			1	2	660	Skip
	Food Waste	540			1	1	660	Skip
Commercial Tenancies	General Waste	3,800	Shared Commercial Waste Storage Area	Private Rear-lift	2	2	1100	Skip
	Cardboard & Paper	3,286			2	2	1100	Skip
	Mixed Recycling	916			1	1	1100	Skip
	Food Waste	4,412			3	3	660	Skip

Final quantity and types of bins, and frequency of collection, is to be determined at the time the site becomes operational. This will depend on the final make up of tenancies.

It is proposed that all Commercial wastes are to be collected by Private Contractor(s) with rear-lift collection trucks. Residential wastes are to be collected by Council Contractor (EastWaste) subject to confirmation by Council and EastWaste.

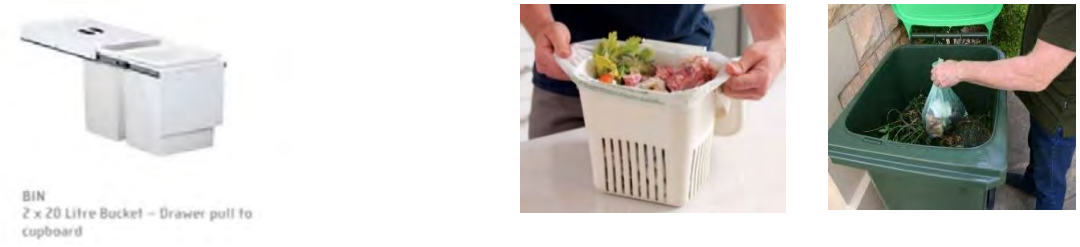
The waste system has been designed to comply with EastWaste's guideline document "Waste Management and Services Guide for Multi-Unit Dwellings".

It may be possible for one or more commercial tenancies to access Council's kerbside mixed recycling bins for hard plastics, metals etc. This waste stream is expected to primarily be hard plastics such as milk bottles. There may not be a suitable commercial service available to collect and recycle these materials. Council may offer each rateable property (including commercial) one set of Council kerbside bins. However, provision of this service would be subject to Council's Waste Management Policy. The property operator would need to formally apply to Council to support this service, at the time the site becomes operational.

4.1 Residential waste

Residents would be provided with suitable kitchen bins with handles to enable easy carriage from their dwellings to the designated waste room, e.g. Figure 4-1 below:

a) *General waste bin – at least 20L in size (bag lined)*
b) *Co-mingled recycling waste bin - at least 20L in size*
c) *Food/Garden Organics bin (compostable bag lined)*



(a) *(b)*

Figure 4-1 Examples of suitable waste and recycling kitchen bins: *(a) General waste & recycling - 2×20L Buckets with carry-handles in pull-out drawer; and (b): Bench-top food waste kitchen caddy*.

All residential waste would be carried down to the Basement Level waste storage room via the elevator and disposed of directly in the bins provided. The bin room is shown in Figure 4-2. Residents may dispose of waste en route to their vehicles. The waste storage area is internal to the building and therefore screened from public view. The longest disposal distance is approximately 25 m which is within the SA Better Practice Guidelines recommendation of 30 m. Transfer pathways would be free of steps, grades ≤ 1:10, with appropriate hard /even surfaces.

The Building Manager (or a delegate) would be responsible for moving bins from the waste room to the bin presentation area on the day of collection. It is proposed that the building manager would move skip bins to the Ground Floor via the carpark ramp using a battery-powered tug. The bin presentation area is adjacent Tenancy 7.

It is proposed that Residential bins are collected by EastWaste on behalf of Council using EastWaste's rear-lift collection trucks. It is proposed that the body corporate would arrange (through purchase or hire) a battery-powered towing trolley to move bins up the ramp.

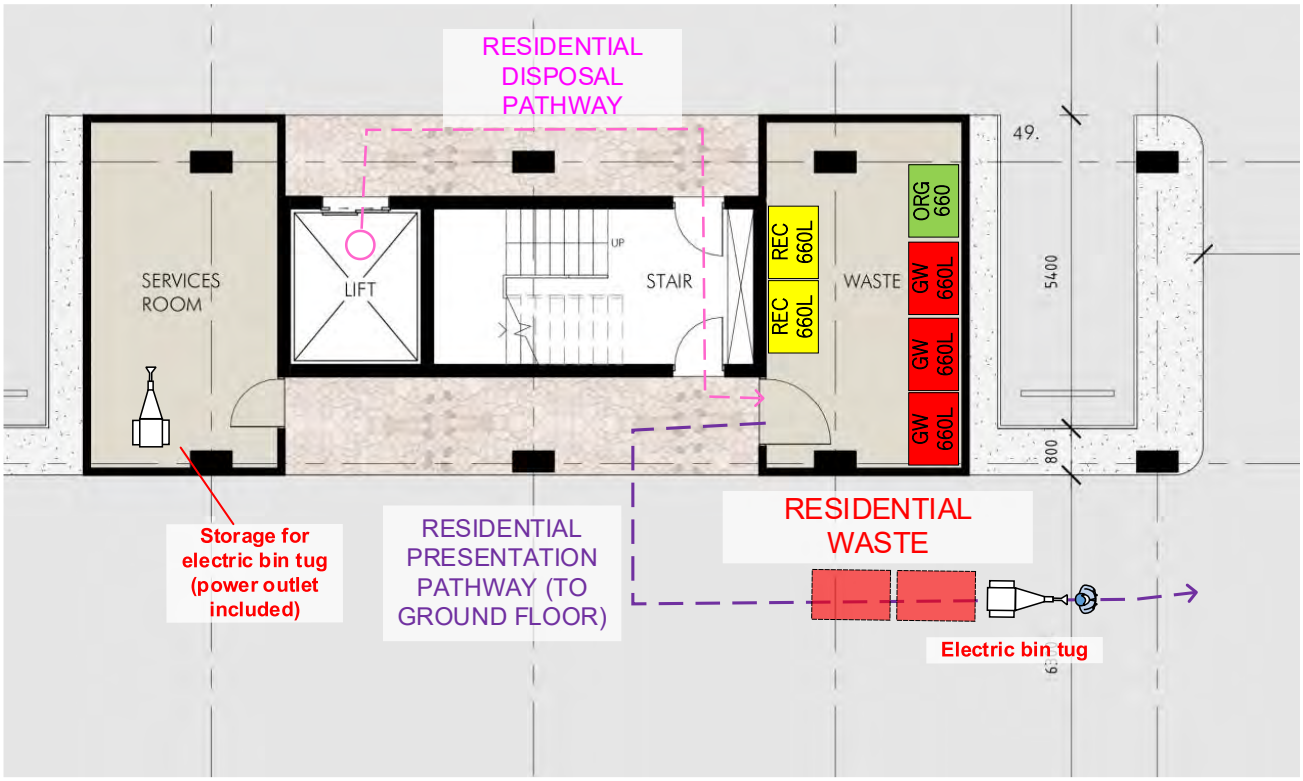


Figure 4-2 Residential bin room in basement

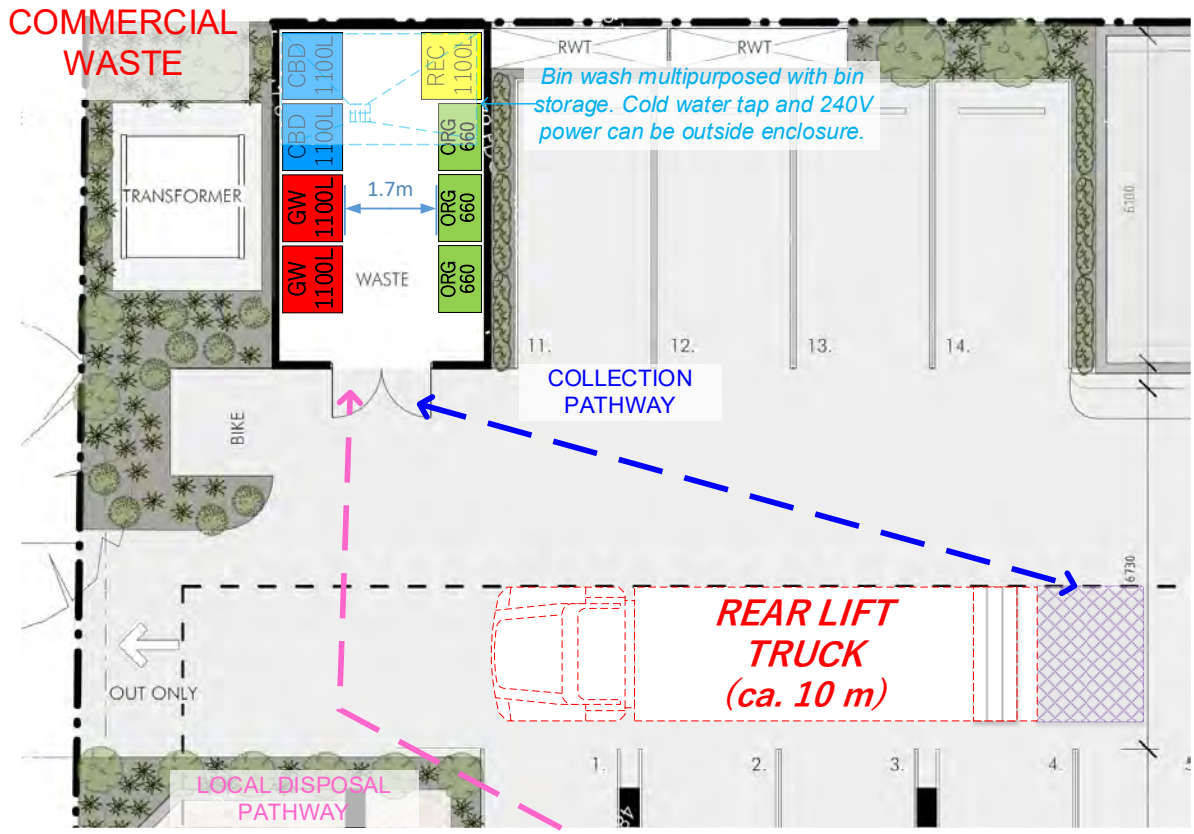


Figure 4-3 Commercial bin enclosure, Ground Floor

4.2 Commercial Waste

- Commercial tenancies will be fitted out with bins within each tenancy, suitable for the activities undertaken (to be determined at time of fitout).
- Staff or cleaners would transfer the waste from each tenancy and dispose of it in the bins provided in this area.
- Space is provided for:
    - 2 x 1,100 L General Waste Skip Bin.
    - 2 x 1,100 L Cardboard and Paper Bin.
    - 3 x 660 L Food Waste Bin
    - 1 x 1100 L Mixed Recycling Bins
- Bins will be collected by a private waste collection contractor. Cost of waste collection is to be shared amongst the commercial tenants, with costs to be appropriately allocated to each tenant by the Body Corporate.
- Presentation of the skip bins is not required as the private contractor could provide a pull in/pull out service to collect the bins directly from the commercial waste storage area.
- Collection of all Commercial waste would be carried out by Private contractors using rear-lift trucks.
- The rear-lift truck would enter the site (forward entry) from Lambert Road. The truck would execute a 3-point turn within the site and then temporarily stop on site as shown in Figure 2-1 (page 4) to collect the waste. The truck would then exit back onto Lambert Road (forward exit). The turning path for the 3-point turn has been assessed by the Traffic Engineer (MFY). Refer to MFY's report for detail.
- Collections would be 3 to 6 minutes per collection.
- It is proposed that collections be scheduled between 7am and 7pm to comply with EPA noise restrictions associated with the residential tenancies.

4.3 At-call Services

4.3.1 Hard/E-Waste

- Tenants would organise for private hard/e-waste collection direct from the tenancy as needed.
- The waste contractor delivering the services would temporarily park in the property. They would then collect the waste directly from the tenancy.
- The Building User Manual(s) for commercial tenants at the Development would advise on availability and/or organizing Hard /E-waste collection services.

4.3.2 Maintenance Services

Waste would be generated by some maintenance services or activities in the common areas of the Development (e.g. garden waste, lighting, repair work, etc.). These maintenance-generated waste materials would be handled and disposed of by the contractor undertaking these services. Dedicated on-site storage for these waste materials is therefore not needed.

4.3.3 External

Tenants would be able to dispose of smaller waste items, such as printer cartridges, batteries and lighting, to publicly available external drop off points (e.g. supermarkets, Office works, telco retail stores, etc.), which accept these materials.

4.4 Bin cleaning

Bin cleaning at the Development could be outsourced to an external contractor (e.g. http://binforce.com.au/).

- *These external contractors generally have self-contained bin washing systems on back of a ute or truck that enable them to clean bins on site – e.g. Figure 4-4 below.*
    - *Or some will remove bins from site, replacing them with an empty spare, clean the bins, then return them to site.*

Figure 4-4 – On-site bin wash system for rear-lift trucks on back of ute. *Source: http://binforce.com.au/*

If preferred, a bin wash area can be set up (in accordance with PO 11.1 / Design in Urban Areas / SA Planning & Design Code) within the bin storage area. The wash bay can be co-located with bin storage. The wash bay should be a non-porous surface, with easy clean (smooth/polished) surface, draining to sewer via a 2mm basket screen. Power and cold water tap should be provided within or adjacent to the waste enclosure.

4.5 Transfer pathways

There are a range of transfer pathways for the waste systems at the Development. The following is provided as a guide for sizing and designing these transfer pathways.

- *Transfer pathways –*
  - *User disposal –Free of steps, no grades greater than 1:15, and cater for mobility impaired users.*
  - *Local disposal points to central storage – enough width to accommodate relevant bins, trolley, or waste loads being transferred, free of steps, no grades greater than 1:12*
  - *Collection – less than 35m with no steps or grades greater than 1:10*
- *Corridor widths –*
  - *240L MGBs or smaller bins / loads – min. 1,000 mm (1,200mm preferred)*
  - *660L skip bins – min. 1,200mm (1,400mm preferred)*
  - *1,100L skip skips and/or other waste loads – min. 1,400mm (1,600mm preferred)*
- *Doors –*
  - *Local disposal access – 800mm*
  - *Transfer pathways– Appropriate to the size of bin to be transported, e.g.*
    - *240L MGB (or smaller) – min. 800mm*
    - *660L skip – min. 1,200mm*
    - *1,100L skip – min 1,400mm*
- *Floors – Hard surfaces where bins and skips are to be carted.*
- *Lifts – All lifts should be sized to allow for bulky hard waste items*

Based on current plans, these requirements for transfer pathways in the Development appear to be generally satisfied. All relevant transfer pathways should be reviewed and confirmed at detailed design stage to ensure they are appropriate.

4.6 Collection & Traffic

The waste collection points for the Development introduced above are reiterated below.

- Would be by Private Rear-lift truck (Commercial waste) and Council / EastWaste Rear-Lift truck (subject to Council/EastWaste approval) which will stop temporarily within the development as shown in Figure 2-1 on page 4.
- Access to the site would be from Lambert Road (forward entry) and forward exit back to Lambert Road.
- Turning paths for the waste trucks have been assessed by the Traffic Engineer (MFY). Please refer to the traffic engineering report for this assessment.
- The Contractor would manoeuvre into position and temporarily stop, collect bins from waste storage area, empty them and finally replace them in the waste storage area.
- Collections would occur within the site boundary.
- Commercial collections would be twice weekly for General Waste and Cardboard/paper, and up to three times weekly for food waste.
- Residential collections would be weekly.
- The time required to lift bins should be 3 to 6 minutes for each service.
- The collections should be scheduled to
  - Fit in with collection contractor requirements
  - Avoid peak times for vehicle movements in the carpark
  - Comply with any EPA noise restrictions

4.7 Waste system Operation and Management

4.7.1 Responsibilities

Table 4-2 summarises the responsibilities of different parties / stakeholders for proposed waste management and operational activities at the Development. In summary, the Building

/ Facilities Manager would manage the waste system, including ensuring that good waste management outcomes by tenants were achieved.

Table 4-2 Management & operational responsibilities for the waste systems at the Development

Activity	Responsible party
Local Disposal & External Disposal	Tenants / Residents
Waste Storage Areas, Hard Waste, Hygiene, Odour Management & Cleaning	Building maintenance staff
Presentation of bins for collection	Building maintenance staff to present residential bins Commercial bins to use a pull in / pull out service from the bin enclosure.
Collection services – Waste & Recycling	Commercial / Private Contractor(s) for Commercial Waste Council Contractor for Residential Waste
Management	Building Manager
Education, Training & Engagement (tenants)	Building Manager / Council

4.7.2 Implementation & Communication

The following should be put in place.

- ***Site Management System / Manual*** – Advice and instructions on waste management and using the waste systems should be provided for tenants, including contact information for further information, questions and issues.
- ***Damage Waiver for EastWaste*** – to be signed by Body Corporate prior to operation
- ***Tenant / Resident Induction –*** Should include guidance on how to correctly use waste bins as well as the site approach to waste and recycling.
- ***Clear signage*** – At all disposal points. Consider providing signs with multiple languages and photographic and/or pictorial guides.
- ***Emergency Response or Site Management Plan(s) –*** Should include response measures (or contingencies) for:
    - Waste collection services suspended or not available;
    - Incorrect use by tenants of the waste systems;
    - Illegal dumping on-site; and
    - Poor waste management outcomes (including cleanliness, odour and/or low diversion).

4.8 Other Waste System Design or Management Issues

The following would be considered and/or implemented for waste systems at the Development. More details for some of these items can be resolved at detailed design stage with the waste contractor and/or Council.

1) **Bins** – These would comply with Australian Standard for Mobile Waste Containers (AS 4213).
2) **Signage** –
    - Appropriate signage in all Local Disposal and Waste Storage Areas should be used to ensure correct disposal of waste and recycling.
    - This signage should conform to the signage requirements of Council and/or the State Guideline (Zero Waste SA, 2014). EastWaste may assist with Residential waste signage.
      Signs should be in multiple languages and include photos for guidance.
3) **Vermin, hygiene & odour management (inc. ventilation)**
    - ***Inspection & Cleaning*** –
        - An inspection and cleaning regime would be developed and implemented by the Building / Facilities Manager for waste systems at the Development, including ensuring that surfaces and floors around disposal areas, transfer pathways and waste storage areas are kept clean and hygienic and free of loose waste and recycling materials.
            - Where putrescible general waste or food waste is being stored, Local Disposal and Waste Storage areas should be graded to a sewer drain with tiling or epoxy coating to floors and adjacent walls to waterproof the area and for cleaning.
    - ***Odour Control*** –
        - All Waste Storage Areas –
            - It should be a requirement for food waste bins in Waste Storage areas that waste is disposed within compostable, tied off bags and that lids are closed after use.
            - *Residential bin room should include mechanical ventilation, exhausting outside the building in compliance with all applicable statutory requirements.*
4) **Access & security** –
    - All Waste Storage Areas in the Building should be secure and only accessible by key or fob or access code.
        - This key or fob or access codes would be provided to tenants, property management staff and/or waste contractor(s) collecting from these areas.
        - CCTV is recommended to monitor waste disposal practices in all Waste Disposal and Waste Storage Areas.

5 PLANNING & DESIGN CODE OBJECTIVES

The applicable policies relating to Waste are provided in the following table. The third column states how these policies have been addressed in the proposed design.

Design in Urban Areas		
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	Response: Commercial bins are to be stored within an enclosure fully screened from public view. Residential bins are to be stored in a room within the building, not visible by the public.
PO 11.1 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.	DTS/DPF 11.1 None are applicable	Response: Collection systems are provided for general waste, cardboard/paper, food waste, and mixed recycling. The site would utilise a mobile bin washing service, or a suitably designed bin wash installed within the ground level Commercial Bin storage enclosure.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space, and dwellings	DTS/DPF 11.2 None are applicable	Response: Bins are located in a bin enclosure / room screened from public view and naturally or mechanically ventilated.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable	Response: Residential bins are located in a basement bin room with mechanical ventilation.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable	Response: The waste contractor would enter the site from Lambert Road (forward entry) and retrieve the waste while onsite. The contractor would exit back onto Lambert Road (forward exit) after executing a 3-point turn within the site. These truck movements have been reviewed by a traffic engineer and have been deemed to be suitable.

PO 11.5 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	DTS/DPF 11.5 None are applicable	Response: Adequate space is provided in the bin enclosure for food waste bins to service several food businesses on site. Food waste could be collected by a specialist contractor for offsite composting up to 3 times per week as required..
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: a) located away, or screened, from public view, and b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable	Response: 3-bins system is to be stored in an enclosed room at Basement level Bins are to be presented for collection adjacent Tenancy 7 by the Building Manager or other designated person. Bins would be pulled up the carpark ramp with the assistance of a battery-powered bin tug
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	Response: Bin storages are more than 3m from any habitable room.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable	Response: The site has been designed to allow 10m rear-lift waste trucks to enter and exit the site in a forward direction. Refer to the report by the traffic engineer.
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: 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:	DTS/DPF 43.1 None are applicable	Response: If a bin wash is installed within the Commercial Bin Storage Enclosure, a canopy or roof should be included to prevent stormwater entering the sewer. The bin wash should include a basket screen for any water entering the sewer.

a. 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 b. a holding tank and its subsequent removal off-site on a regular basis		

6 REFERENCES

Zero Waste SA. (2014). South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments.

APPENDIX 6. SITE CONTAMINATION DECLARATION FORM

Schedule 2 — Site contamination declaration form

Site contamination declaration form

Council area:

The City of Norwood, Payneham and St Peters

Regarding the land comprised in Certificate(s) of Title Register Book *Volume 5863 Folio 465 - Allotment 84 Filed Plan 135935 and Volume 5676 Folio 117 - Allotment 83 Filed Plan 135934 in the Area named Royston Park, Hundred of Adelaide* (the ***subject land****)

I *Drew Gowling*, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement: FMG Engineering's *Preliminary Site Investigation: Environmental Site History. Rev0 (S53241 – 274447) dated 9/03/2021*; and *Preliminary Site Investigation: Soil, vapour and groundwater. Rev1 (S53241 – 274447) dated 10/07/2023*;

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

Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*

(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) may have occurred on the subject land*;

(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.

Part 3—Site contamination exists or may exist*

(a) site contamination may exist on or below the surface of the land* as a result of a class 1 activity although all soil, vapour and groundwater investigations undertaken for the contaminants of concern indicate that not to be the case. Based on the site inspection and the lack of elevated concentrations of the contaminants of concern dry cleaning is unlikely to have been undertaken onsite.

(b) the potential site contamination is likely to have originated— (i) on the subject land*—

(A) as a result of the following activities carried on there (if they did) *Class 1 - Operation of dry-cleaning activities within the premises*.

(B) at the following location: *263-277 Payneham Road, ROYSTON PARK, SA 5070*

(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))*—NA

(A) as a result of the following activities carried on there *[insert details of the class 1 activity or activities]*;

(B) at the following location: *[insert or attach a map showing the site(s) or possible site(s) of those class 1 activities]*; 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].*

Schedule 2 — Site contamination declaration form

Part 4—Observations*

The subject land is located on land within a *Not Applicable—*

- 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

10/07/2023

Signature of site contamination consultant

Name of consultant's or auditor's company or business

Drew Gowling, Environmental Team Leader

FMG Engineering Pty Ltd., 67 Greenhill Road, Wayville SA 5034

* *Delete whichever is not applicable*

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.*

Schedule 3 — Statement of site suitability form

Statement of site suitability form

Development application number

TBA

Council area of

The City of Norwood, Payneham and St Peters

Regarding the land comprised in Certificate(s) of Title Register Book *Volume 5863 Folio 465 - Allotment 84 Filed Plan 135935 and Volume 5676 Folio 117 - Allotment 83 Filed Plan 135934 in the Area named Royston Park, Hundred of Adelaide* (the ***subject land***)

I *Drew Gowling*, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement: FMG Engineering's *Preliminary Site Investigation: Environmental Site History. Rev0 (S53241 – 274447) dated 9/03/2021*; and *Preliminary Site Investigation: Soil, vapour and groundwater. Rev1 (S53241 – 274447) dated 10/07/2023*;

(b) The investigations documented in the above reports were conducted in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM)

Part 2—Remediation*

(a) Remediation works are *not required. A Construction Environmental Management Plan should be produced and implemented during redevelopment of the site.*

Part 3—Site suitability

(a) I consider the site is suitable for the proposed land uses:

i. Mix use as commercial and residential development as defined within the ASC NEPM

ii. …_HIL A

iii. …HIL D

I understand that I must clearly qualify any statement of my opinion as to the existence of site contamination at the site by specifying the land uses that were taken into account in forming that opinion (section 103ZA of the *Environment Protection Act 1993*).

Date

10/07/2023

Signature of site contamination consultant / site contamination auditor

Name of consultant's company or business

Drew Gowling, Environmental Team Leader, FMG Engineering Pty Ltd

** Delete whichever is not applicable*

Note—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.*

APPENDIX 7. PSI: SITE HISTORY REPORT

ENGINEERING

Preliminary site investigation

Environmental site history

JOB NUMBER:	**S53241 - 274447**
CLIENT:	**Fasta Pasta Family Restaurants Pty Ltd**
SITE ADDRESS:	**263-277 Payneham Road, ROYSTON PARK, SA 5070**
DATE:	**9 March 2021**
REVISION:	**0**

Client: **Fasta Pasta** Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, Royston Park, SA, 5070

The opinions expressed in this document are based upon a visual inspection conducted with reasonable care. Areas not reasonably accessible and not readily viewed without disturbing the existing structure, finishes or furnishings have not been inspected, unless noted otherwise.

FMG Engineering has not carried out a review with respect to combustibility, fire resistance or fire safety provisions of the external insulation and finishing system, wall panelling, cladding or façade material or any associated fixing system that is to be or that may be applied to this project. Cladding systems must comply with the Building Code of Australia, the NCC, relevant Australian Standards and any other applicable regulations and test requirements. FMG advises that project specific advice with respect to fitness for purpose and statutory compliance of any proposed cladding materials shall be sought from a suitably qualified and experienced Materials or Fire Services Engineer.

FMG Engineering reserves the right to append, amend and / or modify the contents of this document upon receipt of additional information.

The document is not a guarantee or warranty, but is a professional assessment of the condition of the premises, or part thereof, at the time of inspection.

Document Status

			APPROVE FOR ISSUE		
REV	**STATUS**	**AUTHOR**	**NAME**	**SIGNATURE**	**ISSUE DATE**
0	Final	Kate Stead Environmental Scientist	Drew Gowling Environmental Team Leader		9.03.2021

Table of contents

Executive summary

BACKGROUND	FMG Engineering (FMG) was engaged by Fasta Pasta Family Restaurants Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for a property located at 263-277 Payneham Road, ROYSTON PARK, SA 5070 (the site). The site comprises an area of approximately 2,240 square metres (m^2) and currently comprises a commercial building, currently tenanted including two residential tenants and associated bitumen car parking. The north western portion of the site is utilised as a roadway owned and maintained by Council. The Client is considering purchasing the site and is within a due diligence period. FMG understands that the client requires a PSI completed to assess whether there are potential unacceptable risks to the future users of the site, following the proposed redevelopment due to historical land use.
OBJECTIVES OF INVESTIGATION	The objectives of this PSI- ESH are to identify potential sources(s) of contamination associated with current and historical site uses to provide information for assessment of the potential contaminants of concern in soil that could pose unacceptable risks to future users of the site.
SCOPE OF WORKS	FMG completed an Environmental Site History (ESH) for the site to identify any potentially Contaminating Activities (PCAs) which may have occurred at the site.
SITE HISTORY	The site comprised a commercial building and rear garden area from at least 1936 until circa 2004 when a bitumen carpark was constructed in the former rear garden area. The site has historically been utilised by commercial businesses including a portion of the site utilised by Commonwealth Dry Cleaner Depot (271 Payneham Road) from 1957-1968.
PCAs AND SOURCES	In summary, potentially contaminating activities **confirmed** to have occurred at the site including the following: • Use of a portion of the site by a dry cleaning company from circa 1957 to 1968. • Use of the northern portion of the site for storage of unknown items circa 1959. Additional **unconfirmed** potentially contaminating activities that may have occurred at the site are as follows: • Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark. No significant off-site sources of potential contamination were in the vicinity of the site.
CONCLUSIONS AND RECOMMENDATIONS	Based upon the findings of the ESH, FMG considers that there is a moderate potential risk to the identified human and environmental receptors associated with the site. Potential pollutant linkages have been identified to exist, during and following the redevelopment of the site that warrant further investigation. FMG recommends that a preliminary site investigation, including both a soil investigation (including vapour) and a groundwater investigation is undertaken to assess the contamination status of the site. Due to the highly mobile nature of the VOCs (associated with dry cleaning activities) the contamination status of the groundwater should be assessed within the Preliminary intrusive works at the site.

Glossary

AHD	Australian Height Datum
AS	Australian Standards
ASC NEPM	Assessment of Site Contamination National Environmental Protection Measure
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CSM	Conceptual Ste Model
CT	Certificate of Title
DEWNR	Department of Environment, Water and Natural Resources
DWLBC	Department of Water Land Biodiversity Conservation
EPA	Environmental Protection Authority South Australia
ESH	Environmental Site History
FMG	FMG Engineering
Km	Kilometres
m	Metres
m^2	Square Metres
m bgl	Meters below ground level
mg/kg	Milligrams per kilogram
mg/L	Milligrams per litre
NEPM	National Environment Protection Measure
PAH	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activities
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
SARIG	South Australian Resources Information Geoserver
TRH	Total Recoverable Hydrocarbons
VOC	Volatile Organic Compounds
µg/L	Micrograms per litre

1.0 Introduction

1.1 Background

FMG Engineering (FMG) was engaged by Fasta Pasta Family Restaurants Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) comprising an Environmental Site History (ESH) for a property located at 263-277 Payneham Road, ROYSTON PARK, SA 5070(the site).

The site comprises an area of approximately 2,240 square metres (m^2) and currently comprises a commercial building (currently tenanted including two residential tenants) and an associated bitumen car park. The north western portion of the site is utilised as a roadway owned and maintained by Council. The location and boundaries of the site are presented on Figure 1 within Appendix A.

The Client is considering purchasing the site and is within a due diligence period. FMG understands that the client requires a PSI completed to assess whether there are potential unacceptable risks to the future users of the site, following the proposed redevelopment due to historical land use.

1.2 Objectives

The objective of this PSI ESH is to identify potential source(s) of contamination associated with current or historical site uses that may impact on the suitability of the site for future development, including residential land use, and/or warrant further investigation.

The purposes of the PSI ESH are to provide the following:

- Information on past and current uses of the site and surrounding area, and the nature of hazards and physical constraints;
- Information on the geology, hydrogeology and hydrology of the site to assist in establishing a conceptual site model and identify constraints to the development of the site;
- Identification of receptors, potential sources of contamination, likely pathways and features of immediate concern; and
- A preliminary Conceptual Site Model (CSM) of the nature and extent of potential contamination and data for a preliminary qualitative risk assessment.

1.3 Scope of work

All work was undertaken in accordance with the scope of work outlined in the FMG proposal (EST23488) dated 9 February 2021 and conformed to the requirements of FMG's Quality Management System, which is certified by BSI Australia to comply with the requirements of ISO9001.

The scope of work undertaken within this PSI included the following:

- Collection and review of relevant historical data available for the site, to understand the historical ownership and use of the site;
- A detailed inspection was undertaken of the site and its immediate surrounds to understand the current site use and identify potentially contaminating activities;
- Production of a preliminary conceptual site model; and

- Report findings within this PSI report.

The scope of work was developed in accordance with:

- National Environment Protection (Assessment of Site Contamination) Measure, 1999, amendment May 2013 referenced in this report as "ASC NEPM";
- Australian Standard AS4482.1-2005, Guide to the investigation and sampling of sites with potentially contaminated soil; and
- SA EPA, 2018, Guidelines for the assessment and remediation of site contamination.

The PSI ESH encompasses a desktop study and a site inspection only. No intrusive investigations were undertaken as a part of the commission.

1.4 Sources of information

FMG ordered a Lotsearch report for the site. Lotsearch searches over 200 separate datasets to provide a report about the site and potential contamination sources and receptors. The Lotsearch report is provided in Appendix B. Additional sources of information consulted by FMG during the preparation of this report are presented in Table 1:1.

Table 1:1 Sources of identification and search results

SOURCE	INFORMATION	SECTION OF THE REPORT
Land Services Group DPTI, Property Assist Application	The Certificates of Title (Current and Cancelled) have been obtained and reviewed	Section 2 and Appendix C.
City of Norwood, Payneham and St Peters	Planning and Zoning Information	Section 2
SA EPA Section 7 Search	Records obtained from the SA EPA Database relating to the Land and Business (Sale and Conveyancing) Act 1994.	Section 3 and Appendix D
Safe Work SA Records	Dangerous goods licensing Information	Section 3 and Appendix E
CSIRO Australia, Report Book 94/9, Volume 1, "Soils, stratigraphy and engineering geology of near surface material of the Adelaide Plains", Sheard and Bowman, 1998.	A review of the publication to obtain information relating to the geology of the site.	Section 4
Environmental Protection (Water Quality) Policy 2015	A review of the resources to gain information on the groundwater beneficial uses relating to the groundwater quality of the site.	Section 4

2.0 Site identification

The information relating to the site in presented within Table 2:1

Table 2:1 Site details

SITE ADDRESS	263-277 Payneham Road, ROYSTON PARK, SA 5070
Certificate of Title(s) and legal description	The site comprises two Certificates of Title, as follows: • Volume 5863 Folio 465 - Allotment 84 Filed Plan 135935 in the Area named Royston Park, Hundred of Adelaide. • Volume 5676 Folio 117 - Allotment 83 Filed Plan 135934 in the Area named Royston Park, Hundred of Adelaide. An additional non-identified parcel of land is included within the site boundary, along the North Western boundary of the site. This portion is noted as a Public Road or Other Tenure. The current Certificates of Titles are provided in Appendix C.
Current ownership	Gaetano Roscioli, Maria Lucia Roscioli, Italo Rosciolo and Roscioli Pty Ltd. And The City of Norwood, Payneham and St Peters (non- identified parcel along north-western boundary).
Site area	The site occupies approximately 2,240m^2
Current land use	A commercial property including two residential tenancies with associated bitumen carparking and a public road (along north western boundary), residential and commercial land use as defined within the ASC NEPM.
Local government authority	The city of Norwood, Payneham and St Peters.
Current zoning	Local Shopping – "Development undertaken in the Local Shopping Zone should be, primarily, small groups of shops which cater for the day-to-day needs of nearby residents." The land development zones are presented within the Lot search report, within Appendix B.
Proposed land use	Commercial development as defined within the ASC NEPM.
Surrounding land uses	To the North – Office building with residential dwellings beyond.
	To the East – Payneham Road with commercial buildings and residential dwellings beyond.
	To the South – Payneham Road with commercial buildings and residential dwellings beyond.
	To the West – Lambert Road with residential dwellings, including a multi storey aged care facility.

3.0 Site history

3.1 Historical ownership

A review of the current and historic Certificates of Title (CT) was undertaken to identify the following:

- Previous ownership/ occupiers of the site;
- Periods during which ownership or tenancy is unknown or uncertain; and
- Potentially contaminating activities that may have occurred on site.

The initial CT (comprising both CTs), issued in 1907 noted John Logan (Contractor) as the site owner. The current owners purchased both CTs for the site in 1984. Copies of the CT documentation for the site are presented in Appendix C.

Note that the non-identified parcel of land which comprises the Council owned roadway is not covered by a Certificate of Title.

3.2 Aerial photography review

Aerial photographs of the site from 1936, 1949, 1959, 1968, 1979, 1989, 1999, 2004, 2010, 2015 and 2020 were obtained from via the Lot Search report. Copies of the aerial photographs are provided in the Lot Search report within Appendix B.

Table 3:1 provides a summary of the historical aerial photography review. In addition, any subsequent information has been included in the table, if considered relevant.

Table 3:1 Historical aerial photograph review

PHOTOGRAPH DATA	FEATURES IDENTIFIED
1936	The photograph is black and white and of poor quality. **The site** The eastern and south eastern portion of the site appears to be covered by a building. The footprint of the building appears to be similar to that of the current day footprint. **Surrounding land** The surrounding land use appears to be predominantly residential, with minor areas of undeveloped land.
1949	The photograph is black and white and of poor to moderate quality. **The site** No significant changes are visible since the 1936 aerial photograph. **Surrounding Land** No significant changes are visible since the 1936 aerial photograph.
1959	The photograph is black and white and is of moderate quality. **The site** The northern portion of the site appears to be being utilised for storage. What appears to be a shed has been developed in the western portion of the site. The western portion also appears to be unsealed and potentially utilised for garden areas. **Surrounding Land** No significant changes are visible since the 1949 aerial photograph.

PHOTOGRAPH DATA	FEATURES IDENTIFIED
1968	The photograph is colour and is of moderate quality. **The site** The northern portion of the site appears to now be vegetated, with no storage visible. The shed in the western portion of the site has been demolished and another shed (slightly to the north of the original shed) has been constructed. **Surrounding Land** No significant changes are visible since the 1959 aerial photograph.
1979	The photograph is colour and is of poor to moderate quality. **The site** The northern portion of the site appears to be surfaced with gravels or bitumen. The western portion of the site can be seen to be unsealed. **Surrounding Land** No significant changes are visible since the 1968 aerial photograph.
1989	The photograph is colour and is of good quality. **The site** A shed has been developed in the western portion of the site. **Surrounding Land** No significant changes are visible since the 1979 aerial photograph, land to the south of the site has been re-developed into a large commercial building.
1999	The photograph is colour and is of moderate quality. **The site** Additional sheds have been developed in the northern portion of the site. **Surrounding Land** No significant changes are visible since the 1989 aerial photograph.
2004	The photograph is colour and is of good quality. **The site** The south western corner of the site appears to have been surfaced with bitumen and is being utilised for carparking. **Surrounding Land** No significant changes are visible since the 1999 aerial photograph.
2010	The photograph is colour and is of good quality. **The site** The entire western portion of the site has been sealed with bitumen. An extension to the rear of one of the tenancies is visible in the northern portion of the site. **Surrounding Land** No significant changes are visible since the 2004 aerial photograph.
2015	The photograph is colour and is of good quality. **The site** No significant changes are visible since the 2010 aerial photograph.

PHOTOGRAPH DATA	FEATURES IDENTIFIED
	Surrounding Land No significant changes are visible since the 2010 aerial photograph.
2020	The photograph is colour and is of good quality. **The site** No significant changes are visible since the 2015 aerial photograph. **Surrounding Land** No significant changes are visible since the 2015 aerial photograph.

3.3 Historical Business Directories

A search of the Universal Business Directory and Sands and McDougall Directories is included within the Lot Search report. The site appears to have been utilised for various commercial businesses. The only entry of note was in 1965 A portion of the site was noted as being utilised by Commonwealth Dry Cleaner Depot (271 Payneham Road).

FMG further investigated the dry cleaner tenancy at the site, within the Sands and McDougall Directories. The Commonwealth Dry Cleaners occupied the tenancy at 271 Payneham Road from 1957 until 1968. It is unclear what specific dry cleaning activities, if any, occurred at the site.

3.4 Environment protection authority

The SA EPA conducted a Section 7 - Land and Business (Sale and Conveyancing) Act 1994 search for the site. A copy of the search result is included in Appendix D and reported the following, as of 22 February 2021:

- There are no mortgages, charges or prescribed encumbrances affecting the site under Sections 59, 93, 99 and 100 of the Environment Protection Act 1993
- The EPA does not hold copies of any reports on any environmental assessments or any pollution or contamination in relation to the land or any part of the land
- No licence to operate a waste depot or produce prescribed or listed waste has been issued for the site under the repealed South Australian Waste Management Commission Act 1979, the repealed Waste Management Act 1987 or the Environment Protection Act 1993.

The Section 7 search results note that historical records provided to the SA EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

Highlighted within the Lot Search report is the property approximately 200m south of the site (210 Payneham Road, Evandale), which has been the subject to previous environmental investigations.

The site has previously been utilised as a service station and an Environmental Audit has commenced at the site.

3.5 SafeWork SA dangerous substances register

A request for a search of the Dangerous Substances Register was lodged with Safework SA for the site. Safe Work SA indicated that they held no current or historical licenses for the site.

3.6 Summary of site history

The site has historically been utilised for commercial activities from at least 1936 including a dry cleaning company from 1957 to 1968.

4.0 Environmental setting

4.1 Site topography & drainage

The topography of the site was obtained from the Lot Search report, which indicated that the site is at an approximate elevation of 65m above Australian Height Datum (AHD).

The topography of the general area appears relatively flat with a gentle slope downwards in an East-West direction.

4.2 Regional geology

Table 4:1 Summary table of regional geology

GEOLOGY	DETAILS	SOURCE
Keswick Clay underlain by Hindmarsh Clay	Keswick Clay is indicated by Sheard and Bowman to typically consist of a thin brown to grey sandy A horizon which is calcareous, a brown to red-brown calcareous clayey sand to sandy clay B horizon of variable thickness. Hindmarsh Clay is indicated by Sheard and Bowman to typically consist of predominantly clay, but is often sandy, silty, micaceous or gravelly.	Lot Search Report Soils, stratigraphy and engineering geology of near surface materials of the Adelaide Plains, Volume 1 (M.J Sheard and G.M Bowman). Report book 94/9 (March 1996).
Extremely Unlikely to comprise acid sulphate soils	The site is located in an area where there is no known occurrence of acid sulphate soils.	Lot Search Report

4.3 Regional hydrogeology

The Department of Water, Land and Biodiversity Conservation (DWLBC) report, 'Overview of the Hydrogeology of the Adelaide Metropolitan Area' (DWLBC, 2010) indicates that the site lies within Zone 4.

The report describes Zone 4 as containing up to three Quaternary aquifers and two Tertiary aquifers and a fractured rock aquifer. Each Tertiary Aquifer consists mainly of thin layers of fine sand with low yield. Most of the Quaternary and Tertiary aquifers become thin, shallow and interconnected in the vicinity of the River Torrens. The shallow fractured rock aquifer near the River Torrens contains groundwater of low salinity and significant yield.

A search of the WaterConnect Enquiry System (Lot search report) identified no groundwater wells on the site. The search identified 759 registered groundwater wells within a 2Km radius of the centre of the site. The data set was manipulated. So that only the wells within the shallowest aquifer were

considered.

Table 4:2 provides a summary of the data collected from the enquiry system.

Table 4:2 Summary table of water connect data

WELL ID	WELL DEPTH (m bgl)	STANDING WATER LEVEL (m bgl)	WATER LEVEL (m AHD)	TOTAL DISSOLVED SOLIDS (mg/L)	PURPOSE OF WELL	STATUS	DISTANCE FROM SITE
6628-21178	14	11	35.93	1446	Domestic	-	200m North
6628-16144	15	10.5	38.22	2340	Domestic	Operational	212m South West
6628-18855	28	13.8	38.22	2404	Domestic	-	229m South
6628-13523	24	10	37	2001	Domestic	Operational	254m South West
6628-21143	20	11.5	40.02	1676	Domestic	-	296m East
6628-21835	36	14	38.28	1172	Domestic	-	300m East
6628-21340	18	6	39.26	1642	Domestic	-	300m North West
6628-9934	19.2	14.63	37.33	1299	-	Backfilled	307m South
6628-18718	27	17	28.36	1912	Domestic	-	310m North
6628-13238	16.8	12.2	38.8	1591	Domestic	Operational	323m South
6628-15579	18	13.1	34.9	1720	Domestic	Operational	331m North
6628-23450	30	13	32.96	905	-	-	333m North
6628-15681	21	13.5	39.82	600	Domestic	Operational	353m South East
6628-20126	25	9	44.72	1658	Domestic	-	368m South East
6628-18819	25.5	15	30.58	1210	Domestic	-	406m North
6628-22700	29	11	37.67	2727	-	-	410m North
6628-13724	20	12.1	39.9	1055	-	-	420m South

6628-20458	19	10.5	37.5	1502	Domestic	-	423m South West
6628-18242	21	9	43.03	1703	Domestic	-	445m South
6628-15669	15	10	35.63	1776	Domestic	Operational	462m South West
6628-13905	23	8.5	42.97	-	-	Backfilled	497m North East
6628-23559	26	12	35.78	1423	Drainage	-	498m South West
6628-23322	21	11	36.79	1564	-	-	498m South West

The total dissolved solids (TDS) levels ranged from 600mg/L to 2,727mg/L. According to the Environment Protection (Water Quality) Policy (2015), groundwater with these TDS concentrations are deemed potentially suitable for drinking water purposes. Additional uses for the groundwater are as follows:

- Primary Industries – irrigation and general water uses
- Primary Industries – Live stock drinking water
- Primary Industries – aquaculture and human consumption of aquatic foods

Based on the information obtained within the review of the Water Connect data set, the inferred depth to ground water is approximately 6 to 17m bgl or 28.36 to 44.72m AHD.

A review of the reduced standing water levels (RSWLs) reported for the wells located in the vicinity of the site indicated that the localised groundwater flow direction is likely to be north westerly towards Barker Inlet, this is supported by the likely regional groundwater flow.

4.4 Surface hydrology

No ecological receptors were identified within a 500m radius of the site. The closest ecological receptor is the River Torrens and Third Creek, both 1.2Km from the site. Third Creek joins the River Torrens in the suburb of Felixstow. The River Torrens flows into Gulf of St Vincent approximately 13km west of the site.

5.0 Site inspection

5.1 Site features

On 23 February 2021, a suitably qualified FMG Environmental Scientist inspected the site. The features identified during the site inspection were recorded on the Preliminary Site Investigation Checklist, presented in Appendix F. Selected site photographs taken during the site inspection are presented in Appendix G.

A summary of the site features observed during the site inspection is as follows:

- The site comprised a commercial building with tenants including the following:
    - A hair dresser;
    - A retail shop;
    - A vacant restaurant; and
    - Two residential Tenants.
- The western portion of the site comprised a bitumen car park associated with the commercial tenancies. The bitumen was noted to be in good condition;
- The north western portion of the site (Council owned road way) was noted to be in poor condition;
- The surface of the buildings all appeared to be concrete, with some tenancies having floating wooden flooring;
- No odours or stains were noted during the inspection; and
- No evidence of asbestos was noted during the site inspection.

Surrounding current land uses, as observed during the site inspection, are listed below:

- North: Office building with residential dwellings beyond.
- East: Payneham Road with commercial buildings and residential dwellings beyond.
- South: Payneham Road with commercial buildings and residential dwellings beyond, and
- West: Lambert Road with residential dwellings, including a multi storey aged care facility.

6.0 Preliminary conceptual site model

6.1 Elements of a conceptual site model

A conceptual site model (CSM) is a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The development of a CSM is an essential part of all site assessments and provides the framework for identifying how the site may have become contaminated and how potential receptors may be exposed to contamination, either in the present or the future[1].

The preliminary CSM is constructed from the results of the PSI and is used to identify data gaps and inform a decision on whether further investigation is required.

The essential elements of a preliminary CSM are:

- Known and potential sources of contamination (potentially contaminating activities) and contaminants of concern including the mechanism(s) of contamination;
- Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
- Human and ecological receptors; and
- Potential and complete exposure pathways.

In the absence of a plausible exposure pathway there is no risk. Therefore, the presence of measurable concentrations of contaminants of concern does not automatically imply that the site will cause harm. In order for this to be the case a plausible exposure pathway must be present allowing a source to adversely affect a receptor. The nature and importance of both receptors and exposure routes, which are relevant to any particular site, will vary according to its characteristics, intended end-use and its environmental setting.

6.2 Potential contaminants and sources

The following sections use the information gathered during the ESH investigation to provide an indication of the potentially contaminative activities (PCAs) that have been carried out throughout the duration of the use of the site and surrounding land. Associated potential contaminants are also identified where appropriate.

6.2.1 On-site sources

Based on the information obtained during the desktop study and the site inspection, PCAs have been identified, or were reasonably inferred, to have occurred at the site.

Potentially contaminating activities **confirmed** to have occurred at the site including the following:

- Use of a portion of the site as a dry cleaner from circa 1957 to 1968; and

[1] Schedule B2 – Guideline on Site Characterisation, NEPM.

- Use of the northern portion of the site for storage of unknown items circa 1959.

Additional **unconfirmed** potentially contaminating activities that may have occurred at the site are as follows:

- Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark.

The associated contaminants relating to these PCAs are presented in Table 6:5.

6.2.2 Off-site sources

Based on the information obtained during the desktop study and site inspection, PCAs have been identified, or were reasonably inferred to have occurred surrounding the site. No significant off-site PCAs have been identified.

6.3 Potentially affected media

The potentially affected media from the identified PCAs are described in Table 6:5 (Preliminary Conceptual Site Model).

6.4 Potential receptors and pathways

The potential receptors at the site are described in Table 6:1.

Table 6:1 Potential receptors

RECEPTOR		**PATHWAY**
Human Health	Current Site Users	Inhalation.
	Adjacent (off-site) site users	Inhalation.
	Future Site users, including construction and maintenance workers	Dermal Contact, Ingestion and inhalation.
Water	Groundwater	Leaching through soils, transport via groundwater table.
Ecological	Ecological Receptors (Flora and Fauna)	Uptake through soils, direct contact.

The movement of contaminants associated with the identified PCAs is generally controlled by the physical level of exposure to the potentially affected media. The surface conditions should be considered, (i.e. Concrete surfacing) which may prevent access to the soils affecting the receptor via the identified pathway. Other factors which may affect the movement of contaminants includes:

- Site specific geology; and
- Physical and chemical properties of individual contaminants and weather.

6.5 Site specific considerations

Site specific environmental factors to be considered as part of the CSM are presented within Table 6:2.

Table 6:2 Site specific considerations

ITEM	DESCRIPTION
Groundwater	Groundwater is expected to be encountered beneath the site between 6-17m bgl.
Surface Water	The closest surface water body is the River Torrens and Third Creek, both located approximately 1.2m from the site and is therefore not considered to be a receptor.
Site Surface	The site surface outside of the onsite building in the northern portion of the site is sealed with bitumen observed to be in good condition, with the exception of the Council owned roadway which was in poor condition.
Potential areas of historical filling	As the entire site was surfaced, no fill material was visible. It could be assumed that fill material is located beneath the building and bitumen carpark surface.

6.6 Qualitative risk assessment matrix

The CSM presented in Table 6.5 outlines the results of a two-stage qualitative risk assessment. The first stage of the risk assessment assesses the potential consequence to the identified receptors (human health/ ecology etc) and assigns a classification. The terminology used in the first step is described in Table 6:3. The second step utilises the potential consequence classification (Step 1) and the likelihood of the event occurring. A final Risk classification is then determined, considering the consequence and likelihood.

Table 6:3 Potential consequence classification

CLASSIFICATION	HUMAN HEALTH	GROUNDWATER OR SURFACE WATER	ECOLOGICAL
Severe	Irreversible damage to human health	Substantial pollution of sensitive water resources	Significant change to the number of one or more species or ecosystems.
Moderate	Non-permanent health effects to humans	Substantial pollution of non-sensitive water resources or small scale pollution	Change to population densities of non-sensitive species.
Mild	Slight short-term health effects to humans	Slight pollution to non-sensitive water resources.	Some change to population densities but with no negative effects on the function of the ecosystem.
Negligible	No measurable health effects to humans	Insubstantial pollution to non-sensitive water resources	No significant changes to population densities in the environment or in any ecosystem.

Table 6:4 Step 2 – Consequence / Likelihood matrix

LIKELIHOOD **POTENTIAL CONSEQUENCE CLASSIFICATION**	**VERY UNLIKELY**	**UNLIKELY**	**POSSIBLE**	**LIKELY**	**ALMOST CERTAIN**
Severe	Low	Low to moderate	Moderate to high	Very High	Very High
Moderate	Negligible to low	Low	Moderate	Moderate to High	High
Mild	Negligible	Low	Low	Low to Moderate	Moderate
Negligible	Negligible	Negligible	Negligible to low	Low	Low

The overall risk is therefore ranked as follows:

- **Negligible** - The presence of the identified source does not give rise to the potential to cause significant harm.
- **Low** – It is possible that harm could arise to a designated receptor from an identified source, though this is likely to be mild or unlikely.
- **Moderate** – It is possible that harm could arise to a specific receptor, but it is unlikely that such harm would be significant.
- **High** – A designated receptor is likely to experience significant arm from an identified source without remedial action.
- **Very High** – There Is a high probability that severe harm could arise to a designated receptor from an identified source without appropriate remedial action.

6.7 Preliminary conceptual site model

Table 6:5 Preliminary CSM

SOURCE/ PCA	POTENTIAL CONTAMINANT	POTENTIALLY IMPACTED MEDIA	RECEPTORS	PATHWAY	POTENTIAL EFFECT	POTENTIAL CONSEQUENCES	LIKELIHOOD	RISK CLASSIFICATION
Use of a portion of the site as a dry cleaner from circa 1957 to 1968.	Volatile Organic Hydrocarbons (VOCs).	Soils, groundwater and indoor air.	Human	Inhalation	Toxic, Carcinogenic, Hazardous to Human Health.	Moderate	Possible	Moderate
			Ecological	Uptake through soils, Dermal contact	Toxic	Negligible	Unlikely	Negligible
			Water	Leaching through soil and transport via groundwater table	Groundwater contamination	Moderate	Possible	Moderate
Use of the northern portion of the site for storage of unknown items circa 1959.	Various dependant on the items stored, potentially, OCP/OPP pesticides, VOCs, TRH, heavy metals and PAHs.	Soils in the north eastern portion of the site.	Human	Dermal contact, ingestion, inhalation	Toxic, Carcinogenic, Hazardous to Human Health.	Mild	Possible	Low
			Ecological	Uptake through soils, Dermal contact	Toxic	Mild	Possible	Low
			Water	Leaching through soil and transport via groundwater table	Groundwater/ surface water contamination	Mild	Unlikely	Low

Client: **Fasta Pasta** Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, Royston Park, SA, 5070

SOURCE/ PCA	POTENTIAL CONTAMINANT	POTENTIALLY IMPACTED MEDIA	RECEPTORS	PATHWAY	POTENTIAL EFFECT	POTENTIAL CONSEQUENCES	LIKELIHOOD	RISK CLASSIFICATION
Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark.	Various dependant on the source, potentially, TRH, heavy metals and PAHs.	Surficial soils	Human	Dermal contact, ingestion, inhalation	Toxic, Carcinogenic, Hazardous to Human Health.	Moderate	Possible	Moderate
			Ecological	Uptake through soils, Dermal contact	Toxic	Mild	Possible	Low
			Water	Leaching through soil, surface water run-off, transport via groundwater table	Groundwater/ surface water contamination	Mild	Unlikely	Low

7.0 Assessment of data gaps and accuracy of information

Schedule B2 of the ASC NEPM states that the ESH report should clearly identify any significant data gaps and include an assessment of the accuracy of the information collected.

The following data gaps have been identified during the ESH assessment:

- The activities which occurred at the site during it's use as a dry cleaner between 1957 and 1968. It is unclear if any dry cleaning activities occurred at the site or if the site was utilized as a drop off/ pick up point;
- Activities which occurred on the site prior to 1935;
- The contamination status of the soils at the site, and
- The contamination status of the groundwater beneath the site.

Based upon these data gaps it is considered that uncertainty exists within the assessment. Therefore, further investigation of the contamination status of the soils and groundwater is warranted.

8.0 Conclusions and recommendations

FMG Engineering (FMG) on behalf of **Fasta Pasta** Family Restaurants Pty Ltd (the client) has completed a Preliminary Site Investigation (PSI) for land located at **263-277 Payneham Road**, ROYSTON PARK, SA 5070.

The site is approximately 2,240 square meters (m^2) in size and comprises a commercial building, currently tenanted including two residential tenants and associated bitumen car parking. The north western portion of the site is utilised as a roadway owned and maintained by Council

The objective of the ESH was to identify any potential source(s) of contamination associated with current or historical site uses that may impact future development, as residential land use, and/or warrant further investigation and/or assessment.

Schedule B2, Guidelines on Site Characterisation of the ASC NEPM states that a PSI comprising an ESH should be sufficient to:

- Identify potential sources of contamination and determine potential contaminants of concern;
- Identify areas of potential contamination;
- Identify potential human and ecological receptors; and
- Identify potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air).

The findings of the ESH are used to develop a preliminary conceptual site model (CSM). The components of the CSM have been discussed in detail within Section 6 of this report.

In summary, potentially contaminating activities **confirmed** to have occurred at the site including the following:

- Use of a portion of the site as a dry cleaner from circa 1957 to 1968.
- Use of the northern portion of the site for storage of unknown items circa 1959.

Additional **unconfirmed** potentially contaminating activities that may have occurred at the site are as follows:

- Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark.

No significant off-site sources of potential contamination were in the vicinity of the site.

The CSM has identified that there are potential human health and environmental **receptors** associated with the site. These include the future site residents (adults and children), construction and maintenance workers, groundwater beneath the site, and residents living the adjacent dwellings.

Further investigation of a site is required when the results of the ESH indicate that contamination is present or is likely to be present and the information available is insufficient to enable site management strategies to be devised.

Based upon the findings of the ESH, FMG considers that there is a moderate potential risk presented to the identified human health and environment receptors associated with the site. Potential pollutant linkages have been identified to exist, during and following the redevelopment of the site that warrant further investigation.

FMG recommends that a preliminary site investigation, including both a soil investigation (including vapour) and a groundwater investigation is undertaken to assess the contamination status of the site. Due to the highly mobile nature of the VOCs (associated with dry cleaning activities) the contamination status of the groundwater should be assessed within the Preliminary intrusive works at the site.

The intrusive investigation should be carried out in accordance with the Australian Standard, *"Guide to the investigation and sampling of sites with potentially contaminated soil"*, AS4482.1-2005 and the ASC NEPM.

Appendix A

Figures

REV	DESCRIPTION	DATE	INIT	APP

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ABN 58 083 071 185
Quality Management Systems ISO 9001 Certified

FMG ENGINEERING

CLIENT	Fasta Pasta Family Restaurants Pty Ltd
TITLE	Lotsearch report
SITE ADDRESS	263-277 Payneham Road, ROYSTON PARK, SA 5070
DRAWING TITLE	Site boundary

DESIGNED	DD	DRAWN	DG
CHECKED	DG	No. OF SHEETS	
SCALE	NTS @ A4	DATE STARTED	
SITE ID & JOB No.	274447	REV.	
DRAWING No.	Figure 1		

REV	DESCRIPTION	DATE	INIT	APP

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ABN 58 083 071 185
Quality Management Systems ISO 9001 Certified
FMG ENGINEERING

CLIENT Fasta Pasta Family Restaurants Pty Ltd
TITLE Lotsearch report
SITE ADDRESS 263-277 Payneham Road, ROYSTON PARK, SA 5070
DRAWING TITLE Site locations

DESIGNED DD	DRAWN DG
CHECKED DG	No. OF SHEETS
SCALE NTS @ A4	DATE STARTED
SITE ID & JOB No. 274447	REV.
DRAWING No. Figure 1	

Appendix B

Lot Search Report

Address: 263-277 Payneham Road, Royston Park, SA 5070

Date: 03 Mar 2021 17:07:12

Reference: LS018421 EP

Dataset Listing

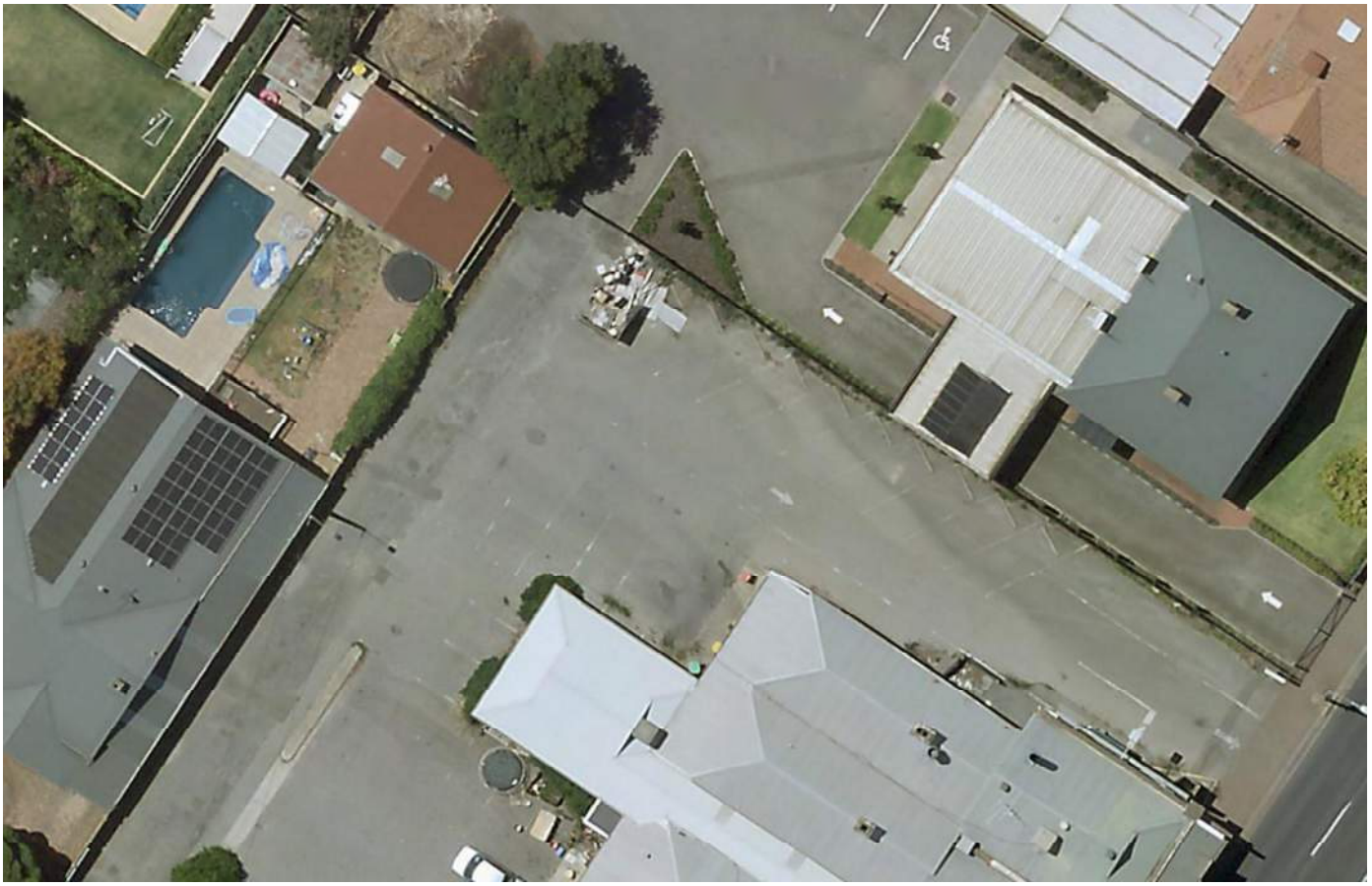
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	24/11/2020	01/11/2020	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	18/02/2021	18/02/2021	Monthly	1000	0	0	16
EPA Environmental Protection Orders	EPA South Australia	18/02/2021	18/02/2021	Monthly	1000	0	0	1
EPA Environmental Authorisations	EPA South Australia	18/02/2021	18/02/2021	Monthly	1000	0	0	3
EPA Assessment Areas	EPA South Australia	07/12/2020	07/12/2020	Quarterly	1000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	02/03/2021	02/03/2021	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	02/03/2021	02/03/2021	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	01/03/2021	01/03/2021	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	15/02/2021	15/02/2021	Monthly	2000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	11/02/2021	07/03/2017	Quarterly	1000	0	0	0
EPA Collection Depots	EPA South Australia	01/03/2021	01/03/2021	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	15/03/2012	Quarterly	1000	0	0	1
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	100	38	99	99
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	100	-	74	74
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250	1	2	11
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250	-	2	2
Mines and Mineral Deposits	Department for Energy and Mining	18/01/2021	18/01/2021	Quarterly	1000	0	0	0
Groundwater Aquifers	Department for Environment and Water	09/04/2018	01/01/2008	As required	1000	1	1	1
Drillholes	Department for Environment and Water	15/01/2021	06/01/2021	Quarterly	2000	0	2	761
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000	1	1	3
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	1
Acid Sulfate Soil Potential	Department for Environment and Water	09/04/2018	03/06/2016	As required	1000	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Land Development Zones	Department of Planning, Transport and Infrastructure	13/07/2020	13/07/2020	Quarterly	1000	2	6	44
Land Use Generalised 2018	Department of Planning, Transport and Infrastructure	06/04/2020	12/08/2020	Annually	1000	1	6	11
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	23/02/2021	20/11/2019	Quarterly	500	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	23/02/2021	20/11/2019	Quarterly	500	0	0	0
State Heritage Areas	Department for Environment and Water	12/07/2018	10/11/2004	As required	500	0	0	0
SA Heritage Places	Department for Environment and Water	18/01/2021	16/12/2020	Quarterly	500	1	17	260
Aboriginal Land	Department for Energy and Mining	09/04/2018	08/04/2018	As required	500	0	0	0
Bushfire Protection Areas	Department of Planning, Transport and Infrastructure	04/09/2018	20/02/2018	As required	1000	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	04/09/2018	26/05/2018	As required	1000	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000	0	0	0
Ramsar Wetland Areas	Department for Environment and Water	01/03/2021	18/02/2020	Annually	1000	0	0	0

Site Diagram

263-277 Payneham Road, Royston Park, SA 5070



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 2243m^2

Total Perimeter: 189m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:

0 10 20
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Date: 03 March 2021

Topographic Features

263-277 Payneham Road, Royston Park, SA 5070

Legend

- Site Boundary
- Report Buffer
- Property Boundary
- Major Road
- Road
- Track/Pathway
- Railway Track
- Levee Bank
- Watercourse
- Waterbody
- Biosphere Reserve
- Conservation Reserve

Scale: 0 100 200 400 600 Meters

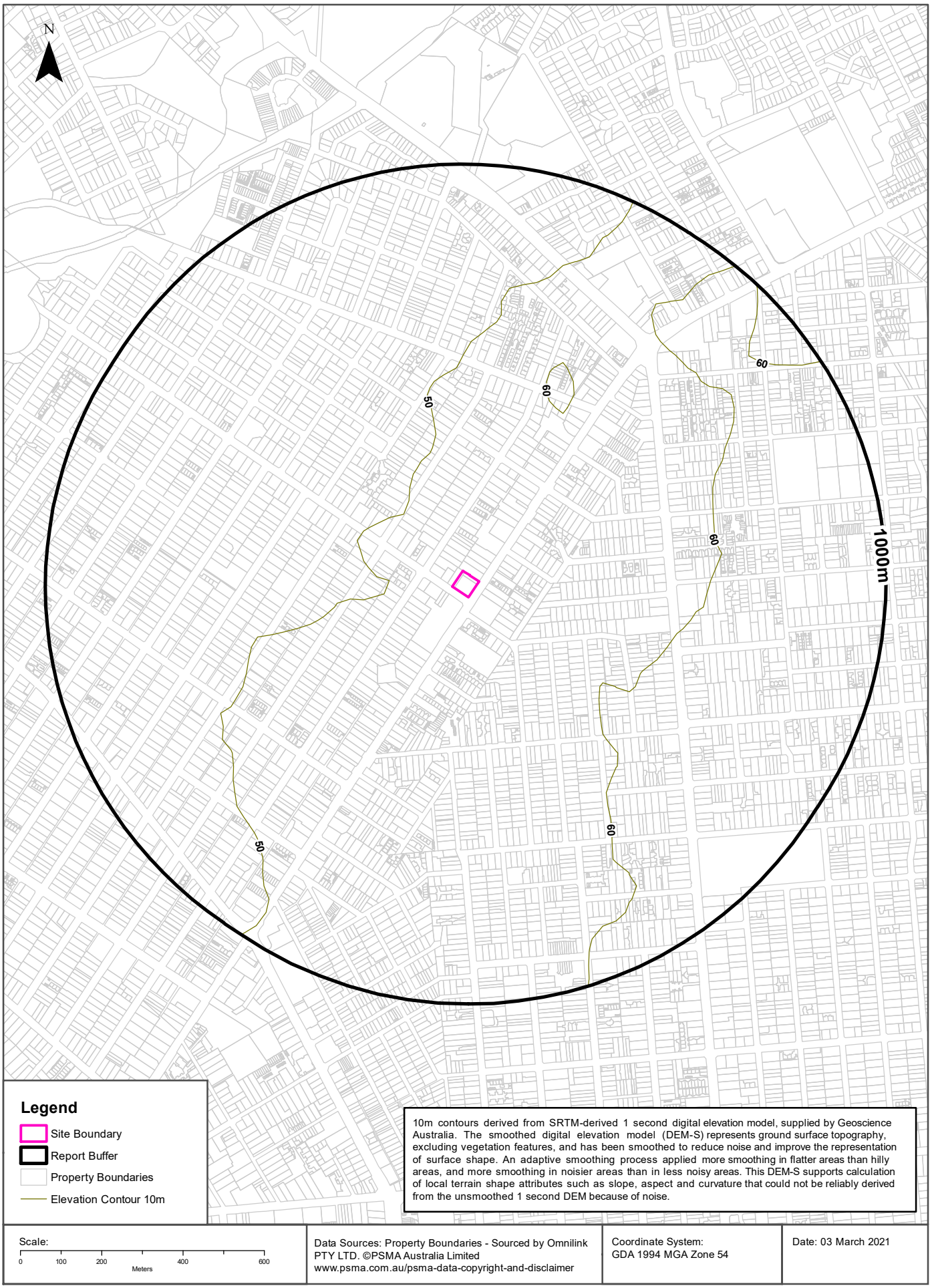
Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
www.psma.com.au/psma-data-copyright-and-disclaimer

Coordinate System: GDA 1994 MGA Zone 54

Date: 03 March 2021

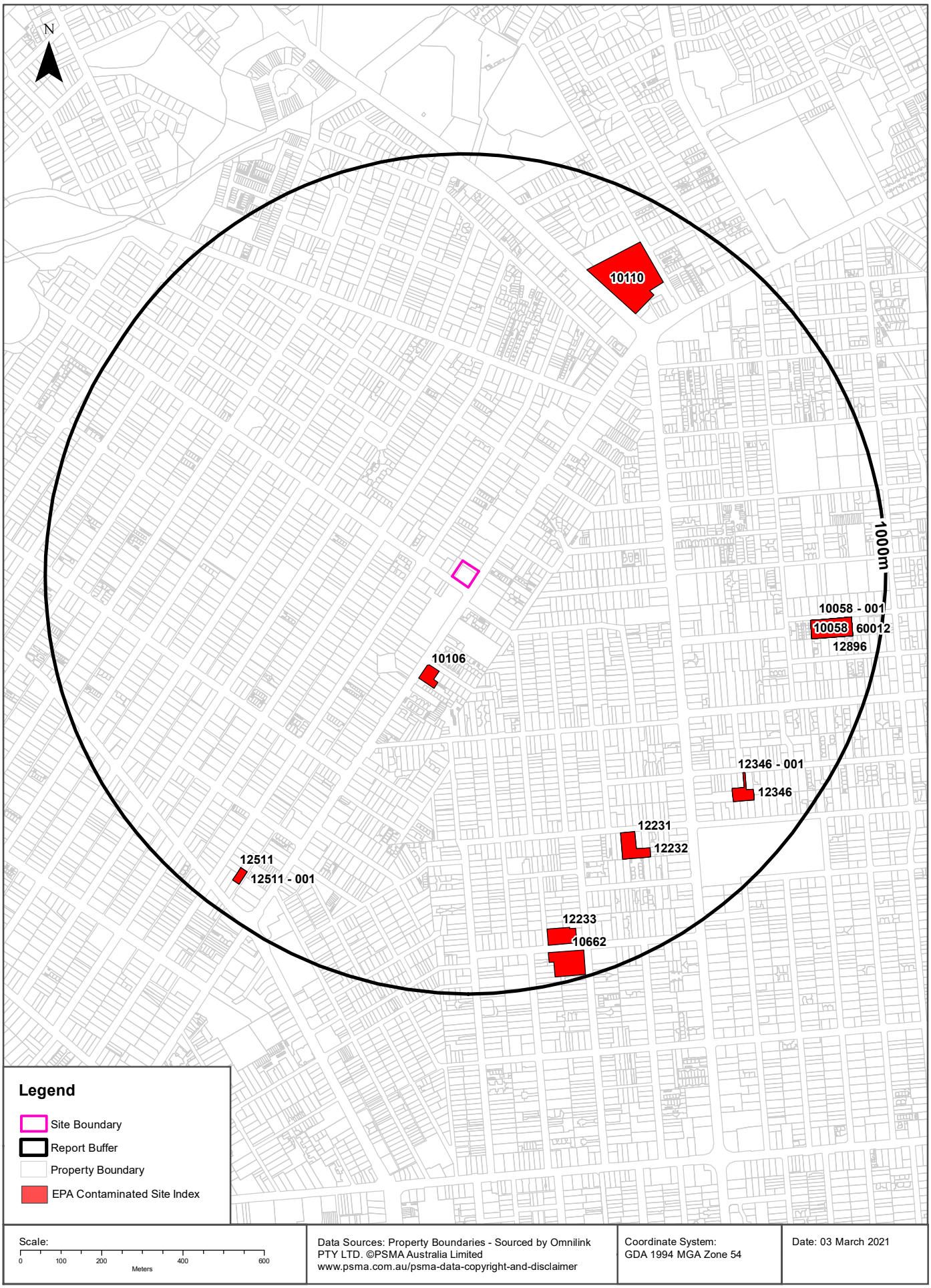
Elevation Contours

263-277 Payneham Road, Royston Park, SA 5070



EPA Site Contamination Index

263-277 Payneham Road, Royston Park, SA 5070



EPA Contaminated Land

263-277 Payneham Road, Royston Park, SA 5070

EPA Site Contamination Index

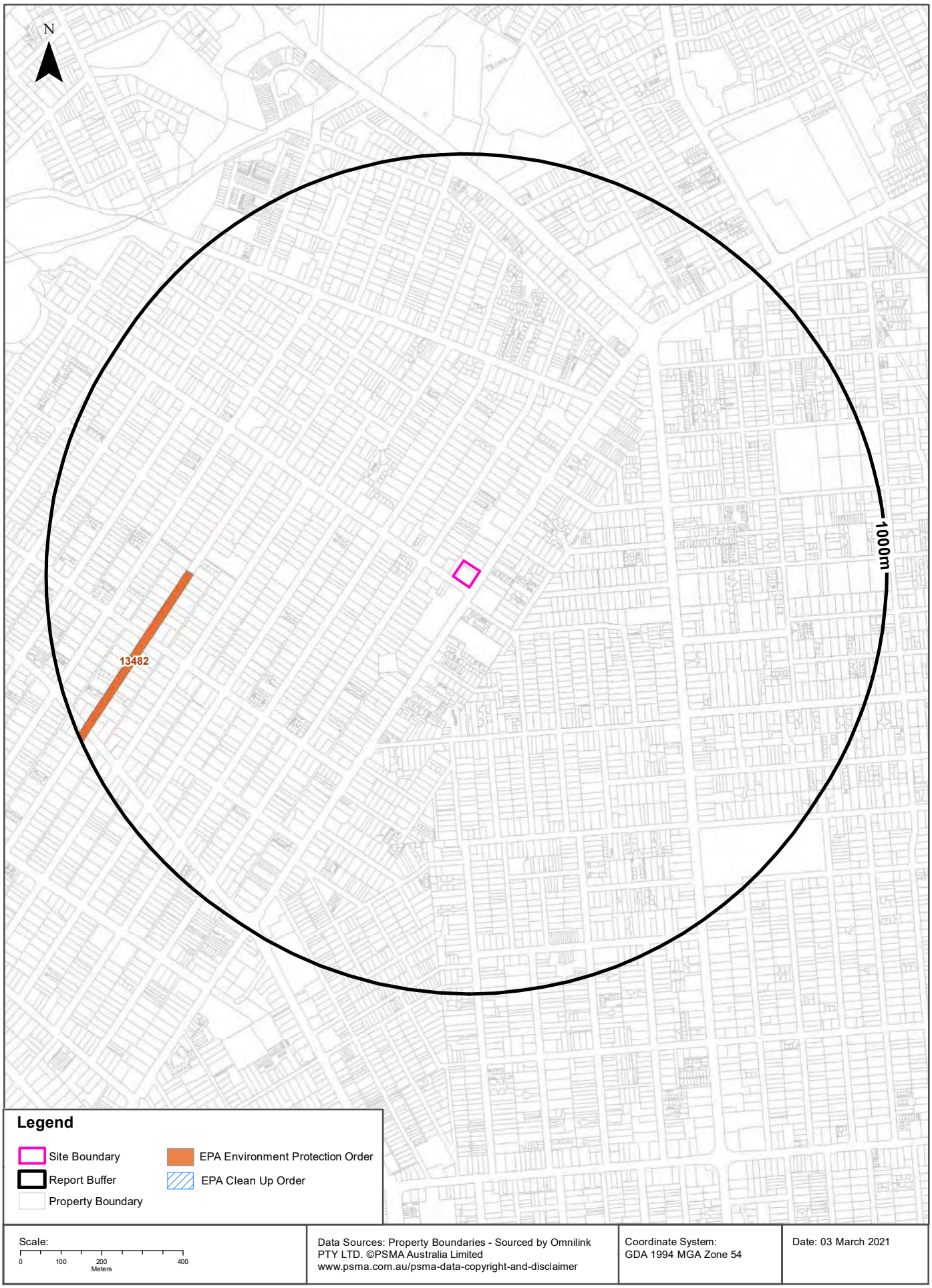
Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
10106	109 Notification	210 Payneham Road EVANDALE SA 5069	Service stations	Current EPA List	Premise Match	213m	South
12231	SAHC	Janet Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	711m	South East
12232	SAHC	Janet Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	711m	South East
10110	109 Notification	21 Lower Portrush Road MARDEN SA 5070	Not recorded	Current EPA List	Premise Match	740m	North East
12346	Pre 1 July 2009 Audit Notification	10A Coorara Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	815m	South East
12346 - 001	Pre 1 July 2009 Audit Report	10A Coorara Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	815m	South East
10058	Pre 1 July 2009 Audit Notification	8 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	824m	East
10058 - 001	Pre 1 July 2009 Audit Report	8 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	824m	East
12896	Pre 1 July 2009 Audit Notification	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	824m	East
12896	Pre 1 July 2009 Audit Termination	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	824m	East
60012	Audit Notification	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	824m	East
60012	Audit Termination	8-16 Second Avenue PAYNEHAM SOUTH SA 5070	Not recorded	Current EPA List	Premise Match	824m	East
12233	SAHC	Clifton Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	863m	South
12511	Pre 1 July 2009 Audit Notification	3 First Lane ST PETERS SA 5069	Not recorded	Current EPA List	Premise Match	884m	South West
12511 - 001	Pre 1 July 2009 Audit Report	3 First Lane ST PETERS SA 5069	Not recorded	Current EPA List	Premise Match	884m	South West
10662	SAHC	Clifton Street MAYLANDS SA 5069	Not recorded	Current EPA List	Premise Match	920m	South

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

263-277 Payneham Road, Royston Park, SA 5070



EPA Public Register

263-277 Payneham Road, Royston Park, SA 5070

EPA Environment Protection and Clean Up Orders

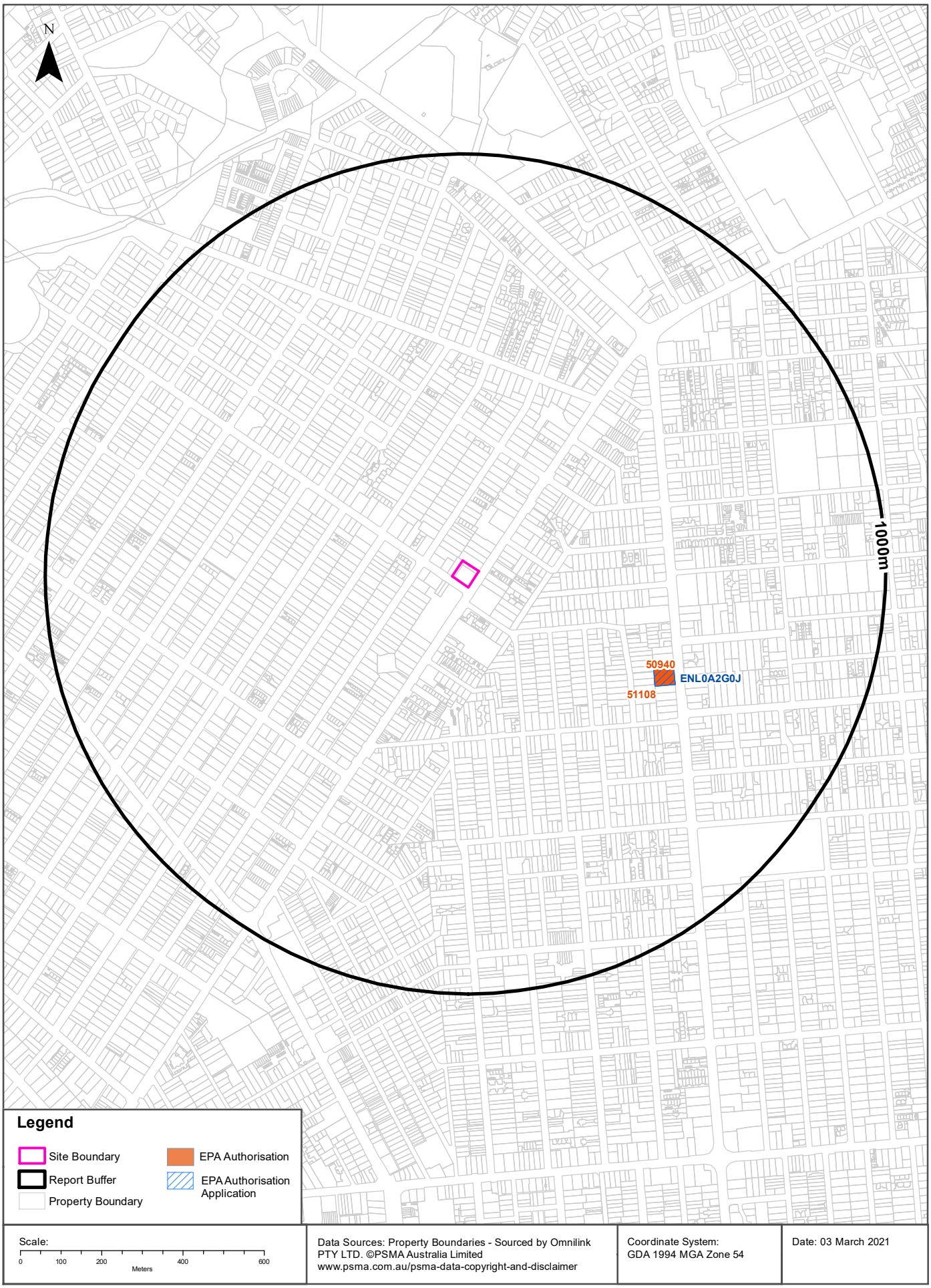
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
13482	ENVIRONMENT PROTECTION ORDER	ISSUED		Fifth Avenue, St Peters SA 5069	Caused environmental nuisance in the form of noise.	Current EPA Register	Road Match	638 m	South West

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

263-277 Payneham Road, Royston Park, SA 5070



EPA Public Register

263-277 Payneham Road, Royston Park, SA 5070

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.	87-91 Portrush Road, EVANDALE SA 5069	Petrol stations	Current EPA Register	Premise Match	485m	South East
ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	87-91 Portrush Road, EVANDALE SA 5069	Petrol stations	Current EPA Register	Premise Match	485m	South East
51108	LICENCE	Issued	ON THE RUN PTY LTD	87-91 Portrush Road, EVANDALE SA 5069	Petrol stations	Current EPA Register	Premise Match	485m	South East

Authorisations Data Source: EPA South Australia

EPA Assessment Areas

263-277 Payneham Road, Royston Park, SA 5070

EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

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

Assessment Areas Data Source: EPA South Australia

PFAS Investigation and Management Programs

263-277 Payneham Road, Royston Park, SA 5070

Defence PFAS Investigation and Management Program Investigation Sites

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

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

Defence PFAS Investigation and Management Program Data Source: Department of Defence, Australian Government

Defence PFAS Investigation and Management Program Management Sites

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

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

Defence PFAS Investigation and Management Program Data Source: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

263-277 Payneham Road, Royston Park, SA 5070

Defence 3 Year Regional Contamination Investigation Program

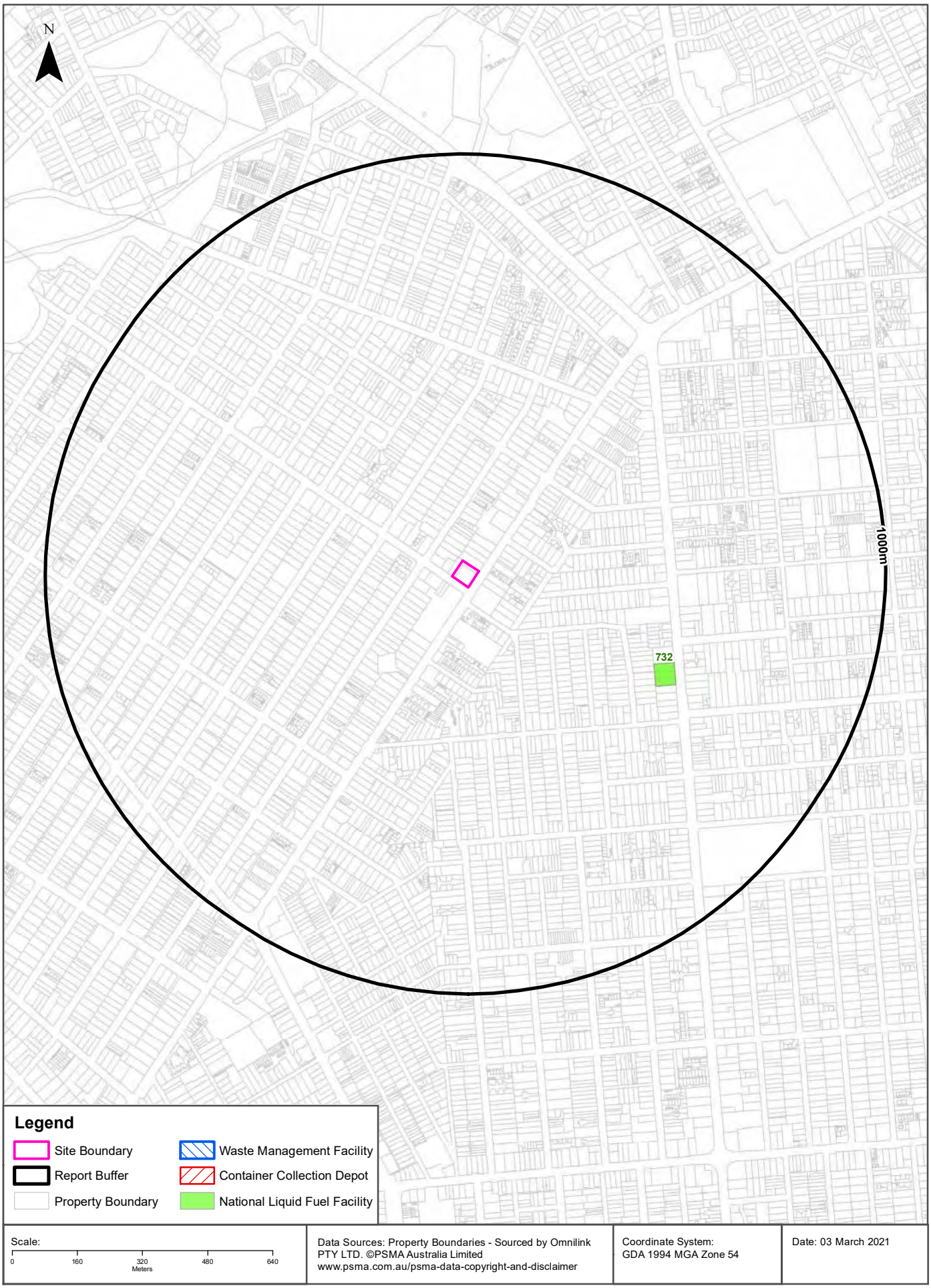
Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

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

263-277 Payneham Road, Royston Park, SA 5070



Waste Management and Liquid Fuel Facilities

263-277 Payneham Road, Royston Park, SA 5070

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
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

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

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Dir
732	Peregrine Corporation	BP On The Run Evandale	87-91 Portrush Road	Evandale	Petrol Station	Operational		13/07/2012	Premise Match	485m	South East

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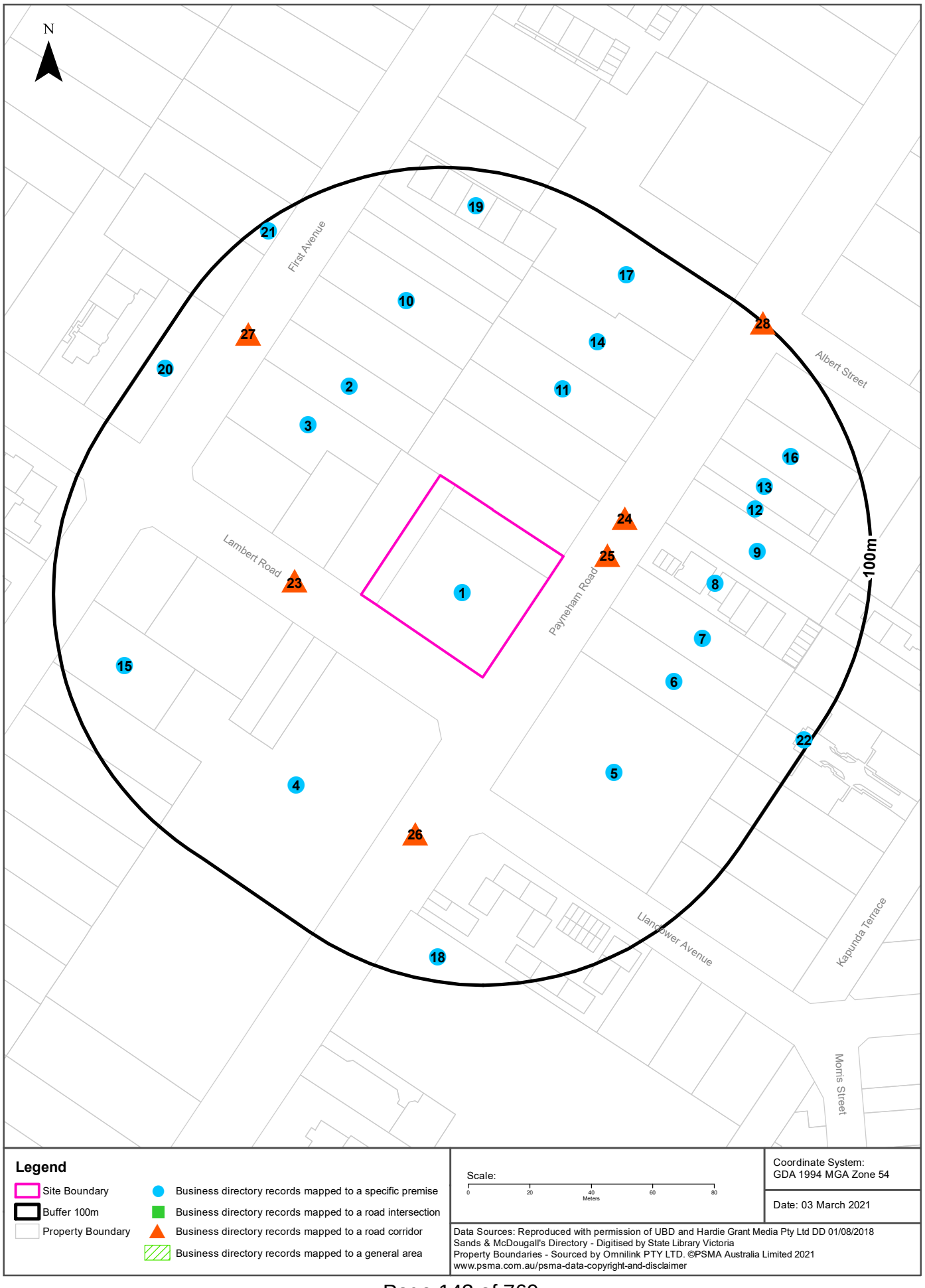
Historical Business Directories

263-277 Payneham Road, Royston Park, SA 5070



Historical Business Directories

263-277 Payneham Road, Royston Park, SA 5070

Business Directory Records 1910-1991
Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
1	Butchers - Retail	Castefucci D 263 Payneham Rd., Royston Park. 5070	3347	1984	Premise Match	0m	On-site
	Delicatessens &/Or Mixed Businesses	Del Giacco Carmine 269 Payneham Rd, Royston Park 5070	6683	1984	Premise Match	0m	On-site
	GREENGROCERS & FRUITERERS	Askin J 267 Payneham rd Royston Park	22274	1973	Premise Match	0m	On-site
	MIXED BUSINESSES	Boyce F S & E 269 Payneham rd Royston Park	9318	1973	Premise Match	0m	On-site
	TOILET SALONS	Collier Miss M 273 Payneham rd Royston Park	4530	1973	Premise Match	0m	On-site
	CHEMISTS (RETAIL)	O'Loan Hugh 275 Payneham rd Royston Park	39454	1973	Premise Match	0m	On-site
	GIFT & FANCY GOODS STORES	Peverdy E & F J 271 Payneham rd Royston Pk	21665	1973	Premise Match	0m	On-site
	BUTCHERS	Royston Park Meat Store 263 Payntham rd Royston Park	29583	1973	Premise Match	0m	On-site
	GROCERS & GENERAL STOREKEEPERS	Beames R E & D L 275 Payneham rd Royston Park	26770	1965	Premise Match	0m	On-site
	TOILET SALONS	Collier Miss M 273 Payneham rd Royston Park	4055	1965	Premise Match	0m	On-site
	Dry Cleaners, Dyers & Laundries	Commonwealth Dry Cleaners Depot 271 Payneham rd Royston Park	48991	1965	Premise Match	0m	On-site
	MIXED BUSINESSES	Henley H H & T T 269 Paynenam rd Payneham South	52261	1965	Premise Match	0m	On-site
	GREENGROCERS & FRUITERERS	Lewis D M 267 Payneham rd Royston Park	24724	1965	Premise Match	0m	On-site
	CHEMISTS (Retail, Industrial & Manufacturing)	O'Loan H 265 Payneham rd Royston Park	33226	1965	Premise Match	0m	On-site
	GIFT & FANCY GOODS STORES	Peverdy E & F J 271 Payneham rd Royston Pk	23467	1965	Premise Match	0m	On-site
	BUTCHERS	Truscott W B 263 Payneham rd Royston Park	3804	1965	Premise Match	0m	On-site
	MIXED BUSINESSES	Coppins E G, 267 Payneham rd ,Royston Park	17244	1955	Premise Match	0m	On-site
	Hairdressers & Tobacconists	Reeve W 265 Payneham rd Royston Park	12110	1955	Premise Match	0m	On-site
	Butchers	Truscott W H 263 Payneham rd Royston Park	13440	1955	Premise Match	0m	On-site
	GROCERS & GENERAL STOREKEEPERS	Turner F C 275 Payneham rd Royston Park	7478	1955	Premise Match	0m	On-site
	MIXED BUSINESSES	Wood E M 269 Payneham rd Royston Park	18480	1955	Premise Match	0m	On-site
	MIXED BUSINESSES	Coppins, E. G., 267 Payneham Rd., Royston Park	12584	1950	Premise Match	0m	On-site
	MIXED BUSINESSES	Curtis, J., 269 Payneham Rd., Royston Park	12599	1950	Premise Match	0m	On-site
	TOBACCONISTS	Curtis, J., 269payneham Rd., Royston Park	18179	1950	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
1	BEAUTY SALONS & LADIES' HAIRDRESSERS	Elliott. R. C., 273 Payneham Rd., Royston Park	1192	1950	Premise Match	0m	On-site
	BOOKSELLERS & STATIONERS	Hughes, M. M., 271 Payneham Rd., Royston Park	1545	1950	Premise Match	0m	On-site
	FANCY GOODS-RETAIL	Hughes, M. M., 271 Payneham Rd., Royston Park	7186	1950	Premise Match	0m	On-site
	HAIRDRESSERS (MEN'S) & TOBACCONISTS	Reeve, W. R., 265 Payneham Rd., Royston Park	9457	1950	Premise Match	0m	On-site
	BUTCHERS-RETAIL	Royston Park Meat Store., 263 Payneham Rd., Royston Park	2875	1950	Premise Match	0m	On-site
	BUTCHERS - RETAIL	Royston Park Meat Store., 263 Payneham Road, Royston Park	2717	1950	Premise Match	0m	On-site
	GROCERS-RETAIL	Turner's Store., 275 Payneham Rd., Royston Park	9157	1950	Premise Match	0m	On-site
	HARDWARE-RETAIL	Turner's Store., 275 Payneham Rd., Royston Park	9840	1950	Premise Match	0m	On-site
	BUTCHERS	Addison Meat Stre, 263 Payneham rd, Royston Park	13684	1940	Premise Match	0m	On-site
	HAIRDRESSERS AND TOBACCONISTS	Hacklin, B. E., 273 Payneham rd, Royston Park	1688	1940	Premise Match	0m	On-site
	Mixed Businesses	Hank, C. C, 267 Payneham rd, Royston Park	5696	1940	Premise Match	0m	On-site
	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Hughes, Mrs. M. V., 271 Payneham rd, Royston Park	11936	1940	Premise Match	0m	On-site
	GROCERS AND PROVISION DEALERS	Pascoe, -, 275 Payneham rd, Royston Park	1267	1940	Premise Match	0m	On-site
	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Wright, A. N., 269 Payneham rd, Royston Park	12097	1940	Premise Match	0m	On-site
2	ACCOUNTANTS & COMPANY SECRETARIES	Bulk R M 139 First av Royston Park	15997	1965	Premise Match	13m	North West
	ACCOUNTANTS & COMPANY SECRETARIES	Buik R M 139 First av Royston Park	27395	1955	Premise Match	13m	North West
3	ACCOUNTANTS & COMPANY SECRETARIES	Haines J B 137 First av Royston Park	28221	1955	Premise Match	15m	North West
4	MEDICAL PRACTITIONERS	Norman T B M 251 Payneham rd Joslin	3225	1973	Premise Match	20m	South West
	VETERINARY SURGEONS	Irwin C F P 251 Payneham rd Joslin	10668	1965	Premise Match	20m	South West
	BUILDERS & GENERAL CONTRACTORS	Melhuish S A 261 Payneham rd Joslin	50557	1965	Premise Match	20m	South West
	PHYSICIANS & SURGEONS	Hamilton I 251 Payneham rd Joslin	30641	1955	Premise Match	20m	South West
	BUILDERS & GENERAL CONTRACTORS	Melhuish S A 261 Payneharn rd Joslin	7973	1955	Premise Match	20m	South West
	BUILDERS & BUILDINGS CONSTRUCTORS	Melhuish, S A., 261 Payneham Rd., Joslin	2277	1950	Premise Match	20m	South West
5	Furniture - Household Retail	Payneham Home Furnishings Pty. Ltd., 230 Payneham Rd., Payneham. 5070	12278	1984	Premise Match	22m	South East
	LAUNDRIES	U-Launder-It 230 Payneham rd Payneham	38444	1973	Premise Match	22m	South East
6	CARPENTERS & JOINERS	Gilbert D E 236 Payneham rd Payneham	16567	1955	Premise Match	22m	South East
7	CHEMISTS-RETAIL	Humble, D. S. W., 238 Payneham Rd., Payneham	3890	1950	Premise Match	22m	East
8	Taxation Consultants &/or Specialists	Block, H & R Pty Ltd, 240 Payneham Rd, Payneham 5070	24733	1984	Premise Match	24m	East
	CARPENTERS & JOINERS	Coates K Flat J 240 Payneham rd Payneham	31926	1973	Premise Match	24m	East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
9	Monumental Masons	Tuff Stuft 4WD Spares, 244 Payneham Rd., Payneham. 5070.	26152	1991	Premise Match	35m	East
	PHARMACISTS	O'Loan H A C 244 Payneham rd Payneham	27575	1973	Premise Match	35m	East
	CHEMISTS (Retail, Industrial & Manufacturing)	O Loan H 244 Payneham rd Payneham	33227	1965	Premise Match	35m	East
	CHEMISTS	O'LOAN H 244 Payneham Road Payneham	28188	1965	Premise Match	35m	East
	CHEMISTS	PAYNEHAM: O'LOAN H 244 Payneham Road	29950	1965	Premise Match	35m	East
	CHEMISTS (Retail, Industrial & Manufacturing)	O'Loan H 244 Payneham rd Payneham	23295	1955	Premise Match	35m	East
10	MEDICAL PRACTITIONERS	Row P G 143 First ave Royston Park	3972	1973	Premise Match	35m	North
11	CHEMISTS (RETAIL)	Guild Night Chemists 283 Payneham rd Royston Park	38822	1973	Premise Match	37m	North East
	LAND AGENTS	Miller & Puccetti P/L 285 Payneham rd Rystn Park	36962	1973	Premise Match	37m	North East
	Dry Cleaners, Dyers & Laundries	Barker Bros 285 Payneham rd Royston Park	48910	1965	Premise Match	37m	North East
	Land Brokers & Estate Agents	North East Real Estate 285 Payneham rd Royston Park	44014	1965	Premise Match	37m	North East
	Land Brokers & Estate Agents	Thorne R E 283 Payneham rd Royston Park	44988	1965	Premise Match	37m	North East
	CHAFF & GRAIN MERCHANTS	Keelan Bros Ltd 285 Payneham rd Royston Pk	21847	1955	Premise Match	37m	North East
	MIXED BUSINESSES	Marys Saint, Mrs., 288 Payneham Rd., Payneham	13127	1950	Premise Match	37m	North East
	Federal Institute Of Accountants, Associates	Hawkins, F. C., 285 Payneham Road, Royston Park	21070	1940	Premise Match	37m	North East
	Drapers	Morris, Mrs. M. J., 285 Payneham rd, Royston Park	19695	1940	Premise Match	37m	North East
12	USED CAR DEALERS	Pritchard R D 246 Payneham rd Payneham	9469	1965	Premise Match	49m	East
13	Land Brokers	Johnson, Vicki H, 248 Payneham Rd, Payneham, 5070	25040	1991	Premise Match	54m	East
	Hire Services	Paint Strip Hire, 248 Payneham Rd.. Payneham. 5070	23589	1991	Premise Match	54m	East
	Antiques & Art Restorers &/or Repairers	Scrubtiques, 248 Payneham Rd, Payneham 5070	37492	1991	Premise Match	54m	East
	Used Car Dealers	Wingate & Wallis Pty Ltd 248 Payneham rd Payneham	8781	1973	Premise Match	54m	East
14	Manufacturers (General)	Keelan V 287 Payneham rd Royston Park	39291	1973	Premise Match	54m	North East
15	NURSERYMEN & SEEDSMEN	Bowells F E 133 First av Joslin	20156	1973	Premise Match	59m	West
	NURSERYMEN & SEEDSMEN	Bowells F E 133 First av Joslin	14425	1965	Premise Match	59m	West
	NURSERYMEN & SEEDSMEN	Bowells F E 133 First av Joslin	24318	1955	Premise Match	59m	West
16	TERRAZZO WORKERS	Caputo J 250 Payneham rd Payneham	3085	1973	Premise Match	64m	East
	DRIVING SCHOOLS	Ferraro G 250 Payneham rd Payneham	9124	1973	Premise Match	64m	East
	TERRAZZO WORKERS	Caputo J 250 Payneham rd Payneham	2081	1965	Premise Match	64m	East
	PLASTERERS	Caputo J 250 Payneham rd Payneham	33317	1955	Premise Match	64m	East
17	Shade Houses	Bourchier Nurseries, 291 Payneham Rd Royston Park 5070	33289	1991	Premise Match	73m	North East
	Pottery Mfrs &/or Imps &/or W/salers	Bourchler Nurseries. 291 Payneham Rd., Royston Park 5070.	31008	1991	Premise Match	73m	North East
	Gardeners Supplies - Retail	Bouchiers Nurseries, 291 Payneham Rd., Royston Park. 5070	12748	1984	Premise Match	73m	North East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
17	Hardware - Retail	Bouchiers Nurseries, 291 Payneham Rd., Royston Park. 5070.	14423	1984	Premise Match	73m	North East
	Shade Houses	Bouchiers Nurseries, 291 Payneham Rd., Royston Park. 5070.	23041	1984	Premise Match	73m	North East
	Garden Pottery Mfrs. &/Or Dists.	Bouchiers Nurseries. 291 Payneham Rd., Royston Park. 5070.	12704	1984	Premise Match	73m	North East
	Nurserymen	Bouchiers Nurseries. 291 Payneham Rd., Royston Park. 5070.	19415	1984	Premise Match	73m	North East
	MERCHANTS, EXPORTERS, IMPORTERS AND WAREHOUSEMEN	Keela Vic & Co Pty Ltd 289-291 Payneham rd Royston Park	7109	1973	Premise Match	73m	North East
	CHAFF & GRAIN MERCHANTS	Keelan Vic & Co Pty Ltd 289-291 Payneham rd Royston Park	38036	1973	Premise Match	73m	North East
	MERCHANTS, IMPORTERS & WAREHOUSEMEN	Keela Vic & Co Pty Ltd 289-291 Payneham rd Royston Park	48161	1965	Premise Match	73m	North East
	CHAFF & GRAIN MERCHANTS	Keelan Bros 289 Payneham rd Royston Park	21846	1955	Premise Match	73m	North East
18	DENTISTS & DENTAL SURGEONS	Day J B 220-222 Payneham rd Evandale	44585	1965	Premise Match	79m	South
	DENTISTS & DENTAL SURGEONS	Day J B 222 Payneham rd Evandale	26059	1955	Premise Match	79m	South
19	BRICKLAYERS AND MASONS	Negro V 147 First av Royston Park	22601	1973	Premise Match	81m	North
20	ACCOUNTANTS & COMPANY SECRETARIES	Brownell C M 8 Lambert rd Royston Park	27390	1955	Premise Match	87m	North West
21	ACCOUNTANTS & COMPANY SECRETARIES	Potter W T 142 First av Royston Park	22265	1965	Premise Match	92m	North West
22	OPTOMETRISTS & OPTICIANS	Woolston, B. B., 8 Kapunda Terr., Payneham	14913	1950	Premise Match	96m	South East

Business Directory Records 1910-1991
Road or Area Matches

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

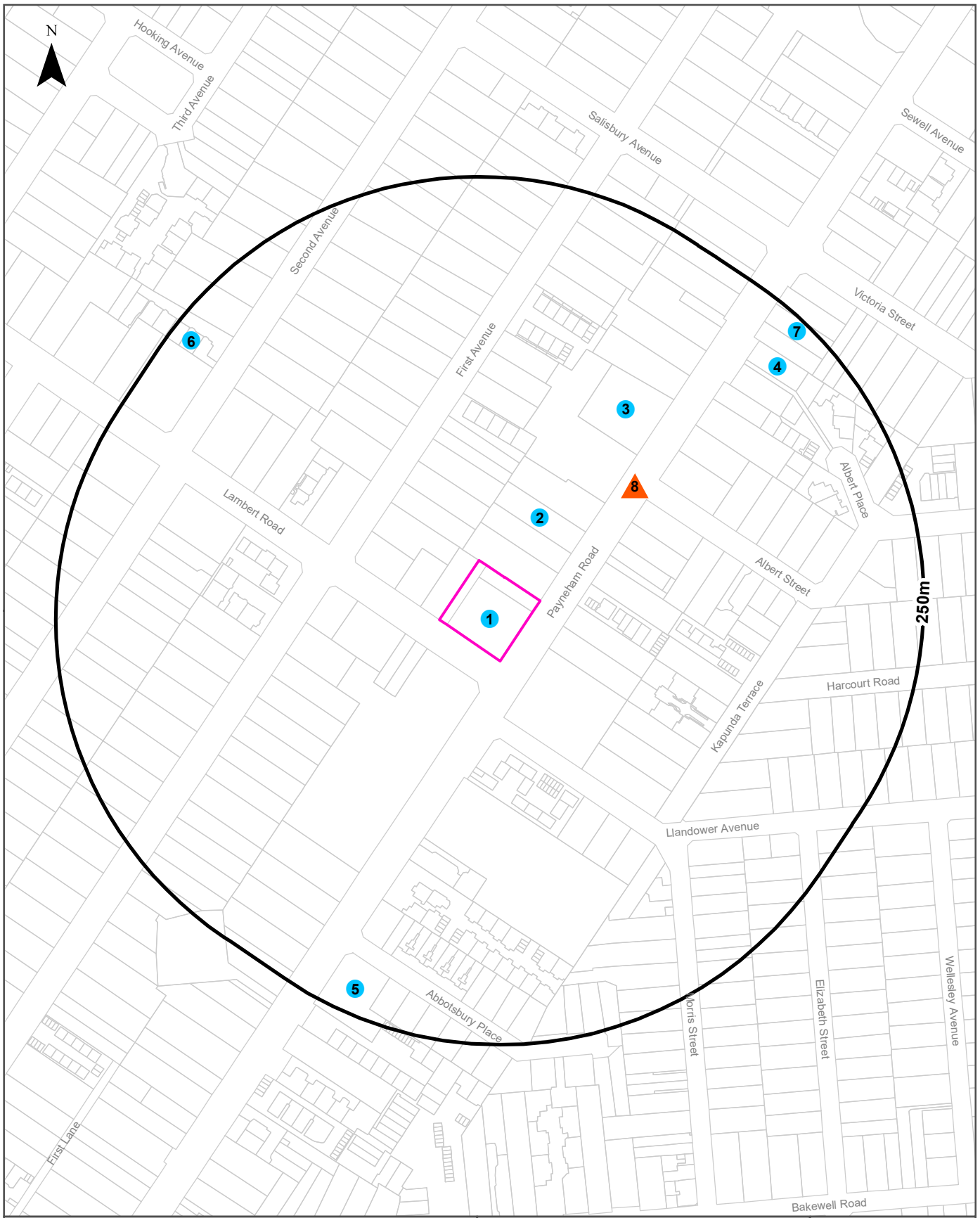
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
23	BUTCHERS	Bramley, A. H., Lambert rd, Royston Park	14033	1940	Road Match	7m
	Architects	BRIDGLAND, R. J., B.E., Lambert Rd., Joslin	10607	1940	Road Match	7m
	Butchers	Bramley, A. H., Lambert rd, Royston Park	9862	1930	Road Match	7m
	Hospitals (Private) and Nursing Homes	Crossman, Mrs., Lambert rd, Joslin	20012	1930	Road Match	7m
	MIXED BUSINESSES	Orr & Moran, Mesdames, Lambert rd, Royston Park	153	1930	Road Match	7m
24	Hairdressers - Ladies &/or Beauty Salons	Charisma Hair Fashions, 297 Payneham Rd., Royston Park. 5070,	13733	1984	Road Match	9m
	Delicatessens &/Or Mixed Businesses	Royston Park Delicatessen, 297 Payneham Rd Royston Park 5070	7138	1984	Road Match	9m
	TOILET SALONS	Rae's Beauty Salon 293 Payneham rd Royston Park	5380	1973	Road Match	9m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
24	BRICKMAKERS	Payneham Brick Co 297 Payneham rd Royston Park	4764	1955	Road Match	9m
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Premier Motors., 323 Payneham Rd., Payneham	14095	1950	Road Match	9m
	BUTCHERS	Kliche, C. G., 10 Payneham rd, Rugby	14601	1940	Road Match	9m
	Motor Engineers, Garages And Service Stations	Skurray, L. A., 65a Payneham rd, Royston Park	7080	1940	Road Match	9m
	HAIRDRESSERS AND TOBACCONISTS	Spencer, K, Payneham rd, Royston Park	1962	1940	Road Match	9m
	HAIRDRESSERS	Charles, S, Payneham rd, Royston Park	19735	1930	Road Match	9m
	TOBACCONISTS	Charles, S., Payneham rd, Royston Park	11774	1930	Road Match	9m
	CONFECTIONERS (Retail), AND COOL DRINKS	Hank G. C. F, Payneham rd, Royston Park	14299	1930	Road Match	9m
	Greengrocers and Fruiterers	Hank, G. C. F, Payneham rd, Royston Park	18461	1930	Road Match	9m
	MOTOR AND ACCESSORY AGENTS, CYCLE MAKERS AND IMPORTERS	Manuell, G. H., Payneham rd. Royston Park	1030	1930	Road Match	9m
	Bootmakers And Boot Shops	Mead, F. G, Payneham rd, Royston Park	7089	1930	Road Match	9m
	DRAPERS	Morris, Mrs M. J, Payneham rd, Royston Park	16235	1930	Road Match	9m
	FEDERAL INSTITUTE OF ACCOUNTANTS	Pearce, J. R., Payneham Rd, Royston Pk	17437	1930	Road Match	9m
	MIXED BUSINESSES	Plummer, J., Payneharn rd, Royston Park	171	1930	Road Match	9m
	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Read, Miss E. M, Payneham rd. Royston Park	6116	1930	Road Match	9m
	PRODUCE MERCHANTS	Rhodes, A., Payneham rd, Royston Park	5348	1930	Road Match	9m
	SADDLERS AND HARNESS MAKERS	Walsh, T. C, Payneham rd, Royston Park	6501	1930	Road Match	9m
	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Ward, Mrs, Payneham rd, Royston Park	6148	1930	Road Match	9m
	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Witty Miss F, Payneham rd, Royston Park	6163	1930	Road Match	9m
	FANCY REPOSITORIES	Witty Miss F, Payneham rd, Royston Park	17397	1930	Road Match	9m
	Artist (not Photographers)	Harobidge, Misses, Payneham rd, Royston Park	18375	1920	Road Match	9m
	Chaff Cutters and Dealers	Payne, S, Payneham rd, Royston Park	4368	1920	Road Match	9m
	Furniture Manufacturers and Dealers	Washington & Rosewarne, Payneham rd, Royston Park	8076	1920	Road Match	9m
25	HOTELS	Duke of Wellington Payneham rd Payneham	39991	1965	Road Match	11m
	HOTELS	Duke of Wellington Payneham rd Payneham.	13588	1955	Road Match	11m
	PASTRYCOOKS	Ball, T. P., Payneham Rd., Payneham	15336	1950	Road Match	11m
	BUTCHERS-RETAIL	Cheek, E. O., 228 Payneham Rd., PoyneNam	2656	1950	Road Match	11m
	SAND, GRAVEL, SHINGLES, ETC.	Hill, N. L., Payneham Rd., Payneham	16661	1950	Road Match	11m
	DOCTORS	Hobbs, A.F.,Payneham Rd., Payneham	5395	1950	Road Match	11m
	HOSTELS	Wanslea Children's Hostel., 222 Payneham Rd., Payneham	10083	1950	Road Match	11m
	Bootmakers And Boot Shops	Canton, J, Payneham rd, Payneham	6567	1930	Road Match	11m
	HOTELS	Duke of Wellington-Mrs. A. O.Brown, Payneham rd, Payneham	20172	1930	Road Match	11m
	Storekeepers (General)	Favey, Mrs, Payneham road,Payneham	8397	1930	Road Match	11m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
25	CONFECTIONERS (Retail), AND COOL DRINKS	Fogg, A, Payneham rd, Paynehm	14250	1930	Road Match	11m
	Greengrocers and Fruiterers	Fogg, A, Payneham rd. Payneham	18406	1930	Road Match	11m
	Bootmakers And Boot Shops	Jenkins, H. G, Payneham rd, Payneham	6749	1930	Road Match	11m
	GROCERS AND PROVISION DEALERS	Wheaton, E. J, Payneham rd, Payneham	19269	1930	Road Match	11m
	Bootmakers And Boot Shops	Canton, J, Payneham-rd, Payneham	1678	1920	Road Match	11m
	Bootmakers And Boot Shops	Cox, S. R, Payneham-rd, Payneham	1709	1920	Road Match	11m
	Storekeepers (General)	Craddock, E. J, Payneham rd, Payneham	15705	1920	Road Match	11m
	Storekeepers (General)	Futcher, T, D, Payneham rd, Payneham	15903	1920	Road Match	11m
	Grocers and Provision Dealers	Futcher, T. D, Payneham rd, Payneham	8817	1920	Road Match	11m
	Drapers	Futcher, T. D, Payneham rd, Paynehm	6394	1920	Road Match	11m
	Tobacconists	Hoffmann, A, Payneham rd, Payneham	18616	1920	Road Match	11m
	Hairdressers	Hoffmann, A, Payneham rd,Payneham	9187	1920	Road Match	11m
	Bootmakers And Boot Shops	Mead, F. G, Payneham-rd, Payneham	1898	1920	Road Match	11m
	Tailors, Clothiers and Mercers	Richards, L. F, Payneham rd, Payneham	17768	1920	Road Match	11m
26	CARPENTERS & JOINERS	Lucchesi A 47 North ter Evandale	15044	1965	Road Match	13m
	VETERINARY SURGEONS	Mortimer H I Payneham rd Joslin	10683	1965	Road Match	13m
	CHEMISTS-RETAIL	Oloan, H., 176 Payneham Rd., Rugby	3916	1950	Road Match	13m
	TOBACCONISTS	O'Loan, H., 176 Payneham Rd., Rugby	18294	1950	Road Match	13m
	FLORISTS	Goodenough, B. R, Adelphi blgs, Payneham rd, Evandale	249	1940	Road Match	13m
	BUTCHERS	Hancock & Co., Payneham rd, Evandale	14228	1940	Road Match	13m
	HAM AND BEEF SHOPS	Motley, R , 112b Payneham rd, Evandale	2121	1940	Road Match	13m
	HAIRDRESSERS AND TOBACCONISTS	Noble, S., 112c Payneham rd, Evandale	1862	1940	Road Match	13m
	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Premier Book Club, 112a Payneham rd, Evandale	12013	1940	Road Match	13m
	NURSERYMEN	Loader, W. H., Payneham rd, Payneharn	2241	1930	Road Match	13m
	Butchers	Martin. J. W., 112c Payneham rd, Evandale	10788	1930	Road Match	13m
	TOBACCONISTS	Pollard, E. G., 112b Payneham rd, Evendale	12159	1930	Road Match	13m
	Ham And Beef Shops	Wenzel, F. A., 112a Payneham rd, Evandale	19944	1930	Road Match	13m
	Nurserymen	Loader. W. H, Payneham rd, Paynhm	13502	1920	Road Match	13m
	Land Brokers and Agents	MITCHELL & CAMPBELL, Payneham Road	9590	1910	Road Match	13m
27	FEDERAL INSTITUTE OF ACCOUNTANTS	Buik, R., First Av., Royston Park	17486	1930	Road Match	75m
28	UNDERTAKERS	Williamson, W. & Son , Albert st, Rugby	16010	1940	Road Match	99m
	Greengrocers and Fruiterers	Carpenter, Sidney, Albert st, Rugby	18310	1930	Road Match	99m
	UNDERTAKERS	Williamson, Wm, Albert st, Rugby	12606	1930	Road Match	99m

Dry Cleaners, Motor Garages & Service Stations

263-277 Payneham Road, Royston Park, SA 5070



Legend

- Site Boundary
- Buffer 250m
- 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: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 03 March 2021

Historical Business Directories

263-277 Payneham Road, Royston Park, SA 5070

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection (m)	Direction
1	Dry Cleaners, Dyers & Laundries	Commonwealth Dry Cleaners Depot 271 Payneham rd Royston Park	48991	1965	Premise Match	0m	On-site
2	Dry Cleaners, Dyers & Laundries	Barker Bros 285 Payneham rd Royston Park	48910	1965	Premise Match	37m	North East
3	MOTOR GARAGES & SERVICE STATIONS	Shell Serv Stn 295 Payneham rd Royston Park	17703	1973	Premise Match	114m	North East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Royston Park Serv Stn 295 Payneham rd Royston Park	6821	1965	Premise Match	114m	North East
4	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Miller D 268 Payneham rd Payneham	4346	1965	Premise Match	207m	North East
5	MOTOR GARAGES & SERVICE STATIONS	Ampol 212 Payneham rd Evandale	13453	1973	Premise Match	213m	South
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Jarrett Service Station 212 Payneham rd Evandale	2185	1965	Premise Match	213m	South
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Jarrett G 212 Payneham rd Evandale	20948	1955	Premise Match	213m	South
6	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Cheko L 116a Second av Royston Park	57854	1965	Premise Match	230m	North West
7	Dry Cleaners, Dyers & Laundries	Ford Bros 272 Payneham rd Payneham	28715	1955	Premise Match	233m	North East
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Gadd, G. L., 272 Payneham Rd., Payneham	13981	1950	Premise Match	233m	North East

Historical Business Directories

263-277 Payneham Road, Royston Park, SA 5070

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
8	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Premier Motors., 323 Payneham Rd., Payneham	14095	1950	Road Match	9m
	Motor Engineers, Garages And Service Stations	Skurray, L. A., 65a Payneham rd, Royston Park	7080	1940	Road Match	9m

Aerial Imagery 2020

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Aerial Imagery 2015

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Aerial Imagery 2010

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Aerial Imagery 2004

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © Aerometrex Pty Ltd	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Aerial Imagery 1999

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Aerial Imagery 1989

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Aerial Imagery 1979

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Aerial Imagery 1968

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Aerial Imagery 1959

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Aerial Imagery 1949

263-277 Payneham Road, Royston Park, SA 5070

Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Sources Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Aerial Imagery 1936

263-277 Payneham Road, Royston Park, SA 5070

Legend

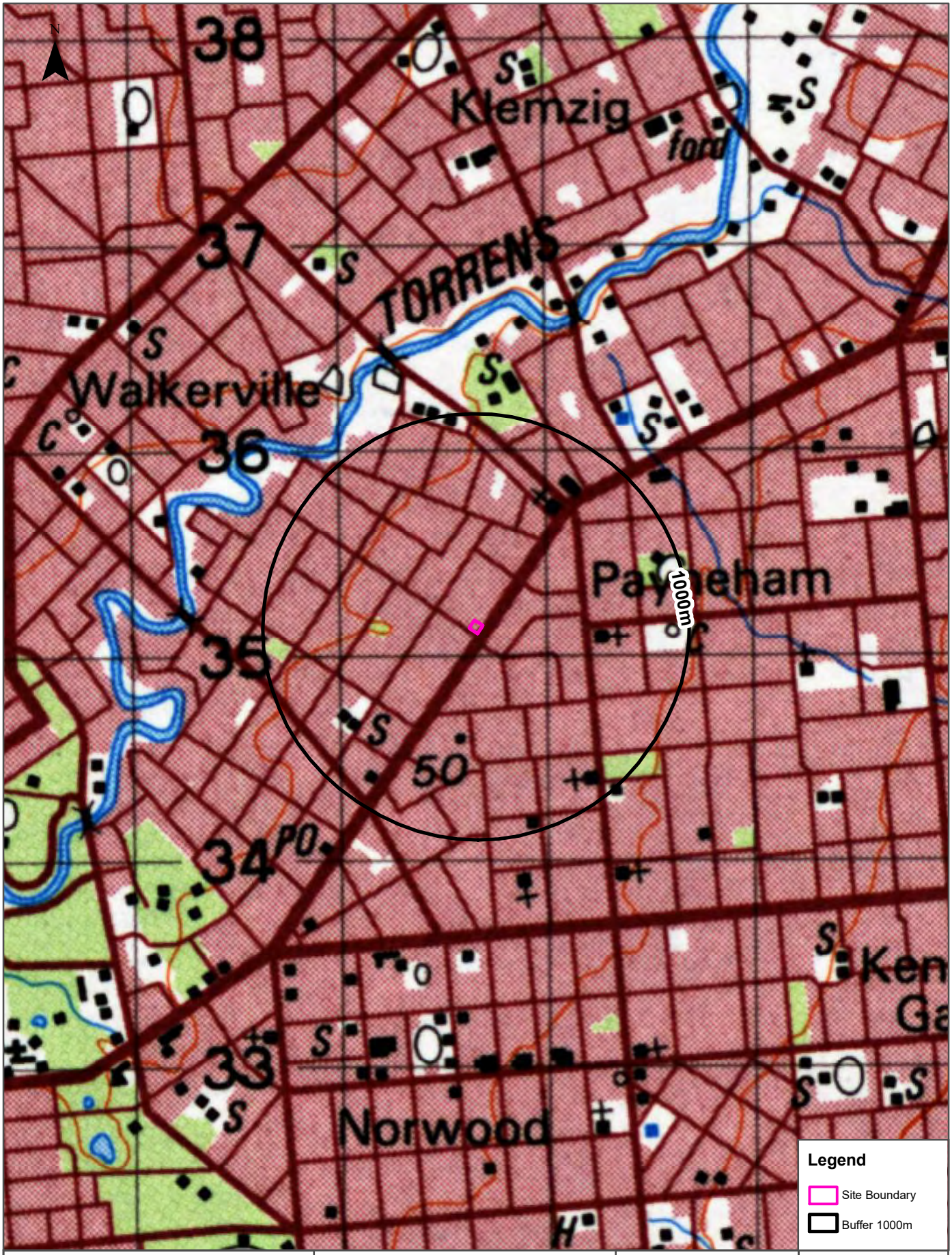
Site Boundary

Buffer 150m

Scale: 0 25 50 75 100 Meters	Data Source Aerial Imagery: © 2021 Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 54	Date: 03 March 2021

Historical Map 1982

263-277 Payneham Road, Royston Park, SA 5070



Scale: 0 200 400 800 Metres

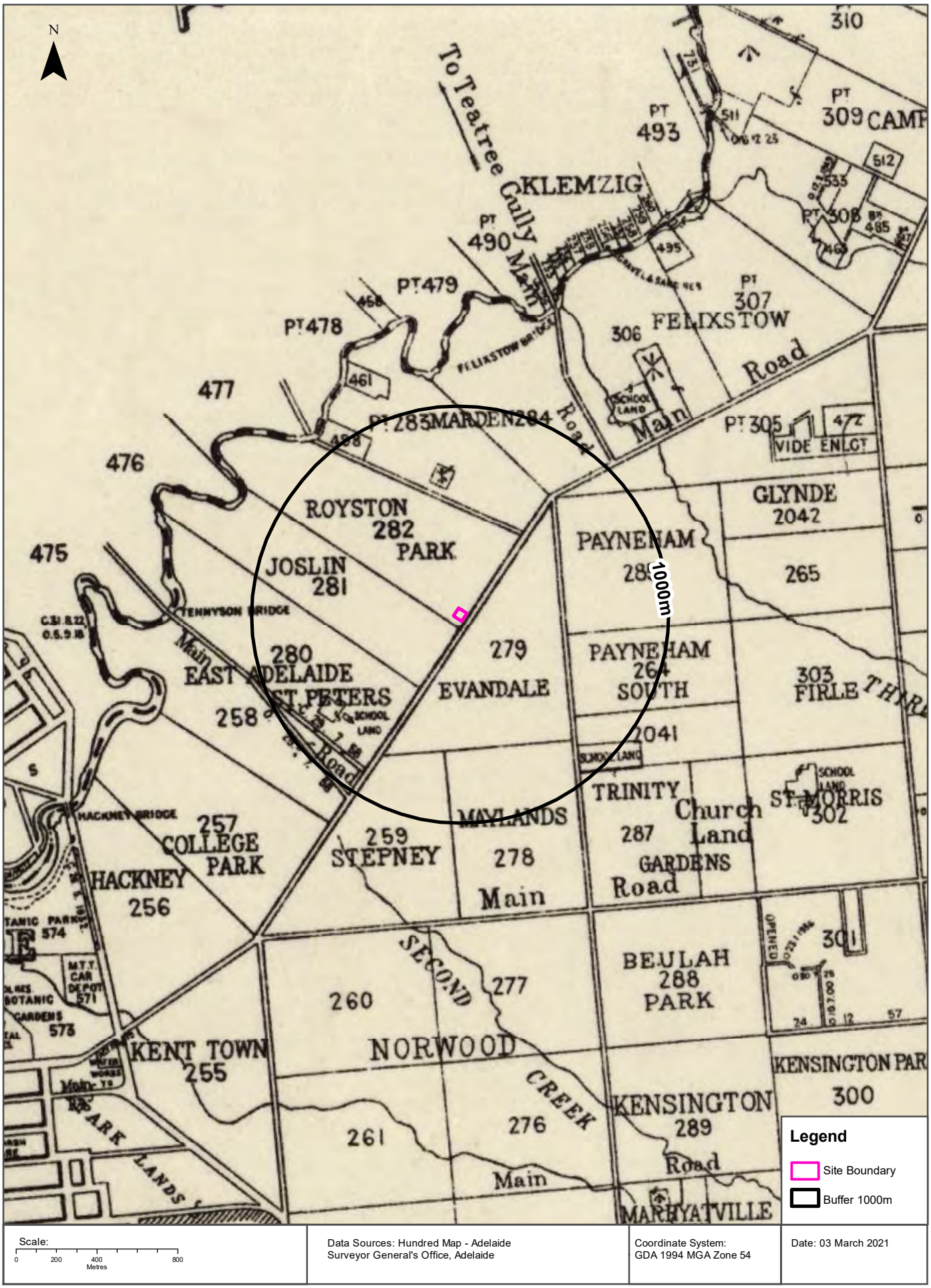
Data Sources: NATMAP 1:100,000 Topographic Maps
Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 54

Date: 03 March 2021

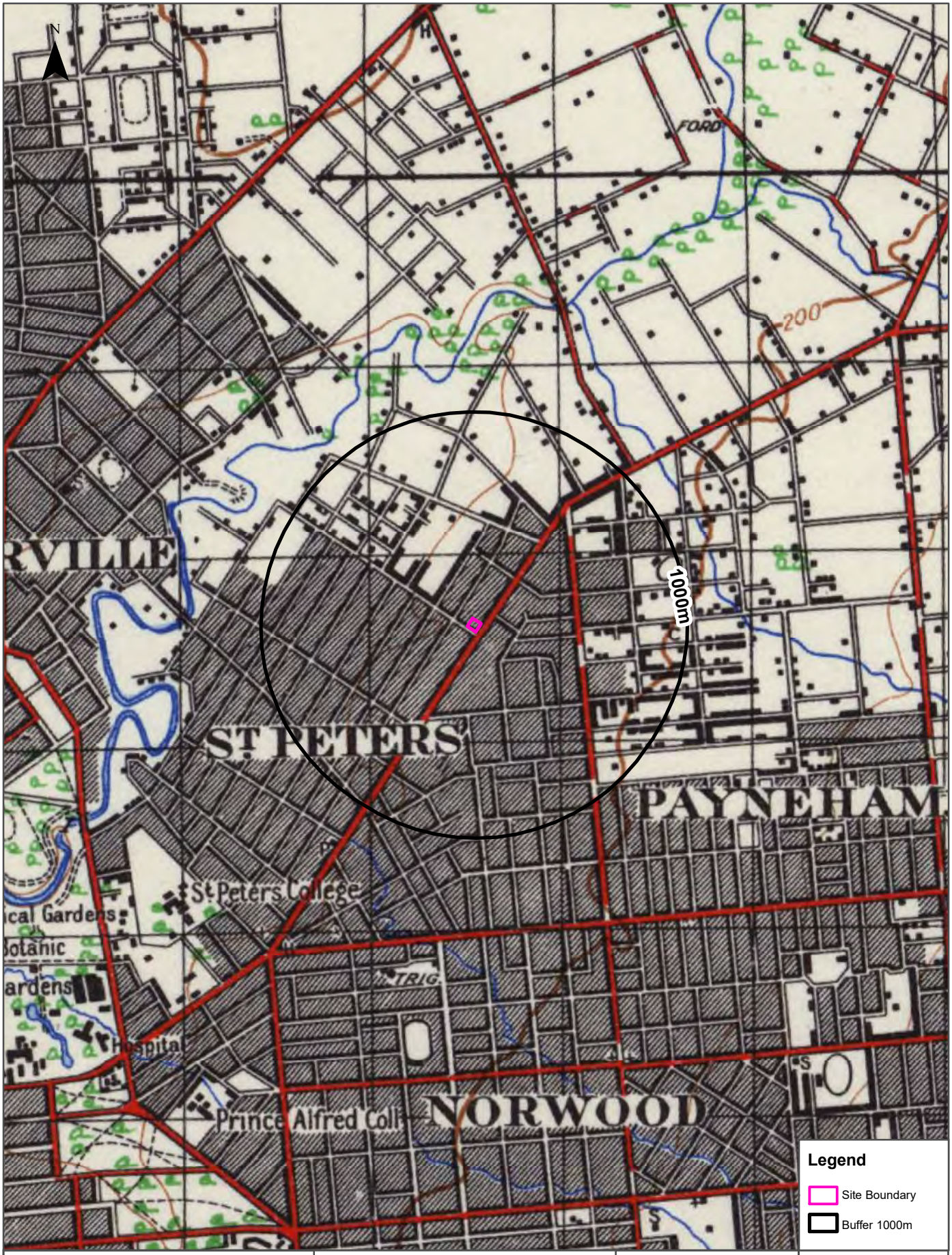
Historical Map 1959

263-277 Payneham Road, Royston Park, SA 5070



Historical Map c.1937

263-277 Payneham Road, Royston Park, SA 5070



Scale: 0 200 400 800 Metres

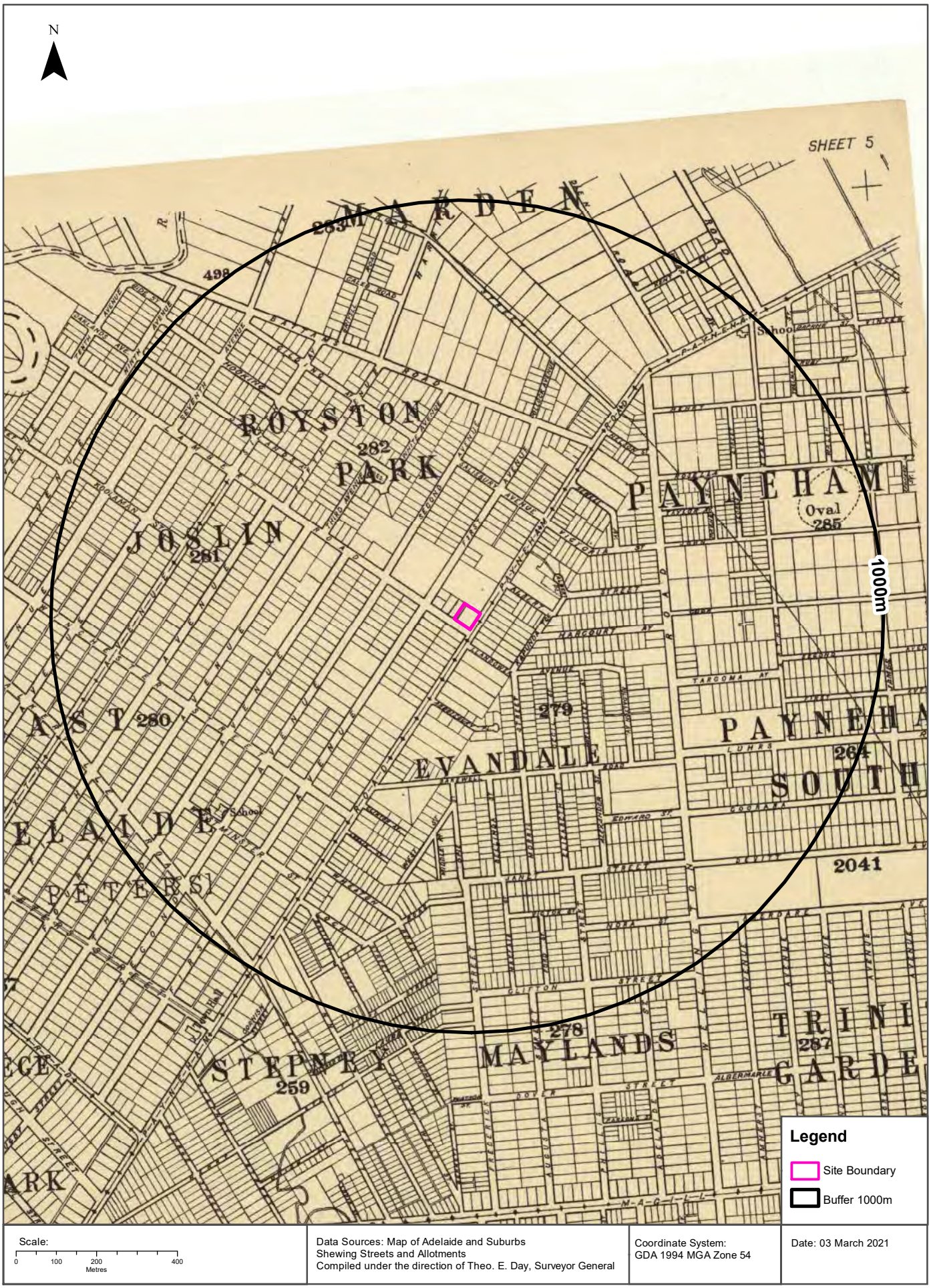
Data Sources: Australia 1:63,360
Prepared by Commonwealth Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 03 March 2021

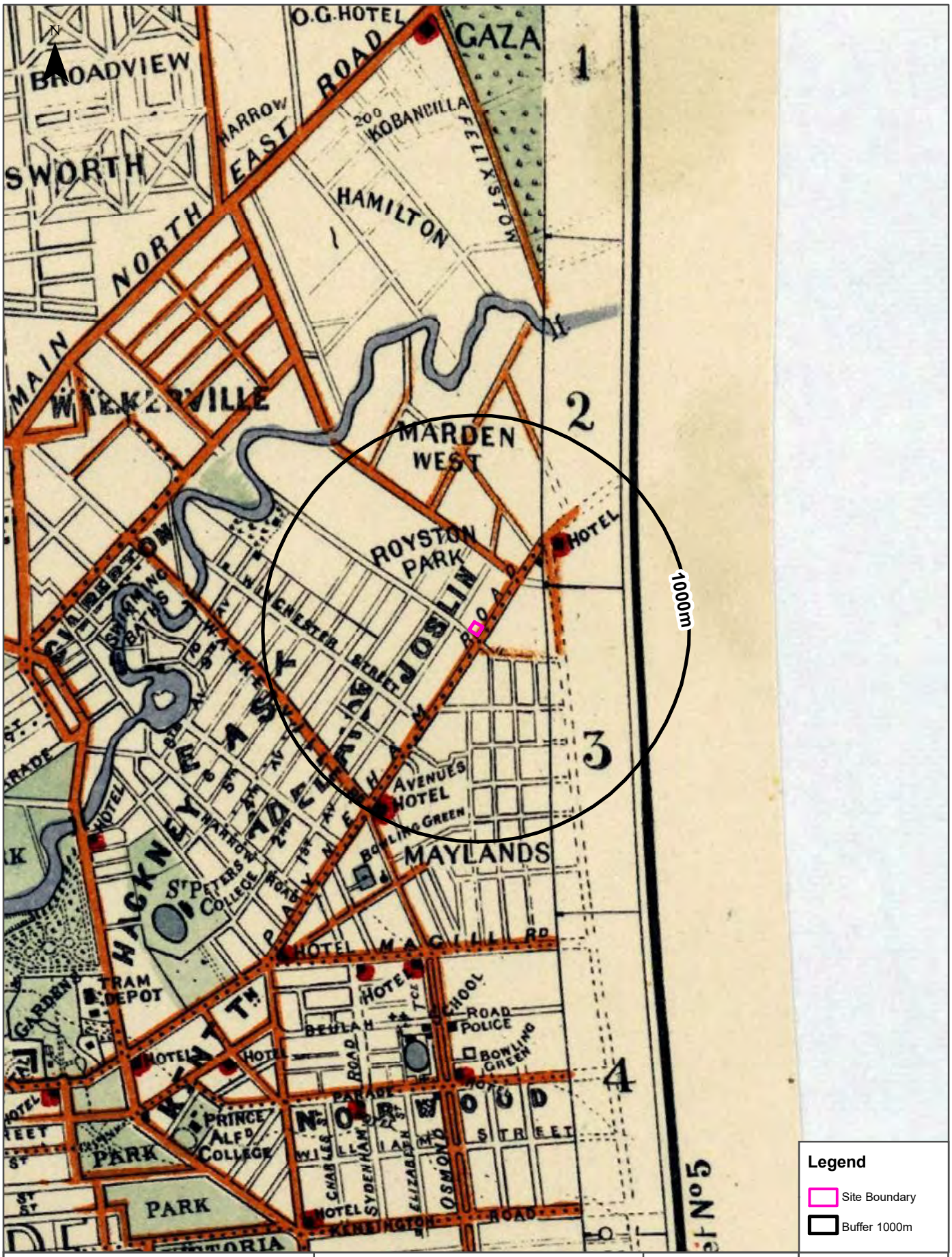
Historical Map 1927

263-277 Payneham Road, Royston Park, SA 5070



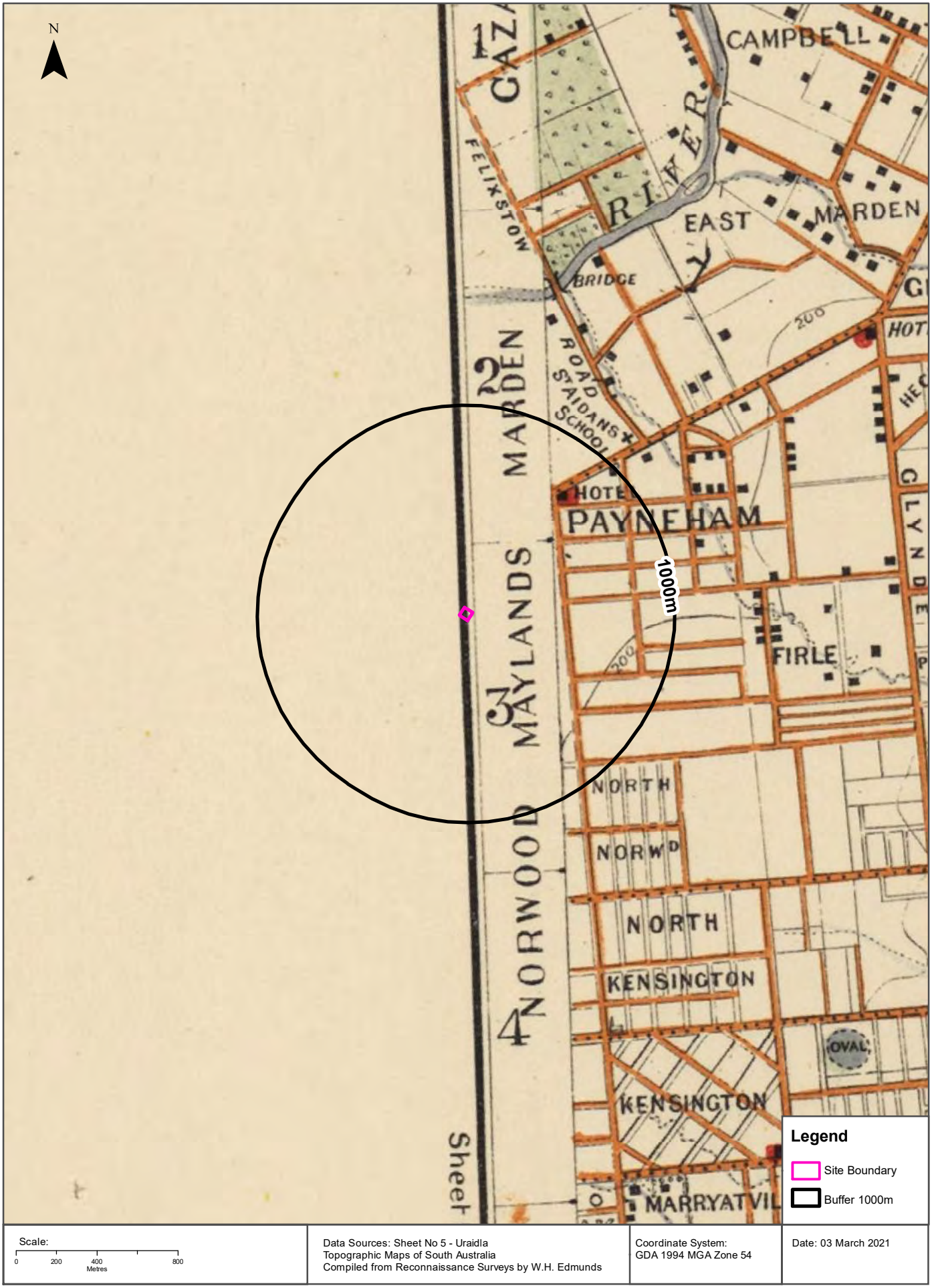
Historical Map 1926

263-277 Payneham Road, Royston Park, SA 5070



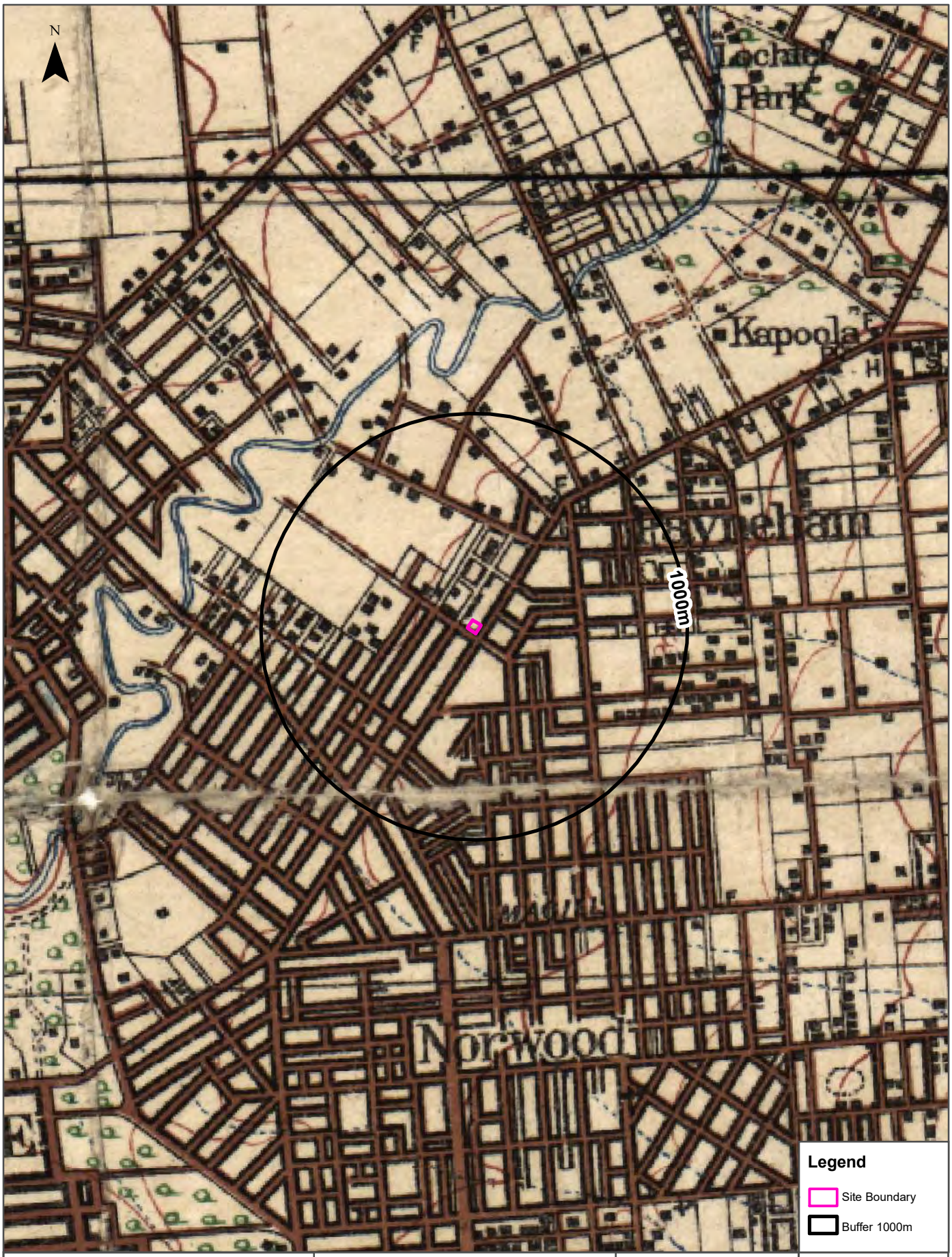
Historical Map 1926

263-277 Payneham Road, Royston Park, SA 5070



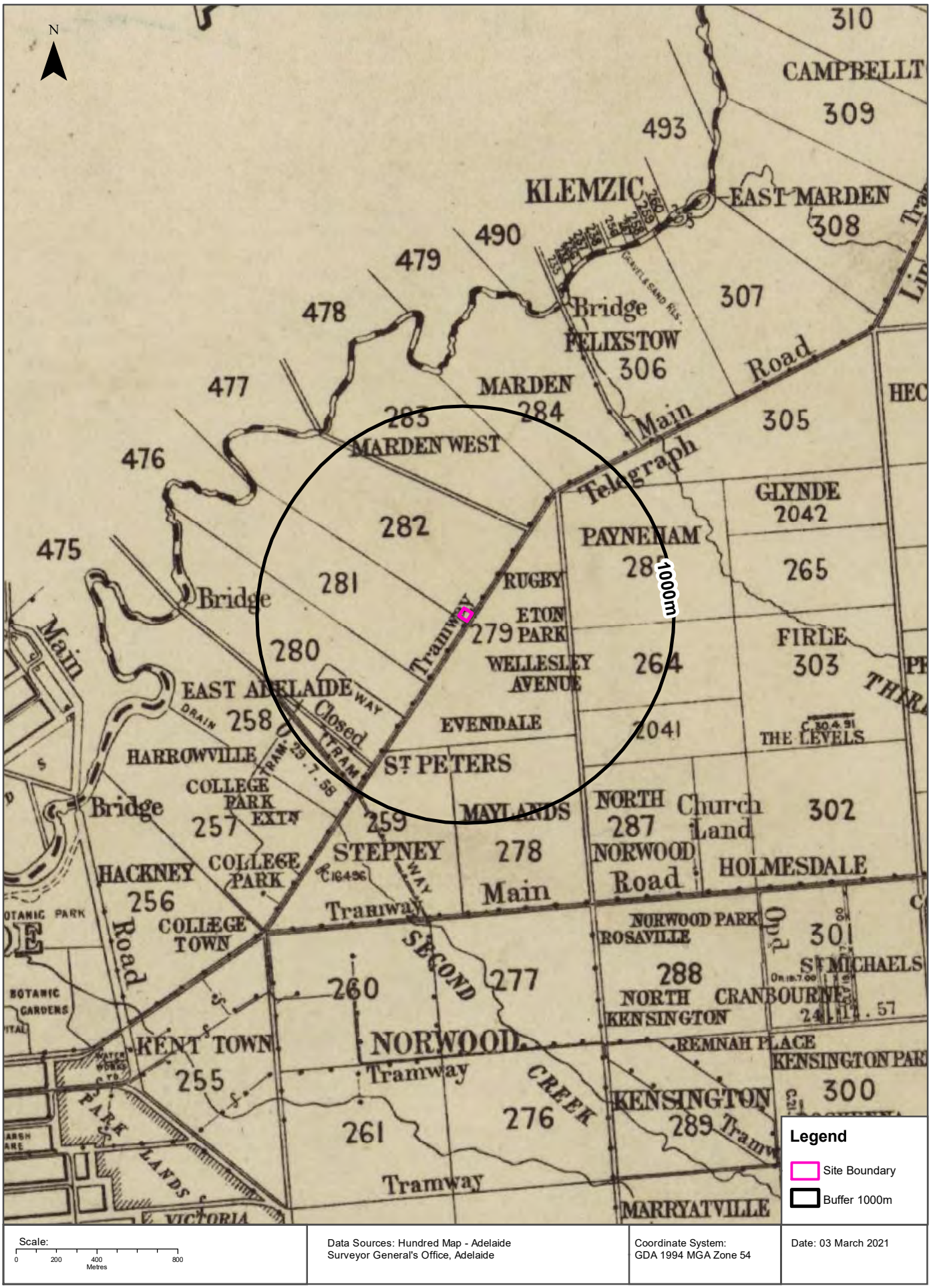
Historical Map c.1914

263-277 Payneham Road, Royston Park, SA 5070



Historical Map 1909

263-277 Payneham Road, Royston Park, SA 5070



Historical Map 1900-1970

263-277 Payneham Road, Royston Park, SA 5070

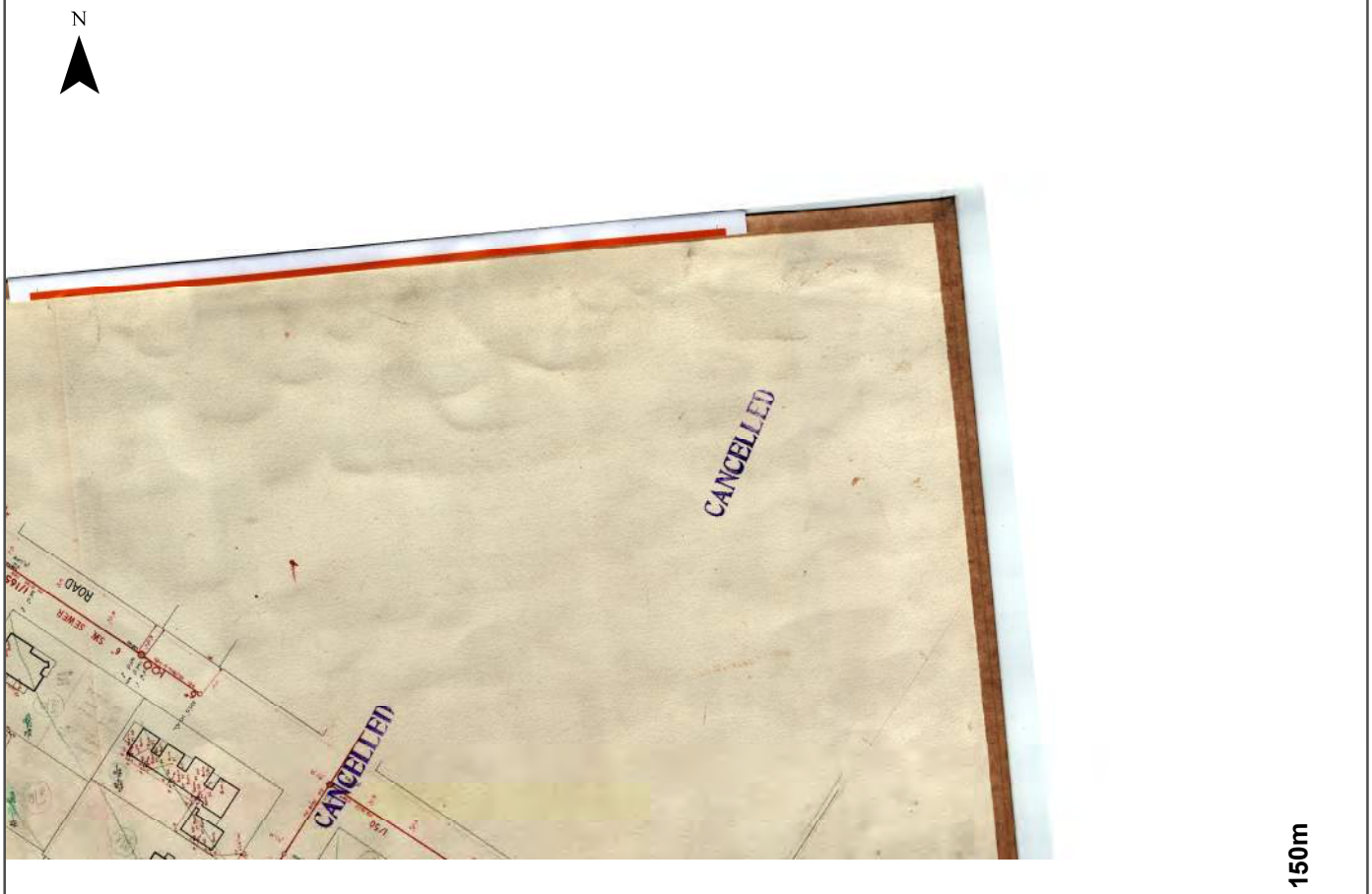
Legend

- Site Boundary
- Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Sewer Plans 1:480 Engineering & Water Supply Department (Former Waterworks & Drainage Commission)	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Historical Map 1900-1970

263-277 Payneham Road, Royston Park, SA 5070



Legend

Site Boundary

Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Sewer Plans 1:480 Engineering & Water Supply Department (Former Waterworks & Drainage Commission)	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Historical Map 1900-1970

263-277 Payneham Road, Royston Park, SA 5070

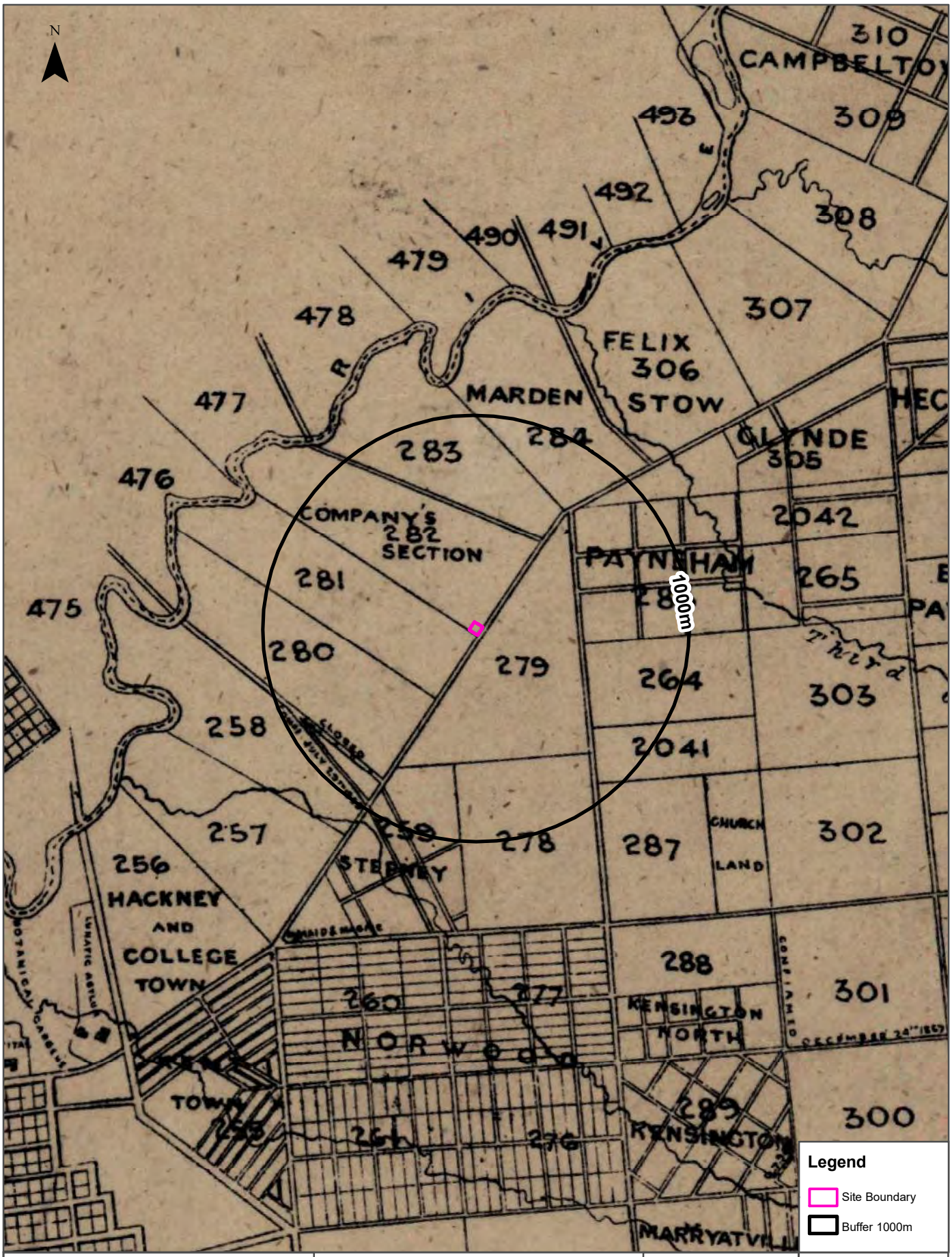
Legend

- Site Boundary
- Buffer 150m

Scale: 0 25 50 100 Meters	Data Sources: Sewer Plans 1:480 Engineering & Water Supply Department (Former Waterworks & Drainage Commission)	Coordinate System: GDA 1994 MGA Zone 54	Date: 04 March 2021

Historical Map 1873

263-277 Payneham Road, Royston Park, SA 5070



Mining

263-277 Payneham Road, Royston Park, SA 5070

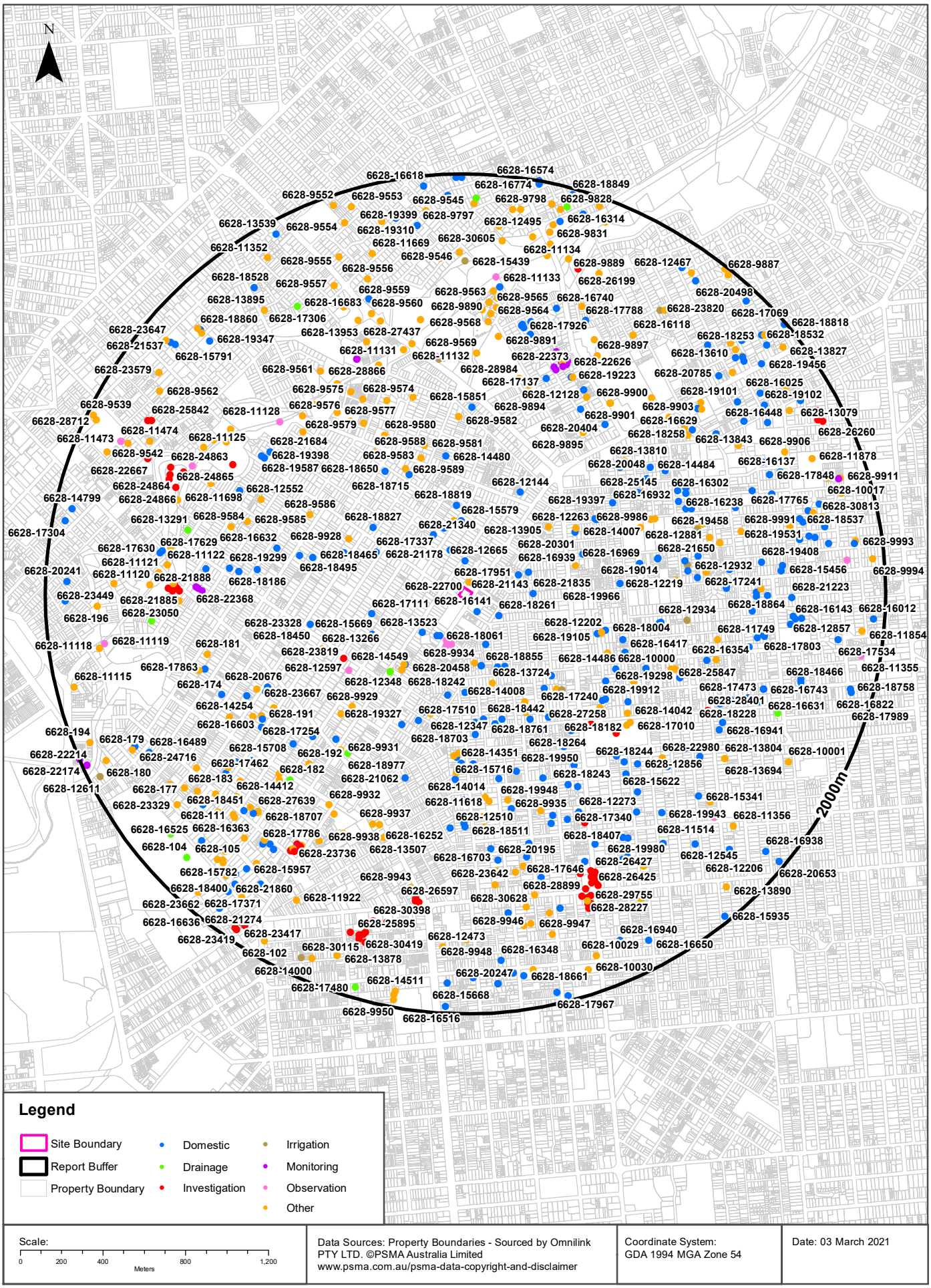
Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

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

Drillholes

263-277 Payneham Road, Royston Park, SA 5070



Groundwater and Drillholes

263-277 Payneham Road, Royston Park, SA 5070

Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

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

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'n
6628-22700	219873				2006-09-07	29.00		48.67		2727	4880	1.0000	11.00	11.00	37.67	32m	North
6628-16141	63110		Operational	Domestic	1992-10-08	21.32		50.74	7.40	2375	4261	1.5000	13.00	13.00	37.74	72m	South 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	124m	North
6628-18261	164079			Domestic	1997-02-21	25.00		51.87		2138	3840		15.60	15.60	36.27	172m	South East
6628-21178	196384			Domestic	2003-01-24	14.00		46.93		1446	2610	0.5000	11.00	11.00	35.93	190m	North
6628-16144	63113		Operational	Domestic	1992-09-29	15.00		48.72	6.90	2340	4200		10.50	10.50	38.22	212m	South West
6628-18062	162600	E 9		Observation	1995-10-27	13.50		49.56	7.20	1412	2550					218m	South
6628-16782	146341			Domestic	1994-10-12	23.00		48.47	7.00	1979	3560	0.2000				222m	South West
6628-18063	162601	E 12		Observation	1995-10-27	13.50		50.02	7.30	1793	3230					223m	South
6628-18855	168227			Domestic	1998-02-17	28.00		52.02		2404	4310		13.80	13.80	38.22	229m	South
6628-17951	159788			Domestic	1996-08-20	20.00		50.74	7.20	1519	2740	0.7000				241m	East
6628-18061	162599	E 8		Observation	1995-10-27	13.50		49.81	7.30	1322	2390					241m	South
6628-13523	60492		Operational	Domestic	1985-11-01	24.00	47.00		8.00	2001	3600	0.5000	10.00	10.00	37.00	253m	South West
6628-21143	195746			Domestic	2002-04-30	20.00		51.52		1676	3020	0.6000	11.50	11.50	40.02	289m	East
6628-21340	197253			Domestic	2003-08-12	18.00		45.26		1642	2960	0.5000	6.00	6.00	39.26	290m	North West
6628-21835	200687			Domestic	2004-08-12	36.00		52.28		1172	2121	1.5000	14.00	14.00	38.28	295m	East
6628-18718	167417			Domestic	1997-10-26	27.00		45.36		1912	3440	1.0000	17.00	17.00	28.36	300m	North
6628-9934	56903		Backfilled			19.20		51.96		1299	2349		14.63	14.63	37.33	307m	South
6628-15579	62548		Operational	Domestic	1991-05-16	18.00	48.00		7.70	1720	3100	1.0000	13.10	13.10	34.90	320m	North
6628-23450	237460				2008-04-04	30.00		45.96		905	1641	1.0000	13.00	13.00	32.96	322m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-16582	141259			Domestic	1994-05-28	23.00		52.40	6.70	1962	3530	1.0000				323m	South
6628-13238	60207		Operational	Domestic	1985-01-19	16.80	51.00		7.90	1591	2870	0.3100	12.20	12.20	38.80	323m	South
6628-15681	62650		Operational	Domestic	1991-11-03	21.00		53.32	7.00	600	1091		13.50	13.50	39.82	353m	South East
6628-20126	179093			Domestic	1999-10-10	25.00		53.72		1658	2990	0.5000	9.00	9.00	44.72	368m	South East
6628-18819	167953			Domestic	1998-02-07	25.50		45.58		1210	2190	1.5000	15.00	15.00	30.58	396m	North
6628-13724	60693				1986-07-08	20.00	52.00			1055	1910	0.2500	12.10	12.10	39.90	420m	South
6628-20458	184037			Domestic	2000-12-29	19.00		48.00		1502	2710	0.6000	10.50	10.50	37.50	422m	South West
6628-24989	253166				2009-07-31	20.00				1278	2310	1.2000	7.00	7.00		428m	South West
6628-17111	148654			Domestic	1995-03-15	21.00		44.59	7.50	1546	2790	2.0000				429m	West
6628-18242	163079			Domestic	1997-01-10	21.00		52.03		1703	3070	0.5000	9.00	9.00	43.03	445m	South
6628-17337	151215			Domestic	1995-07-01	21.00		42.43	7.20	2437	4370	2.2000				450m	North West
6628-12348	59317				1983-06-26	16.00	47.00					0.5000				456m	South West
6628-15669	62638		Operational	Domestic	1991-09-27	15.00		45.63	7.10	1776	3200		10.00	10.00	35.63	459m	South West
6628-17953	159790			Domestic	1996-08-21	20.00		51.03	7.10	1496	2700	0.5000				469m	South
6628-13905	60874		Backfilled		1986-12-18	23.00		51.47					8.50	8.50	42.97	489m	North East
6628-23322	236158				2007-12-01	21.00		47.79		1564	2820	1.5000	11.00	11.00	36.79	497m	South West
6628-23559	238685			Drainage	2008-08-13	26.00		47.78		1423	2570	2.0000	12.00	12.00	35.78	497m	South West
6628-14198	61167				1988-02-15	21.00	54.00		9.00	1210	2190	0.8000	12.50	12.50	41.50	517m	East
6628-18827	167961			Domestic	1998-02-03	21.00		41.67		1810	3260	1.0000	10.50	10.50	31.17	526m	North West
6628-12144	59113		Operational	Domestic	1983-02-07	20.00	53.00		7.40	1440	2600	8.5000				533m	North East
6628-16648	142273			Domestic	1994-07-18	24.00		56.62	7.00	719	1304					550m	South East
6628-14008	60977				1987-06-01	27.00		55.52	7.80	1149	2080	1.5000	14.50	14.50	41.02	565m	South East
6628-16939	147710			Domestic	1995-02-10	21.00		55.39	6.90	1906	3430					566m	East
6628-15929	62898		Operational	Domestic	1991-10-25	26.00		56.47	7.50	2251	4041	0.2000	15.00	15.00	41.47	567m	South East
6628-15936	62905		Operational	Domestic	1992-03-03	18.00		49.19	7.10	1463	2640		9.00	9.00	40.19	574m	South
6628-12347	59316				1983-06-30	9.00	49.00					0.3000	6.00	6.00	43.00	575m	South
6628-15996	62965		Operational	Domestic	1992-04-17	18.00		49.59	7.00	1474	2660		12.00	12.00	37.59	576m	South
6628-20301	182004			Domestic	2000-08-19	33.50		53.74		688	1250	1.0000	17.00	17.00	36.74	577m	North East
6628-18441	164550			Domestic	1997-02-24	25.00		53.22		1670	3010	1.0000	12.00	12.00	41.22	581m	South
6628-19570	175921			Domestic	1999-08-03	19.50		40.70		2397	4300	0.7000	9.00	9.00	31.70	590m	West
6628-16355	134425			Domestic	1992-12-01	19.00		52.68	7.10	783	1420					591m	South
6628-14007	60976				1987-06-02	21.00	54.00		7.60	2036	3660	0.7500	16.00	16.00	38.00	592m	North East
6628-9928	56897					11.43		40.00		2156	3875					597m	North 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	598m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-18442	164551			Domestic	1997-04-08	25.00		54.41		1631	2940		15.00	15.00	39.41	600m	South
6628-18715	167414			Domestic	1997-10-30	21.00		41.31		1378	2490	1.0000	10.50	10.50	30.81	605m	North West
6628-18440	164549			Domestic	1997-02-25	26.00		53.93		1743	3140		15.20	15.20	38.73	610m	South
6628-12303	59272				1983-03-01	19.20	56.00					0.2500	11.89	11.89	44.11	611m	South East
6628-13892	60861				1987-02-21	15.00		55.72					14.80	14.80	40.92	614m	South East
6628-23819	241708				2008-06-04	22.50		44.87		1765	3180	1.5000	10.00	10.00	34.87	620m	West
6628-17510	153313			Domestic	1995-12-29	19.00		49.07	7.30	1754	3160	1.0000				625m	South
6628-9587	56556					18.59	41.00		7.00	2185	3925	1.2600	5.49	5.49	35.51	626m	North West
6628-12612	59581		Operational	Irrigation	1983-02-01	14.02		57.49		1973	3550		2.74	2.74	54.75	631m	South East
6628-14549	61518	GH 44	Abandoned	Investigation	1983-02-28	10.30	46.00									635m	South West
6628-19105	169945			Domestic	1998-08-19	30.00		57.02		1340	2420		18.00	18.00	39.02	637m	East
6628-9589	56558					10.97		40.94		730	1325		8.38	8.38	32.56	638m	North West
6628-14480	61449		Operational	Domestic	1990-07-13	16.70	42.00		7.90	1428	2579	1.5000	9.00	9.00	33.00	639m	North
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	643m	South West
6628-18703	167152			Domestic	1997-12-08	27.00		52.44		1759	3170		15.00	15.00	37.44	651m	South
6628-18229	163028			Domestic	1996-12-16	28.00		56.04		1732	3120		17.40	17.40	38.64	651m	South East
6628-13265	60234		Backfilled		1982-12-07	15.20		57.08								656m	East
6628-12202	59171				1983-02-19	25.00	56.00					1.0000				656m	East
6628-9583	56552					15.24	42.00					8.8400	9.14	9.14	32.86	659m	North
6628-9477	56446				1979-07-31	29.00	56.00		7.50	994	1800	2.5000	16.00	16.00	40.00	665m	East
6628-18004	161245			Domestic	1996-07-10	27.00		57.12	8.10	1266	2290	0.5000				671m	East
6628-18650	166991			Domestic	1997-10-10	21.00		40.00		1334	2410		10.20	10.20	29.80	676m	North West
6628-19327	173826			Domestic	1999-01-08	18.00		46.91		1759	3170	1.0000	10.80	10.80	36.11	677m	South West
6628-18761	167540			Domestic	1997-11-15	33.00		57.17		1530	2760	1.5000	16.00	16.00	41.17	690m	South East
6628-19325	173824			Domestic	1998-12-17	30.00		54.08		1216	2200		18.00	18.00	36.08	693m	North East
6628-12263	59232		Operational	Domestic	1983-04-21	24.00	55.00		7.70	1105	2000	0.7500	9.10	9.10	45.90	698m	North East
6628-18231	163030			Domestic	1997-01-31	28.00		55.98		1737	3130		15.60	15.60	40.38	700m	South East
6628-13266	60235		Abandoned		1985-02-15	18.00		44.34								711m	West
6628-9581	56550					15.24	41.00					8.8400	9.14	9.14	31.86	711m	North
6628-19966	177798			Domestic	1999-12-03	24.00		57.86		1016	1840		19.00	19.00	38.86	716m	East
6628-12183	59152				1983-01-17	20.00	58.00					1.0000	10.00	10.00	48.00	718m	South East
6628-15405	62374		Operational	Domestic	1990-11-22	25.00		56.59	7.80	1474	2660	0.6000	12.00	12.00	44.59	726m	South East
6628-18465	164679			Domestic	1997-04-21	19.00		39.64		2493	4470	1.0000	9.00	9.00	30.64	728m	West
6628-18450	164559			Domestic	1997-02-28	18.00		41.84		1490	2690		9.60	9.60	32.24	731m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-14055	61024				1988-05-09	18.80	49.00		7.30	2504	4490	1.2500	7.60	7.60	41.40	740m	South
6628-9929	56898		Backfilled			15.54		46.03		2556	4582					746m	South West
6628-13823	60792				1986-11-11	17.00	49.00		7.40	1810	3260	0.6300	7.60	7.60	41.40	755m	South
6628-18005	161246			Domestic	1996-06-04	24.00		50.69	7.00	1872	3370	1.0000				762m	South
6628-16417	135630			Domestic	1993-06-11	32.00		58.22	6.90	1384	2500	1.5000	20.00	20.00	38.22	765m	East
6628-20405	183142			Domestic	2000-10-27	33.00		59.80		1255	2270	1.0000	19.00	19.00	40.80	776m	South East
6628-23328	236164				2008-01-16	20.00		42.29		1463	2640	2.5000	10.00	10.00	32.29	782m	West
6628-9588	56557					12.80		38.51					8.84	8.84	29.67	784m	North West
6628-14351	61320		Operational	Domestic	1988-10-20	15.20	49.00		7.50	1867	3360	1.0000	8.90	8.90	40.10	788m	South
6628-14486	61455		Operational	Domestic	1989-09-03	30.00		59.95				0.5000	16.00	16.00	43.95	788m	South East
6628-19328	173827			Domestic	1999-01-19	25.00		51.12		1631	2940	1.0000	12.60	12.60	38.52	791m	South
6628-18495	164822		Operational	Domestic	1997-05-12	19.00		38.59		2460	4410		9.20	9.20	29.39	793m	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	796m	East
6628-18264	164082			Domestic	1997-03-09	32.50		58.29		2631	4710	1.0000	19.00	19.00	39.29	808m	South East
6628-19397	174180			Domestic	1999-02-24	24.00		54.68		1378	2490	0.4000	16.00	16.00	38.68	808m	North East
6628-9930	56899					12.19		45.48	7.00	1645	2967		8.53	8.53	36.95	809m	South West
6628-19912	177392			Domestic	1999-11-28	32.50		60.10		1743	3140	1.0000	20.00	20.00	40.10	816m	South East
6628-9586	56555					10.67		37.43		1927	3468		8.84	8.84	28.59	817m	North West
6628-12219	59188		Backfilled		1983-03-24	30.00		58.86	7.40	2171	3900					821m	East
6628-17240	150823		Backfilled	Domestic	1995-05-01	24.00		60.16	6.90	2636	4720					822m	South East
6628-16969	147781		Abandoned	Domestic	1995-02-09	24.00		58.41								822m	East
6628-9582	56551					12.80		40.89		1559	2813		9.91	9.91	30.98	825m	North
6628-18182	162935		Abandoned	Domestic	1996-07-19	30.00		59.88								826m	South East
6628-9580	56549				1934-01-01	15.24	40.00			1951	3511	6.3200	13.72	13.72	26.28	827m	North West
6628-9998	56967				1938-12-01	112.78		60.00		1042	1887	0.7600	22.25	22.25	37.75	828m	South East
6628-12998	59967				1983-03-24	9.00	48.00		7.10	2323	4170	0.5000	3.00	3.00	45.00	833m	South
6628-19950	177670			Domestic	1999-11-02	32.00		57.27		1754	3160	1.5000	15.00	15.00	42.27	847m	South East
6628-27212	279358	NCGRT 3A	Operational	Investigation		169.00	58.36	58.42	7.60	1199	2170	2.0000	15.33	15.39	43.03	848m	South East
6628-27257	279693	NCGRT 3D		Investigation		123.00	58.28	58.46	7.90	2251	4040		15.34	15.52	42.94	850m	South East
6628-27254	279690	NCGRT 3		Investigation		123.00				1962	3530	0.1000				850m	South East
6628-27258	279694	NCGRT 3E		Investigation		123.00	58.31	58.46	11.90	2471	4430		19.19	19.34	39.12	850m	South East
6628-27256	279692	NCGRT 3C		Investigation		123.00	58.30	58.46					15.08	15.24	43.22	850m	South East
6628-27255	279691	NCGRT 3B		Investigation		123.00	58.28	58.46	6.90	4	8		15.37	15.55	42.91	850m	South East
6628-13239	60208		Operational	Domestic	1985-01-25	28.00		53.86	7.50	1401	2530		10.00	10.00	43.86	861m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-15716	62685		Operational	Domestic	1991-11-05	19.00		49.39	7.30	1984	3570	132.0000	12.00	12.00	37.39	868m	South
6628-15851	62820		Operational	Domestic	1991-11-29	19.00		41.14	7.10	1479	2670	0.2000				871m	North
6628-16358	134428			Domestic	1993-06-01	9.00		52.95	7.10	1827	3292					874m	South
6628-9984	56953		Abandoned		1959-11-01	60.96		57.42				0.7600				874m	East
6628-13122	60091		Backfilled		1984-12-20	30.00		61.33	8.20	937	1698	0.1000	2.00	2.00	59.33	893m	South East
6628-21768	200342			Domestic	2004-03-06	20.00		43.94		1597	2880	2.0000	5.50	5.50	38.44	895m	South West
6628-21769	200343			Domestic	2004-03-07	20.00		43.88		1856	3340	2.0000	5.50	5.50	38.38	901m	South West
6628-16632	142103			Domestic	1994-05-20	12.00		37.04	6.80	2267	4070					908m	West
6628-21062	195348			Domestic	2002-11-27	19.50		45.30		1917	3450	0.1000	7.30	7.30	38.00	908m	South
6628-21650	199568			Domestic	2003-12-16	25.00		59.98				0.5000				912m	East
6628-19014	169383			Domestic	1998-05-06	30.00		60.02		1356	2450		19.50	19.50	40.52	915m	East
6628-18439	164548			Domestic	1997-03-12	18.00		44.50		1973	3550		9.00	9.00	35.50	916m	South West
6628-19406	174190		Abandoned	Domestic	1999-02-25	32.00		60.84		994	1800	1.0000	21.00	21.00	39.84	917m	East
6628-19951	177671			Domestic	1999-11-02	34.00		61.09		1625	2930	1.0000	22.00	22.00	39.09	919m	East
6628-19405	174188			Domestic	1999-02-19	42.00		61.75		739	1340	1.0000	21.00	21.00	40.75	922m	South East
6628-20192	180884			Domestic	2000-04-03	33.00		60.99		1049	1900	0.8000	22.00	22.00	38.99	925m	East
6628-9579	56548					12.80		38.13		1956	3520					928m	North West
6628-19948	177668			Domestic	1999-10-12	25.00		55.33		1524	2750	2.0000	13.50	13.50	41.83	934m	South East
6628-9985	56954		Abandoned		1959-11-02	106.68		57.55				0.5000				934m	East
6628-18977	169292			Drainage	1998-05-01	21.00		43.40		2273	4080	3.3000	7.00	7.00	36.40	935m	South West
6628-21142	195745			Domestic	2002-06-05	24.00		54.17		1356	2450	0.5000	18.00	18.00	36.17	937m	North East
6628-15452	62421		Operational	Domestic	1991-03-05	27.00		55.05	6.70	1295	2340	0.3000	18.30	18.30	36.75	938m	North East
6628-9895	56864					12.19	52.00		6.70	1570	2832	0.6300	7.92	7.92	44.08	943m	North East
6628-9931	56900					7.92		43.53	6.50	2085	3749		1.83	1.83	41.70	943m	South West
6628-14042	61011				1987-09-29	20.00	60.00		7.20	2245	4030	0.5000	13.10	13.10	46.90	950m	South East
6628-15814	62783		Operational	Domestic	1991-12-23	18.00		57.74	7.10	1861	3350		10.00	10.00	47.74	953m	South East
6628-13894	60863				1987-02-13	12.00	40.00		6.90	1770	3190	1.0000	8.00	8.00	32.00	953m	North
6628-20684	187647			Domestic	2001-10-05	20.00		39.96		1642	2960	1.0000	8.00	8.00	31.96	954m	West
6628-9986	56955		Backfilled		1959-11-06	35.05		57.70								954m	East
6628-25145	254833				2009-11-19	48.00				791	1434	0.6000	18.00	18.00		954m	North East
6628-14014	60983				1987-09-30	29.00		52.19	7.90	1732	3120	1.7500				958m	South
6628-18388	164355			Domestic	1996-12-04	30.00		50.13		2307	4140	0.5000	11.50	11.50	38.63	965m	South
6628-14550	61519	GH 45	Abandoned	Investigation	1983-03-01	10.50	62.00									968m	South East
6628-9578	56547		Abandoned			11.58		36.76		2159	3881					972m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-13810	60779				1986-10-30	26.00		53.71	6.90	910	1650	0.0200	14.00	14.00	39.71	974m	North East
6628-23755	241487				2008-03-08	18.00		40.65		1709	3080	0.5000	8.00	8.00	32.65	975m	North
6628-11618	58587				1978-12-01	25.00		52.85	7.40	2312	4150					979m	South
6628-18186	162941			Domestic	1996-07-29	8.00		36.75								981m	West
6628-9999	56968							62.10		72	131		24.38	24.38	37.72	982m	South East
6628-20779	189076			Domestic	2002-02-05	20.00		43.46		1586	2860	1.5000	7.00	7.00	36.46	983m	South West
6628-9894	56863					13.11	42.00			971	1760	5.5600	10.36	10.36	31.64	986m	North
6628-9935	56904					37.00		54.75	8.00	2372	4255					986m	South
6628-17010	148176	SZ 14				6.00	62.00									987m	South East
6628-9987	56956					7.62		61.81								990m	East
6628-14038	61007				1987-09-28	18.00	52.00		7.70	1434	2590	0.7500	13.40	13.40	38.60	1004m	North East
6628-13520	60489		Operational	Domestic	1985-10-30	27.40		54.08	7.80	1384	2500	1.0000	15.20	15.20	38.88	1009m	North East
6628-18243	163080			Domestic	1997-01-27	30.00		57.33		1373	2480	0.5000	9.00	9.00	48.33	1017m	South East
6628-9893	56862					13.11	43.00					6.3200	10.36	10.36	32.64	1026m	North
6628-20676	187229			Domestic	2001-08-31	19.50		41.98		1524	2750	1.5000	9.00	9.00	32.98	1027m	South West
6628-16738	146188			Domestic	1994-08-26	18.00		47.30	6.50	1384	2500	0.2000	12.00	12.00	35.30	1028m	North East
6628-12546	59515		Operational	Domestic	1983-11-10	22.00	54.00		7.60	1917	3450	1.7500	5.00	5.00	49.00	1030m	South
6628-9574	56543					11.28		38.88		1713	3088		8.99	8.99	29.89	1031m	North West
6628-25847	264444				2010-10-12	40.00				1194	2160		23.00	23.00		1033m	East
6628-20404	183141			Domestic	2000-11-03	34.50		52.07		821	1490	0.8000	18.00	18.00	34.07	1038m	North East
6628-17855	156312			Domestic	1996-04-16	24.00		61.82	6.50	1396	2520					1041m	East
6628-18230	163029			Domestic	1997-01-21	30.00		63.55		1748	3150		19.80	19.80	43.75	1041m	South East
6628-9577	56546				1934-01-01	49.68		39.71		2073	3727		10.36	10.36	29.35	1043m	North West
6628-18706	167155			Domestic	1997-12-13	18.00		41.82		1284	2320	0.8000	6.00	6.00	35.82	1043m	South West
6628-9892	56861					9.14		42.88		1530	2761					1045m	North
6628-15717	62686		Operational	Domestic	1991-10-11	23.40		61.36	7.60	2597	4652	0.7500	0.00	0.00	61.36	1046m	South East
6628-9939	56908							52.69		2085	3749					1046m	South
6628-23587	239394				2007-12-18	20.00		41.60		1530	2760	1.5000	9.20	9.20	32.40	1047m	South West
6628-19015	169384			Domestic	1998-05-04	30.00		58.06		1625	2930		9.60	9.60	48.46	1048m	South East
6628-18262	164080			Recharge	1997-02-15	21.50		56.61		2001	3600	1.2000				1049m	South
6628-9940	56909					8.23		53.62	6.00	1832	3300		7.62	7.62	46.00	1049m	South
6628-12934	59903		Operational	Irrigation	1984-05-20	30.00		62.87				0.4000	24.00	24.00	38.87	1049m	East
6628-10000	56969				1977-03-27	25.50		62.63	7.00	1032	1870		15.00	15.00	47.63	1050m	East
6628-16240	130788			Domestic		25.00		62.39	7.10	1183	2140	0.2000	16.00	16.00	46.39	1050m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-17839	156154			Domestic	1996-03-13	24.00		60.42	6.90	1016	1840					1051 m	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	1052 m	East
6628-14484	61453		Operational	Domestic	1989-02-15	20.00	52.00					0.4000	14.00	14.00	38.00	1054 m	North East
6628-12552	59521				1983-10-26	11.00		34.93					8.00	8.00	26.93	1063 m	North West
6628-21463	198012			Domestic	2003-07-09	15.00		35.66		1474	2660	1.0000	9.20	9.20	26.46	1065 m	North West
6628-14006	60975				1987-05-21	20.00	60.00		8.10	503	915	0.2500				1065 m	East
6628-15538	62507		Operational	Domestic	1991-05-05	7.00		36.08					6.00	6.00	30.08	1068 m	West
6628-9936	56905							56.86		1385	2502					1076 m	South
6628-23667	240255				2007-11-23	20.00		41.40		1524	2750	0.8500	9.30	9.30	32.10	1078 m	South 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	1078 m	South West
6628-20048	178411			Domestic	2000-02-04	24.00		52.17		1289	2330		11.40	11.40	40.77	1078 m	North East
6628-23654	240227				2007-04-03	20.00		35.72		1452	2620	0.8000	9.00	9.00	26.72	1080 m	North West
6628-19323	173822			Domestic	1998-12-07	24.00		51.60		2256	4050		10.00	10.00	41.60	1080 m	South
6628-9585	56554					10.36	37.00		7.00	2355	4227	0.3800	7.32	7.32	29.68	1081 m	West
6628-17137	149549			Domestic	1995-04-11	20.00		43.84	6.70	1625	2930	3.0000				1086 m	North
6628-19298	173726			Domestic	1999-01-09	37.50		63.73		832	1510	0.6000	22.00	22.00	41.73	1087 m	East
6628-18244	163081			Domestic	1997-01-24	30.00		61.82		2421	4340	0.5000	10.00	10.00	51.82	1090 m	South East
6628-17241	150824			Domestic	1995-05-02	24.00		62.87	6.60	1250	2260					1092 m	East
6628-9575	56544	MARDEN FLATS 1	Unknown		1973-04-18	20.10		36.94		2309	4145		7.30	7.30	29.64	1092 m	North West
6628-192	47292					6.55		41.61		2056	3699		2.90	2.90	38.71	1093 m	South West
6628-16238	130786			Domestic		26.00		55.49	8.10	1099	1990	0.2000	16.00	16.00	39.49	1093 m	North East
6628-18511	165711			Domestic	1997-06-02	27.00		51.81		2267	4070		10.00	10.00	41.81	1095 m	South
6628-12128	59097		Backfilled		1983-01-20	16.70		46.89					10.90	10.90	35.99	1095 m	North East
6628-16802	146751			Domestic	1994-12-01	21.00		52.01	6.70	927	1680					1096 m	North East
6628-19532	175296			Domestic	1999-05-05	27.00		58.80		1138	2060		18.60	18.60	40.20	1099 m	East
6628-12510	59479				1983-10-07	25.00		53.34	7.70	2426	4350	1.0000	5.00	5.00	48.34	1100 m	South
6628-12484	59453		Operational	Domestic	1982-12-06	21.30		50.99				0.3000	7.30	7.30	43.69	1103 m	South
6628-17097	148640			Domestic	1995-03-09	21.00		53.32	6.50	639	1160					1106 m	North East
6628-20998	194745			Domestic	2002-12-12	21.00		60.83		1138	2060	0.5000	13.00	13.00	47.83	1108 m	East
6628-16932	147703			Domestic	1995-01-30	18.00		54.61	6.70	1434	2590					1109 m	North East
6628-21971	202902			Irrigation	2005-01-19	114.00		40.26		3661	6510	15.0000	18.50	18.50	21.76	1109 m	North
6628-19458	174533			Domestic	1999-03-17	27.00		56.94		1216	2200	1.0000	15.00	15.00	41.94	1112 m	East
6628-16454	135727			Domestic	1993-07-28	12.00		40.45				1.0000				1114 m	South West
6628-15932	62901		Operational	Domestic	1992-02-26	18.00		45.91	6.80	1535	2770		0.00	0.00	45.91	1117 m	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'n
6628-19299	173727			Domestic	1999-02-05	14.00		35.67		2334	4190	0.8000	8.00	8.00	27.67	1117 m	West
6628-191	47291					9.75		40.89		2242	4027					1119 m	South West
6628-17338	151216			Domestic	1995-05-30	27.00		57.66	7.30	1895	3410	0.8000				1120 m	South
6628-9570	56539	MARDEN HIGH	Backfilled	Observation	1968-12-13	50.29	40.67	41.51	6.90	1496	2700	5.0500	6.80	7.63	33.87	1122 m	North
6628-17254	150837			Domestic	1995-05-09	17.50		40.77	7.00	1770	3190	2.0000				1123 m	South 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	1127 m	South
6628-12311	59280	SCHWEPPES CO.	Operational	Industrial	1983-06-17	152.00		51.19	7.50	792	1440	3.0000				1129 m	North East
6628-21615	199035			Irrigation	2004-02-27	28.50		58.25		1345	2430	0.5000	18.00	18.00	40.25	1131 m	East
6628-9900	56869	PAYNEHAM COUNCIL	Abandoned		1967-04-05	4.11		48.85								1134 m	North East
6628-9901	56870	PAYNEHAM COUNCIL	Abandoned		1967-04-06	3.66		48.85								1134 m	North East
6628-21400	197802			Domestic	2003-01-05	25.00		56.17		1188	2150	1.0000	16.00	16.00	40.17	1134 m	East
6628-9902	56871	PAYNEHAM COUNCIL	Abandoned		1967-04-06	5.18		48.85								1134 m	North East
6628-9899	56868	PAYNEHAM COUNCIL	Abandoned		1967-04-05	3.66		48.85								1134 m	North East
6628-17345	151223			Domestic	1995-06-16	20.00		40.74	7.40	1676	3020	1.0000				1134 m	South West
6628-9569	56538					13.41	40.00			1999	3597	6.3200	9.14	9.14	30.86	1135 m	North
6628-18408	164467		Backfilled	Domestic	1996-11-20	21.00		56.29		1345	2430	0.5000	9.00	9.00	47.29	1135 m	East
6628-9988	56957					24.38		61.67		36	65		18.29	18.29	43.38	1137 m	East
6628-9576	56545			Water Hole				31.93		1713	3088					1138 m	North West
6628-22627	219165	GMW 5	Backfilled	Monitoring		12.00		44.05								1139 m	North
6628-19223	172271			Domestic	1998-11-29	20.00		44.74		1061	1920	0.8000	11.00	11.00	33.74	1140 m	North East
6628-16649	142274			Domestic	1994-07-07	31.00		61.77	7.50	1945	3500	1.2000				1140 m	South East
6628-16302	132775			Domestic	1992-11-29	24.00		54.83	7.40	1317	2380	0.2000	10.00	10.00	44.83	1141 m	North East
6628-21684	199975			Domestic	2004-05-04	18.00		35.54		1642	2960	0.5800	8.00	8.00	27.54	1143 m	North West
6628-28984	298540			Monitoring	2017-04-21	48.00				670	1216	0.1000	8.07	8.07		1143 m	North
6628-12856	59825		Operational	Domestic	1984-03-13	27.00	1.00		5.80	432	785	0.4000				1143 m	South East
6628-28698	291251	MARDEN INJECTION WELL 2		Investigation	2016-11-17	114.00				3173	5660	30.0000				1144 m	North
6628-12093	59062		Backfilled		1982-12-22	18.20	45.00		7.40	1636	2950	0.8000	7.30	7.30	37.70	1144 m	North East
6628-11129	58098	SADT B7W	Unknown		1979-08-09	14.26	34.40									1144 m	North West
6628-16603	141309			Domestic	1994-03-08	15.00		40.32	7.60	1714	3090	1.0000				1148 m	South West
6628-19398	174181			Domestic	1999-03-02	18.00		35.77		1720	3100	1.0000	9.00	9.00	26.77	1149 m	North West
6628-9584	56553					9.45		35.87		1043	1889		7.77	7.77	28.10	1149 m	West
6628-9573	56542					13.72	40.00					5.0500	10.67	10.67	29.33	1150 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'n
6628-22373	210176			Monitoring	2005-10-06	11.50		43.96		1440	2600		9.00	9.00	34.96	1151 m	North
6628-17511	153314			Domestic	1995-12-12	18.00		54.66	6.70	1519	2740					1152 m	North East
6628-12282	59251		Operational	Domestic	1983-05-11	30.00		57.85	7.30	1799	3240	0.7000	6.00	6.00	51.85	1153 m	South
6628-14254	61223				1988-07-23	16.00		40.45	7.60	1979	3560	4.0000	3.00	3.00	37.45	1156 m	South West
6628-11130	58099	SADT B7E	Unknown		1979-08-07	16.70	37.62									1157 m	North West
6628-12273	59242		Operational	Domestic	1983-05-02	33.52		59.05	7.30	1832	3300	1.0000	6.00	6.00	53.05	1159 m	South East
6628-13879	60848				1987-01-31	14.00	58.00		6.80	790	1432	0.4000	6.75	6.75	51.25	1160 m	East
6628-9938	56907					7.31		45.91		2041	3672		6.10	6.10	39.81	1163 m	South
6628-17340	151218			Domestic	1995-05-31	25.00		58.58	7.10	1990	3580	0.8000				1166 m	South East
6628-19587	175954			Domestic	1999-05-04	20.00		35.91		1670	3010	1.0000	8.80	8.80	27.11	1167 m	North West
6628-22625	219163	GMW 2	Backfilled	Monitoring		12.00		44.34								1169 m	North East
6628-16316	132789			Domestic	1993-01-07	20.00		35.70	6.90	1452	2620		12.00	12.00	23.70	1173 m	North West
6628-9937	56906					7.62		45.20		2527	4530					1174 m	South
6628-20239	181060			Domestic	2000-06-23	43.00		59.15	7.00	1930	3460	2.0000	20.00	20.00	39.15	1179 m	South East
6628-12881	59850		Backfilled		1965-10-19	16.00	59.00					5.4900	12.47	12.47	46.53	1181 m	East
6628-16354	134424			Domestic	1989-10-25	18.00		64.84					10.00	10.00	54.84	1182 m	East
6628-11131	58100	SADT GS6W	Unknown		1979-09-17	19.20	41.06						8.50	8.50	32.56	1185 m	North
6628-22626	219164	GMW 4	Backfilled	Monitoring		12.00		44.46								1186 m	North East
6628-22624	219162	GW 1	Backfilled	Monitoring		12.00		44.25								1186 m	North
6628-22319	207049		Backfilled			15.00		44.31								1190 m	North East
6628-28922	295127	BH 2		Investigation	2017-06-27	15.00										1191 m	South East
6628-9932	56901							43.36		985	1785					1194 m	South West
6628-11128	58097	DEPT OF TRANS		Observation	1979-08-02	19.32	38.61	38.61		781	1417		7.54	7.54	31.07	1196 m	North West
6628-22372	210174	GMW 3	Backfilled	Monitoring	2005-10-06	13.00		44.49		1519	2740		9.20	9.20	35.29	1202 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	1202 m	South West
6628-20195	180887			Domestic	2000-04-01	38.50		54.66		1546	2790	1.0000	18.00	18.00	36.66	1206 m	South
6628-11132	58101	SADT GS6E	Unknown		1979-09-14	19.20	39.83									1206 m	North
6628-11749	58718				1980-02-22	25.85		65.19								1209 m	East
6628-13531	60500			Drainage	1985-12-16	16.00		41.22					3.80	3.80	37.42	1210 m	South West
6628-17342	151220			Domestic	1995-06-30	30.00		56.74	6.90	270	490	0.5000				1213 m	South
6628-13507	60476				1985-11-22	7.32	47.00			2008	3610	0.3800	5.49	5.49	41.51	1214 m	South
6628-22980	231261				2007-06-19	30.00		64.41		2030	3650	1.0000	15.00	15.00	49.41	1215 m	South East
6628-9933	56902		Backfilled			12.19		44.20		1814	3268					1216 m	South West
6628-28866	295054			Investigation		174.00						6.0000	22.00	22.00		1217 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-28865	295051		Unequipped	Monitoring	2017-05-09	60.00				4373	7740					1217 m	North West
6628-28923	295128	BH 1		Investigation	2017-06-26	15.00										1218 m	South East
6628-18702	167151			Domestic	1997-12-09	21.00		55.66		2539	4550		10.50	10.50	45.16	1221 m	South
6628-22374	210177	GMW 6	Backfilled	Monitoring	2005-10-06	11.50		43.99		1558	2810		9.50	9.50	34.49	1223 m	North
6628-9891	56860					11.28	42.00			1559	2813	5.0500	10.97	10.97	31.03	1223 m	North
6628-23052	234157				2007-02-28	40.00		60.73		727	1318	1.5000	17.00	17.00	43.73	1224 m	East
6628-11943	58912				1980-03-22	32.98		65.44				0.3000				1226 m	East
6628-16252	131803			Industrial	1992-12-21	23.00		45.35	7.00	999	1810					1227 m	South
6628-14412	61381				1989-03-08	10.97		40.63					4.87	4.87	35.76	1229 m	South West
6628-18513	165715			Domestic	1997-03-03	18.00		39.18		1788	3220		5.40	5.40	33.78	1230 m	South West
6628-15442	62411		Operational	Domestic	1990-11-24	11.50		35.57	7.70	1658	2990	1.2500	7.00	7.00	28.57	1230 m	West
6628-17349	150389			Domestic	1994-11-08	30.00		62.40	7.20	1121	2030	0.2000	16.07	16.07	46.33	1230 m	East
6628-16677	142374		Abandoned	Domestic	1994-05-24	24.00		62.65								1230 m	East
6628-22340	209662			Monitoring	2005-11-15	11.00		34.89		2415	4330		9.00	9.00	25.89	1241 m	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	1242 m	South East
6628-174	47274		Operational	Domestic	1914-10-01	6.86	37.00		7.50	1883	3390	0.1500	3.96	3.96	33.04	1243 m	South West
6628-182	47282					19.81	40.00		7.50	1356	2450	0.8200	1.52	1.52	38.48	1245 m	South West
6628-181	47281				1934-08-01	8.53		35.26		1457	2631		7.31	7.31	27.95	1250 m	West
6628-16821	146782			Domestic	1994-11-30	21.00		62.48	6.67	1513	2730					1250 m	East
6628-9561	56530					14.94	39.00			1459	2634	3.7900	10.36	10.36	28.64	1253 m	North West
6628-19435	174360			Domestic	1999-03-04	24.00		53.64		2216	3980	1.0000	9.60	9.60	44.04	1255 m	South
6628-23439	237445				2007-11-03	26.00		38.75		1490	2690	1.0000	6.00	6.00	32.75	1257 m	South West
6628-23669	240257				2007-12-14	22.00		41.05		1216	2200	1.0000	6.00	6.00	35.05	1260 m	South West
6628-22369	210171			Monitoring	2005-11-14	11.00		34.96		2375	4260		8.50	8.50	26.46	1261 m	West
6628-30607	333209			Investigation	2020-01-30	120.50				1558	2810	13.0000	9.30	9.30		1262 m	North West
6628-18625	166783			Domestic	1997-08-02	27.00		64.86		2262	4060	0.2500	13.00	13.00	51.86	1262 m	South East
6628-14499	61468		Operational	Domestic	1989-04-07	9.50		42.63	7.50	1030	1850		7.50	7.50	35.13	1264 m	North
6628-16703	145576			Domestic	1994-10-10	17.00		55.48	6.90	2295	4120					1264 m	South
6628-22368	210170			Monitoring	2005-11-14	12.00		35.07		6430	11220		8.40	8.40	26.67	1271 m	West
6628-17646	155100			Domestic	1996-01-18	24.00		57.03	7.30	2001	3600	0.5000				1274 m	South
6628-13869	60838				1986-12-01	22.00	52.00		7.40	1440	2600	0.0200	13.20	13.20	38.80	1275 m	North East
6628-28401	289372			Investigation	2016-06-05	25.00										1276 m	South East
6628-9572	56541	B/F	Abandoned			10.67		40.93		1055	1911		9.45	9.45	31.48	1276 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'n
6628-25192	255918	MAR	Operational	Managed Aquifer Recharge (incl ASR)	2010-04-20	168.50				1101	1992	4.0000	13.00	13.00		1277 m	South West
6628-15126	62095		Unknown	Domestic	1989-11-10	22.50	65.00		7.60	1846	3322	1.0000	11.10	11.10	53.90	1277 m	South East
6628-17863	156320			Domestic	1996-02-23	16.00		34.34	7.50	1692	3050	1.2500				1278 m	West
6628-9898	56867				1914-01-01	15.85		49.55	6.70	2780	4975		12.19	12.19	37.36	1281 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	1283 m	South West
6628-17927	156652			Domestic	1996-04-23	13.00		42.16	7.40	1412	2550	0.5300				1287 m	North
6628-9568	56537					15.24		41.15								1290 m	North
6628-13843	60812				1986-12-01	20.00	54.00		6.70	1072	1940	0.0200	10.00	10.00	44.00	1291 m	North East
6628-9897	56866		Backfilled			12.19		46.48								1292 m	North East
6628-20178	180870			Domestic	2000-04-18	19.50		41.98		655	1190	0.6000	8.50	8.50	33.48	1296 m	North
6628-19309	173808			Domestic	1999-01-11	24.00		57.80		1479	2670		12.60	12.60	45.20	1296 m	East
6628-13835	60804				1986-11-26	20.00	54.00		7.10	2103	3780	1.0000	10.00	10.00	44.00	1298 m	North East
6628-17926	156651		Abandoned	Domestic	1996-04-05	13.00		41.97	6.70	1468	2650	0.2500				1300 m	North
6628-190	47290					7.92		33.22		1452	2620					1308 m	West
6628-18430	164539			Domestic	1997-03-26	24.00		53.45		1850	3330		13.50	13.50	39.95	1309 m	North East
6628-27437	280552	MARDEN 1	Operational	Managed Aquifer Recharge (incl ASR)	2014-08-21	140.00				3586	6380	12.0000	15.20	15.20		1310 m	North
6628-23753	241484				2008-01-30	14.00		36.87				0.3750	5.70	5.70	31.17	1314 m	North West
6628-9941	56910					5.49	56.00			2727	4882	0.6300	2.44	2.44	53.56	1315 m	South
6628-15875	62844		Operational	Domestic	1992-01-18	18.00		63.03	6.90	1957	3520		9.00	9.00	54.03	1315 m	South East
6628-17767	155972			Domestic	1996-02-06	25.00		67.92	6.80	1558	2810	0.8000				1316 m	South East
6628-17341	151219				1995-06-28	30.00		55.49	7.00	2256	4050	0.7500				1318 m	South
6628-12360	59329		Backfilled		1983-05-18	18.20		67.94				0.5000	10.05	10.05	57.89	1323 m	East
6628-18258	164076			Domestic	1997-02-13	24.00		54.69		1530	2760		14.80	14.80	39.89	1324 m	North East
6628-19198	171850			Domestic	1998-11-04	20.00		42.10		1284	2320	0.5000	11.00	11.00	31.10	1325 m	North
6628-9567	56536					79.25		40.95		1442	2604	2.5300	10.67	10.67	30.28	1327 m	North
6628-13880	60849				1986-12-08	17.00	62.00		7.60	991	1794	0.4000	10.80	10.80	51.20	1334 m	East
6628-17857	156314			Domestic	1996-04-29	21.00		61.15	6.60	2278	4090					1334 m	South East
6628-23642	240201				2008-05-21	21.70		56.65		2443	4380	0.5000	7.00	7.00	49.65	1338 m	South
6628-19457	174532			Domestic	1999-03-16	27.00		59.45		1149	2080	1.0000	15.00	15.00	44.45	1340 m	East
6628-16362	134432			Domestic	1993-03-10	16.00		38.42	7.60	1440	2600	0.9000				1345 m	South West
6628-9566	56535							40.14								1345 m	North
6628-26033	266517	SCALES RESERVE	Operational	Managed Aquifer Recharge (incl ASR)	2011-08-12	113.00				1071	1939	12.0000	5.00	5.00		1346 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-13291	60260		Operational	Drainage	1984-08-25	12.10		35.98								1347 m	West
6628-9571	56540	VALE PARK BRIDGE 2	Unknown		1967-12-01	24.54	66.42									1348 m	North
6628-21884	201599	MW 20		Investigation	2004-06-24	12.00		35.55					9.00	9.00	26.55	1350 m	West
6628-9896	56865		Backfilled			13.72		45.83		1559	2813		11.89	11.89	33.94	1353 m	North East
6628-23050	234155				2007-01-19	19.00		35.31		2126	3820	1.0000	9.50	9.50	25.81	1353 m	West
6628-21690	199984			Domestic	2004-06-03	25.00		67.21	7.92	1230	2224	0.3000	12.00	12.00	55.21	1358 m	South East
6628-17536	153476			Domestic	1996-01-10	27.00		65.37	6.80	1306	2360	1.0000				1358 m	East
6628-18083	162650			Domestic	1996-10-30	25.00		68.72	7.00	1396	2520					1360 m	East
6628-11127	58096	SADT B5E	Unknown		1979-08-07	18.20	36.94									1362 m	North West
6628-9565	56534					13.72		40.82		1713	3088		11.58	11.58	29.24	1362 m	North
6628-21885	201600	MW 21		Investigation	2004-06-24	11.00		34.94					9.00	9.00	25.94	1362 m	West
6628-110	47210							44.88		2138	3840					1365 m	South West
6628-20206	180952			Domestic	2000-05-31	24.00		68.81		1850	3330	1.0000	12.00	12.00	56.81	1366 m	South East
6628-17082	148591			Domestic	1995-03-22	28.00		68.61	7.60	849	1540	0.2500				1366 m	East
6628-16941	147712			Domestic	1995-02-01	24.00		68.64	7.10	1732	3120	0.1894				1367 m	South East
6628-195	47295	RIVER TORRENS						31.07		942	1707					1373 m	West
6628-20456	184035			Domestic	2001-01-05	22.00		62.62		2008	3610	0.8000	9.00	9.00	53.62	1374 m	South East
6628-21887	201602	MW 23		Investigation	2004-06-28	3.20		31.68					2.40	2.40	29.28	1375 m	West
6628-18865	168286			Domestic	1998-03-09	30.00		64.74		1351	2440		16.40	16.40	48.34	1375 m	East
6628-18864	168285			Domestic	1998-03-06	30.00		65.16		1378	2490		15.30	15.30	49.86	1375 m	East
6628-187	47287	TENNYSON BRIDGE 5	Unknown		1953-03-22	6.10		31.07					3.35	3.35	27.72	1380 m	West
6628-9942	56911					10.67		55.20		3499	6230					1383 m	South
6628-9890	56859					60.96		40.43		1170	2118	1.0100				1383 m	North
6628-21886	201601	MW22		Investigation	2004-06-23	13.00		34.52		25181	39800		11.30	11.30	23.22	1383 m	West
6628-15937	62906		Operational	Domestic	1992-03-02	19.00		60.84	7.10	2187	3929		9.60	9.60	51.24	1387 m	South East
6628-13953	60922				1987-04-10	30.00	35.00		7.80	2014	3620	6.3100	1.50	1.50	33.50	1387 m	North
6628-18006	161247			Domestic	1996-07-16	30.00		57.96	7.40	2522	4520	0.5000				1388 m	South
6628-183	47283					9.14		39.37		1071	1940					1389 m	South West
6628-18407	164466			Domestic	1996-12-18	30.00		63.01		2036	3660	0.5000	9.00	9.00	54.01	1390 m	South East
6628-26029	266488			Drainage	2011-04-07	30.50				970	1757	1.0000	5.80	5.80		1392 m	South West
6628-184	47284				1914-01-01	11.89		37.98	7.00	1320	2387		0.76	0.76	37.22	1393 m	South West
6628-19943	177663			Domestic	1999-09-05	24.00		64.61		1895	3410	0.1260	10.50	10.50	54.11	1395 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-9560	56529	VALE PARK BRIDGE 1	Unknown		1967-05-18	24.66	35.70	35.70		2500	4482					1396 m	North
6628-16781	146340			Domestic	1994-11-07	32.00		68.41	7.00	899	1630	0.2000	19.50	19.50	48.91	1397 m	East
6628-9989	56958		Backfilled			20.12		65.54		46	84		10.21	10.21	55.33	1398 m	East
6628-11126	58095	SADT B5W	Unknown		1979-08-16	18.85	37.36									1403 m	North West
6628-21888	201603	MW 24		Investigation		4.50		31.00					2.50	2.50	28.50	1404 m	West
6628-9564	56533					13.72		40.54								1406 m	North
6628-16961	147773			Domestic	1995-01-09	18.00		56.23	6.90	2493	4470					1407 m	North East
6628-16629	142100			Domestic	1994-05-23	24.00		54.93	6.80	1923	3460					1408 m	North East
6628-19408	174192			Domestic	1999-03-03	28.00		65.91		1452	2620	1.0000	15.00	15.00	50.91	1408 m	East
6628-11123	58092	SADT B3E	Unknown		1979-08-21	10.15	28.58									1411 m	West
6628-17490	153290			Domestic	1995-12-18	24.00		36.02	7.00	1687	3040	0.8000				1413 m	North West
6628-9943	56912					7.16		50.96	7.00	2355	4227		5.94	5.94	45.02	1417 m	South
6628-11122	58091	SADT B3W	Unknown		1979-08-20	17.23	35.28									1417 m	West
6628-17788	156057			Domestic	1996-02-09	22.00		44.51	7.40	1496	2700	0.5000				1418 m	North East
6628-27353	280338	MW 9		Investigation	2014-04-30	12.00							7.11	7.11		1419 m	South East
6628-17462	152970			Domestic	1995-11-15	15.00		37.96	7.20	1513	2730					1419 m	South West
6628-16740	146190			Domestic	1994-09-02	14.50		42.47	7.60	1508	2720	0.5000				1422 m	North
6628-9904	56873				1914-01-01	24.38	55.00			2030	3652	1.8900	15.24	15.24	39.76	1423 m	North East
6628-11125	58094	SADT B4E	Unknown		1979-08-14	20.50	37.38						8.25	8.25	29.13	1424 m	North West
6628-17803	156083			Domestic	1996-04-01	30.00		68.46	6.60	1038	1880	0.3788				1425 m	East
6628-27639	284488				2014-10-03	27.00				998	1807	0.3000	6.50	6.50		1428 m	South West
6628-23734	241426	MW 11			2008-04-07	9.50		44.03								1429 m	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	1430 m	East
6628-28899	295100	MW 10		Investigation	2017-06-19	11.00							7.00	7.00		1430 m	South
6628-18701	167150			Domestic	1997-12-12	36.00		65.10		1105	2000	0.8000				1430 m	East
6628-17506	153309			Domestic	1995-12-14	24.00		68.73	7.60	572	1040					1431 m	East
6628-18707	167339					9.00		40.65								1432 m	South West
6628-11124	58093	DEPT OF TRANS		Observation	1979-08-10	18.80	37.24						8.93	8.93	28.31	1432 m	North West
6628-11698	58667	SADT HM 1	Unknown		1981-02-05	20.24	36.46									1434 m	West
6628-24916	252868	MW 14		Investigation	2009-09-11	12.00							10.00	10.00		1437 m	South West
6628-26426	270959	MW 7		Investigation	2012-08-07	9.00							7.20	7.20		1438 m	South East
6628-23267	236082	MW 9		Investigation	2007-10-12	9.50		43.67					7.60	7.60	36.07	1438 m	South West
6628-9903	56872				1934-01-01	26.82		55.11		1270	2298		15.24	15.24	39.87	1439 m	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'n
6628-9563	56532					13.72		40.32								1439 m	North
6628-23268	236083	MW 10		Investigation	2007-10-12	9.50		44.01					7.60	7.60	36.41	1439 m	South West
6628-22387	210962				2006-02-21	18.50		40.22		1085	1963	1.0000	5.00	5.00	35.22	1440 m	South West
6628-17945	159782			Domestic	1996-08-23	24.00		60.00	7.00	1490	2690	0.6000				1441 m	East
6628-20205	180951			Monitoring	2000-05-02	10.50		43.79				0.0100	6.80	6.80	36.99	1446 m	South West
6628-17517	153320			Domestic	1995-12-09	12.00		40.35	6.80	1261	2280					1450 m	South West
6628-17630	154940			Domestic	1996-01-15	20.00		33.90								1450 m	West
6628-185	47285					7.62		39.52		1157	2094					1451 m	South West
6628-11121	58090	SADT GS7	Unknown		1979-08-23	17.35	35.14									1453 m	West
6628-26427	270960	MW 8		Investigation	2012-08-07	9.00							7.10	7.10		1454 m	South East
6628-24598	245692	GW 5		Investigation	2012-05-14	12.00		48.25					9.50	9.50	38.75	1457 m	North West
6628-17629	154939		Abandoned	Domestic	1996-01-15	20.00		34.55								1459 m	West
6628-19980	177814			Domestic	1999-11-04	25.00		63.41		2165	3890		9.00	9.00	54.41	1461 m	South East
6628-26596	272287	MW 2		Investigation	2012-06-12	8.50							6.80	6.80		1462 m	South
6628-24866	248308	BH11 GW04		Investigation	2009-06-05	12.00							9.80	9.80		1462 m	West
6628-30628	334597			Environmental	2020-02-18	4.00										1463 m	South
6628-13470	60439		Operational	Domestic	1985-08-29	76.20		40.60	7.60	1396	2520	0.6300	15.00	15.00	25.60	1464 m	North
6628-13694	60663		Completed		1986-06-26	30.00		69.05				0.2500	15.00	15.00	54.05	1464 m	South East
6628-23735	241427	MW 12			2008-04-07	9.50		43.64								1464 m	South West
6628-13804	60773				1986-10-22	30.00		69.05	6.90	805	1460	0.0200	14.50	14.50	54.55	1464 m	South East
6628-21771	200345			Domestic	2004-03-16	32.00		63.76		1244	2250	1.0000	20.00	20.00	43.76	1465 m	South East
6628-26425	270958	MW 7		Investigation	2012-08-06	8.00							6.20	6.20		1466 m	South East
6628-16118	63087		Operational	Town Water Supply (Public/Municipal)	1992-07-31	142.50		45.19	7.80	827	1500	5.0000	8.50	8.50	36.69	1467 m	North East
6628-16683	142396			Domestic	1994-08-05	15.00		40.54	7.20	1815	3270	1.0000				1468 m	North
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	1469 m	South East
6628-9905	56874				1934-02-01	32.61		57.88		342	622	0.8800	21.34	21.34	36.54	1472 m	North East
6628-9558	56527					15.24		40.27		2255	4050		9.14	9.14	31.13	1473 m	North West
6628-23736	241428	MW 13			2008-04-07	9.50		43.55					8.00	8.00	35.55	1473 m	South West
6628-18451	164560			Domestic	1997-04-04	16.50		39.92		1188	2150		5.40	5.40	34.52	1473 m	South West
6628-14364	61333	B/F 27973	Backfilled		1989-02-17	116.00		42.86	7.60	716	1300	6.2500	7.20	7.20	35.66	1473 m	North
6628-18228	163027			Domestic	1996-12-13	24.00		70.70		1390	2510	1.0000	12.00	12.00	58.70	1473 m	East
6628-25651	262710	GMW 16		Investigation	2010-10-25	11.00							6.80	6.80		1474 m	South West
6628-26597	272288	MW 3		Investigation	2012-06-13	8.50							6.60	6.60		1476 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-26595	272286	MW 1		Investigation	2012-06-12	8.50							6.60	6.60		1477 m	South
6628-9559	56528					15.24	42.00			2255	4050	3.7900	9.14	9.14	32.86	1478 m	North
6628-26195	267333	MW 2		Investigation	2011-10-11	9.00							5.41	5.41		1481 m	South East
6628-25650	262709	GMW 15		Investigation	2010-10-25	11.00										1482 m	South West
6628-16743	146193			Domestic	1994-09-02	21.00		70.89	6.70	1300	2350	0.5000	11.00	11.00	59.89	1486 m	East
6628-17473	153187			Domestic	1995-11-30	24.00		70.89	6.60	1490	2690	0.5000				1486 m	East
6628-26192	267306	MW 1		Investigation	2011-10-11	9.00							5.25	5.25		1489 m	South East
6628-20267	181471			Drainage	2000-07-17	12.00		36.02		2014	3620		9.00	9.00	27.02	1491 m	West
6628-16631	142102			Domestic	1994-05-17	24.00		71.03	7.20	1143	2070					1494 m	East
6628-11120	58089	SADT B2E	Unknown		1979-09-19	17.72	34.67									1495 m	West
6628-26196	267334	MW 3		Investigation	2011-10-10	9.00							4.93	4.93		1495 m	South East
6628-26424	270957	MW 5		Investigation	2012-08-06	8.00							5.30	5.30		1496 m	South East
6628-16013	62982		Operational	Domestic	1992-07-01	32.00		67.49	6.90	1251	2262	1.8900	16.00	16.00	51.49	1499 m	East
6628-15456	62425		Operational	Domestic	1991-01-15	30.00		67.30					17.00	17.00	50.30	1507 m	East
6628-24865	248307	BH3 GW03		Investigation	2009-06-01	12.00							10.00	10.00		1507 m	West
6628-11133	58102	DEPT OF TRANS		Observation	1979-08-03	16.70	36.90						1.35	1.35	35.55	1508 m	North
6628-14021	60990				1987-09-29	12.00	55.00		7.30	2493	4470	0.5000	8.00	8.00	47.00	1511 m	South
6628-17957	159794			Domestic	1996-08-01	17.50		41.92	7.90	1049	1900	1.0000				1511 m	South West
6628-29756	313480			Investigation	2018-09-10	8.00										1511 m	South
6628-18437	164546			Domestic	1997-03-17	24.00		65.72		1939	3490		9.00	9.00	56.72	1512 m	South East
6628-24864	248306	BH09 GW02		Investigation	2009-06-03	12.00							10.00	10.00		1513 m	West
6628-103	47203		Backfilled			25.30		41.57	6.40	1255	2271					1515 m	South West
6628-26197	267335	MW 4		Investigation	2011-10-10	12.00							4.40	4.40		1517 m	South East
6628-24716	247054				2008-09-18	20.00		35.97		1271	2298	0.5800	9.50	9.50	26.47	1519 m	South West
6628-176	47276	PUB. BLDGS DEPT.	Abandoned		1964-01-31	25.91		37.51					10.97	10.97	26.54	1519 m	South West
6628-17645	155099			Domestic	1996-01-22	19.00		57.37	7.40	2008	3610	0.5000				1523 m	South
6628-157	47257							39.32		1114	2016					1523 m	South West
6628-19666	176251			Domestic	1999-01-07	18.00		42.06		1194	2160	1.0000	6.00	6.00	36.06	1523 m	South West
6628-24863	248304	BHO5 GW01		Investigation	2009-06-02	12.00										1523 m	North West
6628-16217	130749			Domestic		40.00		61.60	7.70	683	1240	2.5000				1526 m	East
6628-9944	56913		Backfilled		1914-01-01	24.99	50.00			728	1322	1.2600	7.62	7.62	42.38	1526 m	South
6628-112	47212					9.14		39.50		1242	2247					1528 m	South West
6628-11196	58165				1980-02-26	21.60	66.00		6.90	2795	5000	1.0000	9.00	9.00	57.00	1530 m	South East
6628-17786	156027			Domestic	1996-02-06	15.00		41.46	7.33	1233	2230	1.2500				1533 m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-28226	288635	MW 4	Backfilled	Investigation	2016-02-29	8.00										1535 m	South
6628-17789	156058			Domestic	1996-03-19	25.00		60.17	6.80	1945	3500	0.8000				1540 m	North East
6628-13891	60860				1987-02-17	14.70	64.00		7.30	2103	3780	0.5000	5.80	5.80	58.20	1545 m	South East
6628-21223	196694			Domestic	2003-05-07	36.00		66.76		1636	2950	0.8000	19.00	19.00	47.76	1548 m	East
6628-28227	288636	MW 5		Investigation	2016-02-29	8.50							6.10	6.10		1549 m	South East
6628-17848	156305			Domestic	1996-04-30	24.00		60.83	6.60	2239	4020					1549 m	East
6628-12858	59827		Operational	Domestic	1984-03-20	24.00	68.00		8.10	735	1332	0.4000				1549 m	East
6628-29755	313479			Investigation	2018-09-10	8.00										1551 m	South
6628-19169	170991			Domestic	1998-09-25	30.00		58.34		1664	3000		15.00	15.00	43.34	1555 m	North East
6628-25895	265153	GW 4		Investigation	2011-09-10	9.00										1556 m	South
6628-17416	152900		Abandoned	Domestic	1995-09-15	25.00		58.72				0.1000				1557 m	South
6628-12857	59826		Operational	Domestic	1984-03-22	24.00		66.78	8.00	649	1178					1558 m	East
6628-9556	56525					13.72	43.00			1700	3065	3.7900	9.91	9.91	33.09	1562 m	North
6628-12910	59879		Operational	Irrigation	1984-04-14	30.00		68.33	8.00	1239	2240	0.3000	5.50	5.50	62.83	1562 m	East
6628-16142	63111		Operational	Domestic	1992-09-25	49.00		68.33				1.2600	20.00	20.00	48.33	1562 m	East
6628-9945	56914					6.10		58.72		3955	7021					1563 m	South
6628-28975	298250	MW 8	Backfilled		2017-05-15	7.00							4.90	4.90		1568 m	South
6628-16143	63112		Operational	Domestic	1992-10-05	32.30		67.61	7.00	1205	2181	0.5000	19.00	19.00	48.61	1568 m	East
6628-175	47275							38.27		1257	2274					1568 m	South West
6628-9990	56959		Backfilled			20.73	65.00			159	289	3.1600	12.19	12.19	52.81	1569 m	East
6628-23815	241702				2008-06-19	20.50		40.73		1127	2041	1.0000	5.00	5.00	35.73	1569 m	South West
6628-15439	62408	HAMILTON RESERVE	Operational	Irrigation; Managed Aquifer Recharge (incl ASR)	1990-11-15	90.00		46.66	7.30	860	1560	25.0000	11.20	11.20	35.46	1577 m	North
6628-17306	151184			Drainage	1995-08-31	20.00		40.83	7.30	860	1560	1.5000				1580 m	North West
6628-28228	288637	MW 6	Backfilled	Investigation	2016-03-02	8.50							6.80	6.80		1580 m	South
6628-19101	169941			Domestic	1998-09-08	30.00		57.61		2025	3640		15.00	15.00	42.61	1581 m	North East
6628-23666	240254				2007-11-20	20.00		36.33		1123	2033	0.3000	4.30	4.30	32.03	1582 m	South West
6628-28974	298249	MW 7	Backfilled	Investigation	2017-05-15	8.50							5.10	5.10		1585 m	South
6628-9557	56526							40.49								1586 m	North West
6628-20785	189198			Domestic	2001-12-24	28.50		55.82		1709	3080	1.0000	14.00	14.00	41.82	1588 m	North East
6628-16685	142398			Drainage	1994-08-09	18.00		72.51								1591 m	East
6628-9547	56516		Abandoned			12.80		44.69		1700	3065		10.36	10.36	34.33	1593 m	North
6628-9946	56915					6.71		58.90		3684	6553		6.10	6.10	52.80	1594 m	South
6628-11514	58483			Observation	1980-01-19	22.00	65.99		7.00	2510	4500	0.7500	10.88	10.88	55.11	1595 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-13881	60850				1987-02-03	14.50	58.00		7.70	2036	3660	0.5000	3.00	3.00	55.00	1597 m	South
6628-16556	139175			Domestic	1994-02-17	18.00		37.31	6.80	1210	2190					1599 m	South West
6628-16356	134426			Domestic	1993-01-22	35.00		67.37	6.80	1244	2251	1.0000				1600 m	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	1601 m	East
6628-31010	353489			Investigation	2020-11-30	7.00										1603 m	South
6628-25896	265154	GW 3		Investigation	2011-09-10	11.00							6.50	6.50		1604 m	South
6628-20180	180872			Domestic	2000-04-05	30.00		65.67		1351	2440	0.8000	18.00	18.00	47.67	1605 m	East
6628-11134	58103	SADT B8E	Unknown		1979-09-19	14.75	42.74									1606 m	North
6628-21004	194803			Domestic	2002-12-16	31.50		42.87		783	1420	1.0000	6.00	6.00	36.87	1614 m	South West
6628-12545	59514		Operational	Domestic	1983-11-08	22.00	67.00		8.10	2154	3870	2.2500	6.00	6.00	61.00	1615 m	South East
6628-30398	325650			Investigation	2019-09-03	11.50										1617 m	South
6628-9546	56515		Abandoned			15.24		46.99		1770	3190		10.36	10.36	36.63	1619 m	North
6628-17825	156138			Domestic	1996-02-14	25.00		62.21	7.70	2052	3690	0.8000				1619 m	East
6628-18739	167498			Domestic		21.00		43.49		1340	2420		11.00	11.00	32.49	1621 m	North
6628-177	47277					7.62		35.49		1299	2349		3.51	3.51	31.98	1623 m	South West
6628-18537	165917			Domestic	1997-06-07	38.00		64.65		1250	2260	0.5000	13.00	13.00	51.65	1625 m	East
6628-26863	275270				2012-11-01	18.00				1608	2900	1.0000	7.50	7.50		1627 m	South West
6628-15581	62550		Operational	Domestic	1991-05-15	15.00	53.00		7.60	868	1574	1.0000	6.50	6.50	46.50	1634 m	South
6628-26199	267341	FIRST BORE		Investigation	2011-11-28	200.00				2364	4240	2.0000	11.00	11.00		1635 m	North
6628-9991	56960		Operational	Domestic		18.29	66.00			2913	5207	6.3100	1.52	1.52	64.48	1637 m	East
6628-23820	241709			Irrigation	2008-05-17	30.00		42.93		165	300	0.2000	8.00	8.00	34.93	1639 m	North East
6628-9948	56917					8.53		55.02		1185	2145		3.66	3.66	51.36	1641 m	South
6628-22667	219429	GW 1		Investigation	2005-12-18	16.00		34.80					14.00	14.00	20.80	1643 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	1644 m	East
6628-11357	58326		Backfilled		1980-03-20	20.00		55.24								1648 m	North East
6628-18466	164680			Domestic	1997-04-15	28.00		73.40		761	1380		18.00	18.00	55.40	1648 m	East
6628-16448	135721			Domestic	1993-09-22	24.00		59.73	7.20	2086	3750					1649 m	North East
6628-13895	60864				1987-12-26	14.60	40.00		7.60	2052	3690	1.2500	8.50	8.50	31.50	1649 m	North West
6628-9889	56858					15.24	43.00		7.00	1770	3190	5.0500	7.62	7.62	35.38	1651 m	North East
6628-11704	58673	SADT HM 8	Unknown		1981-02-19	20.15	43.10									1652 m	North
6628-18214	163013			Domestic	1996-12-11	24.00		50.91		1743	3140		10.80	10.80	40.11	1652 m	North East
6628-19531	175295			Domestic	1999-03-24	33.00		66.24		1205	2180	1.0000	15.00	15.00	51.24	1652 m	East
6628-15710	62679		Backfilled		1991-10-24			42.86					6.40	6.40	36.46	1653 m	North East
6628-9906	56875					68.58		61.89		713	1294	2.0200	19.81	19.81	42.08	1659 m	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'n
6628-23323	236159				2007-12-07	20.00		40.99		1222	2210	2.0000	6.00	6.00	34.99	1666 m	South West
6628-9801	56770	RIVER TORRENS						37.48		2216	3981					1668 m	North
6628-11922	58891			General Usage	1980-05-26	87.00		45.27				0.9500	3.20	3.20	42.07	1668 m	South West
6628-9947	56916					10.67		60.08		4270	7566					1668 m	South
6628-9542	56511					14.02		35.53	7.00	2085	3749		10.97	10.97	24.56	1669 m	North West
6628-23449	237459				2008-02-06	18.00		35.32		1485	2680	0.3750	12.00	12.00	23.32	1669 m	West
6628-111	47211				1914-06-12	9.75	38.00			1692	3050	2.5300	8.53	8.53	29.47	1669 m	South West
6628-178	47278					9.45		34.67		1057	1914					1670 m	South West
6628-17765	155970			Domestic	1996-02-13	27.00		65.04	6.50	1412	2550	0.8000				1673 m	East
6628-10035	57004					82.60		63.86		3512	6253	1.8900	27.43	27.43	36.43	1674 m	South East
6628-11669	58638				1981-04-08	15.24	43.00		7.30	1889	3400	0.5300	10.67	10.67	32.33	1675 m	North
6628-11135	58104	SADT GS5W	Unknown		1979-09-19	17.40	43.33						7.55	7.55	35.78	1676 m	North
6628-109	47209					7.62		41.23		1471	2656					1677 m	South West
6628-15957	62926		Operational	Domestic	1992-03-17	16.00		42.72	8.00	1184	2142	2.0000	7.00	7.00	35.72	1677 m	South West
6628-30419	326065			Investigation	2019-09-27	9.50										1678 m	South
6628-16489	138426			Domestic	1993-11-12	15.00		33.21					9.00	9.00	24.21	1680 m	South West
6628-19102	169942			Domestic	1998-09-07	30.00		58.62		1968	3540		16.40	16.40	42.22	1680 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	1681 m	South
6628-17083	148592		Abandoned	Domestic	1995-03-29	24.00		67.15								1681 m	East
6628-30605	333207				2020-02-13	102.00						20.0000	16.50	16.50		1685 m	North
6628-11356	58325				1980-02-28	22.50	68.00		7.30	2624	4700	0.3000	7.20	7.20	60.80	1690 m	South East
6628-19310	173809			Domestic	1999-02-01	20.00		43.66		1856	3340	1.0000	11.40	11.40	32.26	1691 m	North
6628-30106	315778			Investigation	2019-02-12	8.00										1693 m	South
6628-19475	174949			Domestic	1999-03-25	22.50		43.98		1083	1960	2.0000	7.50	7.50	36.48	1694 m	South West
6628-11904	58873			Deepening	1982-01-09	31.00	66.00		7.20	1099	1990	0.3300	16.50	16.50	49.50	1695 m	East
6628-16025	62994		Operational	Domestic	1992-06-20	22.00		57.19	7.60	2268	4072	0.2000	14.00	14.00	43.19	1696 m	North East
6628-25893	265151	GW 1	Backfilled	Investigation	2011-09-10	10.00							5.50	5.50		1697 m	South
6628-23329	236165				2007-12-19	26.00		36.54		1272	2300	2.0000	4.00	4.00	32.54	1698 m	South West
6628-25894	265152	GW 2		Investigation		12.00							6.50	6.50		1701 m	South
6628-30115	315787			Investigation	2019-02-12	8.00										1702 m	South
6628-16525	138543			Domestic	1993-12-04	18.00		39.24	7.10	1222	2210					1705 m	South West
6628-9555	56524				1953-01-01	15.24	43.00			1940	3492	3.7900	13.11	13.11	29.89	1707 m	North
6628-16237	130785			Domestic		20.00		53.06	7.40	2245	4030		12.00	12.00	41.06	1707 m	North East
6628-25842	264414	MW 2		Investigation	2011-04-06	12.00							9.30	9.30		1708 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-11136	58105	SADT GS5E	Unknown		1979-09-19	16.35	43.21									1709 m	North
6628-16029	62998		Operational	Domestic	1992-03-12	23.00		55.90	7.50	2097	3770		12.30	12.30	43.60	1710 m	North East
6628-19347	173984			Domestic	1998-12-13	90.30		44.20		2205	3960	0.2500	11.00	11.00	33.20	1711 m	North West
6628-9549	56518				1950-01-01	13.72	54.00			1145	2072	6.3200	12.19	12.19	41.81	1713 m	North
6628-15782	62751				1991-12-05	16.20		41.87	7.90	1138	2060	1.2500	6.00	6.00	35.87	1719 m	South West
6628-30105	315777			Investigation	2019-02-12	8.00										1720 m	South
6628-16414	135509			Domestic	1993-10-01	13.70		40.37	7.20	1244	2251	1.4000				1721 m	South West
6628-25843	264415	MW 3		Investigation	2011-04-06	12.00							9.70	9.70		1725 m	North West
6628-30107	315779			Investigation	2019-02-12	8.00										1727 m	South
6628-9800	56769		Abandoned			14.33		42.47		1170	2118		12.80	12.80	29.67	1727 m	North
6628-106	47206					9.75		42.08		1832	3300					1727 m	South West
6628-15335	62304		Backfilled	Domestic	1990-06-20	18.00	53.00		8.20	1997	3592	2.0000	11.00	11.00	42.00	1728 m	North East
6628-16181	63150		Operational	Domestic	1992-10-01	15.00		31.79	6.90	1496	2700		6.30	6.30	25.49	1729 m	South West
6628-11119	58088	B1E		Observation	1979-08-17	12.85	26.73		8.10	799	1450		1.49	1.49	25.24	1729 m	West
6628-20161	180561			Domestic	2000-04-28	23.00		42.93		1083	1960	1.0000	6.60	6.60	36.33	1730 m	South West
6628-105	47205					15.24		41.77		1370	2476		10.97	10.97	30.80	1732 m	South West
6628-30813	344136		Backfilled													1733 m	East
6628-18897	168511			Domestic	1998-04-07	30.00		65.63		1340	2420		18.00	18.00	47.63	1733 m	East
6628-13610	60579				1986-03-19	22.80	52.00		7.70	2047	3680	0.8000	9.70	9.70	42.30	1733 m	North East
6628-20958	194257			Domestic	2002-09-05	20.00		52.73		2064	3710	1.0000	12.00	12.00	40.73	1735 m	North East
6628-16146	63115		Operational	Domestic	1992-09-11	33.00		67.22	7.70	1390	2509	1.8900	19.00	19.00	48.22	1736 m	East
6628-10001	56970					32.31		73.63		1328	2400					1736 m	South East
6628-27723	284993					20.00						2.0000	11.00	11.00		1738 m	North East
6628-16363	134433				1993-02-22	18.00		38.10		1183	2142					1738 m	South West
6628-13611	60580				1986-03-18	22.80	51.00		7.70	2103	3780	0.9000	9.70	9.70	41.30	1739 m	North East
6628-13318	60287		Operational	Domestic	1985-03-25	22.90	68.00		7.60	1631	2940	1.0000	13.40	13.40	54.60	1742 m	East
6628-16348	134418			Domestic	1989-10-21	12.00		58.78					5.50	5.50	53.28	1748 m	South
6628-179	47279				1934-12-06	10.67	33.00					0.2500	8.23	8.23	24.77	1748 m	South West
6628-196	47296	RIVER TORRENS						26.31		2028	3649					1749 m	West
6628-23777	241517				2008-01-24	24.00		40.96				0.7000				1751 m	South West
6628-9562	56531					59.44		40.28		686	1245	0.7600	12.80	12.80	27.48	1751 m	North West
6628-17950	159787			Domestic	1996-08-19	20.00		70.18	7.50	2234	4010	0.2000				1752 m	South East
6628-30461	330203		Backfilled													1752 m	North
6628-9548	56517				1950-01-01	14.02		43.44		2287	4105		11.23	11.23	32.21	1754 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'n
6628-9799	56768		Backfilled					45.51								1756 m	North
6628-11118	58087	SADT B1W	Unknown		1979-08-15	17.80	33.46									1757 m	West
6628-9541	56510				1914-01-01	15.70		36.99		105	191		12.34	12.34	24.65	1759 m	North West
6628-107	47207					9.14		42.93		1499	2705					1764 m	South West
6628-19399	174182			Domestic	1999-02-18	19.00		44.19		1928	3470	1.0000	11.80	11.80	32.39	1764 m	North
6628-26020	266473		Backfilled		2010-04-16	60.00						0.0100	29.00	29.00		1765 m	North West
6628-9831	56800					10.36		43.02		656	1193		8.99	8.99	34.03	1765 m	North
6628-11878	58847				1981-11-27	22.80	64.00		7.60	1945	3500	1.0000	13.40	13.40	50.60	1767 m	East
6628-18528	165908			Domestic	1997-01-07	14.00		41.35		2234	4010					1769 m	North West
6628-18400	164407			Domestic	1997-02-23	16.00		43.61		1255	2270					1770 m	South West
6628-12521	59490				1983-10-17	27.00		60.52				0.4000	10.00	10.00	50.52	1771 m	North East
6628-18860	168281			Domestic	1998-01-20	18.20		46.90		2813	5030	0.2500	11.00	11.00	35.90	1782 m	North West
6628-19456	174531			Domestic	1999-03-24	26.00		54.99		1362	2460	1.0000	12.00	12.00	42.99	1784 m	North East
6628-17534	153449			Domestic	1995-12-05	24.00		70.75	7.40	1530	2760	0.5000				1785 m	East
6628-21002	194801			Domestic	2003-01-03	24.00		53.28		1485	2680	1.0000	18.00	18.00	35.28	1787 m	North East
6628-12206	59175				1983-03-19	15.00	70.00		7.40	2312	4150	1.5000	3.50	3.50	66.50	1790 m	South East
6628-11473	58442	YAT 88		Observation	1979-02-23	30.00	37.42	37.75	7.70	1580	2850	0.0200	11.24	11.57	26.18	1795 m	North West
6628-11474	58443			Observation	1979-03-14	21.00	37.78	37.78	11.50	1586	2860	0.1500	11.73	11.73	26.05	1795 m	North West
6628-23588	239395				2007-12-14	20.00		47.10		1569	2830	0.3000	16.80	16.80	30.30	1796 m	North West
6628-23320	236156				2007-12-15	20.00		44.68		1412	2550	1.0000	5.00	5.00	39.68	1803 m	South West
6628-23579	239079				2008-05-20	39.50		43.19		2653	4750	1.3300	1.00	1.00	42.19	1804 m	North West
6628-9830	56799					7.62		43.79								1804 m	North
6628-16940	147711			Domestic	1995-01-02	20.00		65.17	7.10	2340	4200					1804 m	South East
6628-10017	56986				1971-01-01	42.67		65.79	7.50	699	1270	2.2700	19.81	19.81	45.98	1807 m	East
6628-15117	62086		Operational	Drainage	1989-11-03	12.00	36.00		6.70	1154	2090	1.2000	6.10	6.10	29.90	1810 m	South West
6628-14032	61001				1987-08-18	14.20	44.00		7.70	2143	3850	0.7500	8.50	8.50	35.50	1811 m	North
6628-16610	141358			Domestic	1994-04-27	15.00		44.62	7.10	1951	3510					1814 m	North
6628-21860	200887			Domestic	2002-04-22	18.00		43.96		1255	2270	0.8000	15.00	15.00	28.96	1816 m	South West
6628-23660	240234				2008-02-21	36.00		61.24		1091	1975	2.0000	19.30	19.30	41.94	1817 m	South
6628-9907	56876					66.14		58.37		1499	2705	1.8900	15.24	15.24	43.13	1817 m	North East
6628-17802	156082			Domestic	1996-02-06	18.00		60.29	7.50	1250	2260	0.5000				1819 m	South
6628-9992	56961			Observation		18.29	71.00			1699	3063	2.5300	9.19	9.19	61.81	1821 m	East
6628-15791	62760		Operational	Domestic	1991-12-04	18.00		45.95								1825 m	North West
6628-17507	153310			Domestic	1995-12-15	18.00		57.59	7.40	961	1740	0.5000	6.60	6.60	50.99	1825 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-10029	56998		Backfilled		1914-10-01	36.88		64.62		4327	7664		21.34	21.34	43.28	1828 m	South
6628-16314	132787			Domestic		13.00		44.30				0.5700	9.00	9.00	35.30	1829 m	North
6628-9545	56514		Abandoned					44.88		2170	3901		9.75	9.75	35.13	1829 m	North
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	1829 m	South West
6628-13878	60847				1987-02-12	13.00	49.00		5.80	1110	2010	0.4000	3.00	3.00	46.00	1829 m	South
6628-18661	167054			Domestic	1997-10-18	40.00		61.03		1580	2850	1.5000	15.00	15.00	46.03	1836 m	South
6628-9540	56509				1934-01-01	32.00		37.53								1837 m	West
6628-13079	60048		Operational	Domestic	1984-11-14	24.50	60.00		8.00	2602	4660	0.6200	13.70	13.70	46.30	1839 m	North East
6628-12495	59464				1983-09-26	16.50	47.00					0.3000	10.50	10.50	36.50	1840 m	North
6628-21537	198299			Domestic	2003-11-12	25.00		46.19		2234	4010	0.3300	15.80	15.80	30.39	1848 m	North West
6628-9798	56767					11.58	47.00			1940	3492	1.3900				1849 m	North
6628-9912	56881				1934-03-01	54.25		67.44		758	1376	1.8900	22.56	22.56	44.88	1851 m	East
6628-9554	56523					10.97		42.72		1330	2404		10.97	10.97	31.75	1853 m	North
6628-15668	62637		Operational	Domestic	1991-10-03	12.00		57.36	6.70	1362	2460		6.00	6.00	51.36	1855 m	South
6628-11352	58321				1980-03-27	18.30	40.00		7.10	3023	5400	1.0000	5.40	5.40	34.60	1855 m	North West
6628-21703	200138	GW 1		Monitoring	2004-02-18	21.00		66.85					16.90	16.90	49.95	1856 m	East
6628-20498	184746			Domestic	2001-03-05	21.00		44.90		832	1510	0.6500	7.00	7.00	37.90	1857 m	North East
6628-9797	56766		Abandoned					46.25		2255	4050		10.36	10.36	35.89	1858 m	North
6628-18532	165912			Domestic		30.00		56.36		2081	3740	0.5000	11.00	11.00	45.36	1860 m	North East
6628-20247	181068			Domestic	1996-02-29	20.00		59.54					5.70	5.70	53.84	1860 m	South
6628-17647	155101			Domestic	1996-02-01	18.00		59.54	7.10	1132	2050	0.5000	4.10	4.10	55.44	1860 m	South
6628-18909	168523			Domestic	1998-03-31	30.00		70.33		882	1600		20.10	20.10	50.23	1865 m	East
6628-9911	56880					42.67		67.03				2.5300	16.76	16.76	50.27	1865 m	East
6628-16650	142275			Domestic	1994-07-19	18.00		66.11	7.00	2653	4750					1866 m	South East
6628-18074	162641			Domestic	1996-09-26	18.00		45.24	6.80	1032	1870	0.6000				1870 m	North East
6628-23647	240208				2008-02-28	60.00		46.55		604	1098		17.20	17.20	29.35	1871 m	North West
6628-13890	60859				1987-02-25	13.60	69.00		7.30	2030	3650	0.2500	7.20	7.20	61.80	1871 m	South East
6628-26260	267686	GW 2		Investigation	2012-01-19	17.70							15.79	15.79		1871 m	North East
6628-9993	56962		Backfilled			35.36		70.23		50	91	1.8900				1872 m	East
6628-18253	164071			Domestic	1997-02-10	26.00		56.77		2352	4220		15.20	15.20	41.57	1874 m	North East
6628-12467	59436		Backfilled		1982-03-31	7.60		45.25								1876 m	North East
6628-10030	56999					8.53		65.03		2956	5284					1881 m	South

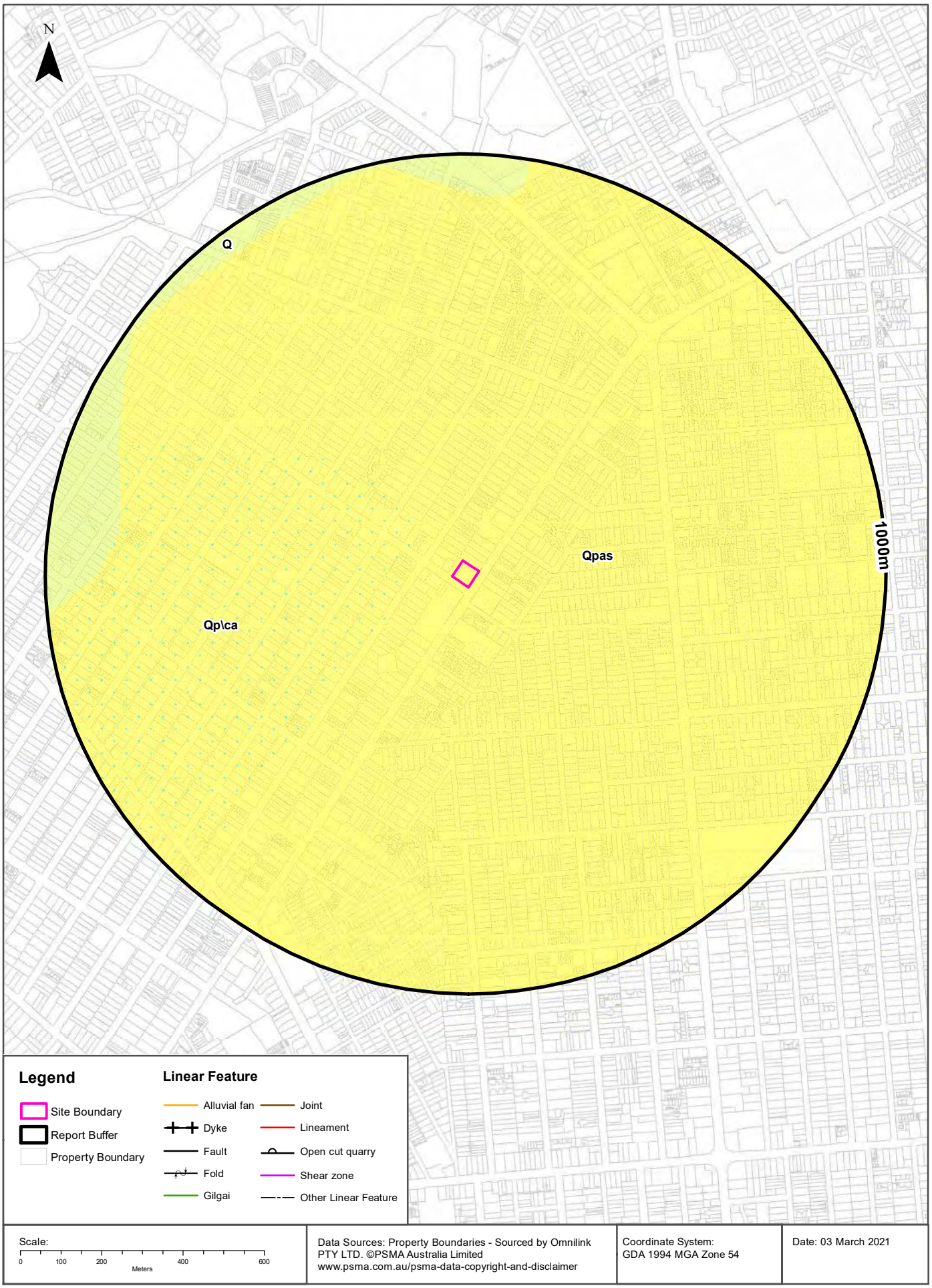
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-11599	58568		Operational	Drainage	1979-06-10	15.00		46.35								1883 m	North
6628-180	47280					8.53		30.86		2670	4782					1884 m	South West
6628-12523	59492		Backfilled		1983-10-19	30.00		57.26								1885 m	North East
6628-9828	56797					14.33		45.09		786	1425		13.72	13.72	31.37	1886 m	North
6628-26259	267685	GW 1		Investigation	2012-01-19	18.40							16.17	16.17		1887 m	North East
6628-9888	56857					10.97		45.38		885	1605		7.92	7.92	37.46	1888 m	North East
6628-26261	267687	GW 3		Investigation	2012-01-19	17.66							16.12	16.12		1888 m	North East
6628-14000	60969				1987-06-01	66.00		50.31	8.10	1083	1960	1.2600	0.00	0.00	50.31	1888 m	South West
6628-16938	147709			Domestic	1995-01-03	24.00		73.45	6.80	2421	4340					1889 m	South East
6628-18758	167537			Domestic	1997-09-06	30.00		77.55		1021	1850	0.5000	10.00	10.00	67.55	1889 m	East
6628-16563	140951			Domestic	1993-11-19	16.00		44.25				1.2000				1890 m	South West
6628-16168	63137		Operational	Domestic	1992-07-07	16.20		45.86				0.7500	5.30	5.30	40.56	1890 m	North
6628-16139	63108		Operational	Domestic	1989-05-23	16.00		43.73				0.4000	12.00	12.00	31.73	1894 m	North
6628-9826	56795					14.33		40.41								1894 m	North
6628-17415	152899			Recharge	1995-10-13	20.00		58.47	7.60	827	1500		6.60	6.60	51.87	1895 m	South
6628-15790	62759		Operational	Domestic	1991-12-06	14.00		45.89	6.90	1596	2879		10.50	10.50	35.39	1896 m	North
6628-11854	58823	ADEY RES.			1981-10-30	180.00	73.77	73.97	7.90	994	1800	0.1900	24.54	24.74	49.23	1896 m	East
6628-20241	181062			Domestic	2000-06-09	24.00		36.49	6.86	1743	3140	0.5000	15.00	15.00	21.49	1897 m	West
6628-16822	146783			Domestic	1994-12-02	24.00		77.75	7.10	1564	2820					1898 m	East
6628-23418	236958	MW 22		Investigation	2007-09-20	12.00		45.82								1901 m	South West
6628-9827	56796					14.33		45.21		786	1425		13.72	13.72	31.49	1901 m	North
6628-18979	169294		Backfilled	Domestic	1998-04-27	30.00		34.77		1917	3450	0.5000	13.00	13.00	21.77	1903 m	West
6628-22823	228844	SB/MW 20		Investigation	2006-07-10	12.00		46.11					8.30	8.30	37.81	1905 m	South West
6628-9829	56798		Operational	Drainage	1966-03-23	6.71		45.18								1905 m	North
6628-21274	196903			Domestic	2003-06-05	24.00		44.30		1066	1930	0.6000	9.00	9.00	35.30	1905 m	South 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	1906 m	South West
6628-20996	194743			Domestic	2002-12-06	20.00		57.59		1188	2150	0.8000	7.50	7.50	50.09	1907 m	South
6628-11355	58324			Observation	1980-03-18	27.00	75.85		7.00	661	1200	0.3500	8.36	8.36	67.49	1907 m	East
6628-23779	241519				2008-01-25	18.00		42.74				1.0000				1910 m	South West
6628-11115	58084	SADT T1	Unknown		1979-08-29	15.90	32.83									1912 m	West
6628-17989	160242				1996-09-21	30.00		78.12	7.20	1289	2330	0.5000				1914 m	East
6628-102	47202							48.12		6088	10665					1915 m	South West
6628-13827	60796				1986-09-29	22.90	58.00		6.90	2267	4070	1.0000	9.70	9.70	48.30	1915 m	North East
6628-14799	61768		Operational	Domestic; Drainage	1989-11-07	13.70		36.90					0.00	0.00	36.90	1916 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'n
6628-9553	56522				1953-01-01	15.24		44.26		3103	5541		11.89	11.89	32.37	1919 m	North
6628-194	47294		Abandoned		1964-06-29	7.62		29.96								1920 m	West
6628-14511	61480	NORWOOD OVAL	Operational	Recreational	1989-03-20	42.60		54.95		949	1720	1.0000	16.00	16.00	38.95	1922 m	South
6628-17281	150965			Domestic	1995-06-02	19.00		43.54	7.60	1284	2320	1.1000				1925 m	South West
6628-23662	240237				2008-01-16	20.00		43.41		1166	2110	1.2000	8.80	8.80	34.61	1928 m	South West
6628-13539	60508		Operational	Domestic	1985-12-17	16.00	41.00		7.60	3313	5903	0.7500	10.00	10.00	31.00	1933 m	North West
6628-17069	148578		Abandoned	Domestic	1995-03-29	72.00		54.10								1935 m	North East
6628-17304	151182			Domestic; Stock	1995-09-01	24.00		37.14	6.90	2216	3980	1.0000	8.10	8.10	29.04	1938 m	West
6628-9949	56918		Backfilled			10.97	54.00			771	1400	2.5300	7.31	7.31	46.69	1940 m	South
6628-23419	236959	MW 23		Investigation	2007-09-21	12.00		45.28								1940 m	South West
6628-12611	59580		Operational	Irrigation	1983-12-14	18.00		30.38	6.95	1356	2450	1.0000	9.50	9.50	20.88	1944 m	South West
6628-23417	236957	MW 21		Investigation	2007-09-19	12.00		45.40								1944 m	South West
6628-17967	160024			Domestic	1996-09-04	18.00		64.00	6.70	1895	3410					1944 m	South
6628-16012	62981		Operational	Domestic	1992-06-27	30.00		75.52	7.00	1245	2251	0.4000	23.00	23.00	52.52	1946 m	East
6628-9994	56963		Backfilled			36.58		74.02		95	173	2.5300	24.38	24.38	49.64	1946 m	East
6628-17480	153194			Drainage	1995-09-13	30.00		52.60	7.30	1250	2260	0.5000				1946 m	South
6628-28712	291386					14.00										1947 m	North West
6628-16618	141434			Domestic	1994-06-04	15.00		47.05	6.80	2318	4160					1949 m	North
6628-9552	56521					15.24		43.64		2359	4234		12.50	12.50	31.14	1952 m	North
6628-9796	56765		Abandoned			24.38		46.04								1954 m	North
6628-17371	151252			Domestic	1995-08-03	18.00		42.73	7.60	1143	2070	1.2500				1955 m	South West
6628-9825	56794		Abandoned		1939-01-01	13.50		45.33		661	1200		6.65	6.65	38.68	1956 m	North
6628-9950	56919		Abandoned		1915-01-01	79.25		55.05		1228	2222	0.0400	18.29	18.29	36.76	1964 m	South
6628-16516	138533			Domestic	1993-12-15	15.00		58.18	6.50	1373	2480		6.00	6.00	52.18	1968 m	South
6628-9539	56508					15.24		39.55	7.00	2651	4748					1969 m	North West
6628-20653	186297			Domestic	2001-08-06	21.00		74.14		2323	4170	0.5000	6.80	6.80	67.34	1970 m	South East
6628-18849	168221			Domestic	1998-02-27	24.00		45.44		1049	1900		9.60	9.60	35.84	1971 m	North
6628-15935	62904		Operational	Domestic	1992-03-05	15.00		71.18	6.70	3053	5452		4.60	4.60	66.58	1972 m	South East
6628-9887	56856		Backfilled			15.24	44.00			1701	3067	2.5300	6.71	6.71	37.29	1975 m	North East
6628-22214	206376			Monitoring	2005-08-03	12.00		28.72		2607	4670		9.50	9.50	19.22	1977 m	South West
6628-19368	174005			Domestic	1999-02-16	18.00		64.70		1945	3500	0.6000	7.20	7.20	57.50	1977 m	South
6628-13448	60417		Operational	Domestic	1985-09-05	22.90	46.00		7.10	2171	3900	0.7500	10.70	10.70	35.30	1981 m	North
6628-16032	63001		Operational	Domestic	1992-02-06	20.00		46.67	7.00	2008	3611		11.00	11.00	35.67	1982 m	North
6628-16774	146333			Domestic	1994-08-19	20.00		45.85	7.10	1210	2190	0.5000				1983 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'n
6628-9886	56855		Backfilled			11.58		45.13		1385	2502		6.71	6.71	38.42	1987 m	North East
6628-18818	167952			Domestic	1998-01-30	29.00		60.34		1726	3110		16.60	16.60	43.74	1990 m	North East
6628-16636	142115			Domestic	1993-11-19	16.00		43.58	7.30	337	612	1.2000				1993 m	South West
6628-22174	205993			Monitoring	2005-08-02	11.50		29.79		1608	2900		10.20	10.20	19.59	1998 m	South West
6628-16574	141251			Domestic	1993-12-10	18.00		45.94	6.80	1278	2310	0.7500				1998 m	North

Geology 1:100,000

263-277 Payneham Road, Royston Park, SA 5070



Geology

263-277 Payneham Road, Royston Park, SA 5070

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Distance
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
Qp\ca	Unnamed GIS Unit - see description	Undifferentiated Pleistocene calcrete.	Unnamed GIS Unit - see description	UNKNOWN	PLEISTOCENE	Pleistocene	Pleistocene	116m
Q	Unnamed GIS Unit - see description	Undifferentiated Quaternary rocks.		UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	825m

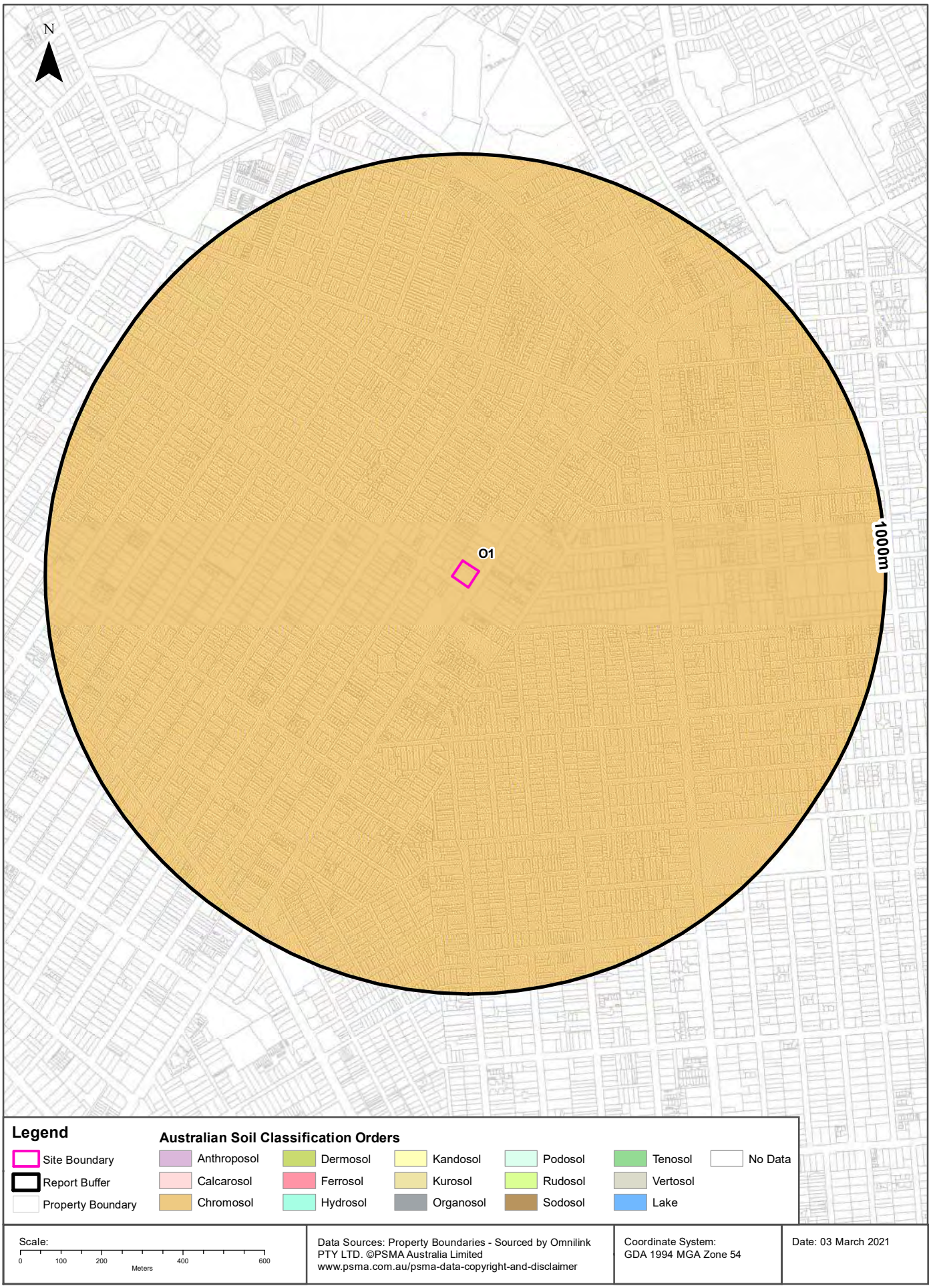
Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

Map Code	Description	Distance
N/A	No features in buffer	

Atlas of Australian Soils

263-277 Payneham Road, Royston Park, SA 5070



Soils

263-277 Payneham Road, Royston Park, SA 5070

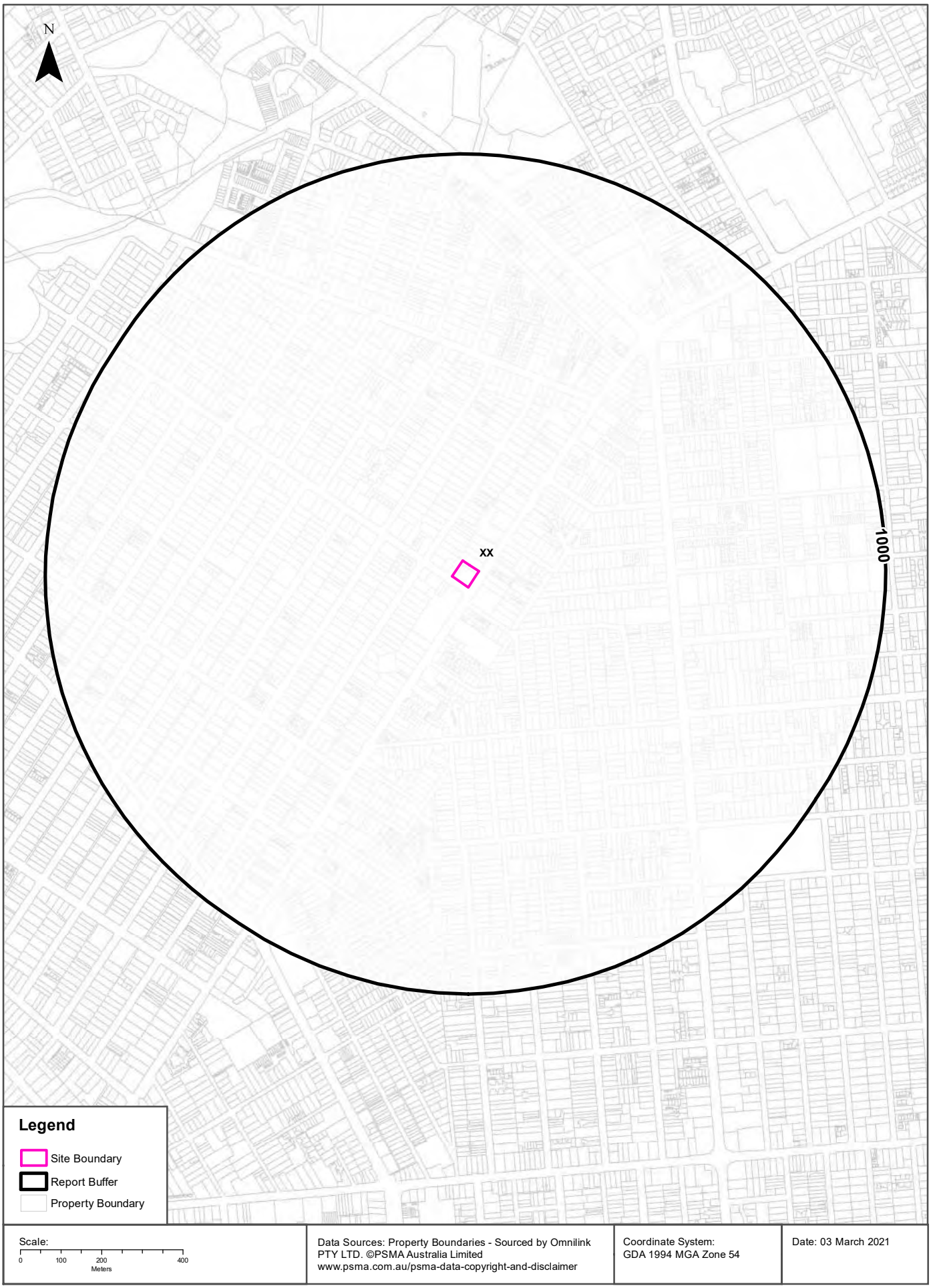
Atlas of Australian Soils

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

Map Unit Code	Soil Order	Map Unit Description	Distance
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

Soil Types

263-277 Payneham Road, Royston Park, SA 5070



Soils

263-277 Payneham Road, Royston Park, SA 5070

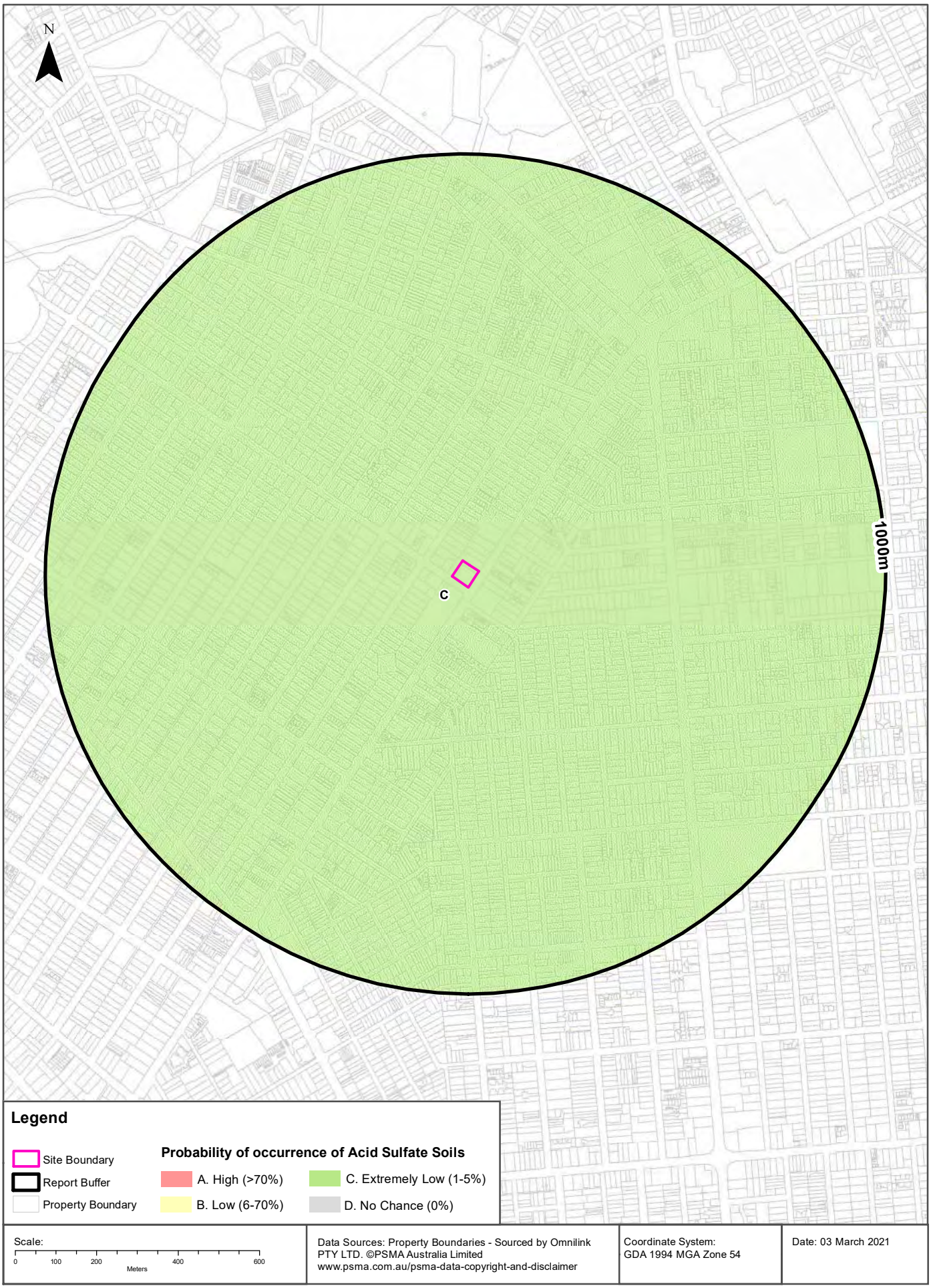
Soil Types

Soil types within the dataset buffer:

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

Atlas of Australian Acid Sulfate Soils

263-277 Payneham Road, Royston Park, SA 5070



Acid Sulfate Soils

263-277 Payneham Road, Royston Park, SA 5070

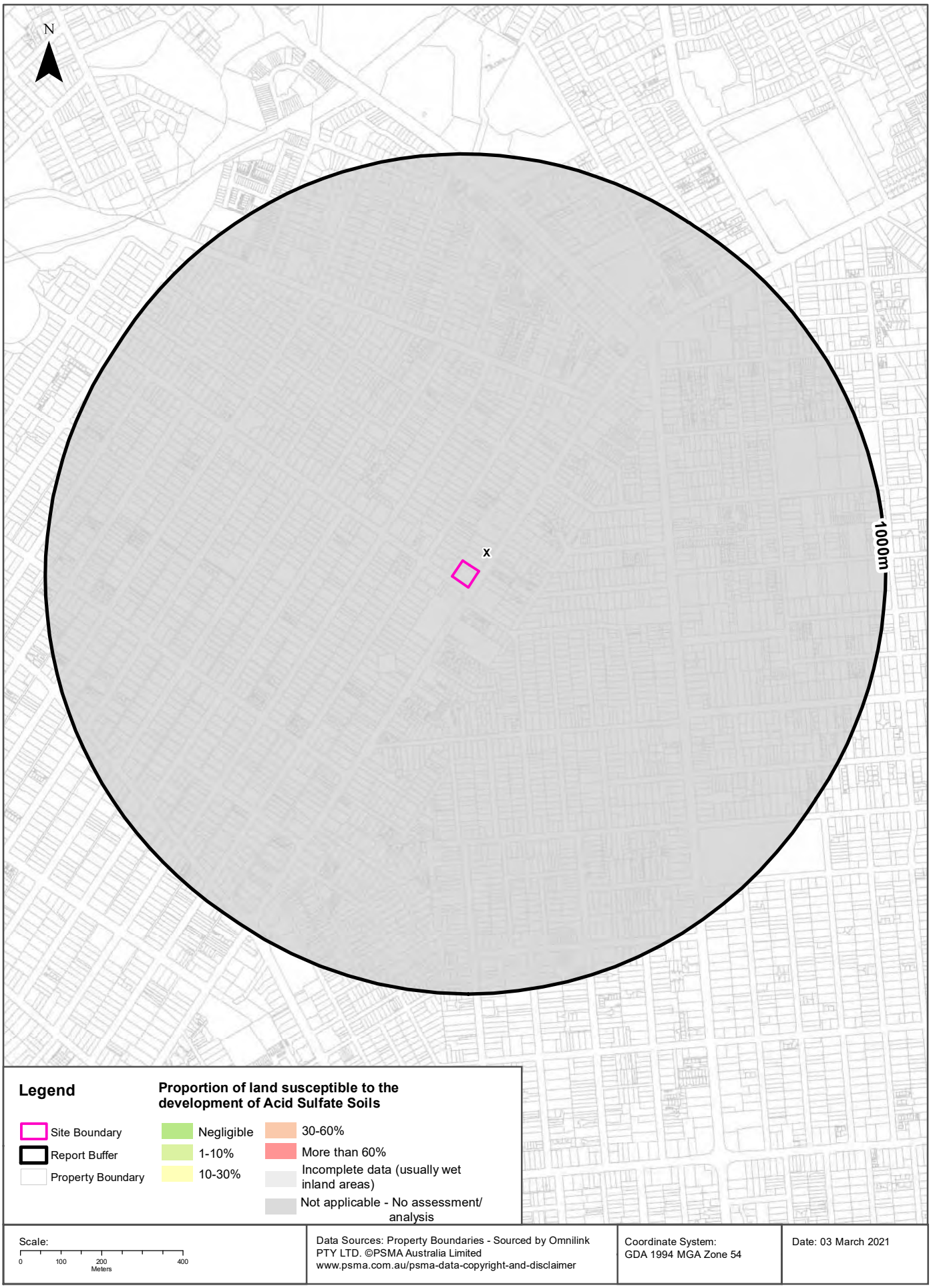
Atlas of Australian Acid Sulfate Soils

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

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

Acid Sulfate Soils Potential

263-277 Payneham Road, Royston Park, SA 5070



Acid Sulfate Soils

263-277 Payneham Road, Royston Park, SA 5070

Acid Sulfate Soil Potential

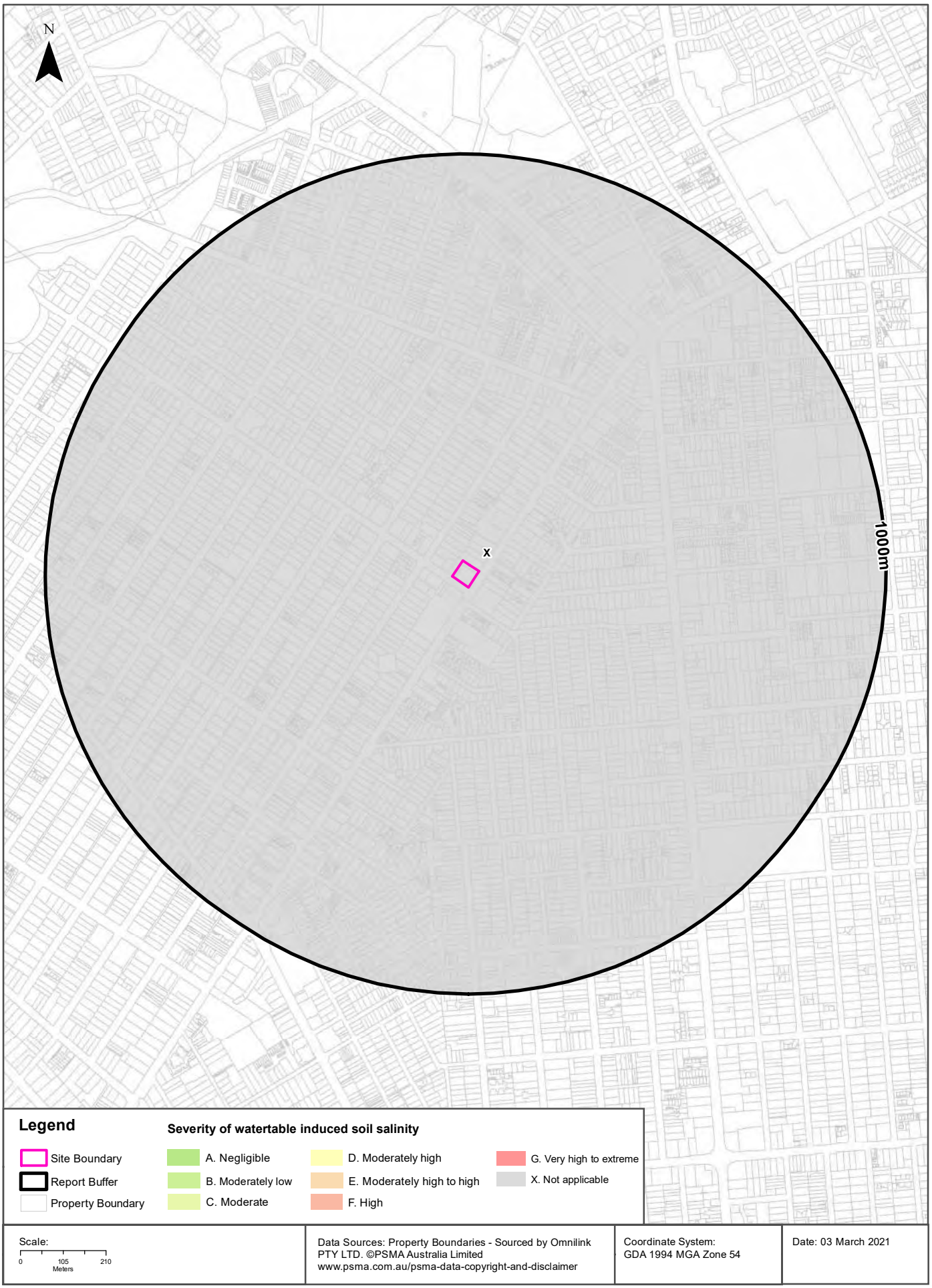
Acid sulfate soil potential within the dataset buffer:

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

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

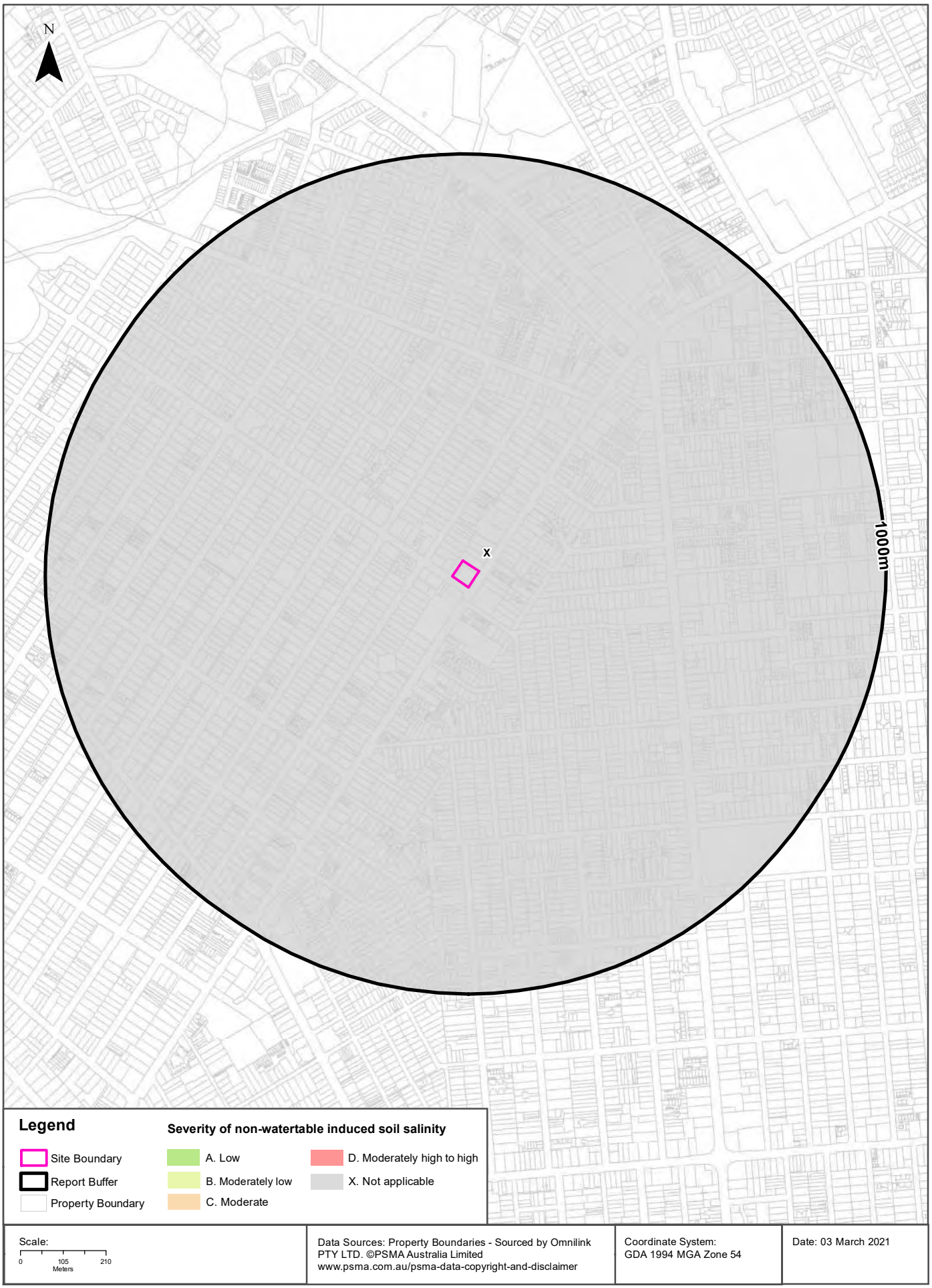
Soil Salinity - Watertable Induced

263-277 Payneham Road, Royston Park, SA 5070



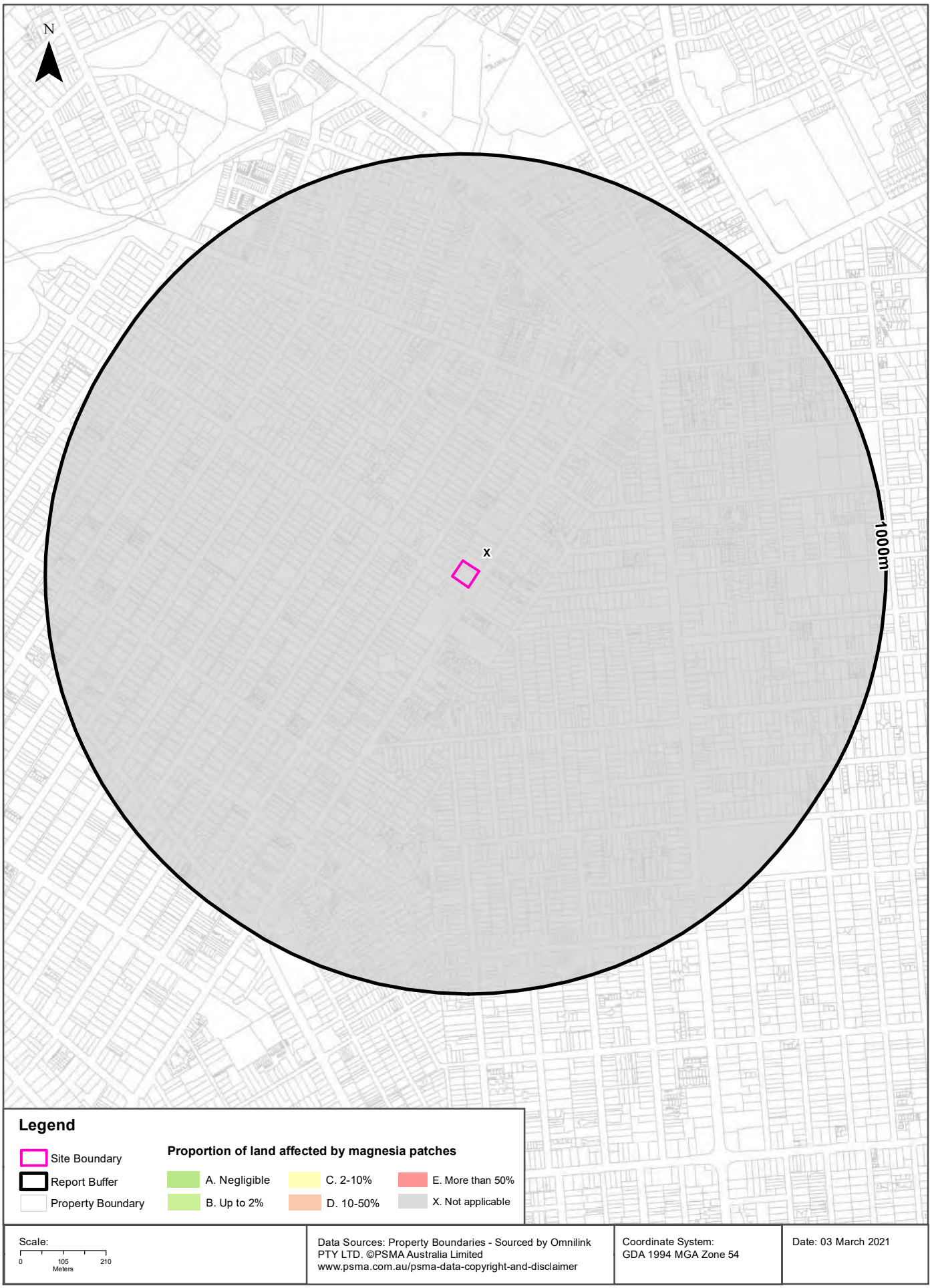
Soil Salinity - Non-watertable

263-277 Payneham Road, Royston Park, SA 5070



Soil Salinity - Non-watertable (Magnesia Patches)

263-277 Payneham Road, Royston Park, SA 5070



Soil Salinity

263-277 Payneham Road, Royston Park, SA 5070

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

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

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

Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

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

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

Soil Salinity - Non-Watertable (Magnesia Patches)

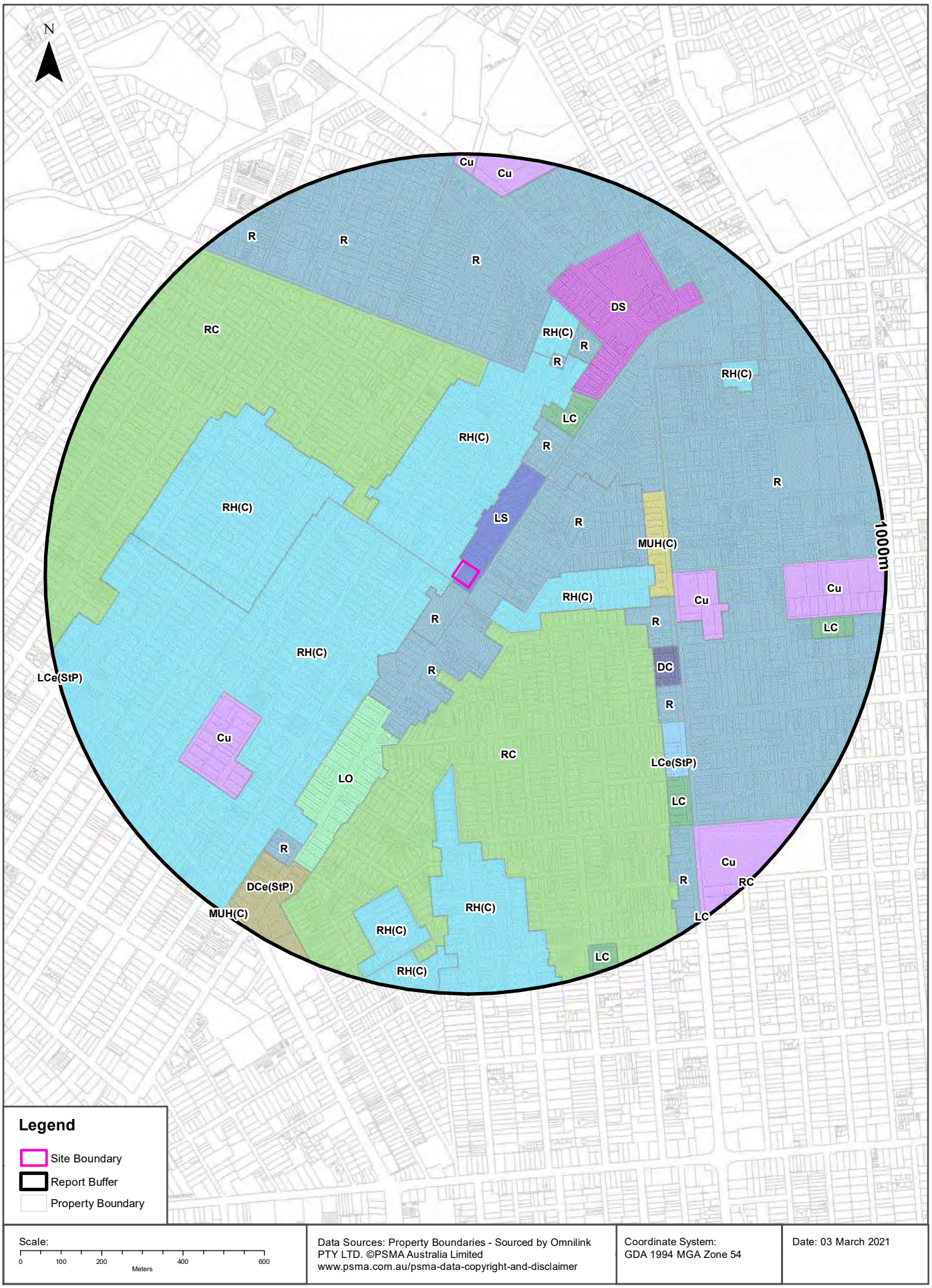
Magnesia patches within the dataset buffer:

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

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

Land Development Zones

263-277 Payneham Road, Royston Park, SA 5070



Planning

263-277 Payneham Road, Royston Park, SA 5070

Land Development Zones

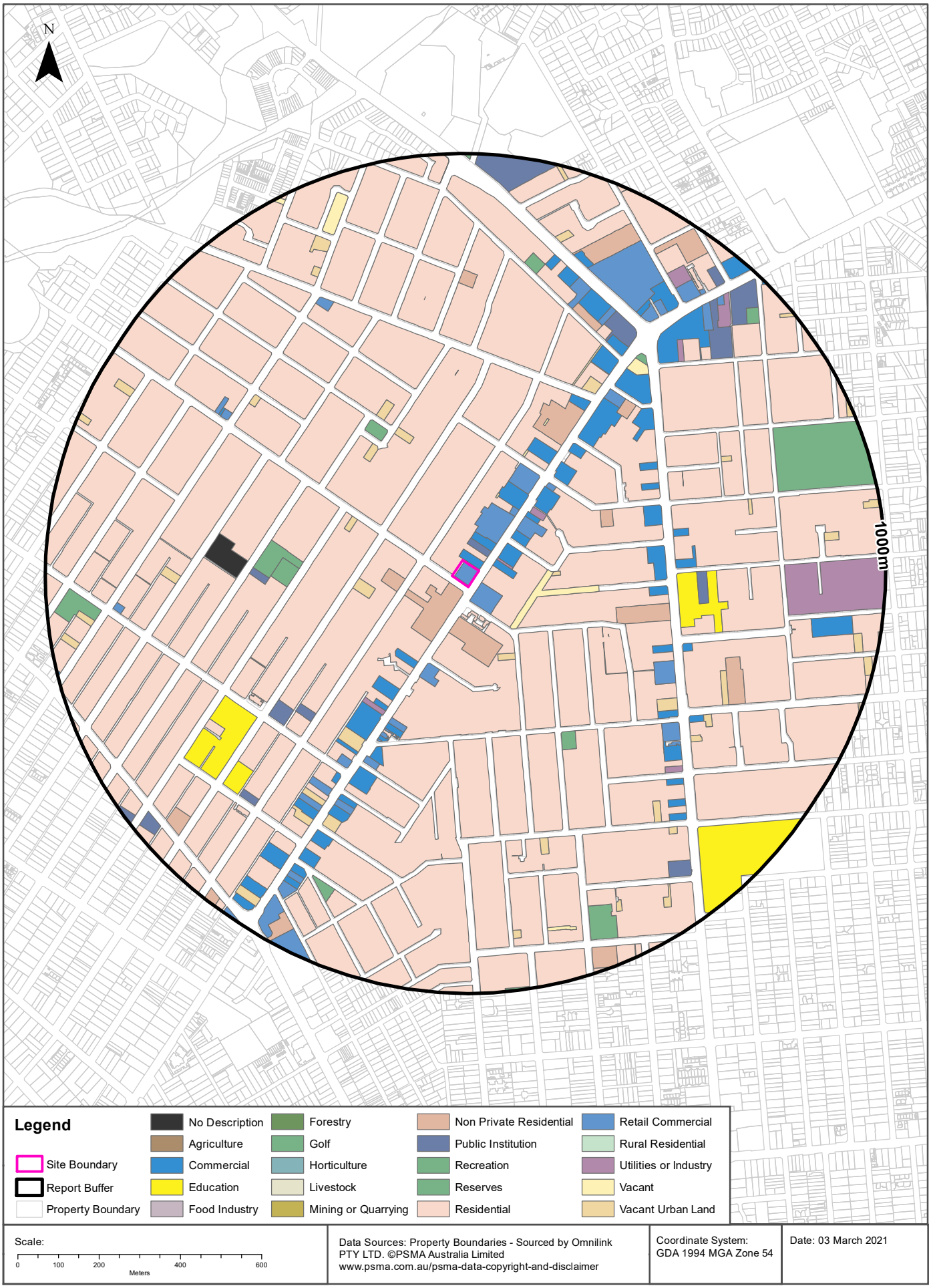
Land development zoning within the dataset buffer:

Zone Code	Development Plan Code	Zone Description	Devlopment Category	Distance	Direction
LS	NPSP	Local Shopping	COMMERCIAL	0m	Onsite
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	0m	Onsite
R	NPSP	Residential	RESIDENTIAL	11m	East
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	11m	South West
R	NPSP	Residential	RESIDENTIAL	37m	South
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	83m	East
RC	NPSP	Residential Character	RESIDENTIAL	101m	South
RC	NPSP	Residential Character	RESIDENTIAL	253m	West
R	NPSP	Residential	RESIDENTIAL	283m	North East
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	323m	West
LO	NPSP	Local Office	COMMERCIAL	357m	South West
R	NPSP	Residential	RESIDENTIAL	367m	East
LC	NPSP	Local Commercial	COMMERCIAL	402m	North East
MUH(C)	NPSP	Mixed Use Historic (Conservation)	MISCELLANEOUS	415m	East
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	434m	South
DC	NPSP	District Commercial	COMMERCIAL	465m	South East
R	NPSP	Residential	RESIDENTIAL	470m	East
Cu	NPSP	Community	COMMUNITY FACILITIES	473m	East
DS	NPSP	District Shopping	COMMERCIAL	496m	North East
R	NPSP	Residential	RESIDENTIAL	517m	South East
R	NPSP	Residential	RESIDENTIAL	527m	North East
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	542m	North
R	NPSP	Residential	RESIDENTIAL	571m	North East
LCe(StP)	NPSP	Local Centre (St Peters)	COMMERCIAL	579m	South East
Cu	NPSP	Community	COMMUNITY FACILITIES	583m	South West
R	NPSP	Residential	RESIDENTIAL	612m	North East
LC	NPSP	Local Commercial	COMMERCIAL	674m	South East
Cu	NPSP	Community	COMMUNITY FACILITIES	744m	East
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	750m	North East
R	NPSP	Residential	RESIDENTIAL	754m	South West

Zone Code	Development Plan Code	Zone Description	Devlopment Category	Distance	Direction
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	754m	South
R	NPSP	Residential	RESIDENTIAL	765m	South East
DCe(StP)	NPSP	District Centre (St Peters)	COMMERCIAL	798m	South West
Cu	NPSP	Community	COMMUNITY FACILITIES	804m	South East
LC	NPSP	Local Commercial	COMMERCIAL	823m	East
R	NPSP	Residential	RESIDENTIAL	866m	North West
RH(C)	NPSP	Residential Historic (Conservation)	HISTORIC RESIDENTIAL	884m	South
Cu	NPSP	Community	COMMUNITY FACILITIES	899m	North
LC	NPSP	Local Commercial	COMMERCIAL	929m	South
Cu	NPSP	Community	COMMUNITY FACILITIES	947m	North
MUH(C)	NPSP	Mixed Use Historic (Conservation)	MISCELLANEOUS	975m	South West
LC	NPSP	Local Commercial	COMMERCIAL	986m	South East
LCe(StP)	NPSP	Local Centre (St Peters)	COMMERCIAL	987m	West
RC	NPSP	Residential Character	RESIDENTIAL	989m	South East

Land Use Generalised 2018

263-277 Payneham Road, Royston Park, SA 5070



Planning

263-277 Payneham Road, Royston Park, SA 5070

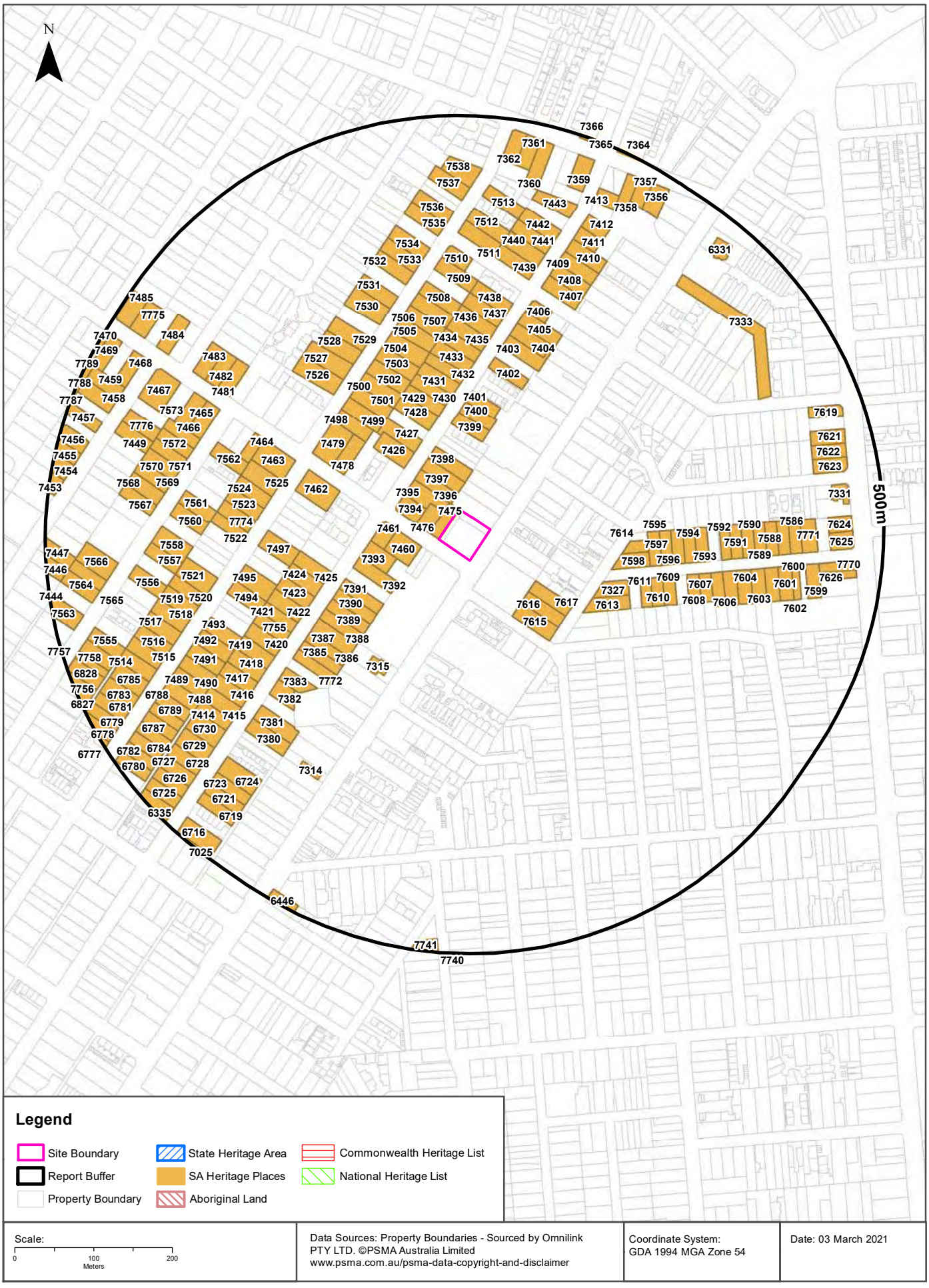
Land Use Generalised 2018

Land use classes within the dataset buffer:

Description	Distance	Direction
Retail Commercial	0m	Onsite
Residential	1m	North
Commercial	3m	North East
Non Private Residential	17m	South West
Public Institution	40m	North East
Utilities or Industry	52m	East
Vacant	140m	East
Vacant Urban Land	178m	East
Recreation	355m	North West
Reserves	367m	West
Education	486m	East

Heritage

263-277 Payneham Road, Royston Park, SA 5070



Heritage

263-277 Payneham Road, Royston Park, SA 5070

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							

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							

State Heritage Areas

State Heritage Areas within the dataset buffer:

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

SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7475	2 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	0m	North West
7396	139 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	13m	North West
7476	4 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	15m	North West
7395	137 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	15m	North West
7397	141 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	20m	North
7460	1 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	24m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7394	135 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	35m	North West
7398	143 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	35m	North
7461	3 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	55m	West
7393	133 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	59m	West
7392	131 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	75m	South West
7616	4 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	83m	South East
7617	6 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	83m	South East
7615	2 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	84m	South East
7426	140 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	87m	North West
7399	149 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	90m	North
7427	142 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	92m	North West
7428	146 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	107m	North
7400	151 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	107m	North
7391	127 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	109m	South West
7429	148 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	121m	North
7401	153 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	123m	North
7390	125 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	124m	South West
7430	150 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	132m	North
7389	123 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	139m	South West
7462	9 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	140m	West
7499	121 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	142m	North West
7425	130 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	143m	West
7431	152 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	145m	North
7478	14 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	146m	North West
7498	119 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	146m	North West
7500	123 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	147m	North West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7501	125 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	153m	North West
7388	121 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	154m	South West
7327	7 Kapunda Terrace (corner Harcourt Road) PAYNEHAM	Contributory	Business: Commercial/Retail	Shop	26/10/2006	156m	East
7613	5 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	156m	South East
7424	128 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	158m	West
7432	154 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	159m	North
7598	31 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	161m	East
7502	127 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	163m	North West
7479	16 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	164m	North West
7315	245 Payneham Road JOSLIN	Local	House	Dwelling	26/10/2006	167m	South West
7387	119 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	169m	South West
7614	9 Kapunda Terrace PAYNEHAM	Contributory	House	Dwelling	26/10/2006	169m	East
7433	156 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	172m	North
7402	157 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	172m	North
7423	126 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	174m	West
7503	129 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	174m	North
7497	111 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	178m	West
7504	131 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	186m	North
7434	160 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	188m	North
7386	117 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	189m	South West
7422	124 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	191m	West
7611	28 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	199m	East
7597	29 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	199m	East
7505	133 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	202m	North
7435	162 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	202m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7403	161 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	202m	North
7385	115 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	202m	South West
7463	11 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	208m	West
7421	122 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	209m	South West
7610	26 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	212m	East
7525	114 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	213m	West
7495	105 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	214m	West
7596	27 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	214m	East
7772	113 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	216m	South West
7506	135 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	216m	North
7526	118 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	216m	North West
7524	112 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	219m	West
7436	164 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	219m	North
7404	163 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	220m	North
7527	120 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	221m	North West
7755	120 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	223m	South West
7609	24 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	226m	East
7523	110 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	226m	West
7528	122 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	228m	North West
7595	25 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	228m	East
7507	137 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	230m	North
7494	103 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	233m	West
7774	108 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	234m	West
7529	124 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	236m	North West
7437	166 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	236m	North
7420	118 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	238m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7405	165 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	238m	North
7522	106 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	243m	West
7594	23 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	243m	East
7508	139 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	245m	North
7383	109 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	245m	South West
7438	168 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	253m	North
7530	128 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	255m	North West
7608	20 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	255m	East
7419	116 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	256m	South West
7464	13 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	256m	West
7593	21 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	258m	East
7406	167 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	259m	North
7562	107 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	261m	West
7382	107 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	265m	South West
7531	130 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	269m	North
7607	18 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	270m	East
7418	114 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	274m	South West
7509	143 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	276m	North
7493	97 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	280m	West
7561	99 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	285m	West
7606	16 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	285m	East
7521	94 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	286m	West
7592	17 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	290m	East
7560	97 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	293m	West
7532	134 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	293m	North
7417	112 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	293m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7407	169 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	293m	North
7492	95 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	296m	South West
7605	14 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	299m	East
7381	103 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	301m	South West
7510	145 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	302m	North
7591	15 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	303m	East
7520	92 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	304m	West
7439	172 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	305m	North
7533	136 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	306m	North
7408	171 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	311m	North
7416	110 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	312m	South West
7558	93 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	313m	West
7491	93 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	313m	South West
7604	12 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	316m	East
7590	11 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	317m	East
7519	90 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	317m	West
7534	138 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	319m	North
7380	101 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	321m	South West
7440	174 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	322m	North
7481	26 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	323m	North West
7465	17 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	324m	North West
7511	147 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	324m	North
7557	91 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	328m	West
7573	108 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	329m	West
7415	108 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	330m	South West
7409	173 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	330m	North East
7314	227 Payneham Road JOSLIN	Local	House	Dwelling	26/10/2006	330m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7490	91 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	331m	South West
7518	88 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	332m	West
7572	106 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	332m	West
7589	9 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	333m	East
7603	10 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	333m	East
7571	104 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	336m	West
7570	102 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	340m	West
7512	149 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	341m	North
7441	176 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	341m	North
7482	28 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	341m	North West
7466	19 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	344m	North West
7569	100 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	347m	West
7588	7 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	348m	East
7535	142 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	348m	North
7517	86 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	348m	West
7489	89 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	348m	South West
7410	175 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	348m	North East
7414	106 First Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	349m	South West
7556	87 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	351m	West
7602	8 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	351m	East
7568	98 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	353m	West
7442	178 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	359m	North
7483	30 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	360m	North West
7567	96 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	361m	West
7536	144 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	362m	North
7587	5 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	363m	East
7488	87 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	364m	South West
7516	84 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	364m	West
6730	104 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	364m	South West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7411	177 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	368m	North East
7601	6 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	368m	East
7513	153 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	376m	North
7586	3 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	378m	East
7515	82 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	379m	West
7776	113 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	379m	West
7333	Sewell Avenue PAYNEHAM	Local	Historic Sites (unclassified)	Street Planting	26/10/2006	379m	North East
6724	93 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	380m	South West
6789	85 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	382m	South West
7467	23 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	384m	North West
7449	111 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	384m	West
7600	4 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	385m	East
7412	179 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	386m	North East
6729	102 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	389m	South West
7771	1 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	392m	East
7537	148 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	393m	North
7514	80 Second Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	395m	West
7443	182 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	395m	North
6788	83 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	398m	South West
7599	2 Harcourt Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	402m	East
6723	91 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	403m	South West
7538	150 Second Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	408m	North
7566	86 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	409m	West
6785	78 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	411m	South West
6787	81 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	412m	South West
6728	100 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	412m	South West
7484	34 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	416m	North West
7623	55 Portrush Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	416m	East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7622	53 Portrush Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	418m	East
7360	15 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	418m	North
6721	89 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	419m	South West
7770	69A Portrush Road PAYNEHAM	Contributory	Business House - Offices	Office	26/10/2006	419m	East
7626	69 Portrush Road PAYNEHAM	Contributory	Business House - Offices	Office	26/10/2006	421m	East
7621	51 Portrush Road PAYNEHAM	Contributory	House	Dwelling	26/10/2006	421m	East
7555	77 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	421m	West
7565	84 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	426m	West
6786	79 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	426m	South West
7413	183 First Avenue ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	427m	North East
7624	63 Portrush Road PAYNEHAM	Contributory	Business: Commercial/Retail	Shop (former dwelling)	26/10/2006	428m	East
7619	47 Portrush Road PAYNEHAM	Contributory	Business House - Offices	Office	26/10/2006	428m	East
7625	65 Portrush Road PAYNEHAM	Contributory	Business: Commercial/Retail	Consulting Room (former dwelling)	26/10/2006	430m	East
6783	76 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	430m	South West
6727	98 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	430m	South West
7358	5 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	432m	North East
7359	9 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	433m	North
6719	87 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	434m	South West
7331	59 Portrush Road PAYNEHAM	Local	Crematorium	Funeral Parlour	26/10/2006	434m	East
7564	82 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	436m	West
7758	75 Third Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	437m	West
7468	25 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	439m	North West
6784	77 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	440m	South West
7361	17 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	440m	North
7362	19 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	443m	North
7459	112 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	443m	North West
7458	110 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	446m	West
7356	1 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	446m	North East
7357	3 Battams Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	447m	North East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
6726	96 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	447m	South West
6331	296 Payneham Road PAYNEHAM	State	Business House - Offices	Office (former Dwelling of Henry Sewell, Nurseryman)		448m	North East
6781	74 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	451m	South West
7757	73 Third Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	452m	West
7775	38 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	453m	North West
7457	106 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	453m	West
6782	75 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	455m	South West
6828	71 Third Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	460m	West
7456	102 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	461m	West
7447	93 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	461m	West
7563	78 Third Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	461m	West
6725	94 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	463m	South West
6779	72 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	464m	South West
7455	100 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	467m	West
6780	73 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	469m	South West
6716	83 First Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	472m	South West
7446	91 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	472m	West
7454	98 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	473m	West
7469	29 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	474m	North West
7756	69 Third Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	475m	West
7485	40 Lambert Road ROYSTON PARK	Contributory	House	Dwelling	26/10/2006	476m	North West
6778	70 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	478m	South West
6335	92 First Avenue ST PETERS	Local	Religious Building	St Peters Baptist Church & Hall	26/10/2006	479m	South West
7453	96 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	482m	West
7741	126 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	483m	South
6446	172 Payneham Road EVANDALE	Local	Historic Sites (unclassified)	Former Church	26/10/2006	487m	South West
7789	101 Fifth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	490m	North West
6777	2/ 68 Second Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	492m	South West
7470	31 Lambert Road JOSLIN	Contributory	House	Dwelling	26/10/2006	492m	North West
7788	99 Fifth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	493m	West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
7444	87 Fourth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	494m	West
7025	5 Winchester Street ST PETERS	Contributory	House	Dwelling	26/10/2006	495m	South West
6827	67 Third Avenue ST PETERS	Contributory	House	Dwelling	26/10/2006	495m	South West
7365	8 Battams Road MARDEN	Contributory	House	Dwelling	26/10/2006	495m	North
7366	10 Battams Road MARDEN	Contributory	House	Dwelling	26/10/2006	495m	North
7740	124 Frederick Street EVANDALE	Contributory	House	Dwelling	26/10/2006	495m	South
7364	6 Battams Road MARDEN	Contributory	House	Dwelling	26/10/2006	496m	North East
7787	97 Fifth Avenue JOSLIN	Contributory	House	Dwelling	26/10/2006	497m	West

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

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

263-277 Payneham Road, Royston Park, SA 5070

Bushfire Protection Areas

Bushfire Protection Areas within the dataset buffer:

Map Id	Bushfire Risk Code	Development Plan Code	Additional Development Criteria	Distance	Direction
N/A	No records in buffer				

Bushfire Protection Areas Data Source: Dept of Planning, Transport and Infrastructure - South Australia

Bushfires and Prescribed Burns History

Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire	Distance	Direction
N/A	No records in buffer						

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia

Ecological Constraints

263-277 Payneham Road, Royston Park, SA 5070

Groundwater Dependent Ecosystems Atlas

GDEs within the dataset buffer:

MapID	Type	Name	GDE Potential	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
N/A	No records within buffer							

Ecological Constraints

263-277 Payneham Road, Royston Park, SA 5070

Ramsar Wetlands

Ramsar Wetlands within the dataset buffer:

Wetland	Distance	Direction
No records in buffer		

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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Appendix C

Current and Historical Certificate of Titles

LAND SERVICES SA

Product	Register Search (CT 5863/464)
Date/Time	22/02/2021 01:57PM
Customer Reference	PO133449
Order ID	20210222006961

REAL PROPERTY ACT, 1886 South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5863 Folio 464

Parent Title(s) CT 2291/17

Creating Dealing(s) CONVERTED TITLE

Title Issued 03/01/2002 **Edition** 6 **Edition Issued** 03/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

GAETANO ROSCIOLI
MARIA LUCIA ROSCIOLI
ITALO ROSCIOLI
OF 12 BEAUFORT STREET WOODVILLE SA 5011
999 / 1000 SHARE AS JOINT TENANTS

ROSCIOLI (PROPERTY NO.2) PTY. LTD. (ACN: 008 160 343)
OF 12 BEAUFORT STREET WOODVILLE SA 5011
1 / 1000 SHARE

Description of Land

ALLOTMENT 84 FILED PLAN 135935
IN THE AREA NAMED ROYSTON PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10741861	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

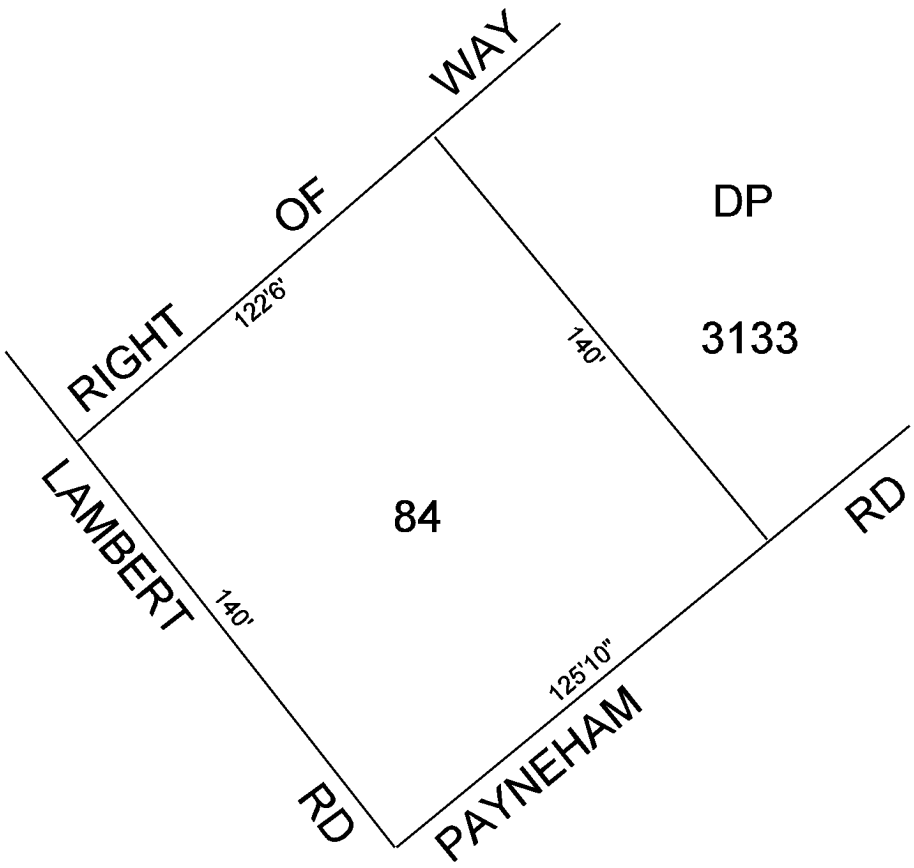
Registrar-General's Notes

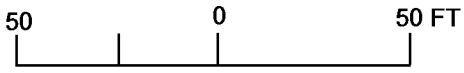
PLAN FOR LEASE PURPOSES VIDE G548/2003
PLAN FOR LEASE PURPOSES VIDE G574/1988
APPROVED FILED PLAN FOR LEASE PURPOSES FX49844

Administrative Interests NIL

Product	Register Search (CT 5863/464)
Date/Time	22/02/2021 01:57PM
Customer Reference	PO133449
Order ID	20210222006961

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2291/17 LAST PLAN REF: DP 3133





DISTANCES ARE IN FEET FOR METRIC CONVERSION		
1 FOOT	=	0·3048 METRES
1 INCH	=	0·0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

LAND SERVICES SA

Product	Register Search (CT 5676/117)
Date/Time	22/02/2021 01:59PM
Customer Reference	PO133449
Order ID	20210222006998

REAL PROPERTY ACT, 1886 South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5676 Folio 117

Parent Title(s) CT 2291/16

Creating Dealing(s) CONVERTED TITLE

Title Issued 28/07/1999 **Edition** 6 **Edition Issued** 03/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

GAETANO ROSCIOLI
MARIA LUCIA ROSCIOLI
ITALO ROSCIOLI
OF 12 BEAUFORT STREET WOODVILLE SA 5011
999 / 1000 SHARE AS JOINT TENANTS

ROSCIOLI (PROPERTY NO.2) PTY. LTD. (ACN: 008 160 343)
OF 12 BEAUFORT STREET WOODVILLE SA 5011
1 / 1000 SHARE

Description of Land

ALLOTMENT 83 FILED PLAN 135934
IN THE AREA NAMED ROYSTON PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10741861	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

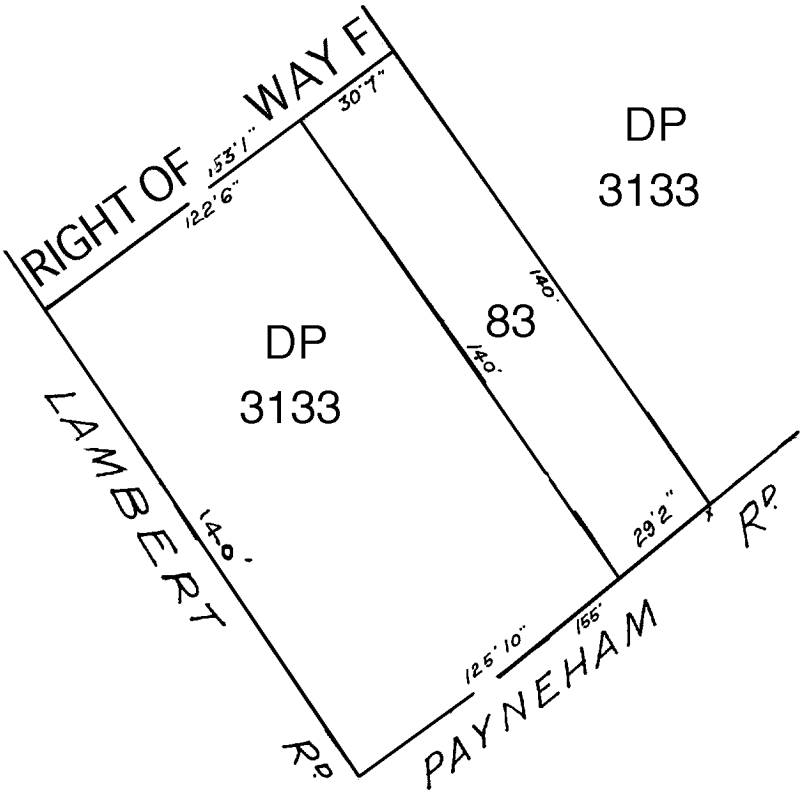
Registrar-General's Notes

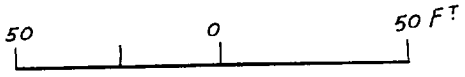
PLAN FOR LEASE PURPOSES VIDE G548/2003

Administrative Interests NIL

Product	Register Search (CT 5676/117)
Date/Time	22/02/2021 01:59PM
Customer Reference	PO133449
Order ID	20210222006998

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2291/16 LAST PLAN REF: DP 3133





DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION		
1 FOOT	=	0·3048 METRES
1 INCH	=	0·0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

South Australia. (CERTIFICATE OF TITLE.)

Register Book,
Vol. 2291 *Folio* 17

Balance Certificate of Title from Vol.1447 Folio 80

FARMERS' CO-OPERATIVE EXECUTORS AND TRUSTEES LIMITED of Franklin Street Adelaide and BERTHA ELIZABETH HAWKINS of 15A Winchester Street St. Peters Widow

are the proprietors of an estate in fee simple (as the EXECUTORS of the Will of Hartley Gladstone Hawkins who died on the 9 day of July 1939 subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

THAT piece of land situate in the HUNDRED of ADELAIDE COUNTY of ADELAIDE being PORTION OF ALLOTMENT E of the subdivision of portion of Section 282 and other land laid out as ROYSTON PARK and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green WHICH said Allotment is bounded as appears in the plan deposited in the Lands Titles Registration Office No.3133

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this thirteenth day of October 19 53

Signed the 13th day of October 19 53 . in the presence of

J Potts

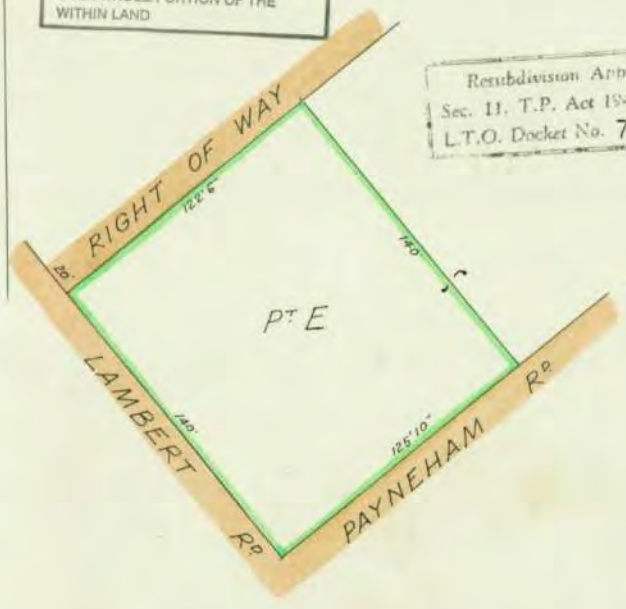
G Linklater
Acting Registrar-General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

T1976329 M1976330

G.R.O. PLAN No.574 of 1988
FOR LEASING PURPOSES DEPOSITED OVER ~~WHOLE~~/PORTION OF THE WITHIN LAND

Resubdivision Approved under Sec. 11. T.P. Act 1945 of 1929 With L.T.O. Docket No. 799 of 1531



TRANSFER No. 1976329 FROM Farmers Co-operative Executors and Trustees Limited and Bertha Elizabeth Hawkins to Hugh Andrew Charles O'Loan of 98 Payneham Road Evandale Pharmaceutical Chemist and Kathleen Emma O'Loan his wife OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND

PRODUCED FOR REGISTRATION THE 30 DAY OF November 1956 AT 12.10 pm

per [illegible] DEP. REG. GENL.

MORTGAGE No. 1976330 FROM Hugh Andrew Charles O'Loan and Kathleen Emma O'Loan to Farmers Co-operative Executors and Trustees Limited and Bertha Elizabeth Hawkins

PRODUCED FOR REGISTRATION THE 30 DAY OF November 1956 AT 12.10 pm

per [illegible] DEP. REG. GENL.

T 2146551 S/M 2146552

TRANSFER No. 2146551 FROM
Hugh Andrew Charles O'Loan and Kathleen Emma O'Loan to K. H. & L. I. Limited of 5 Deguetteville Terrace Kent Town
OF THE WITHIN LAND. PRODUCED 20.8.1959 AT 11.40 am
DEP. REG. GEN.

DISCHARGE OF MORTGAGE No. 1976330 VIDE No. 2146552
PRODUCED 20.8.1959 AT 11.40am
DEP. REG. GEN.

Caveat 3365985 lodged 26.9.72 at 2.20pm
Comm portion of the within land.

CAVEAT No. 3365985 LODGED BY Gordon Basil Verco and Mavis Jean Verco
OVER THE WITHIN LAND. PRODUCED 26.9.1972 AT 2.20
Portion of
DEP. REG. GEN.

W/X 3436583

CAVEAT No. 3365985 HAS BEEN WITHDRAWN VIDE
3436583 PRODUCED 27.3.1973 AT 1:05 PM
DEP. REG. GEN.

T 5252544 M 5252545.

TRANSFER No. 5252544 to
Gaetano Boscioli Builder and Maria Luisa Boscioli his wife and Italo Boscioli Builder's Assistant all of 12 Beaufort Street Woodville 5011
OF THE WITHIN LAND. PRODUCED 20.6.1984 AT 10.58am

MORTGAGE No. 5252545
TO HINDMARSH BUILDING SOCIETY
PRODUCED 20.6.1984 AT 10.58am
INCLUDING OTHER LAND

P/A 6289116
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 5252545 VIDE 6433617
PRODUCED 30.10.1987 AT 14:20

MORTGAGE No. 6433626 TO
COMMONWEALTH BANK OF AUSTRALIA
PRODUCED 30.10.1987 AT 14:20
~~(INCLUDING OTHER LAND)~~

CANCELLED
CONVERTED TO A COMPUTERISED TITLE

Attachment 1

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 2291 *Folio* 16

Pursuant to Memorandum of Transfer No.1801230 Registered on Vol.1447 Folio 80

H U G H A N D R E W C H A R L E S O ' L O A N of 198 Payneham Road Evandale Pharmaceutical Chemist and K A T H L E E N E M M A O ' L O A N his wife

are the proprietors of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in T H A T piece of land situate in the HUNDRED of ADELAIDE COUNTY of ADELAIDE being PORTION OF ALLOTMENT E of the subdivision of portion of Section 282 and other land laid out as ROYSTON PARK and more particularly delineated and bounded as appears inthe plan in the margin hereof and therein colored green WHICH said Allotment is bounded as appears in the plan deposited in the Lands Titles Registration Office No.3133

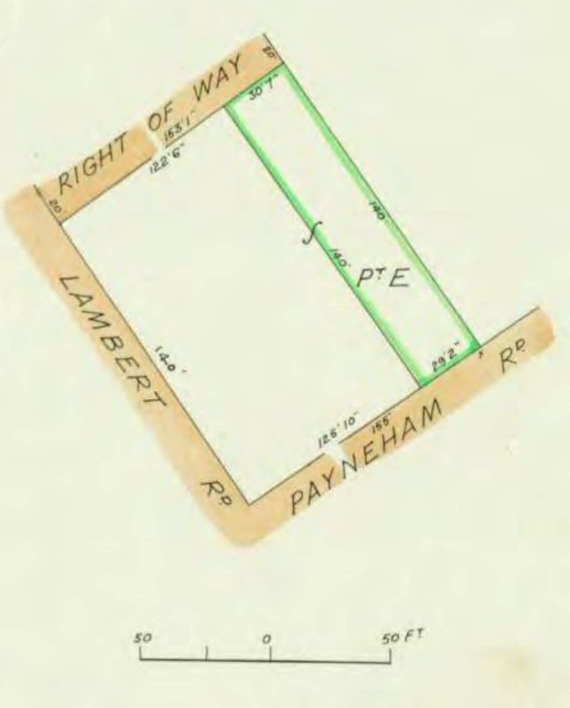
Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this thirteenth day of October 1953

Signed the 13th day of October 1953. in the presence of H Pott

G Hintelow
Acting Registrar-General.

T2146551



TRANSFER No. 2146551 FROM Hugh Andrew Charles O'Loan and Kathleen Emma O'Loan to K.H. & P.J. Limited of 5 Dequetteville Terrace Kent Town
OF THE WITHIN LAND. PRODUCED 20·8·1959 AT 11.40am

DEP. REG. GEN.

T5252544 M5252545

TRANSFER No. 5252544 To Gaetano Roscioli Builder and Maria Lucia Roscioli his wife and Italo Roscioli Builder's Assistant all of 12 Beaufort Street Woodville 5011
OF THE WITHIN LAND. PRODUCED 20·6·1984 At 10.55am

MORTGAGE No. 5252545

TO HINDMARSH BUILDING SOCIETY
PRODUCED 20·6· 1984 AT 10.55am
INCLUDING OTHER LAND

OVER

PIA 6289116

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 5252545 VIDE 6433617
PRODUCED 30.10.1985 AT 14:20

MORTGAGE No. 6433626 TO

COMMONWEALTH BANK OF AUSTRALIA

PRODUCED 30.10.1985 AT 14:20
(INCLUDING OTHER LAND)

CANCELLED
CONVERTED TO A COMPUTERISED TITLE

Attachment 1

South Australia. (CERTIFICATE OF TITLE.)

Register Book.

Vol. 1447 Folio 80

Balance Certificate of Title from Vol 1334 Folio 72

Hartley Gladstone Hawkins of Royston Park Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in That piece of land situated in the HUNDRED of Adelaide COUNTY of Adelaide being the ALLOTMENT E containing one rood and thirty nine perches or thereabouts of the subdivision of portion of Section 282 and Block C of other portion of the said Section laid out as Royston Park and

bounded as appears in the plan in the margin hereof and therein colored green and in the plan deposited in the Lands Titles Registration Office No. 3133 which said Section is delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twentyfifth day of November 1936

Signed the 25th day of November 1936, in the presence of M J Hunze

W H Salter

Registrar-General.

~~A.1304006~~

Resubdivision Approved under Sec 11, T.P. Act 1929 of 1930 Vide L.T.O. Docket No. 799 & 1931

TRANSMISSION APPLICATION No. 1304006 Farmers' Co-operative Executors and Trustees Limited of Grenfell Street Adelaide and Bertha Elizabeth Hawkins of 169 Ledbury Street St Peters Widow are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 10 DAY OF June 1935 OF THE ABOVE NAMED Hartley Gladstone Hawkins WHO DIED ON THE 9 DAY OF July 1939 AS APPEARS BY PROBATE DATED THE 16 DAY OF August 1939 PRODUCED FOR REGISTRATION THE 5 DAY OF October 1939 AT 2.45 pm

G H Littlelow DEP. REG. GENL.

~~1801330~~

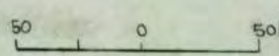
TRANSFER No. 1801330 FROM Farmers Co-operative Executors and Trustees Limited and Bertha Elizabeth Hawkins to Hugh Andrew Charles O'Loan and Kathleen Emma O'Loan of portion of THE WITHIN Land.

PRODUCED FOR REGISTRATION THE 2 DAY OF October 1953 AT 12.25 pm

S Rose DEP. REG. GENL.

CANCELLED AS REGARDS LAND IN TRANSFER No. 1801330, AND NEW CERTIFICATE OF TITLE ISSUED VOL. 2291 FOLIO 16

W Lee... DEP. REG. GENL.



cocr

CANCELLED

AND Balance

CERTIFICATE OF TITLE ISSUED

FOLIO

VOL. 229/VOL. 17

Surrendered DEP. REG. GEN.

Attachment 1

South Australia. (CERTIFICATE OF TITLE.)

Register Book,

Vol. 1334 ; Fol. 72

New Certificate of Title for portion of the land in Vol 767 Folio 107 Vol 1106 Folio 89 and Vol 1318 Folio 162

Hartley Gladstone Hawkins of Royston Park Farmer is the proprietor of an estate in fee simple subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in those pieces of land situated in the HUNDRED of Adelaide COUNTY of Adelaide being the ALLOTMENTS A.B.C.D and E of the subdivision of portion of Section 282 and Block C of other portion of the said Section laid out as Royston Park Subject nevertheless to the Right of Way and Easement granted by Memorandum of Transfer No 629853 to the District Council of Payneham over portion of Allotment B as delineated on the deposited plan hereinafter mentioned Which said Allotments are

bounded as appears in the plan deposited in the Lands Titles Registration Office No. 3133 which said Section is delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this fourth day of July 1924

Signed the 4th day of July 1924, in the presence of H D Shaw

[signature] Registrar-General.

Transfer No 930018 from Hartley Gladstone Hawkins to William Frederick Gillespie of the within lot D Produced for registration the 18 day of June 1925 at noon
H L Cornish Dep Reg Genl

CANCELLED AS REGARDS LAND IN TRANSFER No 930018 AND NEW CERTIFICATE OF TITLE ISSUED VOL 1382 FOLIO 108
[signature] DEP. REG. GENL

Transfer No 942291 from Hartley Gladstone Hawkins to Heinrich Julius Weckert of the within lot C Produced for registration the 16 day of October 1925 at 11.45 am
H L Cornish [signature]

CANCELLED AS REGARDS LAND IN TRANSFER No 942271 AND NEW CERTIFICATE OF TITLE ISSUED VOL 1397 FOLIO 153
[signature] DEP. REG. GENL

(over)

RETURN No 19720

Transfer No 953873 from Hartley Gladstone Hawkins to Stanley Arden of the within lot B. Produced for registration the 23 day of February 1926 at 11.50 a.m.

H McCormick Dep. Reg. Genl.

CANCELLED AS REGARDS LAND IN TRANSFER No. 953873 AND NEW CERTIFICATE OF TITLE ISSUED VOL 1442 FOLIO 9

J Burnes DEP. REG. GENL

Transfer No 942816 from Hartley Gladstone Hawkins to Lottie May Deer of the within lot A. Produced for registration the 12 day of August 1926 at 11.45 a.m.

H McCormick Dep. Reg. Genl.

CANCELLED AS REGARDS LAND IN TRANSFER No. 942816 AND NEW CERTIFICATE OF TITLE ISSUED VOL 1439 FOLIO 7

J Burnes DEP. REG. GENL

CANCELLED

AND Balance CERTIFICATE OF TITLE ISSUED VIDE Letter No 2107 of 1926 VOL 1447 FOL 80

J Burnes DEP. REG. GENL

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 767 Folio 107

Pursuant to Memorandum of Transfer No. 452856

John Logan of Payneham carter is
the proprietor of an estate in fee simple
subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in That piece of land situated in the Hundred of Adelaide COUNTY of Adelaide
being PORTION OF SECTION 282 and bounded as appears in the plan in the margin hereof and therein colored green: Which said piece of land contains twenty one perches or thereabouts and measures on the north westerly side next other portion of the said section twenty seven feet and four inches or thereabouts on the south easterly side next a Government Road thirty feet or thereabouts and as well on the north easterly side next other portion of the said section as on the south westerly side next Lambert Road two hundred feet or thereabouts

which said Section is delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

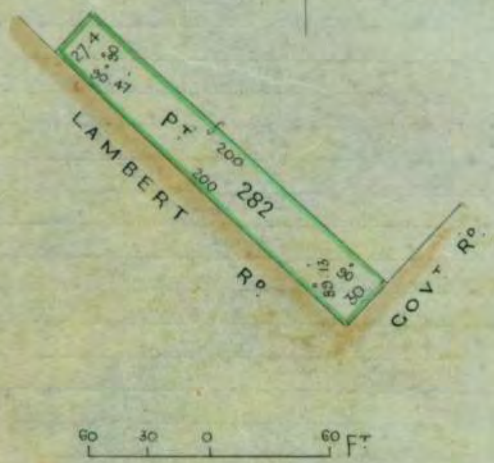
In witness whereof I have hereunto signed my name and affixed my seal this Twenty fifth day of July 1907

Signed the 25th day of July 1907 in the presence of
C. E. Playford

[signature]
Deputy Registrar-General.

F.P. 23730
APPROVED

RIGHT OF WAY
In Deposited Plan 3133
now REDESIGNATED as
Allotment(s) F



Transfer No. 866697 from John Logan to Hartley Gladstone Hawkins of Royston Park farmer of an estate in fee simple in the within land. Produced for registration the 4 day of October 1923 at 11.40 am
[signature] Dep Reg Genl

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 3133) AND A NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 904 OF 1924 VOL. 1334 FOL. 72
[signature]
DEP. REG. GENL.

Balance of THE WITHIN LAND (Right of Way IN DEPOSITED PLAN No. 3133) IS VESTED IN THE District COUNCIL OF Payneham BY VIRTUE OF SEC. 35 SUB SEQ. 2 OF ACT 1452 OF 1920. (vide Tr 904 of 1924)
[signature]
DEP. REG. GENL.

OVER

TG 6218944

TRANSFER No. 6218944 To

South Australian Gas Company

of an EASEMENT

OVER PORTION OF THE WITHIN LAND. PRODUCED 11.7.1986

AT 12:10

CANCELLED AS REGARDS ABOVE LAND AND NEW CT.

ISSUED VOL 4280 FOL 598

Cancelled as regards Allotments F
(RIGHT OF WAY)
in deposited plan 3133 being
portion balance of the within
land and new Certificates issued
Vol. 4280 Folio 599

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 1318 Folio 162

Pursuant to Application No. 27197

John Logan of Payneham Contractor is the proprietor of an estate in fee simple subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in that piece of land situated in the Hundred of Adelaide COUNTY of Adelaide being PORTION OF SECTION 282 and bounded as appears in the plan in the margin hereof and therein colored green: Which said piece of land contains two roods and twelve perches or thereabouts and measures as well on the north easterly side as on the south westerly side next other portions of the said Section two hundred feet or thereabouts and as well on the north westerly side next other portion of the said Section as on the south easterly side next a Government Road one hundred and twenty five feet or thereabouts and is more particularly delineated in the said plan

which said Section is delineated in the public map of the said Hundred deposited in the Lands and Survey Office at Adelaide.

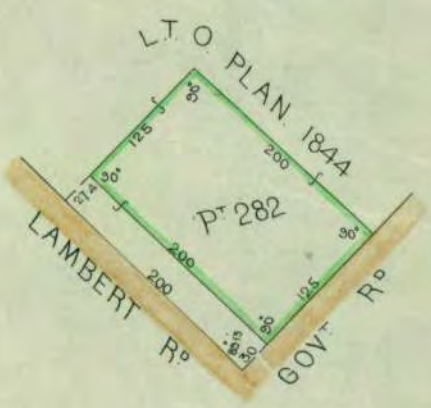
In witness whereof I have hereunto signed my name and affixed my seal this twentyninth day of February 1924

Signed the 29th day of February 1924, in the presence of McShaw.

Registrar-General.

F.P. 23730
APPROVED

RIGHT OF WAY
in Deposited Plan 3133
now REDESIGNATED as
Allotment(s) F



100 50 0 100 FT

Transfer No. 868697 from John Logan to Marilla Gladstone Hawkins of Royston Park Married Woman of an estate in fee simple in the within land. Produced for registration the 4th day of October 1928 at 11.40 a.m.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 3133) AND A NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 904 OF 1924 VOL 1334 FOL 72.

DEP. REG. GENL

Balance of THE WITHIN LAND (Right of Way IN DEPOSITED PLAN No. 3133) IS VESTED IN THE District COUNCIL OF Payneham BY VIRTUE OF SEC. 35 SUB SEC. 2 OF ACT 1452 OF 1920. (vide Tr. 904 of 1924)

DEP. REG. GENL

OVER

~~TG 6218944~~

TRANSFER No. 6218944 To

South Australian Gas Company

of an EASEMENT

OVER PORTION OF THE WITHIN LAND. PRODUCED 11.7.1986

AT 12:10

CANCELLED AS REGARDS ABOVE LAND AND NEW C.T.

ISSUED VOL 4280 FOL 598

Cancelled as regards Allotments F

(Right of Way)

in deposited plan 3133 being

~~portion~~ balance of the within

land and new Certificates issued

Vol. 4280 Folio 599

Appendix D

SA EPA Section 7 Searches

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

FMG Engineering
67 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

22 February, 2021

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 5863 Folio 464
Address	263 Payneham Road, ROYSTON PARK SA 5070

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

7. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

7.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
7.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
7.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
7.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
7.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
7.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
7.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

7.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
7.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
7.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or[1]	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or[1]	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land-	
i)	a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or[1]	NO
ii)	activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or[1]	NO
iii)	any other prescribed activity of environmental significance under Schedule 1 of that Act?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* 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 *Environment Protection Act 1993* 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 *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO

[1] Note Schedule 1 Part A of the Environment Protection Act 1993 changed on 1 June 2019. Land and Business (Sale and Conveyancing) Regulations 2010 references to a 'waste or recycling depot' under 'clause 3(3)' are out of date and are to be read instead as clause 3(1), 3(2), 3(3)(a), 3(3)(b), 3(5)(b) or 3(5)(c) or a combination of them from 1 June 2019. Similarly, references to 'activities producing listed wastes' under 'clause 3(4)' are out of date and are to be read instead as clause 3(5)(a) from 1 June 2019.

g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO
b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO

b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	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 *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete and therefore the EPA cannot confirm the accuracy of the historical information provided.

Appendix E

Safe Work SA Dangerous Substances Search

Government of South Australia
SafeWork SA

Education Team

Level 4 World Park A
33 Richmond Road
Keswick SA 5035

GPO Box 465
Adelaide SA 5001

DX 715 Adelaide

Phone 1300 365 255
Email licensing.safework@sa.gov.au

ABN 50-560-588-327

www.safework.sa.gov.au

3 March 2021

Kylie Raine
FMG Engineering
67 Greenhill Road
WAYVILLE SA 5034

bandi@fmgengineering.com.au

Dear Kylie

DANGEROUS SUBSTANCES LICENCE SEARCH

PROPERTY DETAILS: 263-277 PAYNEHAM ROAD, ROYSTON PARK SA 5070

Further to your application for a Dangerous Substance Search dated 22 February 2021 received for the abovementioned site, I advise that there are no current or historical records for this site.

Yours sincerely

Team Leader
Licensing Unit
SAFEWORK SA

Appendix F

Preliminary site investigation checklist – site inspection

1.0 Job details

Client	**Fasta Pasta Family Restaurants**
Job number	274447
Site name	N/A
Site address	263-277 Payneham Road, Royston Park

2.0 Pre-visit checklist

Element	✓ x	Comment (optional)
Site plan obtained?	✓	
Aerial photographs reviewed and copies on hand?	✓	
Topographic map checked for any sensitive receiving environment?	✓	
Dangerous goods licensing reviewed?	✓	
CT history reviewed?	✓	
WaterConnect groundwater bore data reviewed?	✓	
Council records reviewed?	✓	
EPA Section 7 search results reviewed?	✓	
Site access OK?	✓	
Person with knowledge of site history available?	x	

3.0 Site inspection

Ref	Element	Site inspection observations
1	Inspection conducted by	Kate Stead
2	Date of site inspection	23 February 2021
3	Meteorological conditions	Fine, cloudy.
4	Presence of stockpiles	None observed
5	Evidence of cut and fill activity	None observed (beneath bitumen/concrete footprint)
6	Topography	Sloping downwards towards the north western portion of the site.
7	Overland flow	*Include presence of standing water and direction of water run-off.* No Standing Water Observed
8	Surface water courses	*Direction of water courses and rate of flow, water levels, flood levels, tidal fluctuations, quality of surface water eg sheens noted etc.* No Surface water courses near by
9	Receiving environment	*Include creeks, rivers, oceans etc.* No receiving environments near by

10	Groundwater bores	*Condition, number, measurement of groundwater table.* No groundwater wells on-site
11	Any contaminant preferential pathways identified?	Underground services.
12	Vegetation	*Include any evidence of disturbed, discoloured, distressed vegetation.* Vegetation onsite appears healthy
13	Obstructions	*Eg transmission lines, trees subject to preservation orders, gas and water pipes etc.* Overhead power lines, underground services.
14	Surface cover	*Include evidence of fill, asphalt paving and condition, surface staining, earthworks, demolition activities, percentage of each surface cover etc.* Concrete floor within buildings and bitumen surfacing elsewhere.
15	Soil type	*Include comment about wetness of soil.* No soil visible
16	Adjacent land uses	*Include names and types of businesses, distance from site, apparent condition of properties etc.* North - Office building. East – Payneham Road with commercial properties beyond. South - Payneham Road with commercial properties beyond. West – Lambert Road with residential and a multi-storey nursing home beyond.
17	Complaints from neighbours	Nil
18	Odours	Nil
19	Asbestos	None noted.
20	Obvious evidence of contamination	*Comment about staining, odours, wastes, spills etc.* None noted.
21	Aboveground storage tanks:	Quantity: Nil Volume:

		Content: Condition: Bunded:
22	Underground storage tanks:	Quantity: Nil Volume: Content: Condition: Bunded:
23	Pipelines	Stormwater infrastructure.
24	Waste treatment, storage and disposal	*Include details on liquid waste and solid waste. Area bunded? Describe condition.* Council rubbish bins, small gated bin store.
25	Means of heating and cooling in buildings	*Include fuel type.* Electric split systems
26	Warehouses, sheds and buildings	*Include information on quantity, conditions, location, size, construction materials eg concrete slab, timber floor etc.* Nil
27	Plant and equipment	Nil
28	Transformers or substations	Nil
29	Pits or sumps:	Nil
30	Septic system	Nil
31	Incinerators	Nil
32	No. of employees: Operating hours/days:	
33	Hazardous material storage and use	*List type, volume, container type, location, storage conditions (bunded?), use etc. MSDSs available on site?* No hazardous storage observed

Appendix G

Site inspection photographs

Client: **Fasta Pasta** Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, Royston Park, SA, 5070

Photograph 1 – View north east across bitumen car park.

Photograph 2 – View South East across Northern portion of the site.

Client: **Fasta Pasta** Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, Royston Park, SA, 5070

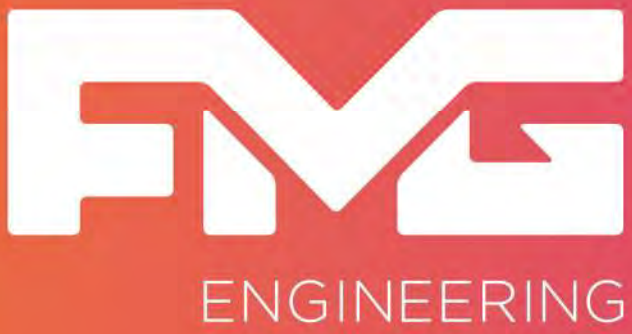
Photograph 3 – View over Council owned roadway.

Photograph 4 – View North East along shop fronts on Payneham Road.

Client: **Fasta Pasta** Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, Royston Park, SA, 5070

Photograph 5 – View of residential dwellings.

Photograph 6 – View North East across bitumen car park.



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APPENDIX 8. PSI: SOIL, VAPOUR AND GROUNDWATER

ENGINEERING

Preliminary site investigation

Soil, vapour and groundwater

JOB NUMBER:	S53241 - 274447
CLIENT:	Fasta Pasta Family Restaurants Pty Ltd
SITE ADDRESS:	263-277 Payneham Road, ROYSTON PARK, SA 5070
DATE:	10/07/2023
REVISION:	1

Client: Fasta Pasta Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, ROYSTON PARK, SA 5070

The opinions expressed in this document are based upon a visual inspection conducted with reasonable care. Areas not reasonably accessible and not readily viewed without disturbing the existing structure, finishes or furnishings have not been inspected, unless noted otherwise.

FMG Engineering has not carried out a review with respect to combustibility, fire resistance or fire safety provisions of the external insulation and finishing system, wall panelling, cladding or façade material or any associated fixing system that is to be or that may be applied to this project. Cladding systems must comply with the Building Code of Australia, the NCC, relevant Australian Standards and any other applicable regulations and test requirements. FMG advises that project specific advice with respect to fitness for purpose and statutory compliance of any proposed cladding materials shall be sought from a suitably qualified and experienced Materials or Fire Services Engineer.

FMG Engineering reserves the right to append, amend and / or modify the contents of this document upon receipt of additional information.

The document is not a guarantee or warranty, but is a professional assessment of the condition of the premises, or part thereof, at the time of inspection.

Document Status

			APPROVE FOR ISSUE		
REV	**STATUS**	**AUTHOR**	**NAME**	**SIGNATURE**	**ISSUE DATE**
0	Final	K. AL Rashid	D. Gowling		12.05.2021
1	Final	D. Rathod	D. Gowling		10.07.2023

Table of contents

Executive summary

BACKGROUND	FMG Engineering (FMG) on behalf of Fasta Pasta Family Restaurants Pty Ltd (the client) has completed a Preliminary Site Investigation (PSI) for land located at 263-277 Payneham Road, ROYSTON PARK, SA 5070. The site comprises an area of approximately 2,240 square metres (m^2) and currently comprises a commercial building (currently tenanted including two residential tenants) and a bitumen car park. The north-western portion of the site is utilised as a roadway owned and maintained by Council. The location and boundaries of the site are shown on Figure 1 in Appendix A. The client intends to redevelop the site for mixed use including a retail outlet and residential apartments. The PSI was completed to assess whether there are potential unacceptable risks to the future users of the site, following the proposed redevelopment due to historical land use. FMG previously conducted a Preliminary Site Investigation comprising of an Environment Site History (ESH) in 2021 (FMG Report Ref: "*PSI – ESH Rev 0",* S53241 – 274447, dated 9 March 2021). The ESH report recommended a preliminary site intrusive investigation, including soil, soil vapour and groundwater be undertaken to assess if the potential contaminating activities (PCAs) identified by the ESH had impacted the site soils and groundwater. Subsequently, the soil, soil vapour and groundwater investigations were undertaken (FMG Report Reference: "*Preliminary Site Investigation, Soil vapour and groundwater Rev0:*" S53241 – 274447 dated 12 May 2021). FMG reported that the no analyte concentrations within the soil, soil vapour or groundwater samples tested were elevated above the ASC NEPM screening criteria protective of human health in a residential (HIL A) or commercial/ industrial (HIL D) land use setting. The area beneath the tenanted commercial building was not included in the original investigation due to access issues and was considered a data gap in our previous investigation. Confirmation that dry cleaning was undertaken onsite was also not able to be confirmed due to the lack of access. This report (Rev1) includes the previous intrusive investigations, an inspection inside of the building and sampling and testing of the soils beneath the building to close out the remaining data gaps.
OBJECTIVES OF INVESTIGATION	The objective of this PSI is to provide an assessment of the potential CoC (CoC) in soil within the carpark and underneath the building, groundwater and vapour identified by FMG in their previous reports that may pose an unacceptable risk to future users of the site. An additional objective was to confirmation whether dry cleaning was undertaken onsite or not.
SCOPE OF WORK	The scope of work undertaken within the PSI included the following: • Advancement of 4 soil boreholes to a depth of 1m bgl and collection of 12 soil samples;

	• A site inspection within the building to assess if there was any evidence of dry-cleaning or not • Advancement of 3 soil boreholes to a depth of 0.5m bgl within the building footprint and collection of surface soil samples; • Submission of soil samples to a NATA accredited laboratory for analysis of CoC; • Installation, recovery & analysis of two passive soil vapour samplers for CoC. Samples will be installed in two of the soil bores and will be recovered for analysis a week later. • Installation of a groundwater well, sampling and analysis of a groundwater sample for CoC. • Comparison of the laboratory data to the applicable screening criteria; and • Preparation of this report documenting the works undertaken and the results obtained.
PCAs AND SOURCES	The FMG 2021 Environmental Site History identified the following potentially contaminating activities (PCAs) that occurred onsite. • Use of a portion of the building onsite by a dry-cleaning company from circa 1957 to 1968 (whether the dry cleaning was undertaken onsite or the site was just and agency is unknown). • Use of the northern portion of the site for storage of unknown items circa 1959. • Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark.
FIELD INVESTIGATION RESULTS	Fill material was encountered at all boreholes locations to depths ranging from 0.1-0.8m bgl. The standing water level (SWL) of groundwater was measured in the well at 12.39m bgl.
DETERMINATION OF SITE CONTAMINATION	The analytical results of the PSI indicate that no analyte concentrations within the soil, soil vapour or groundwater samples tested were elevated above the ASC NEPM screening criteria protective of human health in a residential (HIL A) or commercial/ industrial (HIL D) land use setting within the car park area and underneath the building. Based on an inspection inside of the building there was no evidence that dry cleaning had been undertaken onsite (i.e. no boiler, tanks, washing/drying equipment or pipework). It is considered that the dry cleaning company was an agency only and the dry cleaning was undertaken at another site.
PRELIMINARY WASTE CLASSIFICATION	Should disposal of material from the site be proposed, the material is preliminarily classified **Waste Fill** for disposal to a suitably licenced waste disposal facility. It must be noted that this classification is preliminary in nature and additional assessment will be required.
RECOMENDATIONS	It is recommended that a construction environmental management plan (CEMP) be produced and implemented during the proposed construction works at the site.

Glossary

ACRONYM	COMMENT
ALS	Australian Laboratory Services
AS	Australian Standards
ASC NEPM	Assessment of Site Contamination National Environment Protection Measure
BTEX	Benzene, Toluene, Ethyl Benzene and Xylenes
CEC	Cation Exchange Capacity
DQI	Data Quality Indicators
DQO	Data Quality Objectives
EIL	Ecological Investigation Level
ESL	Ecological Screening Level
FMG	FMG Engineering
HIL	Health Investigation Level
HSL	Health Screening Level
LOR	(Laboratory) Limit of Reporting
m	Metres
m^2	Square metres
m bgl	Metres below ground level
NATA	National Association of Testing Authorities Australia
OCP	Organochlorine Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activities
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance/ Quality Control
RPD	Relative Percentage Difference
TB	Trip Blank
TOC	Total Organic Carbon
TRH	Total Recoverable Hydrocarbons

1.0 Introduction

1.1 Overview

FMG Engineering (FMG) was engaged by Fasta Pasta Family Restaurants Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) comprising of soil, soil vapour and groundwater investigations for a property located at 263-277 Payneham Road, ROYSTON PARK, SA 5070 (the site).

The site comprises an area of approximately 2,240 square metres (m^2) and currently comprises a commercial building (previously tenanted including two residential tenants) and a bitumen car park. The north-western portion of the site is utilised as a roadway owned and maintained by Council. The location and boundaries of the site are presented on Figure 1 within Appendix A.

The client intends to redevelop the site for mixed use including a retail outlet and residential apartments. FMG understands that the client requires a PSI completed to assess whether there are potential unacceptable risks to the future users of the site, following the proposed redevelopment due to historical land use.

1.2 Background

FMG completed an Environmental Site History for the site (FMG Engineering, 2021, Preliminary Site Investigation – Environmental Site History, dated 9 March 2021) and identified the following potential contaminating activities (PCAs) to have occurred onsite:

- Use of a portion of the site by a dry-cleaning company from circa 1957 to 1968.
- Use of the northern portion of the site for storage of unknown items circa 1959.

Additional unconfirmed potentially contaminating activities that may have occurred at the site are as follows:

- Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark.

As per the State Planning Commission Practice Direction 14 (Site Contamination Assessment, 2021) the operation of dry-cleaning activities within the premises is classified as Class 1 activity under the proposed land use sensitivity.

FMG considered that there was a moderate potential risk to the identified human and environmental receptors associated with the site. Potential pollutant linkages have been identified to exist, during and following the redevelopment of the site that warrant further investigation.

FMG recommended that a preliminary site investigation, including both a soil investigation (including vapour) and a groundwater investigation be undertaken to assess the contamination status of the site.

Subsequently, the soil, soil vapour and groundwater investigations were undertaken (FMG Report Reference: "Preliminary Site Investigation, Soil vapour and groundwater Rev0:" S53241 – 274447 dated 12 May 2021). FMG reported that the no analyte concentrations within the soil, soil vapour or

groundwater samples tested were elevated above the ASC NEPM screening criteria protective of human health in a residential (HIL A) or commercial/ industrial (HIL D) land use setting.

The area beneath the tenanted commercial building was not included in the original investigation due to access issues and was considered a data gap in our previous investigation. Confirmation that dry cleaning was undertaken onsite was also not able to be confirmed due to the lack of access to the building. This report (Rev1) includes the previous intrusive investigations (excluding the ESH), an inspection inside of the building and sampling and testing of the soils beneath the building to close out the remaining data gaps.

1.3 Objectives

The objective of this PSI is to provide an assessment of the potential CoC in soil, vapour and groundwater that may pose an unacceptable risk to the future users of the site. The objectives of this investigation are to:

- Obtain site specific data on the ground conditions present at the site;
- Obtain site specific data regarding the contamination status of the soils within the car park areas and underneath the building at the site including soil vapour and groundwater;
- Identify any significant data gaps and include an assessment of the accuracy of the information collected; and
- Provide recommendations for the future management of the site.

1.4 Scope of work

All work was undertaken in accordance with the scope of work outlined in the FMG proposal (EST23997 & EST30323) dated 13 March 2021 and 14 June 2023 and conformed to the requirements of FMG's Quality Management System, which is certified by BSI Australia to comply with the requirements of ISO9001.

The scope of work undertaken within both stages of the PSI included the following:

- Advancement of 4 soil boreholes to a depth of 1m bgl and collection of 12 soil samples;
- A site inspection within the building to assess whether the dry cleaning company actually conducted dry cleaning onsite or operated as an agency where the dry cleaning was undertaken off site.
- Advancement of 3 soil boreholes to a depth of 0.5m bgl within the building footprint and collection of surface samples;
- Submission of soil samples to a NATA accredited laboratory for analysis of the contaminants of concern (CoC);
- Installation, recovery & analysis of two passive soil vapour samplers (Waterloo Membrane Samplers) for CoC volatile organic compounds (VOCs). The samplers were installed in two of the soil bores and recovered for analysis a week later;

- Installation of a groundwater well, sampling and analysis of groundwater sample for the CoC volatile organic compounds (VOCs);
- Comparison of the laboratory data to the applicable screening criteria;
- Preparation of this report documenting the works undertaken and the results obtained; and
- Completion of a Practice Direction 14 Site Declaration Form.

This report was prepared with reference to the following documents:

- National Environment Protection (Assessment of Site Contamination) Measure (NEPM), 1999 (amended 2013). Referenced as "ASC NEPM" in this report;
- Australian Standard AS4482.1-2005, Guide to the investigation and sampling of sites with potentially contaminated soil;
- Australian Standard AS1726-1993, Geotechnical Site Investigations;
- Practice Direction 14 Site Contamination 2021; and
- SA EPA, 2018, Guidelines for the assessment and remediation of site contamination.

2.0 Site identification

The information relating to the site is presented within Table 2:1

Table 2:1 Site details

SITE ADDRESS	263-277 Payneham Road, ROYSTON PARK, SA 5070
Certificate of Title(s) and legal description	The site comprises two Certificates of Title, as follows: • Volume 5863 Folio 465 - Allotment 84 Filed Plan 135935 in the Area named Royston Park, Hundred of Adelaide. • Volume 5676 Folio 117 - Allotment 83 Filed Plan 135934 in the Area named Royston Park, Hundred of Adelaide. An additional non-identified parcel of land is included within the site boundary, along the North Western boundary of the site. This portion is noted as a Public Road or Other Tenure. The current Certificates of Titles are provided in Appendix B.
Current ownership	Gaetano Roscioli, Maria Lucia Roscioli, Italo Rosciolo and Roscioli Pty Ltd and the City of Norwood, Payneham and St Peters (non- identified parcel along north-western boundary).
Site area	The site occupies approximately 2,240m^2
Current land use	A commercial property including two residential tenancies with associated bitumen carparking and a public road (along north western boundary), residential and commercial land use as defined within the ASC NEPM.
Local government authority	The City of Norwood, Payneham and St Peters.
Current zoning	Local Shopping – "Development undertaken in the Local Shopping Zone should be, primarily, small groups of shops which cater for the day-to-day needs of nearby residents."
Proposed land use	Mix use as commercial and residential development as defined within the ASC NEPM.
Proposed land use sensitivity	Class 1 – State Planning Commission Practice Direction 14 (Site Contamination Assessment, 2021)
Surrounding land uses	To the North – Office building with residential dwellings beyond.
	To the East – Payneham Road with commercial buildings and residential dwellings beyond.
	To the South – Payneham Road with commercial buildings and residential dwellings beyond.
	To the West – Lambert Road with residential dwellings, including a multi storey aged care facility.

3.0 Data Quality Objectives (DQO), Quality Assurance (QA) and Quality Control (QC)

The scope of the PSI was devised broadly in accordance with the seven step data quality objective (DQO) process, as detailed in Section 5 of Australian Standard AS4482.1-2005. The DQO process is outlined as follows:

(a) State the Problem – The purpose of the step is to clearly define the problem that requires assessment and additional data so that the focus of the study will be clear and unambiguous;

(b) Identify the Decision – The purpose of this step is to define the decision that will be resolved using information and data accumulated to address the problem;

(c) Identify Inputs to the Decision – The purpose of this step is to identify the informational inputs that will be required to resolve the decision and to determine which inputs require environmental measurements;

(d) Define the Boundary of the Assessment – The purpose of this step is to specify the spatial and temporal circumstances that are covered by the decision;

(e) Develop a Decision Rule – The purpose of this step is to integrate the outputs from previous steps into a single statement that describes the logical basis for arriving at the appropriate proposed action;

(f) Specify the Acceptable Limits on Decision Errors – The purpose of this step is to specify acceptable limits on decision errors, which are used to establish appropriate performance objectives for limiting uncertainty in the data; and

(g) Optimize the Design for Obtaining Data – The purpose of this step is to identify the most resource-effective sampling and analysis design for producing data that are expected to satisfy the DQOs.

A summary of the implementation of the DQO process undertaken for this PSI is provided in Table 3:1 below.

Table 3:1 Implementation of the DQO process

DQO	IMPLEMENTATION
1. State the Problem	The ESH identified that a few PCAs may have taken place at the site. To address the uncertainties an intrusive investigation including soil, vapour and groundwater is required to assess whether the site poses unacceptable risks to current and future site users.
2. Identify the Decision	The objectives of the additional intrusive soil investigation are to: • Identify the presence and depth of any fill material at the site

DQO	IMPLEMENTATION
	• Determine if the previously identified PCAs have impacted the site soils, groundwater or have created soil vapour issues • Assess whether the site soils and/ or groundwater pose an unacceptable risk to identified receptors, and • Determine whether further investigation or management is required.
3. Identify Inputs into the Decision	Inputs to the decision will include the following: • Desktop site history review findings; • Site inspection • Visual and aesthetic assessment of site soils; • Soil analytical results; and • Laboratory reports including QA/QC procedures
4. Define the Boundary of the Assessment	The lateral boundaries of the investigation are formed by the site boundaries as presented in Figure1, Appendix A. The vertical boundaries of the soil and soil vapour investigations are determined by the depth of the boreholes, proposed to be advanced to a maximum depth of 1m bgl. The groundwater investigation will assess the presence/ absence of CoC in groundwater.
5. Develop a Decision Rule	Targeted sampling locations that contain aesthetically unsuitable materials or levels of contaminants above their respective soil, vapour and groundwater investigation guidelines will be considered to be impacted.
6. Specify Acceptable Limits of Decision Errors	Error can be introduced from the sampling/sample design strategy and during laboratory analysis. Data precision and accuracy are assessed as part of the field and laboratory QA/QC implemented. Acceptable (tolerable) limits on decision errors, known as Data Quality Indicators (DQIs) are discussed in Appendix C - DQIs.
7. Optimise the Design for Obtaining Data	Strategic sampling and targeted analysis were adopted for the current investigation based on the findings of the site history review.

3.1 Quality assurance and quality control

Quality control procedures implemented during the PSI were based upon the guidelines in AS4482.1-2005 and the ASC NEPM.

3.1.1 Field QA/QC

The following QA/QC programme was undertaken during the field investigation to meet the ASC NEPM requirements:

- Field work was performed in accordance with FMG's Standard Quality Procedures
- In addition to the primary soil samples, intra-laboratory and inter-laboratory duplicate samples are to be collected as follows:
    - The intra-laboratory duplicate soil and groundwater samples were submitted for analysis to the Primary Laboratory to assess the reproducibility and precision of the laboratory data
    - The inter-laboratory triplicate soil samples were submitted for analysis to the Secondary Laboratory to assess the accuracy of laboratory data
    - Both laboratories were NATA accredited for the analysis performed
- The drilling rods and hand drilling equipment were decontaminated on-site, to ensure that cross contamination between sampling locations did not occur. The drilling rods and hand equipment were decontaminated with a 5% Decon 90 and water solution and then rinsed
- A rinsate sample was then collected from the drilling rods, to ensure that the decontamination procedures carried out and were sufficient
- A new pair of clean disposable nitrile gloves were used to collect each soil sample in order to prevent cross-contamination
- Soil samples were placed into pre-labelled laboratory supplied glass jars and packed in chilled cool boxes prior to dispatch to the analytical laboratories under standard FMG chain of custody procedures

3.2 Laboratory QA/QC

As part of their QA/QC program, the laboratories perform internal duplicate analysis, spike and recovery analysis, and blank analysis in accordance with NATA requirements.

Details of laboratory QA/QC results were included in the certified laboratory reports appended to the final report.

4.0 Site Inspection and Sampling plan methodology

4.1 Site Inspection

On 23 June 2023, a suitably qualified FMG Environmental Scientist inspected the site. The features identified during the site inspection were recorded on the Preliminary Site Investigation Checklist, presented in Appendix D along with soil borehole logs.

A summary of the site features observed during the site inspection is as follows:

- The site comprised an empty building with a combination of wooden floorboards, tiled and concrete floors
- There was no evidence that dry cleaning had been undertaken onsite (i.e. no boiler, tanks, washing/drying equipment or pipework were observed).
- The site was surrounded by a two-metre high, security mesh fence
- A vacant bitumen car park in western portion of the site. The bitumen was in good condition;
- The council owned roadway in northwestern portion of the site was in poor condition;
- No odours or stains were noted during the inspection; and
- No evidence of asbestos was noted during the site inspection.

Surrounding current land uses, as observed during the site inspection, are listed below:

- North: Office building with residential dwellings beyond.
- East: Payneham Road with commercial buildings and residential dwellings beyond.
- South: Payneham Road with commercial buildings and residential dwellings beyond, and
- West: Lambert Road with residential dwellings, including a multi storey aged care facility.

4.2 Sampling location rationale

The rationale behind the locations of each of the boreholes is provided within Table 4:1 Sampling location rationale.

Table 4:1 Sampling location rationale

BOREHOLE ID/Sampling locations	RATIONALE
BH01	Advanced to assess any fill potentially imported and placed beneath the pavement
BH02	Advanced to assess impacts of site being utilised for dry cleaning purposes and fill under the pavement
BH03	Advanced to assess any fill within the north portion of the site and assess impact due to storage of unknown items and use of the site for dry cleaning.
BH04	Advanced to assess contamination status of fill under the Council Road

BH05	Advanced to assess for the presence of residual pesticides, and weedicides, and contamination status of the soil within the building footprint
BH06	Advanced to assess for the presence of residual pesticides and weedicides and contamination status in the soil within the building footprint
BH07	Advanced to assess contamination status of fill under the building footprint
GS01	Advanced to assess for the presence of residual pesticides and weedicides in the soil underneath the building footprint
GS02	Advanced to assess for the presence of residual pesticides and weedicides in the soil underneath the building footprint

4.3 Sampling methodology

4.3.2 Soil Sampling

A site-specific Health and Safety Plan was prepared and implemented during site works.

On 13 April 2021 and 23 June 2023, a total of seven boreholes (BH01 – BH07) were advanced at the site. Four boreholes (BH01- BH04) were advanced using a Geoprobe operated by Aussie Probe to a maximum depth of 1.0m bgl under the direct supervision of a suitably qualified FMG Engineering Environmental Scientist whereas BH05 – BH07 were advanced to a maximum at 0.5m bgl within the building footprint area utilising mechanical handheld drilling equipment. Additionally, two surface samples (GS01-GS02) were also collected from beneath the building using hand grab soil sampling techniques. The soil borehole locations are presented in Figure 2, Appendix A.

Prior to commencing any intrusive works, all borehole locations were cleared for underground and above ground services by Tron Civil, a licensed services locator, under the direction of a suitably qualified FMG Environmental Scientist.

Soil samples were collected from the surface, at changes in lithology (including each distinct soil layer) and at the base of each soil borehole. In total 23 soil samples were collected from the site. Soil logging was undertaken based on field interpretation and in general accordance with Australian Standard AS1726-1993, *Geotechnical Site Investigations*. The presence of any visual and olfactory evidence of contamination (e.g. fill, staining and odour) was also noted on the borehole logs. Copies of soil borehole logs are presented in Appendix D.

QA/QC field procedures were followed as discussed in Section 3.

4.3.3 Soil Vapour sampling

Following completion of soil sampling, two passive soil vapour samplers were installed in two of the boreholes (BH02 & BH03). The locations of the boreholes used for installation of the passive vapour samplers are shown on Figure 2, Appendix A.

The samplers were suspended in the boreholes, approximately five centimetres from the bottom, using the supplied spring and fishing line. The hole was then plugged using the supplied plastic sleeve and

sponge supplied as part of the sampling kit. The surface of the hole was sealed with a thin layer of mortar mix and a steal plate to prevent surface water penetration or tampering.

The passive soil vapour samplers were retrieved one week after installation on the 20 April 2021 and were dispatched to the laboratory under appropriate QA/QC procedures as detailed in Section 3.

Table 4 presents the details associated with the passive soil vapour samplers.

Table 2 - Passive soil vapour sampler details

Sampler ID	BH Location	Deployment Date	Deployment Time	PID Reading	Approximate Temp.	Approximate Relative Humidity	Retrieval Date	Retrial Time
AN-LU-20-1047	BH03	13 April 2021	11:30	0.0ppm	20°C	25%	20 April 2021	2:26
AN-LU-20-1154	BH02	13 April 2021	11:40	0.0ppm	20°C	25%	20 April 2021	2:26

4.4 Laboratory analysis of samples

In total 15 soil samples were selected for analysis. The remaining samples were stored at the laboratory, pending the possible requirement for further analysis.

Selected samples were analysed for one or more of the following:

- Total Recoverable Hydrocarbons (TRH)
- Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX)
- Volatile organic compounds (VOCs)
- Polycyclic Aromatic Hydrocarbons (PAH)
- Heavy Metals (ASC NEPM 15 Metals)
- Organochlorine Pesticides (OCP)
- NEPM EIL Screen (Cation Exchange Capacity (CEC), Total Organic Carbon (TOC) and pH)
- Analytes contained within the ASC NEPM Human Health Investigation Level Screen

The recovered passive soil vapour samplers were submitted for analysis of VOC suites

4.5 Groundwater Well Location Rationale

The groundwater well was installed as near as practicable to the inferred portion of the site historically potentially used for dry cleaning operations. This was done to assess potential impacts that may have occurred due to the identified PCA. The groundwater well location is presented in Figure 2, Appendix A.

4.6 Groundwater Well Installation and Development

A water affecting activity permit (well permit) was obtained from the Department of Environment, Water and Natural Resources prior to the well installation. The well permit is presented in Appendix E.

On 22 April 2021 a suitably qualified Environmental Scientist attended site to install the groundwater well (MW01). The groundwater well was drilled using a truck mounted drilling rig utilising solid auger technique to the final depth of 15m bgl.

Decontamination of augers was undertaken by the driller prior to mobilising to the site utilising a high-pressure gurney and 5% Decon. 90 clean potable water mix.

The well was constructed using 50mm diameter, Class 18, threaded uPVC. The annulus between the well screen and the borehole wall was backfilled with clean, washed, well graded gravel (filter pack material), of a size compatible with the geological unit monitored. The filter material used was uniformly graded and of an appropriate size range so that no significant loss of filter material would occur during development.

A bentonite seal was installed above the filter material followed by cement/bentonite grout to the surface. The monitoring well was completed with a steel gatic cover 50mm level with the ground surface. Details of the well construction are presented in Appendix F.

The groundwater well was developed by removing five bore volumes from the well column on the 26 April using a metal bailer, ensuring all the sediment was removed from the well. The well development form is presented in Appendix G.

4.7 Groundwater Gauging and Sampling Methodology

On 29 April 2021 a suitably qualified Environmental Scientist attended the site to sample and gauge the groundwater well.

The well was gauged for depth to groundwater and any light non-aqueous phase liquid (LNAPL) and dense non-aqueous phase liquid (DNAPL) present using an electronic oil-water interface probe (Heron H. OIL 1000). The total depth of well was also measured.

Sampling of groundwater within the monitoring well was undertaken using HydraSleeve sampling techniques which is a no-purge (passive) grab sampling device.

The HydraSleave sampling device was lowered into the well (ensuring that it had not touched the ground) to collect the sample.

A new disposable HydraSleeve sampler was used to sample the well, so no decontamination was required.

The interface probe was cleaned with Decon 90 (an industrial strength decontamination detergent) and mains water, followed by multiple rinses using distilled water. Clean disposable gloves were used by the FMG Environmental Scientist when handling sample containers and equipment, with gloves changed as necessary. The groundwater sampling records are presented in Appendix H.

4.8 Laboratory Analysis of Groundwater Samples

The primary and duplicate groundwater samples were dispatched for laboratory chemical analysis of the following parameters:

- Analytes within the VOC suite
- Total Dissolved Solids.

4.9 Storage, preservation and transport of samples- Soil and Groundwater

Soil (including soil vapour) and groundwater samples were clearly labelled and collected in appropriate sampling jars/bottles which were supplied by the NATA accredited laboratory.

All samples were stored with cooling aids in an insulated chest immediately after sampling. Samples were kept chilled prior to and during delivery to the laboratory.

Soil and groundwater samples were stored with cooling aids in insulated chests provided by the laboratory. There were no preservation requirements during transport for the passive soil vapour samples. Sample details and analytical requests were recorded on the FMG Chain of Custody (COC) forms included with the samples, prior to dispatching to the laboratory for analysis. Samples were dispatched to the laboratory within appropriate time frames to prevent holding time breaches.

5.0 Soil (including soil vapour) Assessment criteria

To assess the significance of laboratory chemical analytical results in relation to health and environmental risk, sample concentrations were compared to established health and environmental investigation levels outlined in the amended ASC NEPM, which is adopted as an Environment Protection Policy under the Environment Protection Act (1993).

The ASC NEPM screening criteria are used for assessment of existing contamination only and are intended to prompt an appropriate site-specific assessment when they are exceeded.

Site specific health and ecological risk assessments should be conducted where exceedances of investigation levels indicate that there is a likelihood of adverse effects on human health or ecological values for a site.

The adopted screening criteria for the appropriate analytical suite are presented together with the analytical results in the summary tables in Appendix I.

When an analytical result exceeds the adopted criteria threshold, the result is highlighted in the table.

A description of the health-based assessment criteria adopted as part of this investigation is provided below.

5.10 Health investigation levels (HILs)

Health Investigation Levels (HILs) have been developed for a broad range of metals and organic substances. The HILs are applicable for assessing human health risk via all relevant pathways of exposure. The HILs are generic to all soil types. The ASC NEPM states that site specific conditions should determine the depth to which HILs apply for other land uses.

Due to the proposed land use of the site being partially residential and commercial, the site is consistent with the exposure setting described in the ASC NEPM as 'Residential with accessible soil'. HILs have been established for this human exposure setting and are referred to as 'HIL A'.

Additionally, due to the proposed land use of the site being retail, the site is consistent with the exposure setting described in the ASC NEPM as 'Commercial/ industrial'. HILs have been established for this human exposure setting and are referred to as 'HIL D'.

The ASC NEPM includes soil vapour HILs for some VOCs, including TCE. Both the residential and commercial industrial soil vapour HILs have been adopted for this assessment.

5.11 Health screening levels (HSLs)

Health Screening Levels (HSLs) have been developed for selected petroleum compounds and fractions. They are applicable to assessing human health risk via the inhalation of soil vapours.

The HSLs depend upon specific soil physiochemical properties, land use scenarios and the characteristics of building structures. They apply to different soil types, land uses and depths below surface to greater than 4m and have a range of limitations.

Based upon the conditions identified at the site during the intrusive investigation, the following HSL for exposure settings have been adopted:

- HSL A – residential have been adopted, both for 'sand' soils, 0m to 1m bgl. and
- HSL D – commercial/ industrial have been adopted, both for 'sand' soils, 0m to 1m bgl.

5.12 Ecological investigation levels (EILs)

The ASC NEPM also provides screening criteria to assess the potential risk posed to ecological receptors. EILs have been developed for selected metals and organic substances and are applicable for assessing risk to terrestrial ecosystems. EILs depend on specific soil physiochemical properties and land use scenarios and generally apply to the top 2 m of soil.

Based upon the land use of the site and surrounding area, the criteria for the generic land use setting 'commercial & industrial' have been used.

Selected samples were analysed for Cation Exchange Capacity (CEC), Total Organic Carbon (TOC) and pH in order to generate site specific EILs for many of the heavy metals. The reported CEC and pH levels are presented below.

The soil parameters are entered into the National Environment Protection Council, Ecological Investigation Level Calculation Spreadsheet and the EILs are generated.

The spreadsheet is used to calculate EILs for chromium III, copper, nickel and zinc for coarse sand soils. The parameters entered are as follows:

- CEC = 24cmol/kg;
- TOC=5,800 mg/kg;
- pH = 7.2;
- State = SA;
- Traffic Volume = Low, and
- Clay content = 59%.

The soil specific EILs for 'Aged Contamination' have been selected.

5.13 Ecological screening levels (ESLs)

ESLs have been developed for the management of potential risk posed by selected petroleum hydrocarbons. ESLs broadly apply to coarse and fine grained soils and various land uses. They are generally applicable to the top 2m of soil.

Based upon the land use of the site and surrounding area, the criteria for the generic land use setting 'commercial & industrial', for fine soils have been used

5.14 Waste Classification

To determine the suitability of the subject material for off-site disposal at a licensed waste disposal facility, the laboratory analytical results were assessed against the current criteria for the classification of waste (EPA, March 2010). The criteria determine the suitability of material for off-site disposal at an

EPA approved landfill or waste disposal facility. The three classifications of material include Waste Fill (WF), Intermediate Waste Soil (IWS) and Low Level Contaminated Waste (LLCW).

5.15 Soil Vapour Assessment criteria

The ASC NEPM includes soil vapour HILs for some VOCs, including TCE for outdoor air. Both the residential and commercial industrial soil vapour HILs have been adopted for this assessment.

An estimation of the attenuation (migration) of the volatile chemicals from the soil vapour was undertaken to estimate the indoor air concentrations into overlying buildings, of volatile chemicals, based on Slab on grade footing construction.

The concentrations of TCE obtained within the vapor investigation were multiplied by attenuation factors to obtain theoretical estimated indoor air concentrations.

The estimated indoor air concentrations were then compared against the TCE Action Levels, which were developed by the Government of South Australia to interpret the significance of the results and the action required. These response ranges are provided in the image below.

Figure 1 - SA EPA indoor vapour action levels

5.15.4 Determining the attenuation factor

In order to estimate the potential indoor air concentration of a volatile chemical identified in soil vapour, an attenuation factor is required. The attenuation factor represents the change in concentration between the measured environmental location (such as a deep soil vapour sample) and the indoor air environment. The attenuation factor represents a number of different processes that may occur to reduce the concentration of the chemical, including biological degradation, dispersion, dilution and adsorption to soil particles.

Data from Australia are limited to a number of regulatory documents including CRC CARE and NSW EPA. A discussion relating to the applicability of these documents is provided below:

- CRC CARE (2013) does not provide a review of Attenuation Factors (AF) but focusses more on biodegradation and the development of a screening distance in the vertical plane including the methodologies for soil vapour measurement. There is a reference to a 0.005 AF for soil gas to indoor air (p 30) and references to CRC CARE (2011) which is the technical

report for the development of the HSL for that value.

- The NSW EPA (2012) reflects guidance for the assessment and management of sites impacted by hazardous ground gases. The document provides a brief summary (p 41) on AF and comments on:
    - The US EPA (2002) AF (AF =0.1);
    - The ODEQ values (sub-slab AF of 0.005 for chlorinated compounds); and
    - The ASC NEPM adopted a conservative attenuation factor of 0.1 for the derivation of soil vapour HILs to apply to the pathway from sub-slab or shallow soil gas to indoor air in residential or commercial buildings. In doing this, the ASC NEPM recognized the wide variation in attenuation factors measured for shallow soil gas, and that a factor of 0.1 is below (less conservative than) the 95th percentile.

For this investigation an attenuation factor of 0.1 has been adopted.

6.0 Groundwater Screening and Assessment Criteria

6.16 Preliminary Groundwater Beneficial Use Assessment

Protection of groundwater in South Australia is regulated by the SA EPA Environment Protection (Water Quality) Policy 2015 (EPP- WQ). This is also the primary regulatory guidance for protecting marine and inland waters in SA. The EPP-WQ prescribes general water quality criteria for a broad range of compounds. These criteria have been used for the assessment of the groundwater chemical results for groundwater investigation completed at the site.

When determining if there is groundwater contamination at the site, the environmental value of the water needs to be considered. The SA EPA Guidelines for the assessment and remediation of site contamination (2018), describes a four-step process to determine the environmental values of water underlying the site, and then provides the chemical criteria required to be considered based on the identified environmental values. The decision making (based on the four-step process) behind the selection of the groundwater criteria is presented within Table 6.1 below.

Table 6.1 Selection of Groundwater Criteria

STEP	DATA	ENVIRONMENTAL VALUE
Step 1 Apply Table 3 of Schedule 1 of the EPP-WQ based on the TDS at the site.	Laboratory TDS – 3,500mg/kg (GW01), 3,700mg/kg (GW02) and 2,000mg/kg (GW03).	Primary Industries – irrigation and general water use Primary Industries – livestock drinking water Primary Industries – aquaculture and human consumption of aquatic foods
Step 2 Application of a 2km buffer distance for protection of surface water	No surface water bodies are located within a 2Km radius from the site. The closest surface water body is West Lakes which is approximately 2.5Km north west of the site.	N/A
Step 3 Application of Water Connect (groundwater data)	Groundwater wells in the vicinity of the site are recorded for domestic, drainage, industrial and irrigation.	Drinking water- Human Primary Industries – irrigation and general water use Primary Industries
Step 4 Selection of applicable criteria- based on identified environmental values.	**ENVIRONMENTAL VALUE**	**CRITERIA**
	Drinking Water- Human	NHRMC, NRMMC (2015) Australian Drinking Water Guidelines
	Aquatic ecosystems - fresh	ANZECC & ARMCANZ (2000) Water quality guidelines

	Primary Industries – agriculture and aquaculture	ANZECC & ARMCANZ (2000) Water quality guidelines

As the Australian drinking water guidelines (ADWG) are considered to be the most conservative criteria, these have been selected as the applicable screening criteria and are included in the groundwater chemical results tables.

7.0 Soil assessment and results

7.1 Field observations

Details of the sub-surface conditions encountered during the intrusive soil investigation are outlined in the soil borehole logs presented in Appendix D.

Fill material was encountered at all boreholes to depths ranging between 0.1-0.8m bgl. Five distinct fill material types were encountered at the site, and are summarised as follows:

- F1: Sandy GRAVEL, fine to medium grained, pale grey brown, fine to coarse sand, moist, firm;
- F2: Gravelly SAND, fine to coarse, pale grey brown, fine to medium grained, dry to moist, firm;
- F3: SAND, fine, pale brown, dry to moist, soft medium plasticity, red-brown; and
- F4: CLAY, high plasticity, brown, trace of fine-grained sand

Natural material was encountered at all locations on the site and included a red-orange brown high plasticity clay. Other natural material encountered during installation of the groundwater well consisted of orange brown, medium plasticity sandy clay and low plasticity, pale orange brown, silty sandy clay.

No visual or olfactory evidence of contamination was observed by the Field Scientist. Groundwater was not encountered during the intrusive investigation.

7.2 Field testing

Field testing was undertaken on each sample by placing a small sample of soil into a polyethylene bag which was sealed to enclose as much air as possible around the soil sample. The polyethylene bag was pierced, and a Photo-Ionisation Detector (PID) was inserted to test for ionisable volatile organic compounds.

PID readings were recorded and presented on the soil borehole logs presented in Appendix D. The PID calibration information is presented in Appendix J.

7.3 Laboratory results

7.3.5 Risk to Human Health and the environment criteria

Tabulated summaries of the laboratory results compared to the adopted screening criteria/guidelines are provided in Appendix I. Laboratory certificates of analysis, sample receipt notices and chain of custody documentation are presented in Appendix K.

All soil samples submitted for analysis reported concentrations either below the laboratory LOR or below the adopted site assessment criteria, with the exception of sample BH04-4 which reported a copper result of 24mg/kg exceeding the EIL Criteria of 20mg/kg.

Statistical analysis was conducted on the copper results within the fill material to assess whether the copper result is a statistically significant result. The 95% UCL, standard deviation and maximum concentrations indicated that the copper result is statistically insignificant and that no further investigation is deemed necessary.

1.1.1 Soil Vapour Results

The passive soil vapour samplers submitted for analysis reported concentrations either below the laboratory reporting limit or below the adopted screening criteria for soil vapour intrusion. As such, based on the adopted screening criteria and attenuation factor for indoor air, no further action is required.

Tabulated summaries of the laboratory results compared to the adopted screening criteria/guidelines are provided in Appendix L. Laboratory certificates of analysis, sample receipt notices and chain of custody documentation are presented in Appendix M.

7.3.6 Waste Classification criteria

All samples reported concentrations below the Waste Fill criteria. No anthropogenic or oversize inclusions were noted in the material.

It should be noted that due to the nature of borehole drilling it is impossible to assess the material for any inclusions greater than 100mm in length. The client and contractor should be aware of this requirement and ensure, while excavating, the material meets the physical criteria of Waste Fill.

8.0 Groundwater Monitoring Results

8.4 Groundwater Occurrence

The groundwater well was gauged for standing water level on 04 May 2021. The groundwater sampling form is presented in Appendix H.

During groundwater sampling, depth to water from top of casing (TOC) was noted to be 12.39m.

8.5 Laboratory Analytical Results

Tabulated summaries of the laboratory analysis of groundwater are presented in Appendix N along with a comparison of the analytical results to the adopted screening criteria. Sample concentrations exceeding the adopted criteria have been highlighted in the tables. Laboratory certificates of analysis and COC documentation are provided in Appendix O.

All samples submitted for analysis reported concentrations either below the laboratory LOR or below the adopted site assessment criteria.

The laboratory reported total dissolved solids of 1,800mg/L indicating the water was moderately saline. The reported salinity exceeds the ADWG criteria for TDS (600mg/L) which indicates that the beneficial use of groundwater beneath the site as potable drinking water is not considered to be realistic due to the unpalatability of the water.

9.0 Quality assurance and quality control

9.1 Data quality objectives

Data quality objectives (DQOs) were developed (within Section 3) for the soil sampling undertaken to ensure the integrity and reproducibility of the tests and to provide a check on the potential for cross-contamination during the sampling process.

The procedures undertaken to achieve the DQOs included deployment of trained personnel familiar with soil sampling techniques. Laboratory quality assurance and quality control (QA/QC) was undertaken and fulfilled by the primary laboratory (Envirolab Group).

Quality Assurance was maintained by:

- Using qualified environmental scientists and engineers to undertake the field supervision and sampling;
- Following the FMG standard operating procedures for soil sampling, field testing and decontamination as presented detailed in FMG Engineering Quality Management System Field Operating Procedures for Environmental Investigations
- Using National Association of Testing Authorities (NATA)-registered laboratories that utilise standard laboratory methods (including in-house test methods) of the USEPA, American Public Health Association (APHA), ASC NEPM and Australian Standards.

9.2 Data quality indicators

The analysis of QC duplicate samples and internal laboratory QA/QC procedures should be assessed against the following data quality indicators (DQIs) for the assessment:

- Conformance with specified holding times;
- Accuracy of spiked sample recoveries within an acceptable range (70-130% for inorganic contaminants/metals and 60%-140% for organics);
- Field and laboratory duplicate will have a precision average of +/- 50% relative percent difference (RPD);
- Concentration of contaminants in laboratory reagents and blanks below the laboratory limit of reporting (LOR);
- Field duplicates will be collected at a minimum frequency of one each for every twenty samples analysed; and
- Field blanks and rinsate blanks to be collected at a rate of one per day of field work.

9.3 Field QA/QC

The QAQC procedures were followed as stated within Section 3.

9.4 Soil analysis

9.4.1 Intra-laboratory and Inter-laboratory duplicate

One intra-laboratory duplicate was analysed as part of the assessment (BH02-4/QA01).

The RPD results for the intra laboratory field duplicate were all within the absolute 50% acceptance range.

RPDs could not be calculated for several analytes due to sample concentrations being below the laboratory's LOR in both samples of the duplicate pair. The consistent 'below laboratory limit' of recording results indicate good analytical data correlation between the sample and duplicate pair.

No Duplicate samples were analysed as part of the soil vapour assessment.

9.4.2 Rinsate QA/QC assessment

The rinsate sample submitted to ALS recorded concentrations below the laboratory LOR. This indicates that the push tube rods used for drilling the boreholes were cleaned to a sufficient standard.

The results of the rinsate chemical analyses is presented in Appendix K.

9.5 Groundwater analysis

9.5.3 Intra-laboratory and Inter-laboratory duplicate

One intra-laboratory duplicate was analysed as part of the assessment (MW01 / QA01).

The RPD results for the intra/inter laboratory field duplicates were all within the absolute 50% acceptance range.

RPDs could not be calculated for several analytes due to sample concentrations being below the laboratory's LOR in both samples of the duplicate pair. The consistent 'below laboratory limit' of recording results indicate good analytical data correlation between the sample and duplicate pair.

9.5.4 Rinsate QA/QC assessment

No rinsate samples were collected or analysed as part of the groundwater assessment due to the use of previously decontaminated laboratory equipment.

9.6 Soil (including soil vapour) Laboratory QA/QC

Quality Control (QC) of the laboratory programme was achieved by the following means:

- Method blanks – the laboratory ran reagent blanks to confirm the equipment and standards used were uncontaminated;
- Laboratory duplicates – the laboratory split samples internally and constructed tests on separate extracts; and
- Laboratory spikes – samples were spiked by the laboratory with a known concentration of contaminants and subsequently tested for recovery.

9.6.1 Method blanks

All method blanks from Envirolab returned results below the LOR and are, therefore, considered acceptable.

Additionally, all method blanks from SGS undertaken as part of the soil vapour analysis reported results below the LOR and are, therefore considered acceptable.

9.6.2 Laboratory duplicates

The RPDs between duplicate pairs are calculated to measure laboratory precision. Envirolab reported RPD values between 20% and 50%. which are below the Envirolab acceptable criteria of 50%.

9.6.3 Laboratory spikes

Envirolab adopts an acceptable range of 70% to 130% recovery of inorganics and metals, and 60% to 140% for organics

9.6.4 Sample Holding times

Samples were generally analysed within the recommended holding times.

9.7 Groundwater Laboratory QA/QC

Quality Control (QC) of the laboratory programme was achieved by the following means:

- Method blanks – the laboratory ran reagent blanks to confirm the equipment and standards used were uncontaminated;
- Laboratory duplicates – the laboratory split samples internally and constructed tests on separate extracts; and
- Laboratory spikes – samples were spiked by the laboratory with a known concentration of contaminants and subsequently tested for recovery.

9.7.5 Method blanks

All method blanks from Envirolab returned results below the LOR and are, therefore, considered acceptable.

9.7.6 Laboratory duplicates

The RPDs between duplicate pairs are calculated to measure laboratory precision. All RPDs were within the acceptable RPD range.

9.7.7 Laboratory spikes

Envirolab adopts an acceptable range of 70% to 130% recovery of inorganics and metals, and 60% to 140% for organics Envirolab laboratory spike were within the acceptable range.

9.7.8 Sample Holding times

Samples were generally analysed within the recommended holding times.

9.8 QA/QC Conclusions

- Data quality Indicators indicate that data is deemed to be of suitable quality;
- The number of quality control samples analysed was sufficient to comply with the ASC NEPM quality control guidelines;
- RPD values suggest that no significant laboratory or sampling errors have occurred;
- Holding times were generally acceptable for the analytes targeted;
- Sample temperatures were considered acceptable.
- No significant quality issues regarding sample analysis were identified throughout the quality control procedures.

In summary, FMG considers that precision and accuracy of the analytical data is acceptable for the purposes of the investigation.

Laboratory QA/ QC procedures and results are detailed in the NATA-certified laboratory reports contained in Appendix K.

10.0 Data gaps

Schedule B2 of the ASC NEPM states that the PSI report should clearly identify any significant data gaps and include an assessment of the accuracy of the information collected.

No other data gaps have been identified during this assessment.

It should be noted that a limitation of the soil sampling undertaken as part of the PSI is that the results relate to a relatively limited scope of testing of material. Whilst we infer that the data was representative of soil conditions at the site at the time of sampling, actual conditions between the sampling locations may vary. Therefore, it must be noted that a degree of uncertainty does exist at the site.

11.0 Conclusions/Recommendations

FMG Engineering (FMG) on behalf of Fasta Pasta Family Restaurants Pty Ltd (the client) has completed a Preliminary Site Investigation (PSI) for land located at 263-277 Payneham Road, ROYSTON PARK, SA 5070.

The site comprises an area of approximately 2,240 square metres (m^2) and currently comprises a commercial building (previously tenanted including two residential tenants) and a bitumen car park. The north-western portion of the site is utilised as a roadway owned and maintained by Council.

The FMG 2021 ESH identified the following potentially contaminating activities (PCAs) that may have occurred onsite.

- Use of a portion of the building onsite by a dry-cleaning company from circa 1957 to 1968 (whether the dry cleaning was undertaken onsite or the site was just and agency is unknown).
- Use of the northern portion of the site for storage of unknown items circa 1959.
- Potential importation of contaminated fill for use beneath the building footprint and the bitumen carpark.

The PSI was completed to assess whether there are potential unacceptable risks to the future users of the site including underneath the building area following the proposed redevelopment due to historical land use.

Based on an inspection inside of the building there was no evidence that dry cleaning had been undertaken onsite (i.e., no boiler, tanks, washing/drying equipment or pipework). It is considered that the dry cleaning company was an agency only and the dry cleaning was undertaken at another site.

A total of 7 boreholes were advanced at the site including three boreholes within the building area. Four soil boreholes (BH01- BH04) were drilled to a maximum depth of 1.0 m bgl within the car park areas whereas three boreholes (BH05-BH07) were advanced within the footprint of the building for environmental investigation. Additionally, two surface samples (GS01-GS02) were also collected within the footprint of the building using hand grab sampling technique. Soil boreholes were targeted to assess the potentially contaminating activities (PCA) identified within the Environmental Site History (ESH) Report completed for the site. Additionally, a site inspection including inside of the building was undertaken to confirm whether dry cleaning was undertaken onsite or not.

A total of 15 soil samples were submitted for a range of analysis, including but not limited to OCP /OPP, TRH, BTEX, PAH, heavy metals and analytes contained within the ASC NEPM Screen.

Two of the boreholes (BH01 & BH02) were utilised for installation of passive soil vapour samplers to assess for potential soil vapour due to historical PCAs. The samplers were submitted for analysis of VOC suits.

Additionally, FMG installed a groundwater monitoring well onsite within the vicinity of identified historical PCA. During groundwater well development and sampling, the depth to water from the top of casing (TOC) was noted to be 12.39m. The groundwater well was sampled, and the sample analysed for TDS and VOC Suit.

Fill material was encountered within all boreholes to depths ranging from 0.1-0.8m bgl.

The analytical results of the PSI indicate that no analyte concentrations within the soil, soil vapour or groundwater samples tested were elevated above the ASC NEPM screening criteria protective of human health in a residential (HIL A) or commercial/ industrial (HIL D) land use setting.

This is with the exception of one individual soil sample BH04-4 that reported a copper concentration of 24mg/kg, exceeding the EIL screening criteria of 20mg/kg. Statistical analysis was conducted on the copper results within the fill material to assess whether the copper result is a statistically significant result. The 95% UCL, standard deviation and maximum concentrations indicated that the copper result is statistically insignificant and that no further investigation is deemed necessary.

FMG therefore conclude that there is no evidence of soil, vapour intrusion or groundwater contamination at the locations tested including underneath the building that would present an unacceptable risk to human health and/or the environment in a residential and/ or commercial/ industrial land use setting.

Should disposal of material from the site be proposed, the material is preliminarily classified **Waste Fill** for disposal to a suitably licenced waste disposal facility. It must be noted that this classification is preliminary in nature and additional assessment will be required subject to proposed disposal volumes.

It is recommended that a construction environmental management plan (CEMP) be produced and implemented during the proposed construction works at the site.

12.0 Report limitations

This report is the subject of copyright and shall not be reproduced either wholly or in part without the prior written permission of FMG Engineering.

This report is intended for the sole use of **Fasta Pasta Family Restaurants Pty Ltd** (the client) and should not be relied upon by any other party. It has been prepared to meet the objectives of the client with reference to the requirements of the development of the site, as understood by FMG Engineering at the time of writing. Those objectives may not necessarily be the objectives desired by any other third party or any potential purchaser or user of the site.

This report outlines the findings of the Preliminary Site Investigation works undertaken at the site. The nature of the assessment means that the findings are limited in their application and should not be considered as adequately addressing all potential environmental issues and risks.

Reference should be made to Appendix P for further information about the interpretation of this report.

Appendix A

Figures

REV	DESCRIPTION	DATE	INIT	APP

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ABN 58 083 071 185
Quality Management Systems ISO 9001 Certified

FMG ENGINEERING

CLIENT	Fasta Pasta Family Restaurants Pty Ltd
TITLE	PSI report
SITE ADDRESS	263-277 Payneham Road, ROYSTON PARK, SA 5070
DRAWING TITLE	Site Location Plan

DESIGNED	DD/KJS	DRAWN	DG
CHECKED		No. OF SHEETS	
SCALE	NTS @ A4	DATE STARTED	
SITE ID & JOB No.	274447	REV.	
DRAWING No.	Figure 1		

REV	DESCRIPTION	DATE	INIT	APP

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ABN 58 083 071 185
Quality Management Systems ISO 9001 Certified

FMG ENGINEERING

CLIENT	Fasta Pasta Family Restaurants Pty Ltd
TITLE	PSI report
SITE ADDRESS	263-277 Payneham Road, ROYSTON PARK, SA 5070
DRAWING TITLE	Borehole and Groundwell Location Plan
DESIGNED	DD/KJS
DRAWN	DG
CHECKED	
No. OF SHEETS	
SCALE	NTS @ A4
DATE STARTED	
SITE ID & JOB No.	274447
REV.	
DRAWING No.	Figure 2

Appendix B

Current Certificates of Title

LAND SERVICES SA

Product	Register Search (CT 5863/464)
Date/Time	22/02/2021 01:57PM
Customer Reference	PO133449
Order ID	20210222006961

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5863 Folio 464

Parent Title(s) CT 2291/17

Creating Dealing(s) CONVERTED TITLE

Title Issued 03/01/2002 **Edition** 6 **Edition Issued** 03/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

GAETANO ROSCIOLI
MARIA LUCIA ROSCIOLI
ITALO ROSCIOLI
OF 12 BEAUFORT STREET WOODVILLE SA 5011
999 / 1000 SHARE AS JOINT TENANTS

ROSCIOLI (PROPERTY NO.2) PTY. LTD. (ACN: 008 160 343)
OF 12 BEAUFORT STREET WOODVILLE SA 5011
1 / 1000 SHARE

Description of Land

ALLOTMENT 84 FILED PLAN 135935
IN THE AREA NAMED ROYSTON PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10741861	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

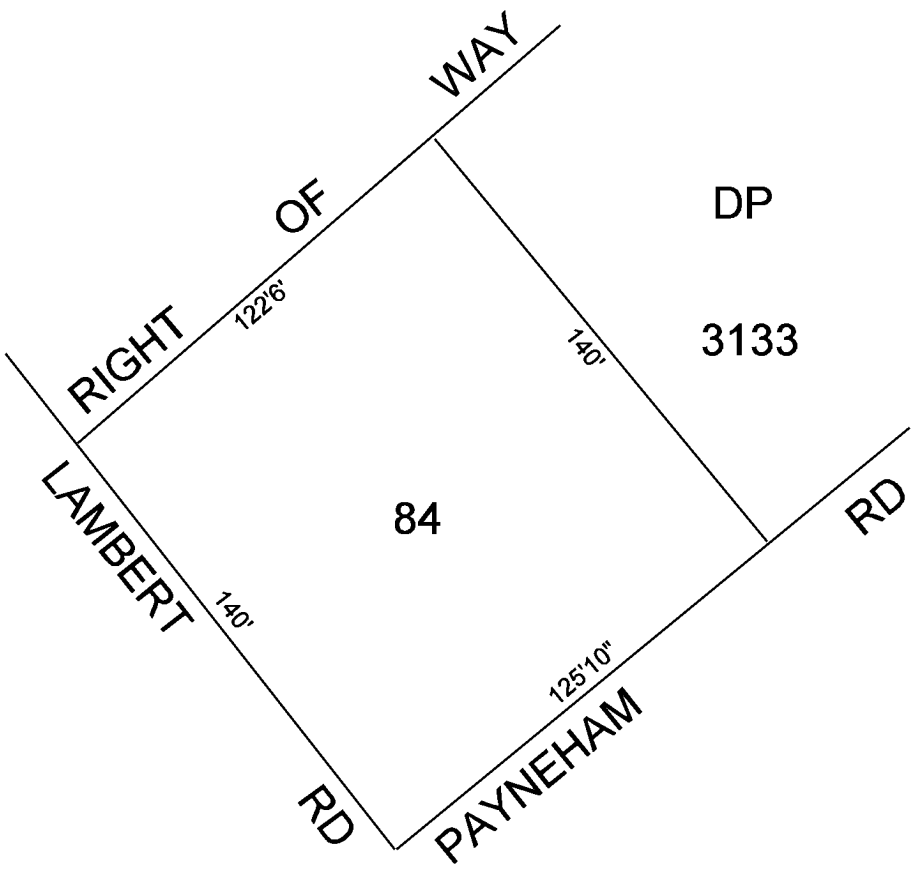
Registrar-General's Notes

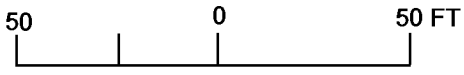
PLAN FOR LEASE PURPOSES VIDE G548/2003
PLAN FOR LEASE PURPOSES VIDE G574/1988
APPROVED FILED PLAN FOR LEASE PURPOSES FX49844

Administrative Interests NIL

Product	Register Search (CT 5863/464)
Date/Time	22/02/2021 01:57PM
Customer Reference	PO133449
Order ID	20210222006961

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2291/17 LAST PLAN REF: DP 3133





DISTANCES ARE IN FEET FOR METRIC CONVERSION		
1 FOOT	=	0·3048 METRES
1 INCH	=	0·0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

LAND SERVICES SA

Product	Register Search (CT 5676/117)
Date/Time	22/02/2021 01:59PM
Customer Reference	PO133449
Order ID	20210222006998

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5676 Folio 117

Parent Title(s) CT 2291/16

Creating Dealing(s) CONVERTED TITLE

Title Issued 28/07/1999 **Edition** 6 **Edition Issued** 03/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

GAETANO ROSCIOLI
MARIA LUCIA ROSCIOLI
ITALO ROSCIOLI
OF 12 BEAUFORT STREET WOODVILLE SA 5011
999 / 1000 SHARE AS JOINT TENANTS

ROSCIOLI (PROPERTY NO.2) PTY. LTD. (ACN: 008 160 343)
OF 12 BEAUFORT STREET WOODVILLE SA 5011
1 / 1000 SHARE

Description of Land

ALLOTMENT 83 FILED PLAN 135934
IN THE AREA NAMED ROYSTON PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10741861	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

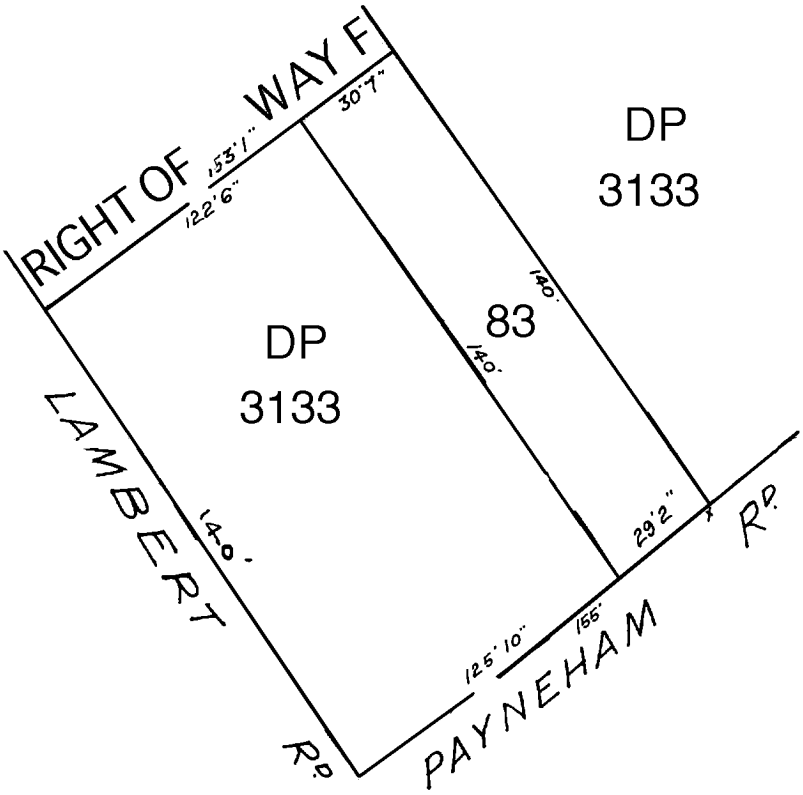
Registrar-General's Notes

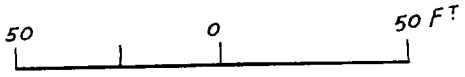
PLAN FOR LEASE PURPOSES VIDE G548/2003

Administrative Interests NIL

Product	Register Search (CT 5676/117)
Date/Time	22/02/2021 01:59PM
Customer Reference	PO133449
Order ID	20210222006998

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 2291/16 LAST PLAN REF: DP 3133





DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION		
1 FOOT	=	0·3048 METRES
1 INCH	=	0·0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Appendix C

Data Quality Indicators (DQI) to be assessed

DATA QUALITY INDICATORS	FIELD CONSIDERATIONS	LABORATORY CONSIDERATIONS	NOTES
Completeness A measure of the amount of useable data (expressed as %) from a data collection activity	All critical locations sampled? All samples collected (from grid and at depth) Standard Operating Procedures (SOPs) complied with? Experienced Sampler? Documentation Correct?	All critical samples analytes analysed? All appropriate analytes analysed? Appropriate methods and laboratory Limit of Reporting (LOR) undertaken? Sample documentation complete? Sample holding times complied with?	The required completeness will be assessed at 95% All required data must be obtained for critical samples and CoC
Comparability The confidence (expressed qualitatively) that data may be considered equivalent for each sampling and analytical event	Same SOPs used on each occasion? Experienced Sampler? Similar climatic conditions? Same types of samples collected?	What sample analytical methods were used? Were there representative sample PQLs? Were the same laboratories used? Were the same units used?	A level of consistency in techniques used to collect and analyse the samples will be maintained throughout the investigation to ensure a high level of comparability.
Representativeness The confidence (expressed qualitatively) that data is representative of each medium present on the site	Appropriate media sampled? All media identified sampled?	All critical samples analysed according?	The scope of works discussed within the proposal will be undertaken so that an adequate number of samples are collected from an appropriate number of locations in order to suitably characterise the site.

Client: Fasta Pasta Family Restaurants Pty Ltd
Site: 263-277 Payneham Road, ROYSTON PARK, SA 5070

DATA QUALITY INDICATORS	FIELD CONSIDERATIONS	LABORATORY CONSIDERATIONS	NOTES
Precision A quantitative measure of variability (or reproducibility) of data	SOPs appropriate and complied with?	Analysis of: Laboratory and inter-laboratory duplicates Field duplicates and triplicates	The precision of the data shall be measured by calculating the Relative Percent Difference (RPD) between duplicate sample pairs. The standard acceptance criteria of 50% RPD will be used. However, it should be noted that this will not always be achieved, is any heterogeneous fill material is identified on the site.
Accuracy (bias) A quantitative measure of the closeness of the reported data to the true value	SOP appropriate and complied with?	Analysis of: Trip blanks Rinsate Laboratory duplicates samples Laboratory-prepared spikes Laboratory blanks	The "acceptance limits" on laboratory control samples are: Field blanks should be below laboratory LORs. Laboratory duplicates - <30 % for metals/inorganics, <50 % for organics. Laboratory spikes – 70-130 % for metals/inorganics, 60-140 % for organics. Laboratory blanks - <LOR

Appendix D

Borehole Logs and Site Inspection Checklist

BOREHOLE LOG

BOREHOLE ID: BH01

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 13/04/2021
Date Completed: 13/04/2021

Logged By: KA
Checked By: DG
Contractor: Aussie Probe
Operator: Chris Olsen
Rig: GeoProbe

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 50mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Push tube	0		FILL	BITUMEN: black; dry; hard.	D	Groundwater Not Encountered		0	
	0.1		FILL	SANDY GRAVEL: pale grey brown ; gravel, fine to medium grained; sand, fine to coarse grained; dry to moist; firm; layer.	D - M		BH01_0.03-0.20		
	0.2		FILL	CLAY: brown; of high plasticity, trace sand; sand, fine grained; dry to moist; stiff.	D - M		BH01_0.20-0.40		
	0.3								
	0.4		CH	CLAY: red to orange brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; very stiff.	D - M		BH01_0.80-1.00		
	0.5								
	0.6								
	0.7								
	0.8								
	0.9								
	1.0			Hole Terminated at 1.00m - Target depth					

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

BOREHOLE LOG

BOREHOLE ID: BH02

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 13/04/2021
Date Completed: 13/04/2021

Logged By: KA
Checked By: DG
Contractor: Aussie Probe
Operator: Chris Olsen
Rig: GeoProbe

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 50mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Push tube	0		FILL	BITUMEN: black; dry; hard.	D	Groundwater Not Encountered		0	
			FILL	SANDY GRAVEL: pale grey brown ; gravel, fine to medium grained; sand, fine to coarse grained; dry to moist; firm; layer.	D - M		BH02_0.03-0.10		
	0.1		FILL	GRAVELLY SAND: pale grey brown ; sand, fine to coarse grained; gravel, fine to medium grained; dry to moist; firm.	D - M		BH02_0.20-0.40		
	0.4		FILL	CLAY: brown; of high plasticity, trace sand; sand, fine grained; dry to moist; firm.	D - M		BH02_0.50-0.70		
	0.7		CH	CLAY: red to orange brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; very stiff.	D - M		BH02_0.80-1.00		
	1.0			Hole Terminated at 1.00m - Target depth					

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

BOREHOLE LOG

BOREHOLE ID: BH03

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 13/04/2021
Date Completed: 13/04/2021

Logged By: KA
Checked By: DG
Contractor: Aussie Probe
Operator: Chris Olsen
Rig: GeoProbe

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 50mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Push tube	0		FILL	BITUMEN: black; dry; hard.	D	Groundwater Not Encountered		0	
			FILL	SANDY GRAVEL: pale grey brown ; gravel, fine to medium grained; sand, fine to coarse grained; dry to moist; firm; layer.	D - M		BH03_0.03-0.10		
	0.1		FILL	SAND: pale brown ; sand, fine to coarse grained; dry to moist; firm.	D - M		BH03_0.10-0.30		
	0.4		CH	CLAY: red to orange brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; very stiff.	D - M		BH03_0.70-1.00		0.7m - 1.0m: QA01/ QA02
	1.0			Hole Terminated at 1.00m - Target depth					

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

BOREHOLE LOG

BOREHOLE ID: BH04

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 13/04/2021
Date Completed: 13/04/2021

Logged By: KA
Checked By: DG
Contractor: Aussie Probe
Operator: Chris Olsen
Rig: GeoProbe

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 50mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Push tube	0.0		FILL	BITUMEN: black; dry; hard.	D	Groundwater Not Encountered			
	0.1		FILL	SANDY GRAVEL: pale grey brown ; gravel, fine to medium grained; sand, fine to coarse grained; dry to moist; loose; layer.	D - M		BH04_0.03-0.20	0	
	0.2								
	0.3								
	0.4		FILL	CLAY: brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; firm.	D - M		BH04_0.40-0.60		
	0.5								
	0.6						BH04_0.60-0.80		
	0.7								
	0.8		CH	CLAY: red to orange brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; very stiff.	D - M		BH04_0.80-1.00		
	0.9								
	1.0			Hole Terminated at 1.00m - Target depth					

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

WELL CONSTRUCTION LOG

BOREHOLE ID: MW01

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 22/04/2021
Date Completed: 22/04/2021

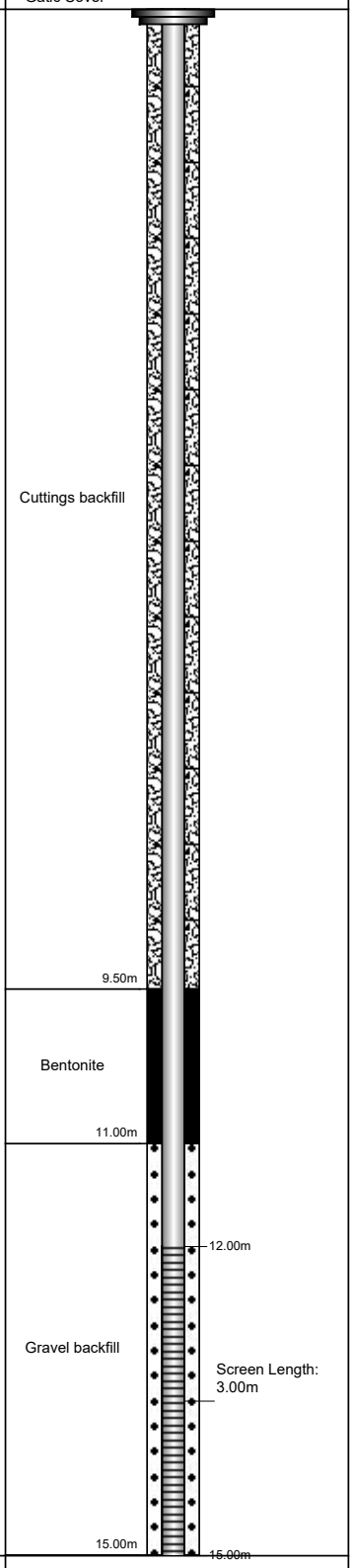
Logged By: KA
Checked By: DG
Contractor: Beyond Drilling
Operator: Shane
Rig: GeoProbe

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 150mm
Orientation: °/°
Surface Elevation:

Drilling Method	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)
Push tube		0		FILL	BITUMEN: black; dry; hard.	D			
				FILL	SANDY GRAVEL: pale grey brown ; gravel, fine to medium grained; sand, fine to coarse grained; dry to moist; firm; layer.	D - M			
		1		FILL	GRAVELLY SAND: pale grey brown ; sand, fine to coarse grained; gravel, fine to medium grained; dry to moist; firm.	D - M			
				FILL	CLAY: brown; of high plasticity, trace sand; sand, fine grained; dry to moist; firm.	D - M			
		2			CLAY: red to orange brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; very stiff.				
		3							
		4		CH		D - M			
		5							
		6							
		7			SANDY CLAY: orange brown ; of medium plasticity; sand, fine to medium grained; moist to dry; stiff.	M - D			
		8		CI					
		9							
		10			SILTY SANDY CLAY: pale orange brown ; of low plasticity; sand, fine to coarse grained; moist; stiff.	M			
		11		CL-ML					
		12							
		13			[SET A COMPOSITION]: becomes red orange grey brown ; with gravel; gravel, fine to coarse grained.				
		14		CI-ML					
		15			Hole Terminated at 15.00m - Target depth				

Well Construction Details

Well Diameter: 50 mm



No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

BOREHOLE LOG

BOREHOLE ID: BH05

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 23/06/2023
Date Completed: 23/06/2023

Logged By: DR
Checked By: DG
Contractor: FMG Engineering
Operator: DR
Rig: Hand Auger

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 100mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Hand auger	0.1		FILL	GRAVELLY SAND: pale grey; sand, fine to coarse grained; gravel, fine to medium grained; dry; soft; non-plastic fines.	D	Groundwater Not Encountered	BH05_0.00-0.20	2.3	0.0m - 0.2m: Inclusions of tile fragments (10mm)
	0.2								
	0.3		FILL	Becomes moist and dark in colour.			BH05_0.30-0.50	1.9	0.3m: Disturbed natural 0.3m - 0.5m: QA03
	0.4								
	0.5			Hole Terminated at 0.50m - Target depth					
	0.6								
	0.7								
	0.8								
	0.9								

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

BOREHOLE LOG

BOREHOLE ID: BH06

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 23/06/2023
Date Completed: 23/06/2023

Logged By: DR
Checked By: DG
Contractor: FMG Engineering
Operator: DR
Rig: Hand Auger

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 100mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Hand auger	0.1		FILL	Concrete.		Groundwater Not Encountered			
	0.2		FILL	SANDY GRAVEL: pale to dark grey; gravel, fine to medium grained; sand, fine to coarse grained; moist; soft.	M		BH06_0.20-0.40	1.2	0.2m - 0.4m: Brick fragments (20mm)
	0.3								
	0.4		FILL	Moist; soft; becomes dark grey and moist.	M				0.4m - 0.6m: Tile fragments up to 10mm
	0.5						BH06_0.50-0.70	2.9	
	0.6								
	0.7			Hole Terminated at 0.75m - Target depth					
	0.8								
	0.9								

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

BOREHOLE LOG

BOREHOLE ID: BH07

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 23/06/2023
Date Completed: 23/06/2023

Logged By: DR
Checked By: DG
Contractor: FMG Engineering
Operator: DR
Rig: Hand Auger

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 100mm
Orientation: °/°
Surface Elevation:

Drilling Method	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)	Additional Observations
Hand auger	0.1		FILL	Concrete.		Groundwater Not Encountered			
	0.2		FILL	GRAVELLY SAND: pale to dark grey; sand, fine to coarse grained; gravel, fine to medium grained; moist; soft.	M		BH07_0.20-0.40	2.1	0.2m - 0.4m: Brick fragments up to 80mm
	0.4		FILL	CLAYEY SAND: dark grey to brown; of low plasticity; sand, fine to coarse grained; moist; soft.	M		BH07_0.40-0.50	1.3	0.4m - 0.5m: Disturbed natural
	0.5			Hole Terminated at 0.50m - Target depth					
	0.6								
	0.7								
	0.8								
	0.9								

No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

	FMG Engineering Quality Management System	Document No: OPFO-834
ENGINEERING	Soil Grab Sampling Sheet	Version: 1
		Issued Date: 29/05/2017

Client	**Fasta Pasta Family Restaurants Pty Ltd**	**Job number**	**274447**
Project	263-277 Payneham Road, ROYSTON PARK, SA 5070	**Date**	23/06/2023
Scientist	Dharmsinh Rathod		

Sample ID (as per COC)	Wall (W) / Floor (F)/ Stockpile (SP) / other	Soil Description	Fill (F) or Natural (N)	PID	Duplicate ID	Comment
GS01	Floor	SAND, light grey to white, fine to coarse grained sand, trace of fine gravels, loose, dry	F	1.2		
GS02	Floor	SAND, light grey to white, fine to coarse grained sand, trace of fine gravels, loose, dry	F	2.3		

1.0 Job details

Client	**Fasta Pasta Family Restaurants**
Job number	274447
Site name	263-277 Payneham Road, Royston Park
Site address	263-277 Payneham Road, Royston Park

2.0 Pre-visit checklist

Element	✓ x	Comment (optional)
Site plan obtained?	✓	
Aerial photographs reviewed and copies on hand?	✓	
Topographic map checked for any sensitive receiving environment?	✓	
Dangerous goods licensing reviewed?	✓	
CT history reviewed?	✓	
WaterConnect groundwater bore data reviewed?	✓	
Council records reviewed?	✓	
EPA Section 7 search results reviewed?	✓	
Site access OK?	✓	Temporary fencing
Person with knowledge of site history available?	x	

3.0 Site inspection

Ref	Element	Site inspection observations
1	Inspection conducted by	Dharmsinh Rathod
2	Date of site inspection	06/07/2023
3	Meteorological conditions	Partly Cloudy, 16^0 C
4	Presence of stockpiles	None
5	Evidence of cut and fill activity	Fill materials observed underneath building and car park area
6	Topography	North – West portion slopping down
7	Overland flow	*Include presence of standing water and direction of water run-off.* None observed
8	Surface water courses	*Direction of water courses and rate of flow, water levels, flood levels, tidal fluctuations, quality of surface water eg sheens noted etc.* No nearby water courses
9	Receiving environment	*Include creeks, rivers, oceans etc.* No nearby creeks or river (receiving environment)
10	Groundwater bores	*Condition, number, measurement of groundwater table.* No groundwater wells found on site

Ref	Element	Site inspection observations
11	Any contaminant preferential pathways identified?	None found. There are some underground services still active at the site.
12	Vegetation	*Include any evidence of disturbed, discoloured, distressed vegetation.* No vegetation within the building area. The vegetation within the edges of carpark areas looks green and healthy.
13	Obstructions	*Eg transmission lines, trees subject to preservation orders, gas and water pipes etc.* Overhead powerlines and some active underground services.
14	Surface cover	*Include evidence of fill, asphalt paving and condition, surface staining, earthworks, demolition activities, percentage of each surface cover etc.* Bitumen in carpark area and wooden floorboards and tiling with underneath concrete in southern building
15	Soil type	*Include comment about wetness of soil.* Gravels to sandy gravels, pale to dark grey
16	Adjacent land uses	*Include names and types of businesses, distance from site, apparent condition of properties etc.* North - Office building. East – Payneham Road with commercial properties beyond. South - Payneham Road with commercial properties beyond. West – Lambert Road with residential and a multi-storey nursing home beyond.
17	Complaints from neighbours	Nil
18	Odours	Nil
19	Asbestos	None observed
20	Obvious evidence of contamination	*Comment about staining, odours, wastes, spills etc.* None observed. Possible importation of fill within carpark area and underneath the building.
21	Aboveground storage tanks:	Quantity: Nil Volume:

Ref	Element	Site inspection observations
		Content: Condition: Bunded:
22	Underground storage tanks:	Quantity: Nil Volume: Content: Condition: Bunded:
23	Pipelines	Stormwater and associated infrastructure
24	Waste treatment, storage and disposal	*Include details on liquid waste and solid waste. Area bunded? Describe condition.* Rubbish bin (council) filled with metal rods
25	Means of heating and cooling in buildings	*Include fuel type.* None
26	Warehouses, sheds and buildings	None
27	Plant and equipment	None
28	Transformers or substations	None
29	Pits or sumps:	None
30	Septic system	None
31	Incinerators	None
32	No. of employees: Operating hours/days:	None – The building is vacant and currently partially demolished internally and the hair salon, retail shop, pizza shop etc are not operating at the site. Also, the two residential tenants building is empty and no one living there.
33	Hazardous material storage and use	*List type, volume, container type, location, storage conditions (bunded?), use etc. MSDSs available on site?* None

Appendix E

Groundwater Well Permit

GOVERNMENT OF SOUTH AUSTRALIA

DEPARTMENT FOR ENVIRONMENT AND WATER

Mt Gambier Office | PO Box 1046 | Mt Gambier SA 5290 | [P] 8735 1134 [F] 8735 1135

PERMIT to undertake a WATER AFFECTING ACTIVITY

pursuant to section 112 of the Landscape South Australia Act 2019

WELL PERMIT

Subject to full compliance with all the procedures, specifications and limitations contained or referred to, in the conditions set out below,

Permit No:	393638
Expiry Date:	13/04/2022

Permission is hereby granted to: KOUKOUROU PTY LTD
ACN 083 071 185
42 FULLARTON ROAD
NORWOOD SA 5067

To undertake the following water affecting activity:

Activity: Well Construction

Well Use: Monitoring

CONDITIONS:

1. The activity authorised by this permit must only be undertaken on the land described below:

   CT 5863/464
   Allotment 84 in Filed Plan 135935
   Hundred of Adelaide

2. Well Construction must be in accordance with the General Specification for Well Construction, Modification and Abandonment in South Australia (or any subsequent or related policy), as provided by the relevant authority
3. The equipment, materials and methods used in drilling, plugging, backfilling or sealing of a well, or the replacement or alteration of the casing, lining or screen of a well, shall not adversely affect the quality of an underground water resource.
4. Aquifers shall be protected during drilling, plugging, backfilling or sealing of a well, or the replacement or alteration of the casing, lining or screen of a well, to prevent adverse impacts upon the integrity of the aquifer.
5. This work may be subject to inspection by the Department's Drilling Inspectors.
6. If this well is incidental/ancillary to mining operations authorised under the Mining Act 1971, or a regulated activity under the Petroleum and Geothermal Energy Act 2000 (Acts), the well must be decommissioned (as outlined in the Minimum Construction Requirements for Water Bores in Australia Third Edition) prior to the relinquishment of the licence or lease under the associated Acts, unless alternative formal arrangements can be made with the owner or occupier of the land on which the well is located subject to approval by the relevant Minister or the Minister's agent.
7. Activities shall not have an unacceptable detrimental impact on cultural, heritage or social values.
8. The authorised activity must be undertaken by a licensed driller.

DEPARTMENT FOR ENVIRONMENT AND WATER

Mt Gambier Office | PO Box 1046 | Mt Gambier SA 5290 | [P] 8735 1134 [F] 8735 1135

PERMIT to undertake a WATER AFFECTING ACTIVITY

pursuant to section 112 of the Landscape South Australia Act 2019

WELL PERMIT

9. If the well is considered unsatisfactory, it may be abandoned and a replacement well may then be constructed provided that the abandoned well is backfilled prior to the drill rig leaving the site.
10. Water samples are required from all wells drilled in respect of this permit.
11. Strata samples are not required.
12. The licensed well driller must forward with the report a plan obtained from the permit holder, who must mark thereon the location of all wells drilled in respect of this permit.
13. All wells must be drilled vertical unless written permission is obtained from the Minister.
14. Where a well passes or will pass through two or more aquifers, an impervious seal shall be made and maintained between the aquifers to prevent leakage between the aquifers.
15. The well subject to this permit must not be completed as an industrial water supply well unless prior approval has been obtained from the department.
16. All groundwater extracted during sampling and/or purging must be contained and disposed of in an appropriate manner to minimise risk to health and the environment.
17. Wells are to be backfilled when no longer required for ongoing monitoring and investigation purposes.
18. The well is not to penetrate beyond a depth of 20 metres unless approved by the Regional Hydrogeologist.
19. Due to known nearby soil/groundwater contamination in the sediments and aquifers above, caution should be taken in the drilling and/or cementing of this well(s).

NOTES:

1. Under section 216(1)(b)(ii) of the Act, you have a right of appeal to the Environment, Resources and Development Court against the imposition of any condition on this permit. The appeal must be instituted within six weeks of the date of permit issue. The appeal must also be served upon this department within that time.
2. This permit is not transferable.
3. This well construction permit is not an authorisation for a person to enter private property and prior authority must be obtained from the land owner in all circumstances.
4. The issue of this permit does not negate the requirement to comply with the provisions of other Acts that may impact on the activity undertaken pursuant to this permit.
5. This permit is not an approval to clear native vegetation.
6. It is recommended that all drilling equipment be decontaminated prior to construction of a new well or rehabilitation of an existing well to prevent the introduction or transfer of iron bacteria. Similar precautions should also be taken with pump installation equipment.
7. This permit does not authorise the taking of water from the well for any purpose other than testing.
8. If the extracted groundwater supply is required for human consumption, it is recommended that the water be quality tested.

GOVERNMENT OF SOUTH AUSTRALIA

DEPARTMENT FOR ENVIRONMENT AND WATER

Mt Gambier Office | PO Box 1046 | Mt Gambier SA 5290 | [P] 8735 1134 [F] 8735 1135

PERMIT to undertake a WATER AFFECTING ACTIVITY

pursuant to section 112 of the Landscape South Australia Act 2019

WELL PERMIT

TAKE NOTE that the permit holder, or a person acting on behalf of the permit holder, who contravenes or fails to comply with a condition of this permit is guilty of an offence, and such acts or ommisions may result in the variation, suspension or revocation of the permit.

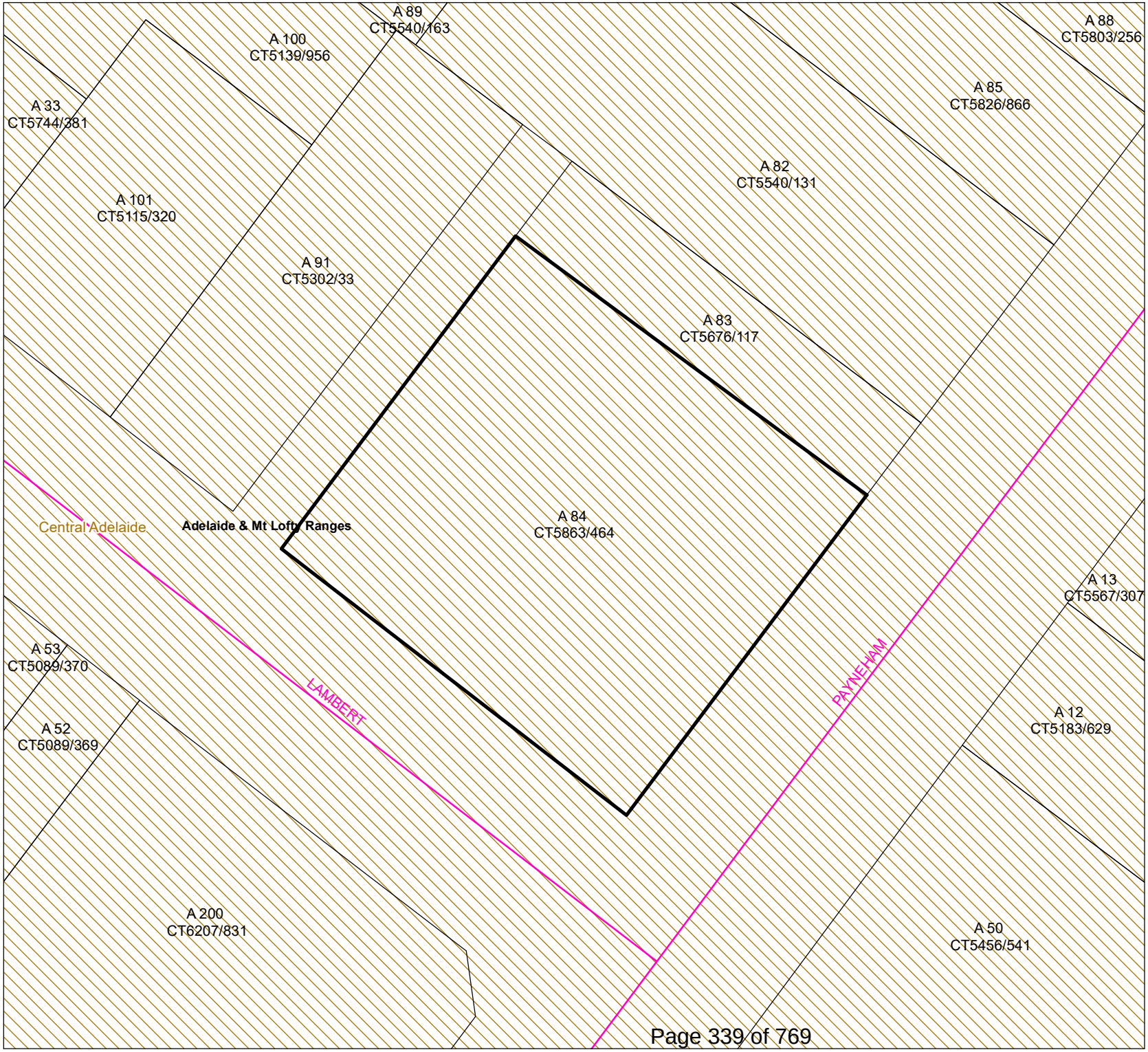
Date: 13/04/2021

David Williamson
Team Leader [South East]
Delegate of Minister for Environment and Water

Attachment 1

PLEASE ATTACH WELL LOCATION MAP TO THE DRILLERS REPORT

CUSTOMER: KOUKOUROU P/L
Permit No: 393638
Prescribed Area/NOP: CENTRAL
Hundred: ADELAIDE
Suburb: ROYSTON PARK
NRM Region/Plan: AMLR
CT 5863/464, F135935, A84



Legend

- DCDB.ParcelCadastreFull
- Topo.Roads
- NrmRegions
- Prescribed Wells Area

0 12.5 25
Meters

Government of South Australia
Department for Environment and Water

Water and River Murray Group
Water Licensing Branch
11 Helen Street
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

dewnrsewaterlicensing@sa.gov.au
www.environment.sa.gov.au
www.waterconnect.sa.gov.au

TO THE WELL CONSTRUCTION PERMIT HOLDER

Your well construction permit, which is valid for **12 months** from the date of issue is enclosed. A person holding an appropriate South Australian well driller's licence must carry out the work on your well in accordance with the enclosed general specifications and permit conditions.

Compliance with these provisions will protect the state's underground water resources and ensure successful completion of the well. The driller is also required to collect a water sample from your well which will be tested for salinity content and test results can be found on the Ground Water Data System by going to www.waterconnect.sa.gov.au.

Please note that if you are in a prescribed wells area the following definitions of stock and domestic apply:

- **Stock:** The provision of drinking water for grazing stock only (i.e. stock not subject to intensive farming).
- **Domestic:** For ordinary household purposes and includes the watering of a garden used in conjunction with a dwelling and not exceeding 0.4 hectares.

If you intend to use water from the proposed well for domestic or human consumption use, it is recommended that you undertake your own water quality testing prior to using the groundwater supply.

THE PERMIT IS NOT TRANSFERABLE. If the property upon which the permit work is to be undertaken is sold, the new land owner must make application for another permit prior to the commencement of any work.

In South Australia, native vegetation is protected by the *Native Vegetation Act 1991*. Clearance includes the draining or flooding of land, including actions that result in the substantial damage to native vegetation, this might include activities that lower the water tables and as a result impact on water dependant wetland communities. In most cases the clearance of native vegetation requires the consent of the Native Vegetation Council. For Further information regarding native vegetation clearance approvals, is available from: http://www.environment.sa.gov.au/managing-natural-resources/native-vegetation .

Under Section 216 of the *Landscape South Australia Act 2019,* you have a right of appeal to the Environment, Resources and Development Court against the imposition of any condition on the licence. The appeal must be instituted within six weeks of the date of licence issue. The appeal must also be served upon the Department within that time.

Enclosed is a copy of the General Specification for Well Construction which explains requirements for the well under 'The Act'.

For all other information please go to www.waterconnect.sa.gov.au or contact Water Licensing South East within the Department for Environment and Water on dewnrsewaterlicensing@sa.gov.au or (08) 8735 1134.

Yours sincerely

David Williamson
TEAM LEADER – LIMESTONE COAST
Delegate of Minister Department for Environment and Water

General specification for well drilling operations affecting water in South Australia

Undertaken pursuant to a well driller's licence issued under section 115 of the *Landscape South Australia Act 2019*

Gover
Depart
and W

Published by the Department for Environment and Water
Government of South Australia
June 2020

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81-95 Waymouth St
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Internet: www.environment.sa.gov.au

Report prepared by:
Water Licensing Branch, Water and River Murray Group
Department for Environment and Water

Copies of the report can be obtained from:
E: DEWDrillingInspector@sa.gov.au
www.environment.sa.gov.au

CONTENTS

Introduction

Pursuant to section 115(3) of the *Landscape South Australia Act 2019* (the LSA Act) a well driller's licence is subject to such conditions prescribed from time to time by the *Landscape South Australia (Water Management) Regulation 2020* and to such further conditions specified in the well driller's licence by the Chief Executive.

Regulation 25 of the LSA Regulations prescribes a number of conditions in relation to well drillers' licences, including that the licensee must comply with certain directions given by the Chief Executive.

Directions of the Chief Executive

This document includes the directions of the Chief Executive pursuant to Regulation 25 of the LSA Regulations (refer Part B). These directions are binding on every licensed well driller.

These directions must be complied with whether the work authorised by the well permit is undertaken by a person who is a licensed well driller or the work is undertaken by a person who is supervised by a licensed well driller.

Application of the *Minimum Construction Requirements for Water Bores in Australia*

The *Minimum Construction Requirements for Water Bores in Australia* (the Minimum Construction Requirements) has been developed by the National Uniform Driller Licensing Committee. It outlines the minimum requirements for constructing, maintaining, rehabilitating, and decommissioning wells in Australia and provides a consistent standard reference across Australia for the regulation of wells and well drillers.

The Minimum Construction Requirements can be located at:
https://www.waterconnect.sa.gov.au/Content/Reference%20Material/Minimum-Construction-Requirements%203rd%20Edition.pdf

The Chief Executive has directed that a licensed well driller must comply with the mandatory requirements of the Minimum Construction Requirements, as amended from time to time.

In addition, licensed well drillers should have regard to the good industry practice methods and techniques recommended in the Minimum Construction Requirements.

PART A: Well Driller's Obligations

1. Obligations under the LSA Act

1.1. Copies of relevant sections of the LSA Act are set out in Part B named Directions of the Chief Executive.

1.2. In South Australia provisions relating to well driller's licenses are contained in Part 8 Subdivision 5 of the LSA Act.

1.3. A licensed well driller must comply with the conditions as specified by the Chief Executive on the well driller's licence or prescribed by the LSA Regulations.

1.4. Pursuant to section 115(4) of the LSA Act it is an offence to contravene or fail to comply with a condition of the well drillers licence. In such a case, the Chief Executive may cancel or suspend the licence, or vary a condition of the licence.

MAXIMUM PENALTY: THIRTY FIVE THOUSAND DOLLARS

1.5. Pursuant to section 104(3) of the LSA Act the following activities must not be undertaken unless authorised to do so by a water management authorisation (in this case a water resource works approval) or a well permit:

1.5.1. drilling, plugging, backfilling, or sealing of a well; and/or

1.5.2. repairing, replacing or altering the casing, lining or screen of a well.

1.6. Schedule 3 of the LSA Act sets out classes of wells in relation to which a permit is not required.

1.7. Pursuant to section 112(8) of the LSA Act, it is a condition of a well permit to undertake well drilling operations that the work be undertaken by a person who is a licensed well driller or is supervised in carrying out the work by a licensed well driller.

MAXIMUM PENALTY: FIFTY THOUSAND DOLLARS (NATURAL PERSON)

ONE HUNDRED THOUSAND DOLLARS (BODY CORPORATE)

1.8. Regulation 25(f) of the LSARegulations provides that a licensed well driller must comply with the well permit authorising the work that he or she is performing.

1.9. Regulation 25(c) of the LSA Regulations provides that a licensed well driller must not commence an activity that requires a permit or water resource works approval under the LSA Act unless the licensee has sighted the permit or approval.

1.10. Pursuant to section 120(3) of the LSA Act, if, in the Chief Executive's opinion, a defect in a well resulted from work carried out by a licensed well driller, the Chief Executive may serve notice on the well driller directing that:

1.10.1. the work or other action specified in the notice be carried out or taken to remedy the problem; and/or

1.10.2. the well be plugged, backfilled or sealed.

Such a notice must not be served later than six months after the work was carried out.

1.11. A well driller on whom a notice is served is entitled to enter the land on which the well is situated in order to comply with the notice.

1.12. A person who fails to comply with a notice is guilty of an offence.

MAXIMUM PENALTY: TWENTY THOUSAND DOLLARS (NATURAL PERSON)

FORTY THOUSAND DOLLARS (BODY CORPORATE)

2. Obligations under other legislation

2.1 In undertaking well drilling operations, a licensed well driller or a person supervised by a licensed well driller must act in accordance with all other relevant legislative obligations and policies including obligations under the:

- *Environment Protection Act 1993*
- *Environment Protection (Water Quality) Policy 2015*
- *River Murray Act 2003*
- the relevant regional natural resources management plan or Landscape Plan
- the relevant water allocation plan

2.2 The above list is not exhaustive and there may be other relevant legislative obligations that must be complied with.

2.3 It is the responsibility of the individual licensed well driller to keep up to date with relevant legal obligations.

3. Variations to the Chief Executive's directions

3.1 Where the licensed well driller or well permit holder wishes to conduct well drilling operations in a manner other than in accordance with the Chief Executive's Directions, the proposal must be discussed with the Drilling Inspector prior to commencement of the well drilling operations.

Note: Reference in this document (General specification for well drilling operations affecting water in South Australia) means a Drilling Inspector of the Department for Environment and Water or any person appointed by the Chief Executive of the Department for Environment and Water from time to time. Any person holding such position or acting in such position has been appointed to be an authorised officer pursuant to and for the purposes of the LSA Act.

3.2 Contact details of the Drilling Inspector:

Address: Water Licensing Branch
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001

Telephone: (08) 8463 6841 or 0428 828 569

Email: DEWDrillingInspector@sa.gov.au

3.3. Any formal proposal for a variation of the Chief Executive's Directions must be made in writing by the licensed well driller, either addressed to:

The Chief Executive, c/o the Drilling Inspector
Water Licensing Branch
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001

or via email to DEWDrillingInspector@sa.gov.au

4. Well completion report

4.1 A Well Completion Report form is required to be submitted to the Department for Environment and Water upon the completion of each activity authorised by the well permit. This information may be used to assess compliance with the conditions of the well permit and is entered into the state groundwater database.

4.2 The licensee must submit a Well Completion Report to the Chief Executive within 30 days of completion of each activity authorised by a well permit.

PART B: Directions of the Chief Executive

I, John Schutz, being the CHIEF EXECUTIVE of the Department for Environment and Water, DIRECT that:

Direction 1: Keeping and producing records

Pursuant to Regulation 25(a) and (b) of the LSA Regulations and unless otherwise directed by me:

1.1 The licensed well driller must complete a Well Completion Report upon the completion of each activity authorised by the well permit.

1.2 If multiple well drilling operations result from unsuccessful well drilling attempts, a Well Completion Report is required for each unsuccessful well drilling operation.

1.3 Within 30 days of the completion of a well the licensed well driller must produce to the Chief Executive, (c/o the Department for Environment and Water at one of the addresses shown on the Well Completion Report form or via the online Well Completion Report form):

1.3.1 the completed Well Completion Report

1.3.2 any strata and water samples collected (if required by the well permit)

1.3.3 a map showing the location of the well as close as possible to its actual location, and in any event to an accuracy of not more than 50 meters from its actual location or the GPS coordinates of the well on the form.

1.4 The licensed well driller must provide a copy of the Well Completion Report to the permit holder within 30 days of the completion of the well.

1.5 The licensed well driller must retain a copy of the Well Completion Report for a period of five years from the date of submission of the report to the Department for Environment and Water.

Direction 2: Taking samples of water and other material

Reference Chapter 6 of the Minimum Construction Requirements.

Pursuant to Regulation 25(d) of the LSA Regulations, and unless otherwise directed by me:

2.1 If the well permit contains conditions that require strata samples from wells drilled, the licensed well driller must take and submit strata samples in accordance with the following:

2.2 **Strata samples**

2.2.1 A strata sample of not less than 250 grams must be collected:

- at intervals not exceeding three metres, and
- at each change of strata observed in the well.

2.2.2 Each strata sample must be secured in a clean sample bag or container and appropriately sealed.

2.2.3 Individual sample bags or containers must be labelled with the following details:

- Permit Number, and
- Depth Interval (in metres) from which the sample was taken.

2.2.4 In the event of multiple well drilling operations being undertaken pursuant to the same permit as a result of unsuccessful well drilling attempts, the strata samples for each well must be separately identified by consecutive alphabetical letters ('A', 'B', 'C' etc) on the label.

2.2.5 Individual strata samples for a well must be packed in one box (if possible) in sequence of sample depths.

2.2.6. In the event that the licensed well driller wishes to submit samples from more than one well undertaken pursuant to more than one permit in one box, a separator inscribed with the permit number must be placed at the beginning of each sample 'run'.

2.3 If the well permit contains conditions that require water samples from wells drilled, the licensed well driller must take and submit water samples in accordance with the following:

2.4 **Water samples**

2.4.1 A water sample of not less than 500 millilitres of water must be collected:

- as soon as any water is cut unless the drilling method used does not permit the taking of such sample, and
- at the completion of the well drilling operations.

2.4.2 A water sample must be collected in a clean bottle and must be appropriately sealed.

2.4.3 Water samples must be labelled with the following details:

- the well permit holder's name,
- the well permit number,
- the date the sample was collected,
- the depth from which the sample was taken (in metres),
- when the sample was taken (during drilling, development etc), and
- the name and address of the well driller responsible for the operation.

2.4.4. If the licensed well driller wishes to submit samples relating to more than one permit in one box, a separator inscribed with the permit number must be placed at the beginning of each permit sample 'run'.

Direction 3: Well drilling operations

Pursuant to Regulation 25(e) of the LSA Regulations, and unless otherwise directed by me:

3.1. In undertaking well drilling operations, a licensed well driller or a person supervised by a licensed well driller must comply with the mandatory requirements of the Minimum Construction Requirements as amended from time to time.

3.2. **Siting**

3.2.1. Before undertaking any well drilling operations the licensed well driller must obtain confirmation from the permit holder that the well location meets the requirements specified in the well permit.

3.3. Notification of intention to undertake well drilling operations

3.3.1. The holder of a Class One well driller's licence may be requested to provide notification of the intention to commence well drilling operations prior to such commencement. In such a case the licensed well driller must notify the Drilling Inspector at least 24 hours prior to commencement.

3.3.2. If a condition of the well construction permit requires a holder of a Class 2 or Class 3 driller's licence, the licensed well driller must notify the Drilling Inspector at least 24 hours before commencement of the activity.

3.4. Notification of occurrences of artesian water

3.4.1. All unexpected occurrences of artesian water must be immediately reported to the Drilling Inspector.

3.5. For the purposes of Clauses 3.3 and 3.4, notification of the Drilling Inspector may be provided by one of the following means:

Telephone: (08) 8463 6841 or 0428 828 569

Email: DEWDrillingInspector@sa.gov.au

Direction 4: Definitions

For the purposes of my directions:

Chief Executive means the Chief Executive of the Department for Environment and Water

Department for Environment and Water means this, or any subsequent or equivalent Department name, being the administrative unit designated from time to time by the Minister by notice in the Gazette as being the Department primarily responsible for assisting a Minister in the administration of the LSA Act.

Licensed well driller means a person who holds a licence under Part 8 of the *Landscape South Australia Act 2019* to drill wells.

LSA Act means the *Landscape South Australia Act 2019.*

LSA Regulations means the *Landscape South Australia (Water Management) Regulations 2020.*

Minimum Construction Requirements means the *Minimum Construction Requirements for Water Bores in Australia*, Third edition 2012 (ISBN 978-0-646-56917-8).

Permit holder means a person who holds a well permit issued by the Department for Environment and Water to construct a well on a specified location. A permit holder may or may not be the land owner.

Supervision by a licensed well driller means supervision on the site where well drilling operations are being undertaken and not remote or off-site supervision.

Well drilling operations includes the following activities affecting water:

a) drilling, plugging, backfilling, or sealing of a well

b) repairing, replacing or altering the casing, lining or screen of a well.

Well permit means an authority issued by the Department for Environment and Water to construct a well on a specified location. This document lists relevant legislative requirements, authorises construction, and outlines conditions relating to the well drilling operations, including the:

a) drilling, plugging, backfilling, or sealing of a well

b) repairing, replacing or altering the casing, lining or screen of a well.

These directions are subject to further directions made by me or my delegate in writing from time to time.

John Schutz, Chief Executive

June 2020

Government of South Australia
Department for Environment and Water

APPEALS UNDER *LANDSCAPE SOUTH AUSTRALIA ACT 2019*

Version 4: 14 July 2020

Government of South Australia
Department for Environment and Water

Section 216 of the *Landscape South Australia Act 2019* (the Act) provides for appeals against certain decisions made by the Minister for Environment and Water under the Act. Such appeals are heard by the Environment, Resources and Development Court (the Court), which requires that all appeals must be instituted in accordance with the rules in the *Environment Resources and Development Court Rules 2003* (Court Rules).

This document has been prepared to assist you to understand how to appeal a decision made by the Minister for Environment and Water and the processes involved. To view the full Court Rules visit www.courts.sa.gov.au/ForLawyers/Pages/ERD-RulesForms-Current.aspx (Part 5 relates to appealing administrative decisions). To view the Act, visit www.legislation.sa.gov.au/LZ/C/A/LANDSCAPE%20SOUTH%20AUSTRALIA%20ACT%202019.aspx[1].

How to appeal a decision

In order to appeal a decision, you must, within six weeks of the decision you are appealing against, complete the steps outlined below.

Complete the prescribed form

In order to appeal against an administrative decision under the Act, you must complete the prescribed form. This is Form 5G - 'Appeal against an Administrative Decision'. This form will require you to:

- provide name and postal and e-mail addresses and telephone number of the Authority against whose decision the appeal is instituted (being the Minister for Environment and Water – contact details under the 'lodge the appeal' section below);
- specify the decision to which the appeal relates;
- specify the grounds of appeal against the decision;
- specify the full name and address where hard copy documents can be delivered to the applicant and, if available, the telephone number and e-mail address of the applicant.

Every application to appeal an administrative decision must have attached to it a copy of the notice of decision of the Authority which is the subject of the appeal.

Lodge the Appeal

Under section 216 of the Act, your appeal *must* be lodged with the Court within six weeks of the decision you are appealing against. This includes:

- Lodging Form 5G and paying the prescribed fee to the Court; and
- Providing a copy of Form 5G to the Minister for Environment and Water.

While the Court may extend the time to appeal, you should make every attempt to institute your appeal within six weeks.

You may lodge your appeal with the Court either by post, personal delivery or email. If you are personally delivering, you may deliver to the Court located at Sir Samuel Way Building, 241- 259 Victoria Square, Adelaide or to an alternative Country, Suburban or City Court listed at www.courts.sa.gov.au/GoingtoCourt/Pages/default.aspx.

If you are mailing or emailing your appeal, it should be addressed to:

The Registrar
Environment, Resources and Development Court
GPO Box 2465, ADELAIDE SA 5001
Email: erdcourt@courts.sa.gov.au

The prescribed fee for lodging an appeal is subject to annual review. You should contact the Court on telephone: (08) 8204 0289 to confirm the current fee and obtain advice on how to make payment. Fees can also be obtained at website: www.courts.sa.gov.au/OurCourts/ERDCourt/Pages/default.aspx. The fee *must* accompany the appeal.

A copy of Form 5G (and supporting documentation) must also be served on the Minister for Environment and Water, through their representative. You can do so by delivering it, posting or emailing to:

Minister for Environment and Water
Care of General Manager, Water Licensing Branch
Department for Environment and Water
81-95 Waymouth Street
GPO Box 1047, ADELAIDE SA 5001
Email:
DEW.WaterLicensingCorrespondence@sa.gov.au

[1] Correct as at 1 July 2020. Court rules are subject to change from time to time.

Appeal procedures

Conferences and Hearings

Once your appeal is lodged, it will be set down for a conference where all parties attend. You will be notified, in writing, of the place and time of the conference. The Commissioner of the Court will convene the conference. The purpose of the conference is to assist parties to explore a possible resolution of the matters in dispute, without resorting to a formal hearing. To that end, it is expected that:

- the matters in dispute, from the perspective of each party, will be aired and discussed openly, with a view to a fair and reasonable exchange of views in good faith;
- the parties (or their representatives) will have obtained the authority to fully discuss, negotiate and authorise a settlement of the issues in dispute, should agreement be reached; and
- each party (or their representatives) will be prepared to discuss its case, identify the issues it proposes to argue, and the grounds therefor and respond as best it can to the case of each other party.

The appeal hearing will usually be conducted in the Sir Samuel Way Building, 241- 259 Victoria Square, Adelaide. However, telephone conferencing is available or you may discuss alternative locations with the Court.

If a matter does not settle at conference, the conference will be closed and it will proceed to hearing. Anything said or done at the conference is confidential and is not admissible in proceedings before the Court, except by consent of all parties.

When an appeal proceeds to hearing, a 'bench' that the Court sees fit will sit to hear the matter (comprising a Judge and two Commissioners OR a judge or Commissioner). The Commissioner who convened the conference will not be one of the Commissioners that hears the matter.

You will be notified of the time and place of the hearing in writing.

You will be required to pay a hearing fee. This fee is subject to annual review and can be obtained by calling the Court on (08) 8204 0289 or at website: www.courts.sa.gov.au/OurCourts/ERDCourt/Pages/default.aspx.

Possible outcomes of appeal

Under section 218 of the Act the Court may, on hearing an appeal:

- confirm, vary or reverse any decision, order, direction or restriction appealed against, or substitute any decision, order, direction or restriction that should have been made in the first instance;
- refer the subject matter of the appeal to any person or body under the Act for further consideration;
- order or direct a person or body to take such action as the Court thinks fit, or to refrain (either temporarily or permanently) from such action or activity as the Court thinks fit; or
- make any consequential or ancillary order or direction, or impose any condition, that it considers necessary or expedient.

General

At both conferences and/or hearings, you may either represent yourself or you may nominate someone to represent or assist you. This person does not necessarily need to be a lawyer. If you are not representing yourself, you need to provide the name and contact details of your representative to the Court. This will assist in setting conference and/or hearing dates.

Proceedings before the Court are relatively informal. Parties who are not legally represented are given as much assistance as possible throughout the conference and hearing process. The Court's staff are able to provide advice on the procedure of the Court (but not legal advice), and throughout the conference or hearing, Court staff are available to answer any queries you may have regarding the process.

Should you have any queries regarding the lodgement of your appeal, or Court procedures, please contact:

Environment Resources and Development Court on telephone: (08) 8204 0289.

Appendix F

Groundwater Well Construction Log

WELL CONSTRUCTION LOG

BOREHOLE ID: MW01

ENGINEERING

Client: Fasta Pasta Family Restaurants Pty Ltd
Project: Royston Park
Location: 263-277 Payneham Road, ROYST
Job No.: 274447
Date Commenced: 22-04-2021
Date Completed: 22-04-2021

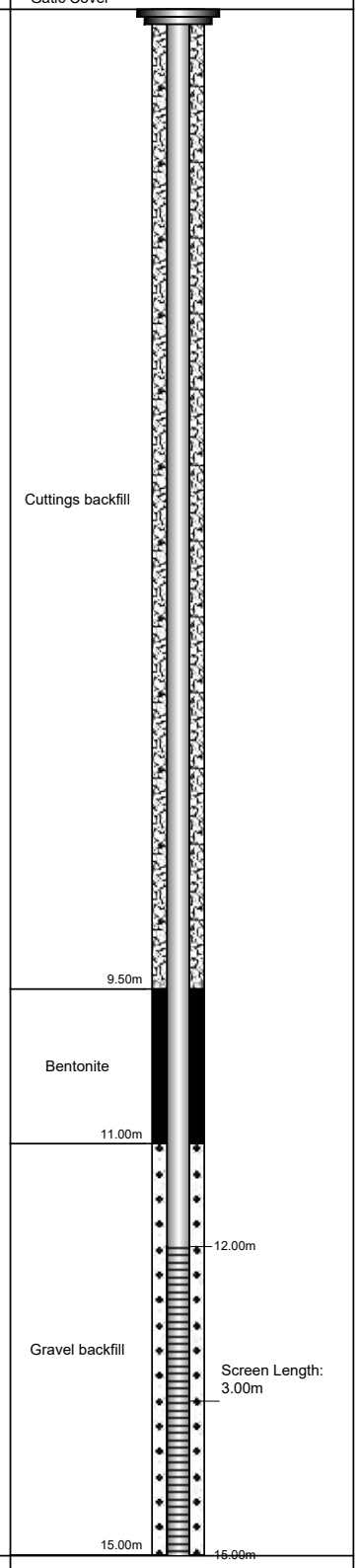
Logged By: K.A.
Checked By: D.G.
Contractor: Beyond Drilling
Operator: Shane
Rig:

Page: 1 of 1
Easting:
Northing:
Hole Diameter: 150mm
Orientation: -90°/°
Surface Elevation:

Drilling Method	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Description	Moisture	Water	Sample ID	PID (ppm)
Push tube	-1 to -15	1 to 15		FILL	BITUMEN: black; dry; hard.	D			
				FILL	SANDY GRAVEL: pale grey brown ; gravel, fine to medium grained; sand, fine to coarse grained; dry to moist; firm; layer.	D - M			
				FILL	GRAVELLY SAND: pale grey brown ; sand, fine to coarse grained; gravel, fine to medium grained; dry to moist; firm.	D - M			
				FILL	CLAY: brown; of high plasticity, trace sand; sand, fine grained; dry to moist; firm.	D - M			
				CH	CLAY: red to orange brown ; of high plasticity, trace sand; sand, fine grained; dry to moist; very stiff.	D - M			
				CI	SANDY CLAY: orange brown ; of medium plasticity; sand, fine to medium grained; moist to dry; stiff.	M - D			
				CL-ML	SILTY SANDY CLAY: pale orange brown ; of low plasticity; sand, fine to coarse grained; moist; stiff.	M			
				CI-ML	[SET A COMPOSITION]: becomes red orange grey brown ; with gravel; gravel, fine to coarse grained.				
					Hole Terminated at 15.00m - Target depth				

Well Construction Details

Well Diameter: 50 mm



No comment regarding odour, staining or foreign materials (including asbestos) indicates that no such physical evidence was observed during logging & sampling.

Appendix G

Groundwater Well Development Form

	FMG Engineering Quality Management System	Document No: OPFO – 822
ENGINEERING	Monitoring Well Development Log	Version: 1
		Issued Date: 29/05/2017

Client	**Fasta Pasta Family Restaurants Pty Ltd**	**Job number**	**274447**
Project	263-277 Payneham Road, ROYSTON PARK, SA 5070		

Well Information

Well No	MW01	**Date Gauged**	27.04.2021	**Well information**	Flush
Total Well Depth TOC* (m)	14.935			**Lock Type**	Alan Key
Depth to Water TOC* (m)	12.385				
Depth to Product (m)	N/A				

*TOC Top of Well Casing (PVC Pipe)

Bore Development Information

Date	27.04.2021	**Samplers Name**	Kasim Al Rashid	
Start Time	13:10	**Method** *(circle one)* Bailing /		**Notes** *(including low flow pump rate and depth):*
Finish Time	15:30			
Bore Volume (L) *50mm (5 L/m of water column) 100mm (10 L/m of water column)*	13	**Total Purge Volume (L)**	65	

Time	Volume (L)	SWL* (m)	Physio-Chemical Parameters					Groundwater Appearance eg. odour, sheen, silty
			DO (ppM)	EC (mS/cm)	pH	Redox (mV)	Temp (°C)	
13:27	13.0	12.465	-	-	-	-	-	Silty
13:49	13.0	12.513	-	-	-	-	-	Silty
14:09	13.0	12.528	-	-	-	-	-	Silty
14:27	13.0	12.492	-	-	-	-	-	Silty
14:50	13.0	12.477	-	-	-	-	-	Silty

Purging should continue until water is visibly clean and of a consistent quality (minimum 3 bore volumes). Groundwater samples should be taken once measurements for 3 consecutive readings of pH are within 0.05 pH unit; within 10% turbidity and DO; 3% for EC, 10mV for Redox & Temperature is within 0.05°C.
*Avoid purging the well dry.

Purging only YES

Checked by (name/sign) Drew Gowling

Appendix H

Groundwater Well Sampling Form

	FMG Engineering Quality Management System	Document No: OPFO-828
ENGINEERING	Groundwater Sampling Sheet	Version: 2
		Issued Date: 01/03/2021

Client	**Fasta Pasta Family Restaurants Pty Ltd**	**Job number**	**274447**
Project	263-277 Payneham Road, ROYSTON PARK, SA 5070		

Well Information

Well No	MW01	**Date Gauged**	04.05.2021	**Well information**	Flush
Total Well Depth TOC (m)	14.934			**Lock Type**	Alan Key
Depth to Water TOC (m)	12.390	**Depth to Product TOC (m)**	NA		
Depth to pump (m)	NA	**Depth to water after pump deployed (m)**	NA		
				*TOC Top of Well Casing (PVC Pipe)	

Weather Conditions

Rain:	None	**Wind Direction:**	NW
Temperature:	15	**Wind Speed:**	12km/he
Cloud Cover:	Yes	**Site Conditions:**	Dry

Purging & Sampling Information

Date	04.05.2021	**Samplers Name**		
Start Time	9:00	**Method** *(circle one)* Hydrosleeve:		**Notes** *(including low flow pump rate):*
Finish Time	10:30			
Bore Volume (L) *50mm (5 L/m of water column) 100mm (10 L/m of water column)*	13.0	**Total Purge Volume (L)**	1.0	

Time	Volume (L)	SWL* (m)	Physio-Chemical Parameters					Groundwater Appearance eg. odour, sheen, silty
			DO (ppM)	EC (mS/cm)	pH	Redox (mV)	Temp (°C)	
9:20	1.0	12.390	-	-	-	-	-	Silty

SA - Purging should continue and groundwater samples should be taken once measurements for 3 consecutive readings of pH are within 0.1 pH unit; within 10% DO, 5% for EC, 10mV for Redox & Temperature is within 0.2°C.
*If there is greater than 10cm drawdown (during low flow), avoid purging the well dry.

VIC - Purging should continue and groundwater samples should be taken once measurements for 3 consecutive readings of pH are within 0.05 pH unit; within 10% turbidity and DO; 3% for EC, 10mV for Redox & Temperature is within 0.05°C.
*If there is greater than 10cm drawdown (during low flow), avoid purging the well dry.

Sample No	**MW01**	**Quality Control Sample**	YES (QA01)
Were sample/s filtered for metals?	**YES** *If so what type of syringe & filter used*: Stericup 45µm		

Appendix I

Soil Chemical Results Table

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Table 1
Reported Concentrations of Metals and Inorganics

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Inorganics			Metals																				
			Cyanide (Free)	Cyanide Total	TOC	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Molybdenum	Nickel	Selenium	Silver	Zinc
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.5	0.5	1000	4	1	1	3	0.4	1	1	1	1	1	10	1	1	0.1	1	1	2	1	1
ASC NEPM 2013 HILs D - Comm/Ind D			1500			3000		500	300000	900	3600			4000	240000		1500	60000	730		6000	10000		400000
ASC NEPM HILs A - Res			250			100		60	4500	20	100			100	6000		300	3800	40		400	200		7400
ASC NEPM 2013 Comm/Ind HSL D (0-1m)																								
ASC NEPM 2013 Res A/B HSL A (0-1m)																								
ASC NEPM 2013 ESLs Comm/Ind (0-2m)																								
ASC NEPM 2013 ESLs Urban Res (0-2m)																								
ASC EILs urban residential and public open spaces						160							1200		20		1800				520			1300
SA EPA Low-level Contaminated				3500		750		150		60	750			1000	7500		5000	10000	110		3000			50000
SA EPA Intermediate Waste				1000		200		40		30	200			170	2000		1200	6000	30		600			14000
SA EPA Waste Fill Criteria				500		20	300	20		3	1		400	170	60		300	500	1		60			200
Field_ID	**Sampling_Depth**	**Sampled_Date**																						
Car park area																								
BH01-1	0.03-0.2	13/04/2021	-	<0.5	-	<4	31	<1	-	<0.4	<1	19	19	16	16	-	6	320	<0.1	-	12	-	<1	50
BH01-2	0.2-0.4	13/04/2021	-	-	5800	-	-	-	-	-	-	-	-	-	-	35,000	-	-	-	-	-	-	-	-
BH01-3	0.8-1.0	13/04/2021	-	-	-	<4	60	<1	3	<0.4	-	28	-	8	15	-	12	230	<0.1	<1	14	<2	-	26
BH02-1	0.03-0.1	13/04/2021	-	-	-	<4	-	-	-	<0.4	-	3	-	-	14	-	38	-	<0.1	-	4	-	-	48
BH02-3	0.5-0.7	13/04/2021	-	-	-	<4	53	<1	3	<0.4	-	24	-	13	13	-	14	430	<0.1	<1	10	<2	-	19
BH02-4	0.8-1.0	13/04/2021	-	-	-	5	78	1	5	<0.4	-	39	-	11	20	-	17	290	<0.1	<1	20	<2	-	32
BH03-1	0.03-0.1	13/04/2021	<0.5	-	-	<4	-	<1	<3	<0.4	<1	4	-	2	8	-	12	280	<0.1	-	4	<2	-	31
BH03-3	0.7-1.0	13/04/2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH04-1	0.03-0.2	13/04/2021	-	-	-	5	-	-	-	<0.4	-	4	-	-	13	-	19	-	<0.1	-	4	-	-	29
BH04-2	0.4-0.6	13/04/2021	-	-	-	<4	58	<1	6	<0.4	-	24	-	8	14	-	31	260	<0.1	<1	12	<2	-	37
BH04-4	0.8-1.0	13/04/2021	-	-	-	7	55	1	5	<0.4	-	45	-	11	24	-	19	190	<0.1	<1	21	<2	-	32
Underneath the building																								
BH05_0.0-0.2	0.0-0.2	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
BH05_0.3-0.5	0.3-0.5	23/06/2023	-	-	-	<4	58	<1	6	<0.4	-	14	-	7	16	-	100	270	<0.1	<1	6	<2	-	53
BH06_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH07_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	<4	47	<1	4	<0.4	-	12	-	6	15	-	26	190	<0.1	<1	7	<2	-	23
GS01	0.0-0.1	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statistcial Analysis																								
No. of samples			-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-
Mean			-	-	-	-	-	-	-	-	-	-	-	-	16	-	-	-	-	-	-	-	-	-
Standard Deviation			-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-
95% UCL value			-	-	-	-	-	-	-	-	-	-	-	-	19	-	-	-	-	-	-	-	-	-

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Table 2
Reported Concentrations of TRH, BTEX and TPH

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			TRH							BTEX							TPH				
			C6-C10	C6-C10 (F1 minus BTEX)	C10-C16	C10-C16 (F2 minus Naphthalene)	C16-C34	C34-C40	C10-C40 (Sum of total)	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total	Total BTEX	C6-C9	C10-C14	C15-C28	C29-C36	C10-C36
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			25	25	50	50	100	100	50	0.2	0.5	0.5	1	0.5	1	1	25	50	100	100	50
ASC NEPM 2013 HILs D - Comm/Ind D																					
ASC NEPM HILs A - Res																					
ASC NEPM 2013 Comm/Ind HSL D (0-1m)				260		NL				3	NL	NL			230						
ASC NEPM 2013 Res A/B HSL A (0-1m)				45		110				0.5	160	55			40						
ASC NEPM 2013 ESLs Comm/Ind (0-2m)				215		170	2500	6600		95	135	185			95						
ASC NEPM 2013 ESLs Urban Res (0-2m)				180		120	1300	5600		65	85	125			45						
ASC EILs urban residential and public open spaces																					
SA EPA Low-level Contaminated										15	500	1000			1800		1000				10000
SA EPA Intermediate Waste										5	50	100			180		100				1000
SA EPA Waste Fill Criteria										1	1.4	3.1			14		65				1000
Field_ID	**Sampling_Depth**	**Sampled_Date**																			
Car park area																					
BH01-1	0.03-0.2	13/04/2021	<25	<25	<50	<50	<100	<100	<50	<0.2	<0.5	<1	<2	<1	<1	<1	<25	<50	<100	<100	<50
BH02-1	0.03-0.1	13/04/2021	<25	<25	<50	<50	<100	<100	<50	<0.2	<0.5	<1	<2	<1	<1	<1	<25	<50	<100	<100	<50
BH02-3	0.5-0.7	13/04/2021	-	-	-	-	-	-	-	<0.2	<0.5	<0.5	<1	<0.5	-	-	-	-	-	-	-
BH03-1	0.03-0.1	13/04/2021	<25	<25	<50	<50	<100	130	130	<0.2	<0.5	<1	<2	<1	<1	<1	<25	<50	<100	<100	<50
BH03-3	0.7-1.0	13/04/2021	-	-	-	-	-	-	-	<0.2	<0.5	<0.5	<1	<0.5	-	-	-	-	-	-	-
BH04-1	0.03-0.2	13/04/2021	<25	<25	<50	<50	<100	<100	<50	<0.2	<0.5	<1	<2	<1	<1	<1	<25	<50	<100	<100	<50
Underneath the building																					
BH05_0.0-0.2	0.0-0.2	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH05_0.3-0.5	0.3-0.5	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH06_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH07_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	<0.2	<0.5	<0.5	<1	<0.5	-	-	-	-	-	-	-
GS01	0.0-0.1	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Table 3
Reported Concentrations of Chlorinated Hydrocarbons and PAHs

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			PAH																		
			Benzo(b+j+k)fluoranthene	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(g,h,i)perylene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.2	0.1	0.1	0.1	0.1	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.5	0.5	0.5	0.05
ASC NEPM 2013 HILs D - Comm/Ind D																		40	40	40	4000
ASC NEPM HILs A - Res																		3	3	3	300
ASC NEPM 2013 Comm/Ind HSL D (0-1m)															NL						
ASC NEPM 2013 Res A/B HSL A (0-1m)															3|4|5						
ASC NEPM 2013 ESLs Comm/Ind (0-2m)								0.7|1.4													
ASC NEPM 2013 ESLs Urban Res (0-2m)								0.7													
ASC EILs urban residential and public open spaces															370						
SA EPA Low-level Contaminated								5													200
SA EPA Intermediate Waste								2													40
SA EPA Waste Fill Criteria								1													5
Field_ID	**Sampling_Depth**	**Sampled_Date**																			
Car park area																					
BH01-1	0.03-0.2	13/04/2021	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
BH02-1	0.03-0.1	13/04/2021	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
BH03-1	0.03-0.1	13/04/2021	<0.2	<0.1	<0.1	<0.1	<0.1	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.5	<0.5	<0.5	<0.05
BH04-1	0.03-0.2	13/04/2021	<0.2	<0.1	<0.1	<0.1	<0.1	0.06	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	0.1	<0.5	<0.5	<0.5	0.3

Table 4
Reported Concentrations of Phenols

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Phenols																
			2,3,4,6-Tetrachlorophenol	2,4,5-Trichlorophenol	2,4,6-Trichlorophenol	2,4-Dichlorophenol	2,4-Dimethylphenol	2,4-Dinitrophenol	2,6-Dichlorophenol	2-Chlorophenol	2-Methylphenol	2-Nitrophenol	4-chloro-3-methylphenol	4-Methylphenol	4-Nitrophenol	Cresol Total	Pentachlorophenol	Phenol	Phenolics Total
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.2	0.2	0.2	0.2	0.2	2	0.2	0.2	0.2	0.2	2	0.4	4	0.2	1	0.2	0.2
ASC NEPM 2013 HILs D - Comm/Ind D																25000	660	240000	
ASC NEPM HILs A - Res																400	100	3000	
ASC NEPM 2013 Comm/Ind HSL D (0-1m)																			
ASC NEPM 2013 Res A/B HSL A (0-1m)																			
ASC NEPM 2013 ESLs Comm/Ind (0-2m)																			
ASC NEPM 2013 ESLs Urban Res (0-2m)																			
ASC EILs urban residential and public open spaces																			
SA EPA Low-level Contaminated																			50000
SA EPA Intermediate Waste																			17000
SA EPA Waste Fill Criteria																			0.5
Field_ID	**Sampling_Depth**	**Sampled_Date**																	
Car park area																			
BH01-1	0.03-0.2	13/04/2021	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<2	<0.4	<4	<0.2	<1	<0.2	<0.2
BH03-1	0.03-0.1	13/04/2021	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<2	<0.4	<4	<0.2	<1	<0.2	<0.2

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Table 5
Reported Concentrations of OCPs and OPP

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Organochlorine Pesticides																					OPP	
			4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane (cis)	Chlordane (trans)	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Chlorpyrifos	Azinophos methyl
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
ASC NEPM 2013 HILs D - Comm/Ind D						45							3600					100			50		2500	2000	
ASC NEPM HILs A - Res						6							240					10			6		300	160	
ASC NEPM 2013 Comm/Ind HSL D (0-1m)																									
ASC NEPM 2013 Res A/B HSL A (0-1m)																									
ASC NEPM 2013 ESLs Comm/Ind (0-2m)																									
ASC NEPM 2013 ESLs Urban Res (0-2m)																									
ASC EILs urban residential and public open spaces												640													
SA EPA Low-level Contaminated						50						50									50				
SA EPA Intermediate Waste						2						2									2				
SA EPA Waste Fill Criteria						2						2									2				
Field_ID	**Sampling_Depth**	**Sampled_Date**																							
Car park area																									
BH01-1	0.03-0.2	13/04/2021	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	-
BH03-1	0.03-0.1	13/04/2021	<0.1	<0.1	0.9	1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-
Underneath the building																									
BH05_0.0-0.2	0.0-0.2	23/06/2023	<0.1	<0.1	0.2	0.3	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH05_0.3-0.5	0.3-0.5	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH06_0.2-0.4	0.2-0.4	23/06/2023	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH07_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GS01	0.0-0.1	23/06/2023	<0.1	<0.1	<0.1	0.6	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.6	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Table 5
Reported Concentrations of OCPs and OPP

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Organophosphorous Pesticides																
			Bromophos-ethyl	Chlorpyrifos-methyl	Coumaphos	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Fenitrothion	Fenthion	Malathion	Methidathion	Methyl parathion	Mevinphos (Phosdrin)	Phorate	Ronnel
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
ASC NEPM 2013 HILs D - Comm/Ind D																		
ASC NEPM HILs A - Res																		
ASC NEPM 2013 Comm/Ind HSL D (0-1m)																		
ASC NEPM 2013 Res A/B HSL A (0-1m)																		
ASC NEPM 2013 ESLs Comm/Ind (0-2m)																		
ASC NEPM 2013 ESLs Urban Res (0-2m)																		
ASC EILs urban residential and public open spaces																		
SA EPA Low-level Contaminated																		
SA EPA Intermediate Waste																		
SA EPA Waste Fill Criteria																		
Field_ID	**Sampling_Depth**	**Sampled_Date**																
Car park area																		
BH01-1	0.03-0.2	13/04/2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03-1	0.03-0.1	13/04/2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Underneath the building																		
BH05_0.0-0.2	0.0-0.2	23/06/2023	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH05_0.3-0.5	0.3-0.5	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH06_0.2-0.4	0.2-0.4	23/06/2023	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
BH07_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GS01	0.0-0.1	23/06/2023	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

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Table 6
Reported Concentrations of Chlorinated HC

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Chlorinated Hydrocarbons																																
			1,1,1,2-tetrachloroethane	1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	1,1-dichloroethane	1,1-dichloroethene	1,1-dichloropropene	1,2,3-trichloropropane	1,2-dibromo-3-chloropropane	1,2-dichloroethane	1,2-dichloropropane	1,3-dichloropropane	2,2-dichloropropane	Bromochloromethane	Bromodichloromethane	Bromoform	Carbon tetrachloride	Chlorodibromomethane	Chloroethane	Chloroform	Chloromethane	cis-1,2-dichloroethene	cis-1,3-dichloropropene	Dibromomethane	Hexachlorobutadiene	Trichloroethene	Tetrachloroethene	trans-1,2-dichloroethene	trans-1,3-dichloropropene	Vinyl chloride
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1
ASC NEPM 2013 HILs D - Comm/Ind D																																			
ASC NEPM HILs A - Res																																			
ASC NEPM 2013 Comm/Ind HSL D (0-1m)																																			
ASC NEPM 2013 Res A/B HSL A (0-1m)																																			
ASC NEPM 2013 ESLs Comm/Ind (0-2m)																																			
ASC NEPM 2013 ESLs Urban Res (0-2m)																																			
ASC EILs urban residential and public open spaces																																			
SA EPA Low-level Contaminated																														25.2					
SA EPA Intermediate Waste																														14					
SA EPA Waste Fill Criteria																																			
Field_ID	**Sampling_Depth**	**Sampled_Date**																																	
Car park area																																			
BH02-3	0.5-0.7	13/04/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
BH03-3	0.7-1.0	13/04/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
Underneath the building																																			
BH05_0.0-0.2	0.0-0.2	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH05_0.3-0.5	0.3-0.5	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH06_0.2-0.4	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH07_0.2-0.4	0.2-0.4	23/06/2023	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<1
GS01	0.0-0.1	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Table 7
Reported Concentrations of Other Contaminats of Concern

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Halogenated Benzenes										MAH										Pesticides		
			1,2,3-trichlorobenzene	1,2,4-trichlorobenzene	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	2-chlorotoluene	4-chlorotoluene	Bromobenzene	Chlorobenzene	Hexachlorobenzene	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	Isopropylbenzene	n-butylbenzene	n-propylbenzene	p-isopropyltoluene	sec-butylbenzene	Styrene	tert-butylbenzene	Bifenthrin	Mirex	Arochlor 1016
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.1	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.1
ASC NEPM 2013 HILs D - Comm/Ind D												80										4500	100	
ASC NEPM HILs A - Res												10										600	10	
ASC NEPM 2013 Comm/Ind HSL D (0-1m)																								
ASC NEPM 2013 Res A/B HSL A (0-1m)																								
ASC NEPM 2013 ESLs Comm/Ind (0-2m)																								
ASC NEPM 2013 ESLs Urban Res (0-2m)																								
ASC EILs urban residential and public open spaces																								
SA EPA Low-level Contaminated																								
SA EPA Intermediate Waste																								
SA EPA Waste Fill Criteria																								
Field_ID	**Sampling_Depth**	**Sampled_Date**																						
Car park area																								
BH01-1	0.03-0.2	13/04/2021	-	-	-	-	-	-	-	-	-	<0.1	-	-	-	-	-	-	-	-	-	-	-	<0.1
BH02-3	0.5-0.7	13/04/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-
BH03-1	0.03-0.1	13/04/2021	-	-	-	-	-	-	-	-	-	<0.1	-	-	-	-	-	-	-	-	-	<0.5	<0.5	<0.1
BH03-3	0.7-1.0	13/04/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-
Underneath the building																								
BH05_0.0	0.0-0.2	23/06/2023	-	-	-	-	-	-	-	-	-	<0.1	-	-	-	-	-	-	-	-	-	<0.1	<0.1	-
BH05_0.3	0.3-0.5	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH06_0.2	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	<0.1	-	-	-	-	-	-	-	-	-	<0.1	<0.1	-
BH07_0.2	0.2-0.4	23/06/2023	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-
GS01	0.0-0.1	23/06/2023	-	-	-	-	-	-	-	-	-	<0.1	-	-	-	-	-	-	-	-	-	<0.1	<0.1	-

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Table 7
Reported Concentrations of Other Contaminats of Concern

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			PCBs							Solvents	Halogenated HC				Herbicides
			Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	Cyclohexane	1,2-dibromoethane	Bromomethane	Dichlorodifluoromethane	Trichlorofluoromethane	Atrazine
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
LOR			0.1	0.1	0.1	0.1	0.1	0.1	0.1	1	0.5	1	1	1	0.5
ASC NEPM 2013 HILs D - Comm/Ind D									7						2500
ASC NEPM HILs A - Res									1						320
ASC NEPM 2013 Comm/Ind HSL D (0-1m)															
ASC NEPM 2013 Res A/B HSL A (0-1m)															
ASC NEPM 2013 ESLs Comm/Ind (0-2m)															
ASC NEPM 2013 ESLs Urban Res (0-2m)															
ASC EILs urban residential and public open spa															
SA EPA Low-level Contaminated									50						
SA EPA Intermediate Waste									2						
SA EPA Waste Fill Criteria									2						
Field_ID	**Sampling_Depth**	**Sampled_Date**													
Car park area															
BH01-1	0.03-0.2	13/04/2021	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	-	-	-	-	-
BH02-3	0.5-0.7	13/04/2021	-	-	-	-	-	-	-	<1	<0.5	<1	<1	<1	-
BH03-1	0.03-0.1	13/04/2021	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	-	-	-	-	<0.5
BH03-3	0.7-1.0	13/04/2021	-	-	-	-	-	-	-	<1	<0.5	<1	<1	<1	-
Underneath the building															
BH05_0.0-	0.0-0.2	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-
BH05_0.3-	0.3-0.5	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-
BH06_0.2-	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-
BH07_0.2-	0.2-0.4	23/06/2023	-	-	-	-	-	-	-	<1	<0.5	<1	<1	<1	-
GS01	0.0-0.1	23/06/2023	-	-	-	-	-	-	-	-	-	-	-	-	-

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Table 8
Duplicate Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

Lab Report No.	25294-7	25294-15	RPD	38109-2	38109-9	RPD
Field ID	BH02-4	QA01		BH05_0.3-0.5	QA03	
Sampled Date	13/04/2021	13/04/2021		23/06/2023	23/06/2023	

Chem_Group	ChemName	Units	LOR						
Moisture	Moisture Content	%	0.1	21.0	22.0	5	7.5	8.0	6
Metals	Arsenic	mg/kg	4	5.0	7.0	33	<4.0	<4.0	0
	Barium	mg/kg	1	78.0	91.0	15	58.0	79.0	31
	Beryllium	mg/kg	1	1.0	1.0	0	<1.0	<1.0	0
	Boron	mg/kg	3	5.0	3.0	50	6.0	7.0	15
	Cadmium	mg/kg	0.4	<0.4	<0.4	0	<0.4	<0.4	0
	Chromium (III+VI)	mg/kg	1	39.0	46.0	16	14.0	14.0	0
	Cobalt	mg/kg	1	11.0	10.0	10	7.0	7.0	0
	Copper	mg/kg	1	20.0	23.0	14	16.0	17.0	6
	Lead	mg/kg	1	17.0	18.0	6	100.0	110.0	10
	Manganese	mg/kg	1	290.0	230.0	23	270.0	330.0	20
	Mercury	mg/kg	0.1	<0.1	<0.1	0	<0.1	<0.1	0
	Molybdenum	mg/kg	1	<1.0	<1.0	0	<1.0	<1.0	0
	Nickel	mg/kg	1	20.0	22.0	10	6.0	6.0	0
	Selenium	mg/kg	2	<2.0	<2.0	0	<2.0	<2.0	0
	Zinc	mg/kg	1	32.0	33.0	3	53.0	59.0	11

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Table 9
Rinsate Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Lab Report No.	25294-17	38109-10
			Field ID	R01	R01
			Sampled_Date	13/04/2021	23/06/2023
			Sample Type	Rinsate	Rinsate
Chem_Group	**ChemName**	**Units**	**LOR**		
Metals	Arsenic	mg/l	0.05	<0.05	<0.05
	Barium	mg/l	0.01	<0.01	<0.01
	Beryllium	mg/l	0.01	<0.01	<0.01
	Boron	mg/l	0.2	<0.2	<0.2
	Cadmium	mg/l	0.01	<0.01	<0.01
	Chromium (III+VI)	mg/l	0.01	<0.01	<0.01
	Cobalt	mg/l	0.02	<0.02	<0.02
	Copper	mg/l	0.01	<0.01	<0.01
	Lead (Filtered)	mg/l	0.03	<0.03	<0.03
	Manganese	mg/l	0.01	<0.01	<0.01
	Mercury	mg/l	0.00005	<0.00005	<0.00005
	Molybdenum	mg/l	0.03	<0.03	<0.03
	Nickel	mg/l	0.02	<0.02	<0.02
	Selenium	mg/l	0.1	<0.1	<0.1
	Zinc	mg/l	0.02	<0.02	<0.02

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Table 10
Results of Statistical Analysis

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road,
ROYSTON PARK, SA 5070

General UCL Statistics for Full Data Sets

User Selected Options

From File	WorkSheet.wst
Full Precision	OFF
Confidence Coefficient	95%
mber of Bootstrap Operations	2000

Cu

General Statistics

Number of Valid Observations	10	Number of Distinct Observations	8

Raw Statistics		Log-transformed Statistics	
Minimum	8	Minimum of Log Data	2.079
Maximum	24	Maximum of Log Data	3.178
Mean	16	Mean of log Data	2.728
Median	14.5	SD of log Data	0.322
SD	4.944		
Std. Error of Mean	1.563		
Coefficient of Variation	0.309		
Skewness	0.386		

Relevant UCL Statistics

Normal Distribution Test		Lognormal Distribution Test	
Shapiro Wilk Test Statistic	0.924	Shapiro Wilk Test Statistic	0.927
Shapiro Wilk Critical Value	0.842	Shapiro Wilk Critical Value	0.842
Data appear Normal at 5% Significance Level		Data appear Lognormal at 5% Significance Level	

Assuming Normal Distribution		Assuming Lognormal Distribution	
95% Student's-t UCL	18.87	95% H-UCL	19.97
95% UCLs (Adjusted for Skewness)		95% Chebyshev (MVUE) UCL	23.19
95% Adjusted-CLT UCL (Chen-1995)	18.78	97.5% Chebyshev (MVUE) UCL	26.29
95% Modified-t UCL (Johnson-1978)	18.9	99% Chebyshev (MVUE) UCL	32.38

Gamma Distribution Test		Data Distribution	
k star (bias corrected)	7.985	Data appear Normal at 5% Significance Level	
Theta Star	2.004		
MLE of Mean	16		
MLE of Standard Deviation	5.662		
nu star	159.7		
Approximate Chi Square Value (.05)	131.5	**Nonparametric Statistics**	
Adjusted Level of Significance	0.0267	95% CLT UCL	18.57
Adjusted Chi Square Value	127	95% Jackknife UCL	18.87
		95% Standard Bootstrap UCL	18.4
Anderson-Darling Test Statistic	0.396	95% Bootstrap-t UCL	19.36
Anderson-Darling 5% Critical Value	0.725	95% Hall's Bootstrap UCL	19.63
Kolmogorov-Smirnov Test Statistic	0.183	95% Percentile Bootstrap UCL	18.5
Kolmogorov-Smirnov 5% Critical Value	0.267	95% BCA Bootstrap UCL	18.5

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Table 10
Results of Statistical Analysis

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road,
ROYSTON PARK, SA 5070

Data appear Gamma Distributed at 5% Significance Level	95% Chebyshev(Mean, Sd) UCL 22.82
	97.5% Chebyshev(Mean, Sd) UCL 25.76
Assuming Gamma Distribution	99% Chebyshev(Mean, Sd) UCL 31.56
95% Approximate Gamma UCL 19.43	
95% Adjusted Gamma UCL 20.11	
Potential UCL to Use	Use 95% Student's-t UCL 18.87

ote: Suggestions regarding the selection of a 95% UCL are provided to help the user to select the most appropriate 95% UCL. These recommendations are based upon the results of the simulation studies summarized in Singh, Singh, and Iaci (2002) and Singh and Singh (2003). For additional insight, the user may want to consult a statistician.

Appendix J

PID Calibration Certificate

	FMG Engineering Quality Management System	Document No: OPCL-813
ENGINEERING	Photo Ionisation Detector (PID) Calibration	Version: 1
		Issued Date: 29/05/2017

Client	**Fasta Pasta Family Restaurants Pty Ltd**	**Job number**	**274447**
Project	263-277 Payneham Road, ROYSTON PARK, SA 5070		

Calibrated instrument	**MIN RAE 3000**
Instrument ID/ serial number	SN 5592-906466

Date	Time	Fresh air calibration	Isobutylene calibration	Isobutylene measurement	Calibrated by	Signed
13 April 20201	9:00am	0.0	Yes	100	K.A.	

Appendix K

Soil Laboratory Documentation

FMG ENGINEERING

ENVIRONMENTAL ANALYSIS REQUEST

Project Title: Fasta Pasta
Site Address: 263-277 Payneham Road, ROYSTON PARK, SA 5070
FMG Job Number : 274447

Requested by: Kasim Al Rashid
Direct Phone: 8132 66
Email: fmgengineering.com.au

Results to: FMG Environmental
Direct Phone: 8132 6662
Email: lab.reports@fmgengineering.com.au

LABORATORY DETAILS
Primary: Envirolab
Quote Ref:
Batch Ref:
Secondary:
Batch Ref:

TURNAROUND REQUIRED
24 HOURS
48 HOURS
3 DAYS
5 DAYS (standard)

EXPECTED REPORTING DATE.

SAMPLE DESCRIPTION

	Date Sampled	Bore-hole	Depth /m	Sample Type	Comments	SA EPA Waste Screen	Combination 3 (including metals 8)	Metals 15	NEPM HIL Screen	NEPM EIL Screen	VOCs											
1	13.04.2021	BH01-1	0.03-0.2	Fill		1																
2		BH01-2	0.2-0.4	Natural						1												
3		BH01-3	0.8-1.0	Natural				1														
4		BH02-1	0.03-0.1	Fill			1															
5		BH02-2	0.1-0.3	Fill																		
6		BH02-3	0.5-0.7	Natural				1			1											
7		BH02-4	0.8-1.0	Natural				1														
8		BH03-1	0.03-0.1	Fill					1													
9		BH03-2	0.1-0.3	Fill																		
10		BH03-3	0.7-1.0	Natural							1											
11		BH04-1	0.03-0.2	Fill			1															
12		BH04-2	0.4-0.6	Fill				1														
13		BH04-3	0.6-0.8	Fill																		
14		BH04-4	0.8-1.0	Natural				1														
15		QA01	-	Quality				1														
16		QA02	-	Quality																		
17		R01	-	Rinsate				1														
					SAMPLE HANDLING - STEP 2	1	2	7	1	1	2	0	0	0		0	0			0	0	0

Relinquished by: 274447	Relinquished by: ELS. ADEL. J.BOWDEN	Received by: GS
Date\time relinquished:	Date\time relinquished: 13-04-21	Date\time received: 14/4/21 8.55
Signature:	Signature:	Signature:
Courier & Consignment Number:	Courier & Consignment Number:	

Special Requirements:

✓ Samples Received in Good Condition
✓ Documentation in Proper Order
✓ Samples Received Chilled
✓ Samples Received within Recommended Holding Times

ENVIROLAB GROUP
Envirolab Servic
25 Research Dri
Croydon South VIC 31
Ph: (03) 9763 2500

Job No: 25294

Date Received: 14/4/21
Time Received: 8.55
Received By: GS
Temp: Cool/Ambient 8.0
Cooling: Ice/Icepack
Security: Intact/Broken/None

Envirolab Services Pty Ltd
ABN 37 112 535 645 - 002
25 Research Drive Croydon South VIC 3136
ph 03 9763 2500 fax 03 9763 2633
melbourne@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 25294

Client Details

Client	FMG Engineering
Attention	Kasim Al-Rashid
Address	67 Greenhill Road, WAYVILLE, SA, 5034

Sample Details

Your Reference	**274447 Fasta Pasta**
Number of Samples	16 Soil, 1 Water
Date samples received	14/04/2021
Date completed instructions received	14/04/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by	22/04/2021
Date of Issue	22/04/2021

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Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Chris De Luca, Operations Manager

Authorised By

Pamela Adams, Laboratory Manager

VOCs in soil			
Our Reference		25294-6	25294-10
Your Reference	UNITS	BH02-3	BH03-3
Depth		0.5-0.7	0.7-1.0
Date Sampled		13/04/2021	13/04/2021
Type of sample		Soil	Soil
Date extracted	-	16/04/2021	16/04/2021
Date analysed	-	16/04/2021	16/04/2021
Dichlorodifluoromethane	mg/kg	<1	<1
Chloromethane	mg/kg	<1	<1
Vinyl Chloride	mg/kg	<1	<1
Bromomethane	mg/kg	<1	<1
Chloroethane	mg/kg	<1	<1
Trichlorofluoromethane	mg/kg	<1	<1
1,1-Dichloroethene	mg/kg	<0.5	<0.5
trans-1,2-dichloroethene	mg/kg	<0.5	<0.5
1,1-dichloroethane	mg/kg	<0.5	<0.5
cis-1,2-dichloroethene	mg/kg	<0.5	<0.5
bromochloromethane	mg/kg	<0.5	<0.5
chloroform	mg/kg	<0.5	<0.5
2,2-dichloropropane	mg/kg	<0.5	<0.5
1,2-dichloroethane	mg/kg	<0.5	<0.5
1,1,1-trichloroethane	mg/kg	<0.5	<0.5
1,1-dichloropropene	mg/kg	<0.5	<0.5
Cyclohexane	mg/kg	<1	<1
carbon tetrachloride	mg/kg	<0.5	<0.5
Benzene	mg/kg	<0.2	<0.2
dibromomethane	mg/kg	<0.5	<0.5
1,2-dichloropropane	mg/kg	<0.5	<0.5
trichloroethene	mg/kg	<0.5	<0.5
bromodichloromethane	mg/kg	<0.5	<0.5
trans-1,3-dichloropropene	mg/kg	<0.5	<0.5
cis-1,3-dichloropropene	mg/kg	<0.5	<0.5
1,1,2-trichloroethane	mg/kg	<0.5	<0.5
Toluene	mg/kg	<0.5	<0.5
1,3-dichloropropane	mg/kg	<0.5	<0.5
dibromochloromethane	mg/kg	<0.5	<0.5
1,2-dibromoethane	mg/kg	<0.5	<0.5
Tetrachloroethene	mg/kg	<0.5	<0.5
1,1,1,2-tetrachloroethane	mg/kg	<0.5	<0.5
chlorobenzene	mg/kg	<0.5	<0.5

VOCs in soil			
Our Reference		25294-6	25294-10
Your Reference	UNITS	BH02-3	BH03-3
Depth		0.5-0.7	0.7-1.0
Date Sampled		13/04/2021	13/04/2021
Type of sample		Soil	Soil
Ethylbenzene	mg/kg	<0.5	<0.5
bromoform	mg/kg	<0.5	<0.5
m+p-xylene	mg/kg	<1	<1
styrene	mg/kg	<0.5	<0.5
1,1,2,2-tetrachloroethane	mg/kg	<0.5	<0.5
o-Xylene	mg/kg	<0.5	<0.5
1,2,3-trichloropropane	mg/kg	<0.5	<0.5
isopropylbenzene	mg/kg	<0.5	<0.5
bromobenzene	mg/kg	<0.5	<0.5
n-propyl benzene	mg/kg	<0.5	<0.5
2-chlorotoluene	mg/kg	<0.5	<0.5
4-chlorotoluene	mg/kg	<0.5	<0.5
1,3,5-trimethyl benzene	mg/kg	<0.5	<0.5
tert-butyl benzene	mg/kg	<0.5	<0.5
1,2,4-trimethyl benzene	mg/kg	<0.5	<0.5
1,3-dichlorobenzene	mg/kg	<0.5	<0.5
sec-butyl benzene	mg/kg	<0.5	<0.5
1,4-dichlorobenzene	mg/kg	<0.5	<0.5
4-isopropyl toluene	mg/kg	<0.5	<0.5
1,2-dichlorobenzene	mg/kg	<0.5	<0.5
n-butyl benzene	mg/kg	<0.5	<0.5
1,2-dibromo-3-chloropropane	mg/kg	<0.5	<0.5
1,2,4-trichlorobenzene	mg/kg	<0.5	<0.5
hexachlorobutadiene	mg/kg	<0.5	<0.5
1,2,3-trichlorobenzene	mg/kg	<0.5	<0.5
Surrogate Dibromofluoromethane	%	100	99
Surrogate aaa-Trifluorotoluene	%	80	81
Surrogate Toluene-d_8	%	98	96
Surrogate 4-Bromofluorobenzene	%	99	99

PCE in soil		
Our Reference		25294-1
Your Reference	UNITS	BH01-1
Depth		0.03-0.2
Date Sampled		13/04/2021
Type of sample		Soil
Date extracted	-	16/04/2021
Date analysed	-	16/04/2021
Tetrachloroethene	mg/kg	<0.5
Surrogate Dibromofluoromethane	%	100
Surrogate aaa-Trifluorotoluene	%	84
Surrogate Toluene-d_8	%	98
Surrogate 4-Bromofluorobenzene	%	99

vTRH(C6-C10)/BTEXN in Soil					
Our Reference		25294-1	25294-4	25294-8	25294-11
Your Reference	UNITS	BH01-1	BH02-1	BH03-1	BH04-1
Depth		0.03-0.2	0.03-0.1	0.03-0.1	0.03-0.2
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021
vTRH C_6 - C_9	mg/kg	<25	<25	<25	<25
vTRH C_6 - C_{10}	mg/kg	<25	<25	<25	<25
TRH C_6 - C_{10} less BTEX (F1)	mg/kg	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1
Naphthalene	mg/kg	<1	<1	<1	<1
Total BTEX	mg/kg	<1	<1	<1	<1
Total +ve Xylenes	mg/kg	<1	<1	<1	<1
Surrogate aaa-Trifluorotoluene	%	88	68	91	87

TRH Soil C10-C40 NEPM					
Our Reference		25294-1	25294-4	25294-8	25294-11
Your Reference	UNITS	BH01-1	BH02-1	BH03-1	BH04-1
Depth		0.03-0.2	0.03-0.1	0.03-0.1	0.03-0.2
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	18/04/2021	18/04/2021	17/04/2021	18/04/2021
TRH C_{10} - C_{14}	mg/kg	<50	<50	<50	<50
TRH C_{15} - C_{28}	mg/kg	<100	<100	<100	<100
TRH C_{29} - C_{36}	mg/kg	<100	<100	<100	<100
Total +ve TRH (C10-C36)	mg/kg	<50	<50	<50	<50
TRH >C_{10} -C_{16}	mg/kg	<50	<50	<50	<50
TRH >C_{10} - C_{16} less Naphthalene (F2)	mg/kg	<50	<50	<50	<50
TRH >C_{16} -C_{34}	mg/kg	<100	<100	<100	<100
TRH >C_{34} -C_{40}	mg/kg	<100	<100	130	<100
Total +ve TRH (>C10-C40)	mg/kg	<50	<50	130	<50
Surrogate o-Terphenyl	%	92	92	76	91

PAHs in Soil					
Our Reference		25294-1	25294-4	25294-8	25294-11
Your Reference	UNITS	BH01-1	BH02-1	BH03-1	BH04-1
Depth		0.03-0.2	0.03-0.1	0.03-0.1	0.03-0.2
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	20/04/2021	20/04/2021	20/04/2021	20/04/2021
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	<0.1	<0.1	<0.1	0.1
Pyrene	mg/kg	<0.1	<0.1	<0.1	0.1
Benzo(a)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	<0.1	<0.1	<0.1	<0.1
Benzo(b,j&k)fluoranthene	mg/kg	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene	mg/kg	<0.05	<0.05	<0.05	0.06
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	<0.1	<0.1	<0.1
Total +ve PAH's	mg/kg	<0.05	<0.05	<0.05	0.3
Benzo(a)pyrene TEQ calc (Zero)	mg/kg	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc (Half)	mg/kg	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc (PQL)	mg/kg	<0.5	<0.5	<0.5	<0.5
Surrogate p-Terphenyl-d_{14}	%	110	106	108	110

Speciated Phenols in Soil			
Our Reference		25294-1	25294-8
Your Reference	UNITS	BH01-1	BH03-1
Depth		0.03-0.2	0.03-0.1
Date Sampled		13/04/2021	13/04/2021
Type of sample		Soil	Soil
Date extracted	-	16/04/2021	16/04/2021
Date analysed	-	20/04/2021	20/04/2021
Phenol	mg/kg	<0.2	<0.2
2-Chlorophenol	mg/kg	<0.2	<0.2
2-Methylphenol	mg/kg	<0.2	<0.2
3/4-Methylphenol	mg/kg	<0.4	<0.4
2-Nitrophenol	mg/kg	<0.2	<0.2
2,4-Dimethylphenol	mg/kg	<0.2	<0.2
2,4-Dichlorophenol	mg/kg	<0.2	<0.2
2,6-Dichlorophenol	mg/kg	<0.2	<0.2
2,4,5-Trichlorophenol	mg/kg	<0.2	<0.2
2,4,6-Trichlorophenol	mg/kg	<0.2	<0.2
2,4-Dinitrophenol	mg/kg	<2	<2
4-Nitrophenol	mg/kg	<4	<4
2,3,4,6-Tetrachlorophenol	mg/kg	<0.2	<0.2
Pentachlorophenol	mg/kg	<1	<1
4-Chloro-3-Methylphenol	mg/kg	<2	<2
Total +ve Cresols	mg/kg	<0.2	<0.2
Total +ve Phenols	mg/kg	<0.2	<0.2
Surrogate Phenol-d_6	%	106	106
Surrogate 2-fluorophenol	%	94	98

OCP in Soil - NEPM			
Our Reference		25294-1	25294-8
Your Reference	UNITS	BH01-1	BH03-1
Depth		0.03-0.2	0.03-0.1
Date Sampled		13/04/2021	13/04/2021
Type of sample		Soil	Soil
Date extracted	-	16/04/2021	16/04/2021
Date analysed	-	20/04/2021	20/04/2021
alpha-BHC	mg/kg	<0.1	<0.1
Hexachlorobenzene	mg/kg	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1
Aldrin	mg/kg	<0.1	0.9
Heptachlor Epoxide	mg/kg	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1
Dieldrin	mg/kg	<0.1	0.2
Endrin	mg/kg	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1
Total +ve reported Aldrin + Dieldrin	mg/kg	<0.1	1.0
Total +ve reported DDT+DDD+DDE	mg/kg	<0.1	<0.1
Mirex	mg/kg	[NA]	<0.5
Surrogate 2-chlorophenol-d4	%	88	92

OP in Soil - NEPM		
Our Reference		25294-8
Your Reference	UNITS	BH03-1
Depth		0.03-0.1
Date Sampled		13/04/2021
Type of sample		Soil
Date extracted	-	16/04/2021
Date analysed	-	20/04/2021
Chlorpyrifos	mg/kg	<0.1
Surrogate 2-chlorophenol-d4	%	92

PCBs in Soil			
Our Reference		25294-1	25294-8
Your Reference	UNITS	BH01-1	BH03-1
Depth		0.03-0.2	0.03-0.1
Date Sampled		13/04/2021	13/04/2021
Type of sample		Soil	Soil
Date extracted	-	16/04/2021	16/04/2021
Date analysed	-	20/04/2021	20/04/2021
Aroclor 1016	mg/kg	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1
Surrogate 2-fluorobiphenyl	%	108	104

Synthetic Pyrethroids - NEPM		
Our Reference		25294-8
Your Reference	UNITS	BH03-1
Depth		0.03-0.1
Date Sampled		13/04/2021
Type of sample		Soil
Date extracted	-	16/04/2021
Date analysed	-	20/04/2021
Bifenthrin	mg/kg	<0.5
Surrogate p-Terphenyl-d_{14}	%	108

Triazine Herbicides in Soil		
Our Reference		25294-8
Your Reference	UNITS	BH03-1
Depth		0.03-0.1
Date Sampled		13/04/2021
Type of sample		Soil
Date extracted	-	16/04/2021
Date analysed	-	20/04/2021
Atrazine	mg/kg	<0.5
Surrogate p-Terphenyl-d_{14}	%	108

NEPM screen metals in soil						
Our Reference		25294-1	25294-2	25294-3	25294-4	25294-6
Your Reference	UNITS	BH01-1	BH01-2	BH01-3	BH02-1	BH02-3
Depth		0.03-0.2	0.2-0.4	0.8-1.0	0.03-0.1	0.5-0.7
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date digested	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	19/04/2021	19/04/2021	19/04/2021	19/04/2021	19/04/2021
Arsenic	mg/kg	<4	[NA]	<4	<4	<4
Cadmium	mg/kg	<0.4	[NA]	<0.4	<0.4	<0.4
Chromium	mg/kg	19	[NA]	28	3	24
Cobalt	mg/kg	16	[NA]	8	[NA]	13
Copper	mg/kg	16	[NA]	15	14	13
Lead	mg/kg	6	[NA]	12	38	14
Nickel	mg/kg	12	[NA]	14	4	10
Mercury	mg/kg	<0.1	[NA]	<0.1	<0.1	<0.1
Zinc	mg/kg	50	[NA]	26	48	19
Beryllium	mg/kg	<1	[NA]	<1	[NA]	<1
Manganese	mg/kg	320	[NA]	230	[NA]	430
Boron	mg/kg	[NA]	[NA]	3	[NA]	3
Selenium	mg/kg	[NA]	[NA]	<2	[NA]	<2
Trivalent Cr	mg/kg	19	[NA]	[NA]	[NA]	[NA]
Silver	mg/kg	<1	[NA]	[NA]	[NA]	[NA]
Barium	mg/kg	31	[NA]	60	[NA]	53
Molybdenum	mg/kg	[NA]	[NA]	<1	[NA]	<1
Iron	mg/kg	[NA]	35,000	[NA]	[NA]	[NA]

NEPM screen metals in soil						
Our Reference		25294-7	25294-8	25294-11	25294-12	25294-14
Your Reference	UNITS	BH02-4	BH03-1	BH04-1	BH04-2	BH04-4
Depth		0.8-1.0	0.03-0.1	0.03-0.2	0.4-0.6	0.8-1.0
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date digested	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	19/04/2021	19/04/2021	19/04/2021	19/04/2021	19/04/2021
Arsenic	mg/kg	5	<4	5	<4	7
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	39	4	4	24	45
Cobalt	mg/kg	11	2	[NA]	8	11
Copper	mg/kg	20	8	13	14	24
Lead	mg/kg	17	12	19	31	19
Nickel	mg/kg	20	4	4	12	21
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Zinc	mg/kg	32	31	29	37	32
Beryllium	mg/kg	1	<1	[NA]	<1	1
Manganese	mg/kg	290	280	[NA]	260	190
Boron	mg/kg	5	<3	[NA]	6	5
Selenium	mg/kg	<2	<2	[NA]	<2	<2
Barium	mg/kg	78	[NA]	[NA]	58	55
Molybdenum	mg/kg	<1	[NA]	[NA]	<1	<1

NEPM screen metals in soil		
Our Reference		25294-15
Your Reference	UNITS	QA01
Depth		-
Date Sampled		13/04/2021
Type of sample		Soil
Date digested	-	16/04/2021
Date analysed	-	19/04/2021
Arsenic	mg/kg	7
Cadmium	mg/kg	<0.4
Chromium	mg/kg	46
Cobalt	mg/kg	10
Copper	mg/kg	23
Lead	mg/kg	18
Nickel	mg/kg	22
Mercury	mg/kg	<0.1
Zinc	mg/kg	33
Beryllium	mg/kg	1
Manganese	mg/kg	230
Boron	mg/kg	3
Selenium	mg/kg	<2
Barium	mg/kg	91
Molybdenum	mg/kg	<1

Misc Inorg - soil NEPM				
Our Reference		25294-1	25294-2	25294-8
Your Reference	UNITS	BH01-1	BH01-2	BH03-1
Depth		0.03-0.2	0.2-0.4	0.03-0.1
Date Sampled		13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil
Date prepared	-	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	17/04/2021	17/04/2021	17/04/2021
Weak Acid Dissociable Cyanide	mg/kg	[NA]	[NA]	<0.5
Free Cyanide in soil	mg/kg	[NA]	[NA]	<0.5
Total Cyanide	mg/kg	<0.5	[NA]	[NA]
Hexavalent Chromium, Cr^{6+}	mg/kg	<1	[NA]	<1
Total Organic Carbon (Walkley Black)	mg/kg	[NA]	5,800	[NA]
Clay in soils <2um	% (w/w)	[NA]	59	[NA]
pH 1:5 soil:$CaCl_2$	pH Units	[NA]	7.2	[NA]

Moisture						
Our Reference		25294-1	25294-2	25294-3	25294-4	25294-6
Your Reference	UNITS	BH01-1	BH01-2	BH01-3	BH02-1	BH02-3
Depth		0.03-0.2	0.2-0.4	0.8-1.0	0.03-0.1	0.5-0.7
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	17/04/2021	17/04/2021	17/04/2021	17/04/2021	17/04/2021
Moisture	%	6.4	21	20	4.9	16

Moisture						
Our Reference		25294-7	25294-8	25294-10	25294-11	25294-12
Your Reference	UNITS	BH02-4	BH03-1	BH03-3	BH04-1	BH04-2
Depth		0.8-1.0	0.03-0.1	0.7-1.0	0.03-0.2	0.4-0.6
Date Sampled		13/04/2021	13/04/2021	13/04/2021	13/04/2021	13/04/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	16/04/2021	16/04/2021	16/04/2021	16/04/2021	16/04/2021
Date analysed	-	17/04/2021	17/04/2021	17/04/2021	17/04/2021	17/04/2021
Moisture	%	21	2.7	19	4.3	16

Moisture			
Our Reference		25294-14	25294-15
Your Reference	UNITS	BH04-4	QA01
Depth		0.8-1.0	-
Date Sampled		13/04/2021	13/04/2021
Type of sample		Soil	Soil
Date prepared	-	16/04/2021	16/04/2021
Date analysed	-	17/04/2021	17/04/2021
Moisture	%	20	22

Cation exchange capacity		
Our Reference		25294-2
Your Reference	UNITS	BH01-2
Depth		0.2-0.4
Date Sampled		13/04/2021
Type of sample		Soil
Date extracted	-	21/04/2021
Date analysed	-	21/04/2021
Exchangeable Ca	meq/100g	15
Exchangeable K	meq/100g	3.8
Exchangeable Mg	meq/100g	3.9
Exchangeable Na	meq/100g	1.1
Cation Exchange Capacity	meq/100g	24

Metals in Waters - Total		
Our Reference		25294-17
Your Reference	UNITS	R01
Depth		-
Date Sampled		13/04/2021
Type of sample		Water
Date prepared	-	15/04/2021
Date analysed	-	15/04/2021
Arsenic - Total	mg/L	<0.05
Barium - Total	mg/L	<0.01
Beryllium - Total	mg/L	<0.01
Boron - Total	mg/L	<0.2
Cadmium - Total	mg/L	<0.01
Chromium - Total	mg/L	<0.01
Cobalt - Total	mg/L	<0.02
Copper - Total	mg/L	<0.01
Mercury-Total	µg/L	<0.05
Lead - Total	mg/L	<0.03
Nickel - Total	mg/L	<0.02
Manganese - Total	mg/L	<0.01
Molybdenum - Total	mg/L	<0.03
Selenium - Total	mg/L	<0.1
Zinc - Total	mg/L	<0.02

Method ID	Methodology Summary
AS1289.3.6.3	Determination Particle Size Analysis using AS1289.3.6.3 and AS1289.3.6.1 and in house method INORG-107. Clay fraction at <2um reported.
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA latest edition, 4500-H+. Please note that the results for water analyses are indicative only as analysis outside of the APHA storage times.
Inorg-008	Moisture content determined by heating at 105 deg C for a minimum of 12 hours.
Inorg-014	Cyanide - free, total, weak acid dissociable by segmented flow analyser (in line dialysis with colourimetric finish). Solids/Filters and sorbents are extracted in a caustic media prior to analysis. Impingers are pH adjusted as required prior to analysis. Cyanides amenable to Chlorination - samples are analysed untreated and treated with hyperchlorite to assess the potential for chlorination of cyanide forms. Based on APHA latest edition, 4500-CN_G,H.
Inorg-024	Hexavalent Chromium (Cr6+) - determined colourimetrically by discrete analyser. Water samples are filtered on receipt prior to analysis.
Inorg-036	Total Organic Carbon or Matter - A titrimetric method that measures the oxidisable organic content of soils.
Metals-020	Determination of exchangeable cations and cation exchange capacity in soils using 1M Ammonium Chloride exchange and ICP-AES analytical finish.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis. Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
Org-021/022	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD or GC-MS. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore" Total +ve PCBs" is simply a sum of the positive individual PCBs.

Method ID	Methodology Summary
Org-022	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS.
Org-022	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Note, For OCs the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.
Org-022	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Note, the Total +ve Cresols or Phenols PQL is reflective of the lowest individual PQL and is therefore" Total +ve Cresols or Phenols" is simply a sum of the positive individual Cresols or Phenols.
Org-022	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013. For soil results:- 1. 'EQ PQL'values are assuming all contributing PAHs reported as <PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present. 2. 'EQ zero'values are assuming all contributing PAHs reported as <PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL. 3. 'EQ half PQL'values are assuming all contributing PAHs reported as <PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above. Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore" Total +ve PAHs" is simply a sum of the positive individual PAHs.
Org-022	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

QUALITY CONTROL: VOCs in soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Date analysed	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Dichlorodifluoromethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloromethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Vinyl Chloride	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromomethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloroethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Trichlorofluoromethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1-Dichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
trans-1,2-dichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1-dichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	78	[NT]
cis-1,2-dichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
bromochloromethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
chloroform	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	79	[NT]
2,2-dichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	75	[NT]
1,1,1-trichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	78	[NT]
1,1-dichloropropene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Cyclohexane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
carbon tetrachloride	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzene	mg/kg	0.2	Org-023	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
dibromomethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
trichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	80	[NT]
bromodichloromethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	73	[NT]
trans-1,3-dichloropropene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
cis-1,3-dichloropropene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1,2-trichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3-dichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
dibromochloromethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	74	[NT]
1,2-dibromoethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Tetrachloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	82	[NT]
1,1,1,2-tetrachloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
chlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethylbenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
bromoform	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
m+p-xylene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
styrene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1,2,2-tetrachloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]

QUALITY CONTROL: VOCs in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
o-Xylene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,3-trichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
isopropylbenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
bromobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
n-propyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2-chlorotoluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-chlorotoluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3,5-trimethyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
tert-butyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,4-trimethyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3-dichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
sec-butyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,4-dichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-isopropyl toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
n-butyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dibromo-3-chloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,4-trichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
hexachlorobutadiene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,3-trichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate Dibromofluoromethane	%		Org-023	99	[NT]	[NT]	[NT]	[NT]	101	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	91	[NT]	[NT]	[NT]	[NT]	94	[NT]
Surrogate Toluene-d_8	%		Org-023	97	[NT]	[NT]	[NT]	[NT]	98	[NT]
Surrogate 4-Bromofluorobenzene	%		Org-023	98	[NT]	[NT]	[NT]	[NT]	97	[NT]

QUALITY CONTROL: PCE in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Date analysed	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Tetrachloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	82	[NT]
Surrogate Dibromofluoromethane	%		Org-023	99	[NT]	[NT]	[NT]	[NT]	101	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	91	[NT]	[NT]	[NT]	[NT]	94	[NT]
Surrogate Toluene-d_8	%		Org-023	97	[NT]	[NT]	[NT]	[NT]	98	[NT]
Surrogate 4-Bromofluorobenzene	%		Org-023	98	[NT]	[NT]	[NT]	[NT]	97	[NT]

Client Reference: 274447 Fasta Pasta

QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-4
Date extracted	-			16/04/2021	1	16/04/2021	16/04/2021		16/04/2021	16/04/2021
Date analysed	-			16/04/2021	1	16/04/2021	16/04/2021		16/04/2021	16/04/2021
vTRH C_6 - C_9	mg/kg	25	Org-023	<25	1	<25	<25	0	87	86
vTRH C_6 - C_{10}	mg/kg	25	Org-023	<25	1	<25	<25	0	87	86
Benzene	mg/kg	0.2	Org-023	<0.2	1	<0.2	<0.2	0	78	77
Toluene	mg/kg	0.5	Org-023	<0.5	1	<0.5	<0.5	0	84	83
Ethylbenzene	mg/kg	1	Org-023	<1	1	<1	<1	0	87	86
m+p-xylene	mg/kg	2	Org-023	<2	1	<2	<2	0	92	92
o-Xylene	mg/kg	1	Org-023	<1	1	<1	<1	0	89	89
Naphthalene	mg/kg	1	Org-023	<1	1	<1	<1	0	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	96	1	88	89	1	91	87

QUALITY CONTROL: TRH Soil C10-C40 NEPM						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-4
Date extracted	-			16/04/2021	8	16/04/2021	16/04/2021		16/04/2021	16/04/2021
Date analysed	-			17/04/2021	8	17/04/2021	17/04/2021		17/04/2021	18/04/2021
TRH C_{10} - C_{14}	mg/kg	50	Org-020	<50	8	<50	<50	0	81	92
TRH C_{15} - C_{28}	mg/kg	100	Org-020	<100	8	<100	<100	0	81	99
TRH C_{29} - C_{36}	mg/kg	100	Org-020	<100	8	<100	<100	0	80	82
TRH >C_{10} -C_{16}	mg/kg	50	Org-020	<50	8	<50	<50	0	81	92
TRH >C_{16} -C_{34}	mg/kg	100	Org-020	<100	8	<100	<100	0	81	99
TRH >C_{34} -C_{40}	mg/kg	100	Org-020	<100	8	130	120	8	80	82
Surrogate o-Terphenyl	%		Org-020	84	8	76	76	0	85	92

QUALITY CONTROL: PAHs in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-8
Date extracted	-			16/04/2021	8	16/04/2021	16/04/2021		16/04/2021	16/04/2021
Date analysed	-			20/04/2021	8	20/04/2021	20/04/2021		20/04/2021	20/04/2021
Naphthalene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	106	97
Acenaphthylene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	102	97
Acenaphthene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	[NT]	[NT]
Fluorene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	112	105
Phenanthrene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	104	95
Anthracene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	106	97
Pyrene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	108	101
Benzo(a)anthracene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	102	91
Benzo(b,j&k)fluoranthene	mg/kg	0.2	Org-022	<0.2	8	<0.2	<0.2	0	[NT]	[NT]
Benzo(a)pyrene	mg/kg	0.05	Org-022	<0.05	8	<0.05	<0.05	0	102	89
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	[NT]	[NT]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	[NT]	[NT]
Surrogate p-Terphenyl-d_{14}	%		Org-022	112	8	108	108	0	108	108

QUALITY CONTROL: Speciated Phenols in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-		Org-022	16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Date analysed	-		Org-022	20/04/2021	[NT]	[NT]	[NT]	[NT]	20/04/2021	[NT]
Phenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	116	[NT]
2-Chlorophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	108	[NT]
2-Methylphenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	116	[NT]
3/4-Methylphenol	mg/kg	0.4	Org-022	<0.4	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2-Nitrophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2,4-Dimethylphenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2,4-Dichlorophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2,6-Dichlorophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	98	[NT]
2,4,5-Trichlorophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2,4,6-Trichlorophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2,4-Dinitrophenol	mg/kg	2	Org-022	<2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-Nitrophenol	mg/kg	4	Org-022	<4	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2,3,4,6-Tetrachlorophenol	mg/kg	0.2	Org-022	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Pentachlorophenol	mg/kg	1	Org-022	<1	[NT]	[NT]	[NT]	[NT]	78	[NT]
4-Chloro-3-Methylphenol	mg/kg	2	Org-022	<2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate Phenol-d_6	%		Org-022	90	[NT]	[NT]	[NT]	[NT]	110	[NT]
Surrogate 2-fluorophenol	%		Org-022	96	[NT]	[NT]	[NT]	[NT]	100	[NT]

QUALITY CONTROL: OCP in Soil - NEPM						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Date analysed	-			20/04/2021	[NT]	[NT]	[NT]	[NT]	20/04/2021	[NT]
alpha-BHC	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	102	[NT]
Hexachlorobenzene	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	98	[NT]
gamma-BHC	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	84	[NT]
delta-BHC	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	120	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
alpha-chlordane	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	102	[NT]
Dieldrin	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Endrin	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan II	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	128	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Methoxychlor	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Mirex	mg/kg	0.5	Org-022	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 2-chlorophenol-d4	%		Org-022	88	[NT]	[NT]	[NT]	[NT]	96	[NT]

QUALITY CONTROL: OP in Soil - NEPM						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-8
Date extracted	-			16/04/2021	8	16/04/2021	16/04/2021		16/04/2021	16/04/2021
Date analysed	-			20/04/2021	8	20/04/2021	20/04/2021		20/04/2021	20/04/2021
Chlorpyrifos	mg/kg	0.1	Org-022	<0.1	8	<0.1	<0.1	0	96	91
Surrogate 2-chlorophenol-d4	%		Org-022	88	8	92	90	2	96	94

Client Reference: 274447 Fasta Pasta

QUALITY CONTROL: PCBs in Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Date analysed	-			20/04/2021	[NT]	[NT]	[NT]	[NT]	20/04/2021	[NT]
Aroclor 1016	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Aroclor 1260	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 2-fluorobiphenyl	%		Org-022	110	[NT]	[NT]	[NT]	[NT]	100	[NT]

QUALITY CONTROL: Synthetic Pyrethroids - NEPM						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-8
Date extracted	-			16/04/2021	8	16/04/2021	16/04/2021		16/04/2021	16/04/2021
Date analysed	-			20/04/2021	8	20/04/2021	20/04/2021		20/04/2021	20/04/2021
Bifenthrin	mg/kg	0.5	Org-022	<0.5	8	<0.5	<0.5	0	132	124
Surrogate p-Terphenyl-d_{14}	%		Org-022	112	8	108	108	0	108	108

QUALITY CONTROL: Triazine Herbicides in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-8
Date extracted	-			16/04/2021	8	16/04/2021	16/04/2021		16/04/2021	16/04/2021
Date analysed	-			20/04/2021	8	20/04/2021	20/04/2021		20/04/2021	20/04/2021
Atrazine	mg/kg	0.5	Org-022	<0.5	8	<0.5	<0.5	0	94	81
Surrogate p-Terphenyl-d_{14}	%		Org-022	112	8	108	108	0	108	108

QUALITY CONTROL: NEPM screen metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date digested	-			16/04/2021	3	16/04/2021	16/04/2021		16/04/2021	[NT]
Date analysed	-			19/04/2021	3	19/04/2021	19/04/2021		19/04/2021	[NT]
Arsenic	mg/kg	4	Metals-020 ICP-AES	<4	3	<4	4	0	96	[NT]
Cadmium	mg/kg	0.4	Metals-020 ICP-AES	<0.4	3	<0.4	<0.4	0	100	[NT]
Chromium	mg/kg	1	Metals-020 ICP-AES	<1	3	28	34	19	98	[NT]
Cobalt	mg/kg	1	Metals-020 ICP-AES	<1	3	8	9	12	96	[NT]
Copper	mg/kg	1	Metals-020 ICP-AES	<1	3	15	19	24	98	[NT]
Lead	mg/kg	1	Metals-020 ICP-AES	<1	3	12	15	22	100	[NT]
Nickel	mg/kg	1	Metals-020 ICP-AES	<1	3	14	17	19	97	[NT]
Mercury	mg/kg	0.1	Metals-021 CV-AAS	<0.1	3	<0.1	<0.1	0	108	[NT]
Zinc	mg/kg	1	Metals-020 ICP-AES	<1	3	26	31	18	98	[NT]
Beryllium	mg/kg	1	Metals-020 ICP-AES	<1	3	<1	1	0	105	[NT]
Manganese	mg/kg	1	Metals-020 ICP-AES	<1	3	230	260	12	99	[NT]
Boron	mg/kg	3	Metals-020 ICP-AES	<3	3	3	3	0	84	[NT]
Selenium	mg/kg	2	Metals-020 ICP-AES	<2	3	<2	<2	0	90	[NT]
Trivalent Cr	mg/kg	1	Inorg-024	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Silver	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Barium	mg/kg	1	Metals-020 ICP-AES	<1	3	60	60	0	99	[NT]
Molybdenum	mg/kg	1	Metals-020 ICP-AES	<1	3	<1	<1	0	100	[NT]
Iron	mg/kg	10	Metals-020 ICP-AES	<10	[NT]	[NT]	[NT]	[NT]	106	[NT]

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QUALITY CONTROL: Misc Inorg - soil NEPM					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			16/04/2021	[NT]	[NT]	[NT]	[NT]	16/04/2021	[NT]
Date analysed	-			17/04/2021	[NT]	[NT]	[NT]	[NT]	17/04/2021	[NT]
Weak Acid Dissociable Cyanide	mg/kg	0.5	Inorg-014	<0.5	[NT]	[NT]	[NT]	[NT]	99	[NT]
Free Cyanide in soil	mg/kg	0.5	Inorg-014	<0.5	[NT]	[NT]	[NT]	[NT]	87	[NT]
Total Cyanide	mg/kg	0.5	Inorg-014	<0.5	[NT]	[NT]	[NT]	[NT]	87	[NT]
Hexavalent Chromium, Cr^{6+}	mg/kg	1	Inorg-024	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Total Organic Carbon (Walkley Black)	mg/kg	1000	Inorg-036	<1000	[NT]	[NT]	[NT]	[NT]	100	[NT]
pH 1:5 soil:$CaCl_2$	pH Units		Inorg-001	[NT]	[NT]	[NT]	[NT]	[NT]	98	[NT]

Client Reference: 274447 Fasta Pasta

QUALITY CONTROL: Cation exchange capacity					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	25294-2
Exchangeable Ca	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	92	130
Exchangeable K	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	87	95
Exchangeable Mg	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	87	98
Exchangeable Na	meq/100g	0.1	Metals-020	<0.1	[NT]	[NT]	[NT]	[NT]	89	101
Cation Exchange Capacity	meq/100g	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]

Client Reference: 274447 Fasta Pasta

QUALITY CONTROL: Metals in Waters - Total					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			15/04/2021	[NT]	[NT]	[NT]	[NT]	15/04/2021	[NT]
Date analysed	-			15/04/2021	[NT]	[NT]	[NT]	[NT]	15/04/2021	[NT]
Arsenic - Total	mg/L	0.05	Metals-020 ICP-AES	<0.05	[NT]	[NT]	[NT]	[NT]	103	[NT]
Barium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	100	[NT]
Beryllium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	103	[NT]
Boron - Total	mg/L	0.2	Metals-020 ICP-AES	<0.2	[NT]	[NT]	[NT]	[NT]	94	[NT]
Cadmium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	101	[NT]
Chromium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	99	[NT]
Cobalt - Total	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	[NT]	[NT]	99	[NT]
Copper - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	101	[NT]
Mercury-Total	µg/L	0.05	Metals-021 CV-AAS	<0.05	[NT]	[NT]	[NT]	[NT]	109	[NT]
Lead - Total	mg/L	0.03	Metals-020 ICP-AES	<0.03	[NT]	[NT]	[NT]	[NT]	100	[NT]
Nickel - Total	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	[NT]	[NT]	101	[NT]
Manganese - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	100	[NT]
Molybdenum - Total	mg/L	0.03	Metals-020 ICP-AES	<0.03	[NT]	[NT]	[NT]	[NT]	94	[NT]
Selenium - Total	mg/L	0.1	Metals-020 ICP-AES	<0.1	[NT]	[NT]	[NT]	[NT]	98	[NT]
Zinc - Total	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	[NT]	[NT]	102	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Report Comments

%Clay analysed by Envirolab Sydney - report 266648

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DATA QUALITY ASSESSMENT SUMMARY

Report Details

Envirolab Report Reference	**25294**
Client ID	FMG Engineering
Project Reference	274447 Fasta Pasta
Date Issued	22/04/2021

QC DATA

All laboratory QC data was within the Envirolab Group's specifications.

HOLDING TIME COMPLIANCE EVALUATION

All preservation / holding times (based on AS/ASPHA/ISO/NEPM/USEPA reference documents and standards) are compliant.

Certain analyses have had their recommended technical holding times elongated by filtering and/or freezing on receipt at the laboratory (e.g. BOD, chlorophyll/Pheophytin, nutrients and acid sulphate soil tests).

COMPLIANCE TO QC FREQUENCY (NEPM)

Internal laboratory QC rate complies with NEPM requirements (LCS/MB/MS 1 in 20, Duplicates 1 in 10 samples). Note, samples are batched together with other sample consignments in order to assign QC sample frequency.

QC Evaluation

Duplicate(s) was performed as per NEPM frequency	✓
Laboratory Control Sample(s) were analysed with the samples received	✓
A Method Blank was performed with the samples received	✓
Matrix spike(s) was performed as per NEPM frequency (Not Applicable for Air samples)	✓

Refer to Certificate of Analysis for all Quality Control data.

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SAMPLE RECEIPT ADVICE

Client Details

Client	FMG Engineering
Attention	Kasim Al-Rashid

Sample Login Details

Your reference	274447 Fasta Pasta
Envirolab Reference	25294
Date Sample Received	14/04/2021
Date Instructions Received	14/04/2021
Date Results Expected to be Reported	22/04/2021

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	16 Soil, 1 Water
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	8.0
Cooling Method	Ice Pack
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

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Analysis Underway, details on the following page:

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Sample ID	VOCs in soil	PCE in soil	vTRH(C6-C10)/BTEXN in Soil	TRH Soil C10-C40 NEPM	PAHs in Soil	Speciated Phenols in Soil	OCP in Soil - NEPM	OP in Soil - NEPM	PCBsin Soil	Synthetic Pyrethroids - NEPM	Triazine Herbicides in Soil	NEPM screen metals in soil	Weak Acid Dissociable Cyanide	Free Cyanide in soil	Total Cyanide	Hexavalent Chromium, Cr6+	Total Organic Carbon(Walkley Black)	Clay in soils <2um	pH 1:5 soil:CaCl2	Cation exchange capacity	Metals in Waters -Total	On Hold
BH01-1-0.03-0.2		✓	✓	✓	✓	✓	✓		✓			✓			✓	✓						
BH01-2-0.2-0.4												✓					✓	✓	✓	✓		
BH01-3-0.8-1.0												✓										
BH02-1-0.03-0.1			✓	✓	✓							✓										
BH02-2-0.1-0.3																						✓
BH02-3-0.5-0.7	✓											✓										
BH02-4-0.8-1.0												✓										
BH03-1-0.03-0.1			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						
BH03-2-0.1-0.3																						✓
BH03-3-0.7-1.0	✓																					
BH04-1-0.03-0.2			✓	✓	✓							✓										
BH04-2-0.4-0.6												✓										
BH04-3-0.6-0.8																						✓
BH04-4-0.8-1.0												✓										
QA01												✓										
QA02																						✓
R01																					✓	

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Envirolab Services Pty Ltd
ABN 37 112 535 645 - 002
25 Research Drive Croydon South VIC 3136
ph 03 9763 2500 fax 03 9763 2633
melbourne@envirolab.com.au
www.envirolab.com.au

Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.
Requests for longer term sample storage must be received in writing.
Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

ENVIROLAB
Envirolab Services
25 Research Drive
Croydon South VIC 3136
Ph: (03) 9763 2500

Job No: 38109
Date Received: 26/6/23
Time Received: 7:55am
Received By: AP
Temp: Cool/Ambient 9.7
Cooling: Ice/Icepack
Security: Intact/Broken/None

ENVIRONMENTAL ANALYSIS REQUEST

FMG ENGINEERING

Project Title: PSI - Inside building
Site Address: 263-277 Payneham Road, ROYSTON PARK, SA 5070
FMG Job Number : 274447

Requested by: Dharmsinh Rathod
Direct Phone: 0411 461 135
Email: labreports@fmgengineering.com.au

Results to: FMG Environmental
Direct Phone: FMG Reception - (08) 8132 6600
Email: labreports@fmgengineering.com.au

LABORATORY DETAILS
Primary Laboratory: Enviro Lab
Laboratory Quote Ref:
FMG PO: PO143169
Secondary Laboratory:
FMG PO:

TURNAROUND REQUIRED
5 DAYS (Standard)

SAMPLE DESCRIPTION

Date Sampled	Sample#	Depth (m)	Sample Type	Comments	OCPs/OPPs	Metals 15	VOCs
23/06/2023	BH05_0.0-0.2	0.0-0.2	Fill	Gravelly sand	1		
	BH05_0.3-0.5	0.3-0.5	Fill	Gravelly sand		1	
	BH06_0.2-0.4	0.2-0.4	Fill	Sandy gravel	1		
	BH06_0.5-0.7	0.5-0.7	Fill	Sandy gravel			
	BH07_0.2-0.4	0.2-0.4	Fill	Gravelly sand		1	1
	BH07_0.4-0.5	0.4-0.5	Fill	Clayey sand			
	GS01		Fill	Sand	1		
	GS02		Fill	Sand			
	QA03					1	
	R01					1	
					3	4	1

SAMPLE HANDLING - STEP 2

Relinquished by: Dharmsinh Rathod
Date: 23/06/2023
Signature:
Courier & Consignment Number:

Received by: ELS, Melb
Date/time received: 26/6/23 7:55
Signature: AP
Courier & Consignment Number:

Special Requirements:

Samples Received in Good Condition
Documentation in Proper Order
Samples Received Chilled
Samples Received within Recommended Holding Times

COC received 1:19PM

CHAIN OF CUSTODY FORM - Client

ENVIROLAB GROUP
National phone number 1300 424 344

Sydney Lab - Envirolab Services
12 Ashley St, Chatswood, NSW 2067
T: 02 9910 6200 | E: sydney@envirolab.com.au

Perth Lab - MPL Laboratories
16-18 Hayden Crt, Myaree, WA 6154
T: 08 9317 2505 | E: lab@mpl.com.au

Melbourne Lab - Envirolab Services
25 Research Drive, Croydon South, VIC 3136
T: 03 9763 2500 | E: melbourne@envirolab.com.au

Adelaide Office - Envirolab Services
7a The Parade, Norwood, SA 5067
T: 08 7087 6800 | E: adelaide@envirolab.com.au

Brisbane Office - Envirolab Services
20a, 10-20 Depot St, Banyo, QLD 4014
T: 07 3266 9532 | E: brisbane@envirolab.com.au

Darwin Office - Envirolab Services
Unit 20/119 Reichardt Road, Winnellie, NT 0820
T: 08 8967 1201 | E: darwin@envirolab.com.au

Company:	FMG	Client Project Name/Number/Site etc (ie report title):	27447
Contact Person:	DD	PO No. (if applicable):	
Project Mgr:		Envirolab Quote No.:	
Sampler:		Date results required:	
Address:		Or choose: ☐ Standard ☐ Same Day ☐ 1 day ☐ 2 day ☐ 3 day	
Phone:	Mob:	*Note: Inform lab in advance if urgent turnaround is required - surcharges apply*	
Email Results to:		Additional report format: ☐ Esdat ☐ Equis	
Email Invoice to:		Lab Comments: * Client COC to follow	

Sample Information					Tests Required	Comments
Envirolab Sample ID (Lab use only)	Client Sample ID or Information	Depth	Date Sampled	Type of Sample		Provide as much information about the sample as you can

☐ *Please tick the box if observed settled sediment present in water samples is to be included in the extraction and/or analysis*

	Client	Interstate Office	Laboratory	Lab Use Only
Relinquished by		ELS ADL Kspence	ELS Melb	Job number: 38109
Print Name:		23/6/23 10am	AP	Temp Office: 16.2°C Temp Lab: 9.7
Date & Time:		YS	26/6/23 7:55	TAT: SAME day / 1 / 2 / 3 / 4 / STD
Signature:				Office Cooling: Ice / Ice pack / None Lab Cooling: Ice / Ice pack / None Security seal: Intact / Broken / None

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SAMPLE RECEIPT ADVICE

Client Details

Client	FMG Engineering
Attention	Dharmsinh Rathod

Sample Login Details

Your reference	274447 PSI - Inside Building
Envirolab Reference	38109
Date Sample Received	26/06/2023
Date Instructions Received	26/06/2023
Date Results Expected to be Reported	03/07/2023

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	9 Soil, 1 Water
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	9.7
Cooling Method	Ice Pack
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

Pamela Adams	Chris De Luca
Phone: 03 9763 2500	**Phone: 03 9763 2500**
Fax: 03 9763 2633	**Fax: 03 9763 2633**
Email: padams@envirolab.com.au	**Email: cdeluca@envirolab.com.au**

Analysis Underway, details on the following page:

Envirolab Services Pty Ltd
ABN 37 112 535 645 - 002
25 Research Drive Croydon South VIC 3136
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melbourne@envirolab.com.au
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Sample ID	VOCs in soil	OCP in Soil	OP in Soil	15 metals in soil	15 Metals in Waters -Total	On Hold
BH05_0.0-0.2-0.0-0.2		✓	✓			
BH05_0.3-0.5-0.3-0.5				✓		
BH06_0.2-0.4-0.2-0.4		✓	✓			
BH06_0.5-0.7-0.5-0.7						✓
BH07_0.2-0.4-0.2-0.4	✓			✓		
BH07_0.4-0.5-0.4-0.5						✓
GS01		✓	✓			
GS02						✓
QA03				✓		
R01					✓	

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

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CERTIFICATE OF ANALYSIS 38109

Client Details

Client	FMG Engineering
Attention	Dharmsinh Rathod
Address	67 Greenhill Road, WAYVILLE, SA, 5034

Sample Details

Your Reference	**274447 PSI - Inside Building**
Number of Samples	9 Soil, 1 Water
Date samples received	26/06/2023
Date completed instructions received	26/06/2023

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	03/07/2023
Date of Issue	03/07/2023

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Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Suk Lee, Organic Supervisor
Tara White, Metals Team Leader
Tianna Milburn, Senior Chemist

Authorised By
Pamela Adams, Laboratory Manager

VOCs in soil		
Our Reference		38109-5
Your Reference	UNITS	BH07_0.2-0.4
Depth		0.2-0.4
Date Sampled		23/06/2023
Type of sample		Soil
Date extracted	-	29/06/2023
Date analysed	-	02/07/2023
Dichlorodifluoromethane	mg/kg	<1
Chloromethane	mg/kg	<1
Vinyl Chloride	mg/kg	<1
Bromomethane	mg/kg	<1
Chloroethane	mg/kg	<1
Trichlorofluoromethane	mg/kg	<1
1,1-Dichloroethene	mg/kg	<0.5
trans-1,2-dichloroethene	mg/kg	<0.5
1,1-dichloroethane	mg/kg	<0.5
cis-1,2-dichloroethene	mg/kg	<0.5
bromochloromethane	mg/kg	<0.5
chloroform	mg/kg	<0.5
2,2-dichloropropane	mg/kg	<0.5
1,2-dichloroethane	mg/kg	<0.5
1,1,1-trichloroethane	mg/kg	<0.5
1,1-dichloropropene	mg/kg	<0.5
Cyclohexane	mg/kg	<1
carbon tetrachloride	mg/kg	<0.5
Benzene	mg/kg	<0.2
dibromomethane	mg/kg	<0.5
1,2-dichloropropane	mg/kg	<0.5
trichloroethene	mg/kg	<0.5
bromodichloromethane	mg/kg	<0.5
trans-1,3-dichloropropene	mg/kg	<0.5
cis-1,3-dichloropropene	mg/kg	<0.5
1,1,2-trichloroethane	mg/kg	<0.5
Toluene	mg/kg	<0.5
1,3-dichloropropane	mg/kg	<0.5
dibromochloromethane	mg/kg	<0.5
1,2-dibromoethane	mg/kg	<0.5
Tetrachloroethene	mg/kg	<0.5
1,1,1,2-tetrachloroethane	mg/kg	<0.5
chlorobenzene	mg/kg	<0.5

VOCs in soil		
Our Reference		38109-5
Your Reference	UNITS	BH07_0.2-0.4
Depth		0.2-0.4
Date Sampled		23/06/2023
Type of sample		Soil
Ethylbenzene	mg/kg	<0.5
bromoform	mg/kg	<0.5
m+p-xylene	mg/kg	<1
styrene	mg/kg	<0.5
1,1,2,2-tetrachloroethane	mg/kg	<0.5
o-Xylene	mg/kg	<0.5
1,2,3-trichloropropane	mg/kg	<0.5
isopropylbenzene	mg/kg	<0.5
bromobenzene	mg/kg	<0.5
n-propyl benzene	mg/kg	<0.5
2-chlorotoluene	mg/kg	<0.5
4-chlorotoluene	mg/kg	<0.5
1,3,5-trimethyl benzene	mg/kg	<0.5
tert-butyl benzene	mg/kg	<0.5
1,2,4-trimethyl benzene	mg/kg	<0.5
1,3-dichlorobenzene	mg/kg	<0.5
sec-butyl benzene	mg/kg	<0.5
1,4-dichlorobenzene	mg/kg	<0.5
4-isopropyl toluene	mg/kg	<0.5
1,2-dichlorobenzene	mg/kg	<0.5
n-butyl benzene	mg/kg	<0.5
1,2-dibromo-3-chloropropane	mg/kg	<0.5
1,2,4-trichlorobenzene	mg/kg	<0.5
hexachlorobutadiene	mg/kg	<0.5
1,2,3-trichlorobenzene	mg/kg	<0.5
Surrogate Dibromofluoromethane	%	100
Surrogate aaa-Trifluorotoluene	%	82
Surrogate Toluene-d_8	%	101
Surrogate 4-Bromofluorobenzene	%	90

OCP in Soil				
Our Reference		38109-1	38109-3	38109-7
Your Reference	UNITS	BH05_0.0-0.2	BH06_0.2-0.4	GS01
Depth		0.0-0.2	0.2-0.4	-
Date Sampled		23/06/2023	23/06/2023	23/06/2023
Type of sample		Soil	Soil	Soil
Date extracted	-	29/06/2023	29/06/2023	29/06/2023
Date analysed	-	30/06/2023	30/06/2023	30/06/2023
alpha-BHC	mg/kg	<0.1	<0.1	<0.1
Hexachlorobenzene	mg/kg	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.2	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.1	<0.1	0.6
Endrin	mg/kg	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1
Total +ve reported Aldrin + Dieldrin	mg/kg	0.3	<0.1	0.6
Total +ve reported DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1
Surrogate 2-chlorophenol-d4	%	86	84	72

OP in Soil				
Our Reference		38109-1	38109-3	38109-7
Your Reference	UNITS	BH05_0.0-0.2	BH06_0.2-0.4	GS01
Depth		0.0-0.2	0.2-0.4	-
Date Sampled		23/06/2023	23/06/2023	23/06/2023
Type of sample		Soil	Soil	Soil
Date extracted	-	29/06/2023	29/06/2023	29/06/2023
Date analysed	-	30/06/2023	30/06/2023	30/06/2023
Azinphos-methyl	mg/kg	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1
Dichlorovos	mg/kg	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1
Coumaphos	mg/kg	<0.1	<0.1	<0.1
Disulfoton	mg/kg	<0.1	<0.1	<0.1
Fenamiphos	mg/kg	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1
Methidathion	mg/kg	<0.1	<0.1	<0.1
Mevinphos	mg/kg	<0.1	<0.1	<0.1
Methyl Parathion	mg/kg	<0.1	<0.1	<0.1
Phorate	mg/kg	<0.1	<0.1	<0.1
Phosalone	mg/kg	<0.1	<0.1	<0.1
Surrogate 2-chlorophenol-d4	%	86	84	72

15 metals in soil				
Our Reference		38109-2	38109-5	38109-9
Your Reference	UNITS	BH05_0.3-0.5	BH07_0.2-0.4	QA03
Depth		0.3-0.5	0.2-0.4	-
Date Sampled		23/06/2023	23/06/2023	23/06/2023
Type of sample		Soil	Soil	Soil
Date digested	-	29/06/2023	29/06/2023	29/06/2023
Date analysed	-	30/06/2023	30/06/2023	30/06/2023
Arsenic	mg/kg	<4	<4	<4
Barium	mg/kg	58	47	79
Beryllium	mg/kg	<1	<1	<1
Boron	mg/kg	6	4	7
Cadmium	mg/kg	<0.4	<0.4	<0.4
Chromium	mg/kg	14	12	14
Cobalt	mg/kg	7	6	7
Copper	mg/kg	16	15	17
Mercury	mg/kg	<0.1	<0.1	<0.1
Lead	mg/kg	100	26	110
Nickel	mg/kg	6	7	6
Manganese	mg/kg	270	190	330
Molybdenum	mg/kg	<1	<1	<1
Selenium	mg/kg	<2	<2	<2
Zinc	mg/kg	53	23	59

Moisture						
Our Reference		38109-1	38109-2	38109-3	38109-5	38109-7
Your Reference	UNITS	BH05_0.0-0.2	BH05_0.3-0.5	BH06_0.2-0.4	BH07_0.2-0.4	GS01
Depth		0.0-0.2	0.3-0.5	0.2-0.4	0.2-0.4	-
Date Sampled		23/06/2023	23/06/2023	23/06/2023	23/06/2023	23/06/2023
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	29/06/2023	29/06/2023	29/06/2023	29/06/2023	29/06/2023
Date analysed	-	30/06/2023	30/06/2023	30/06/2023	30/06/2023	30/06/2023
Moisture	%	7.2	7.5	9.6	9.9	0.5

Moisture		
Our Reference		38109-9
Your Reference	UNITS	QA03
Depth		-
Date Sampled		23/06/2023
Type of sample		Soil
Date prepared	-	29/06/2023
Date analysed	-	30/06/2023
Moisture	%	8.0

15 Metals in Waters - Total		
Our Reference		38109-10
Your Reference	UNITS	R01
Depth		-
Date Sampled		23/06/2023
Type of sample		Water
Date prepared	-	29/06/2023
Date analysed	-	29/06/2023
Arsenic - Total	mg/L	<0.05
Barium - Total	mg/L	<0.01
Beryllium - Total	mg/L	<0.01
Boron - Total	mg/L	<0.2
Cadmium - Total	mg/L	<0.01
Chromium - Total	mg/L	<0.01
Cobalt - Total	mg/L	<0.02
Copper - Total	mg/L	<0.01
Mercury-Total	µg/L	<0.05
Lead - Total	mg/L	<0.03
Nickel - Total	mg/L	<0.02
Manganese - Total	mg/L	<0.01
Molybdenum - Total	mg/L	<0.03
Selenium - Total	mg/L	<0.1
Zinc - Total	mg/L	<0.02

Method ID	Methodology Summary
Inorg-008	Moisture content determined by heating at 105°C for a minimum of 12 hours.
Metals-020 ICP-AES	Determination of various metals by ICP-AES.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Metals-021 CV-AAS	Determination of Mercury by Cold Vapour AAS.
Org-021/022	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD or GC-MS. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore" Total +ve PCBs" is simply a sum of the positive individual PCBs.
Org-022	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS. Note, For OCs the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.

QUALITY CONTROL: VOCs in soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			29/06/2023	[NT]	[NT]	[NT]	[NT]	29/06/2023	[NT]
Date analysed	-			02/07/2023	[NT]	[NT]	[NT]	[NT]	02/07/2023	[NT]
Dichlorodifluoromethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloromethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Vinyl Chloride	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromomethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloroethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Trichlorofluoromethane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1-Dichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
trans-1,2-dichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1-dichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	73	[NT]
cis-1,2-dichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
bromochloromethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
chloroform	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	76	[NT]
2,2-dichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	70	[NT]
1,1,1-trichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	79	[NT]
1,1-dichloropropene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Cyclohexane	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
carbon tetrachloride	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzene	mg/kg	0.2	Org-023	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
dibromomethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
trichloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	88	[NT]
bromodichloromethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	68	[NT]
trans-1,3-dichloropropene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
cis-1,3-dichloropropene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1,2-trichloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3-dichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
dibromochloromethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	70	[NT]
1,2-dibromoethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Tetrachloroethene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	83	[NT]
1,1,1,2-tetrachloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
chlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethylbenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
bromoform	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	70	[NT]
m+p-xylene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
styrene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1,2,2-tetrachloroethane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]

QUALITY CONTROL: VOCs in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
o-Xylene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,3-trichloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
isopropylbenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
bromobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
n-propyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2-chlorotoluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-chlorotoluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3,5-trimethyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
tert-butyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,4-trimethyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3-dichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
sec-butyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,4-dichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-isopropyl toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
n-butyl benzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dibromo-3-chloropropane	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,4-trichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
hexachlorobutadiene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,3-trichlorobenzene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate Dibromofluoromethane	%		Org-023	98	[NT]	[NT]	[NT]	[NT]	96	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	84	[NT]	[NT]	[NT]	[NT]	77	[NT]
Surrogate Toluene-d_8	%		Org-023	100	[NT]	[NT]	[NT]	[NT]	95	[NT]
Surrogate 4-Bromofluorobenzene	%		Org-023	92	[NT]	[NT]	[NT]	[NT]	94	[NT]

QUALITY CONTROL: OCP in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			29/06/2023	[NT]	[NT]	[NT]	[NT]	29/06/2023	[NT]
Date analysed	-			30/06/2023	[NT]	[NT]	[NT]	[NT]	30/06/2023	[NT]
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	88	[NT]
Hexachlorobenzene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
gamma-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	90	[NT]
delta-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	110	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	72	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	74	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	90	[NT]
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	86	[NT]
Endrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan II	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	72	[NT]
Methoxychlor	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 2-chlorophenol-d4	%		Org-022/025	88	[NT]	[NT]	[NT]	[NT]	86	[NT]

QUALITY CONTROL: OP in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			29/06/2023	[NT]	[NT]	[NT]	[NT]	29/06/2023	[NT]
Date analysed	-			30/06/2023	[NT]	[NT]	[NT]	[NT]	30/06/2023	[NT]
Azinphos-methyl	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromophos-ethyl	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chlorpyrifos	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	74	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
Diazinon	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	90	[NT]
Dichlorovos	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dimethoate	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	78	[NT]
Fenitrothion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	80	[NT]
Malathion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Parathion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Coumaphos	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Disulfoton	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fenamiphos	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fenthion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Methidathion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Mevinphos	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Methyl Parathion	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Phorate	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Phosalone	mg/kg	0.1	Org-022	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 2-chlorophenol-d4	%		Org-022/025	88	[NT]	[NT]	[NT]	[NT]	86	[NT]

QUALITY CONTROL: 15 metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date digested	-			29/06/2023	[NT]	[NT]	[NT]	[NT]	29/06/2023	[NT]
Date analysed	-			30/06/2023	[NT]	[NT]	[NT]	[NT]	30/06/2023	[NT]
Arsenic	mg/kg	4	Metals-020 ICP-AES	<4	[NT]	[NT]	[NT]	[NT]	100	[NT]
Barium	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Beryllium	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	101	[NT]
Boron	mg/kg	3	Metals-020 ICP-AES	<3	[NT]	[NT]	[NT]	[NT]	110	[NT]
Cadmium	mg/kg	0.4	Metals-020 ICP-AES	<0.4	[NT]	[NT]	[NT]	[NT]	101	[NT]
Chromium	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Cobalt	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	95	[NT]
Copper	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Mercury	mg/kg	0.1	Metals-021 CV-AAS	<0.1	[NT]	[NT]	[NT]	[NT]	82	[NT]
Lead	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	95	[NT]
Nickel	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Manganese	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Molybdenum	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	95	[NT]
Selenium	mg/kg	2	Metals-020 ICP-AES	<2	[NT]	[NT]	[NT]	[NT]	94	[NT]
Zinc	mg/kg	1	Metals-020 ICP-AES	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]

QUALITY CONTROL: 15 Metals in Waters - Total						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			29/06/2023	[NT]	[NT]	[NT]	[NT]	29/06/2023	[NT]
Date analysed	-			29/06/2023	[NT]	[NT]	[NT]	[NT]	29/06/2023	[NT]
Arsenic - Total	mg/L	0.05	Metals-020 ICP-AES	<0.05	[NT]	[NT]	[NT]	[NT]	103	[NT]
Barium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	91	[NT]
Beryllium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	93	[NT]
Boron - Total	mg/L	0.2	Metals-020 ICP-AES	<0.2	[NT]	[NT]	[NT]	[NT]	96	[NT]
Cadmium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	88	[NT]
Chromium - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	93	[NT]
Cobalt - Total	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	[NT]	[NT]	92	[NT]
Copper - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	96	[NT]
Mercury-Total	µg/L	0.05	Metals-021 CV-AAS	<0.05	[NT]	[NT]	[NT]	[NT]	109	[NT]
Lead - Total	mg/L	0.03	Metals-020 ICP-AES	<0.03	[NT]	[NT]	[NT]	[NT]	100	[NT]
Nickel - Total	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	[NT]	[NT]	94	[NT]
Manganese - Total	mg/L	0.01	Metals-020 ICP-AES	<0.01	[NT]	[NT]	[NT]	[NT]	97	[NT]
Molybdenum - Total	mg/L	0.03	Metals-020 ICP-AES	<0.03	[NT]	[NT]	[NT]	[NT]	92	[NT]
Selenium - Total	mg/L	0.1	Metals-020 ICP-AES	<0.1	[NT]	[NT]	[NT]	[NT]	104	[NT]
Zinc - Total	mg/L	0.02	Metals-020 ICP-AES	<0.02	[NT]	[NT]	[NT]	[NT]	95	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

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DATA QUALITY ASSESSMENT SUMMARY

Report Details

Envirolab Report Reference	**38109**
Client ID	FMG Engineering
Project Reference	274447 PSI - Inside Building
Date Issued	03/07/2023

QC DATA

All laboratory QC data was within the Envirolab Group's specifications.

HOLDING TIME COMPLIANCE EVALUATION

All preservation / holding times (based on AS/ASPHA/ISO/NEPM/USEPA reference documents and standards) are compliant.

Certain analyses have had their recommended technical holding times elongated by filtering and/or freezing on receipt at the laboratory (e.g. BOD, chlorophyll/Pheophytin, nutrients and acid sulphate soil tests).

COMPLIANCE TO QC FREQUENCY (NEPM)

Internal laboratory QC rate complies with NEPM requirements (LCS/MB/MS 1 in 20, Duplicates 1 in 10 samples). Note, samples are batched together with other sample consignments in order to assign QC sample frequency.

QC Evaluation

Duplicate(s) was performed as per NEPM frequency	✓
Laboratory Control Sample(s) were analysed with the samples received	✓
A Method Blank was performed with the samples received	✓
Matrix spike(s) was performed as per NEPM frequency (Not Applicable for Air samples)	✓

Refer to Certificate of Analysis for all Quality Control data.

Appendix L

Soil Vapour Chemical Results Table

ENGINEERING

Vapour Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Chlorinated Hydrocarbons											Halogenated HC		MAH
			1,1,1-trichloroethane	1,1,2-trichloroethane	1,1-dichloroethane	1,1-dichloroethene	1,2-dichloroethane	Carbon tetrachloride	Chloroform	cis-1,2-dichloroethene	Trichloroethene	Tetrachloroethene	trans-1,2-dichloroethene	Vinyl chloride	Dichlorodifluoromethane	Trichlorofluoromethane	1,2,4-trimethylbenzene
			µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
EQL			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEPM 2013 Table 1A(2) Comm/Ind D Soil Vap VOCC HILs			230000							300	80	8000		100			
NEPM 2013 Table 1A(2) Rec C Soil Vap VOCC HILs			1200000							2000	400	40000		500			
NEPM 2013 Table 1A(2) Res A Soil Vap VOCC HILs			60000							80	20	2000		30			
NEPM 2013 Table 1A(2) Res B Soil Vap VOCC HILs			60000							80	20	2000		30			
Field_ID	**LocCode**	**Sampled_Date**															
AN-LU-20-1047	AN-LU-20-1047	20-Apr-21	<14	<5.6	<19	<22	<7.5	<12	<9.3	<9.4	<5.7	<4.5	<9.8	<29	<98	<36	6.5
AN-LU-20-1154	AN-LU-20-1154	20-Apr-21	<14	<5.6	<19	<22	<7.5	<12	24	<9.4	<5.7	<4.5	<9.8	<29	<98	<36	24

ENGINEERING

Vapour Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			PAH	Solvents		Halogenated Benzenes							BTEX					
			Naphthalene	Methyl Ethyl Ketone	Hexane	1,2,3-trichlorobenzene	1,2,4-trichlorobenzene	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	Chlorobenzene	Halothane	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total
			µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m³	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3	µg/m3
EQL			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEPM 2013 Table 1A(2) Comm/Ind D Soil Vap VOCC HILs																		
NEPM 2013 Table 1A(2) Rec C Soil Vap VOCC HILs																		
NEPM 2013 Table 1A(2) Res A Soil Vap VOCC HILs																		
NEPM 2013 Table 1A(2) Res B Soil Vap VOCC HILs																		
Field_ID	**LocCode**	**Sampled_Date**																
AN-LU-20-1047	AN-LU-20-1047	20-Apr-21	<5	<14	11	<2.3	<4	<2.3	<2.7	<2.6	<4.5	<33	<7.5	13	37	210	94	300
AN-LU-20-1154	AN-LU-20-1154	20-Apr-21	<5	<14	19	<2.3	<4	<2.3	<2.7	<2.6	<4.5	<33	<7.5	24	240	1200	470	1700

Appendix M

Soil Vapour Laboratory Documentation

ENVIRONMENTAL ANALYSIS REQUEST

FMG ENGINEERING

Project Title: Fasta Pasta
Site Address: 283-277 Payneham Road, ROYSTON PARK, SA 5070
FMG Job Number : 274447

Requested by: Kasim Al Rashid
Direct Phone: 8132 66
Email: fmgengineering.com.au

Results to: FMG Environmental
Direct Phone: 8132 6662
Email: lab.reports@fmgengineering.com.au

LABORATORY DETAILS

Primary: SGS
Quote Ref:
Batch Ref:
Secondary:
Batch Ref:

TURNAROUND REQUIRED

24 HOURS
48 HOURS
3 DAYS
5 DAYS (standard)

EXPECTED REPORTING DATE

SAMPLE DESCRIPTION

Sampler ID	Start Date & Time	End Date & Time	Location	Comments	VOC Suit
AN-LU-20-1047	13.04.21 11:30	20.4.21 0.6	BH03		1
AN-LU-20-1154	13.04.21 11:40	20.4.21 0.6	BH02		1

SGS EHS Melbourne COC

ME320115

					2	0	0	0	0	0	0	0	0	0	0			0	0	0

SAMPLE HANDLING - STEP 2

Relinquished by:	Relinquished by:	Received by: Shirly Shen
274447		
Date\time relinquished:	Date\time relinquished:	Date\time received: 22/4 10AM
Signature:	Signature:	Signature:
Courier & Consignment Number:	Courier & Consignment Number:	

Special Requirements:

Samples Received in Good Condition
Documentation in Proper Order
Samples Received Chilled
Samples Received within Recommended Holding Times

FMG ENGINEERING

JN: 274447 – Paynecham Rd. ROYSTON PARK

Sampled. 20-4-20

COC WILL BE EMAILED TO

~~VASUNDH~~ VASUNDHRA SRIVASTAVA.

DELIVER TO UNIT 10/585 BLACKBURN RD

NOTTING HILL, VIC 3168

PROJECT | JOB NO | SHEET | BY | DATE | CHECK |

☐ MEETING ☐ MEMO ☐ COMPUTATION ☐ CLIENT MEETING ☐ RECORD OF CONVERSATION

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Lab Reports
Client	FMG ENGINEERING
Address	PO BOX 707 KENT TOWN SA 5071
Telephone	61 1300975878
Facsimile	61 8 83631555
Email	lab.reports@fmgengineering.com.au
Project	**274447**
Order Number	**274447**
Samples	2

LABORATORY DETAILS

Manager	Adam Atkinson
Laboratory	SGS Melbourne EH&S
Address	10/585 Blackburn Road Notting Hill Victoria 3168
Telephone	+61395743200
Facsimile	+61395743399
Email	Au.SampleReceipt.Melbourne@sgs.com
SGS Reference	**ME320115 R0**
Date Received	22/4/2021
Date Reported	29/4/2021

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(14420).

SIGNATORIES

Adam ATKINSON
Australian Chemistry Manager

SGS

ANALYTICAL RESULTS

ME320115 R0

VOC in Waterloo Samplers MA-5.WL.LU [MA5] Tested: 26/4/2021

PARAMETER	UOM	LOR	AN-LU-20-1047 PASSIVE SAMPLER - 20/4/2021 ME320115.001	AN-LU-20-1154 PASSIVE SAMPLER - 20/4/2021 ME320115.002
Benzene	µg/m³	-	<7.5	<7.5
2-butanone (MEK)	µg/m³	-	<14	<14
Carbon tetrachloride	µg/m³	-	<12	<12
Chlorobenzene	µg/m³	-	<4.5	<4.5
Chloroform	µg/m³	-	<9.3	**24**
1,2-Dichlorobenzene	µg/m³	-	<2.3	<2.3
1,3-Dichlorobenzene	µg/m³	-	<2.7	<2.7
1,4-Dichlorobenzene	µg/m³	-	<2.6	<2.6
1,1-Dichloroethane	µg/m³	-	<19	<19
1,2-Dichloroethane	µg/m³	-	<7.5	<7.5
1,1-Dichloroethene	µg/m³	-	<22	<22
cis-1,2-Dichloroethene	µg/m³	-	<9.4	<9.4
trans-1,2-Dichloroethene	µg/m³	-	<9.8	<9.8
Dichlorodifluoromethane	µg/m³	-	<98	<98
Ethylbenzene	µg/m³	-	**37**	**240**
Hexane	µg/m³	-	**11**	**19**
Naphthalene	µg/m³	-	<5	<5
Tetrachloroethene	µg/m³	-	<4.5	<4.5
Toluene	µg/m³	-	**13**	**24**
1,1,1-Trichloroethane	µg/m³	-	<14	<14
1,1,2-Trichloroethane	µg/m³	-	<5.6	<5.6
Trichloroethene	µg/m³	-	<5.7	<5.7
Trichlorofluoromethane	µg/m³	-	<36	<36
1,2,4-Trimethylbenzene	µg/m³	-	**6.5**	**24**
Vinyl Chloride	µg/m³	-	<36	<36
o-Xylene	µg/m³	-	**94**	**470**
m&p-Xylene	µg/m³	-	**210**	**1200**
Xylenes	µg/m³	-	**300**	**1700**
1,2,4-Trichlorobenzene	µg/m³	-	<4	<4
1,2,3-Trichlorobenzene	µg/m³	-	<2.3	<2.3
Total BTEX	µg/m³	-	**350**	**1900**
Haloethane	µg/m³	-	<33	<33

METHOD SUMMARY

ME320115 R0

METHOD	METHODOLOGY SUMMARY
MA5	This method is used for the analysis of volatile organics compounds which have been sampled from air by the use of Waterloo Samplers.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.
Note that in terms of units of radioactivity:

a. 1 Bq is equivalent to 27 pCi
b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

STATEMENT OF QA/QC PERFORMANCE

ME320115 R0

CLIENT DETAILS		LABORATORY DETAILS	
Contact	Lab Reports	Manager	Adam Atkinson
Client	FMG ENGINEERING	Laboratory	SGS Melbourne EH&S
Address	PO BOX 707 KENT TOWN SA 5071	Address	10/585 Blackburn Road Notting Hill Victoria 3168
Telephone	61 1300975878	Telephone	+61395743200
Facsimile	61 8 83631555	Facsimile	+61395743399
Email	lab.reports@fmgengineering.com.au	Email	Au.SampleReceipt.Melbourne@sgs.com
Project	**274447**	SGS Reference	**ME320115 R0**
Order Number	**274447**	Date Received	22 Apr 2021
Samples	2	Date Reported	29 Apr 2021

COMMENTS

All the laboratory data for each environmental matrix was compared to SGS' stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.
This QA/QC Statement must be read in conjunction with the referenced Analytical Report.
The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met (within the SGS Melbourne EH&S laboratory).

SAMPLE SUMMARY

Samples clearly labelled	Yes	Complete documentation received	Yes
Sample container provider	SGS	Sample cooling method	Ice Bricks
Samples received in correct containers	Yes	Sample counts by matrix	2 Water
Date documentation received	22/4/2021	Type of documentation received	COC
Number of eskies/boxes received		Samples received in good order	Yes
Samples received without headspace	Yes	Sample temperature upon receipt	
Sufficient sample for analysis	Yes	Turnaround time requested	Standard

HOLDING TIME SUMMARY

ME320115 R0

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the

VOC in Waterloo Samplers MA-5.WL.LU — Method: MA5

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
AN-LU-20-1047	ME320115.001	LB040825	20 Apr 2021	22 Apr 2021	04 May 2021	26 Apr 2021	03 May 2021	29 Apr 2021
AN-LU-20-1154	ME320115.002	LB040825	20 Apr 2021	22 Apr 2021	04 May 2021	26 Apr 2021	03 May 2021	29 Apr 2021

SURROGATES

ME320115 R0

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No surrogates were required for this job.

METHOD BLANKS

ME320115 R0

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

VOC in Waterloo Samplers MA-5.WL.LU — **Method: MA5**

Sample Number	Parameter	Units	LOR	Result
LB040825.001	Benzene	µg/m³	-	<1.9
	2-butanone (MEK)	µg/m³	-	<3.6
	Carbon tetrachloride	µg/m³	-	<3.0
	Chlorobenzene	µg/m³	-	<1.1
	Chloroform	µg/m³	-	<2.4
	1,2-Dichlorobenzene	µg/m³	-	<0.59
	1,3-Dichlorobenzene	µg/m³	-	<0.68
	1,4-Dichlorobenzene	µg/m³	-	<0.67
	1,1-Dichloroethane	µg/m³	-	<4.7
	1,2-Dichloroethane	µg/m³	-	<1.9
	1,1-Dichloroethene	µg/m³	-	<5.5
	cis-1,2-Dichloroethene	µg/m³	-	<2.4
	trans-1,2-Dichloroethene	µg/m³	-	<2.5
	Dichlorodifluoromethane	µg/m³	-	<25
	Ethylbenzene	µg/m³	-	<1.0
	Hexane	µg/m³	-	<2.5
	Naphthalene	µg/m³	-	<1.3
	Tetrachloroethene	µg/m³	-	<1.1
	Toluene	µg/m³	-	<1.3
	1,1,1-Trichloroethane	µg/m³	-	<3.6
	1,1,2-Trichloroethane	µg/m³	-	<1.4
	Trichloroethene	µg/m³	-	<1.4
	Trichlorofluoromethane	µg/m³	-	<9.1
	1,2,4-Trimethylbenzene	µg/m³	-	<0.70
	Vinyl Chloride	µg/m³	-	<9.1
	o-Xylene	µg/m³	-	<1.1
	m&p-Xylene	µg/m³	-	<1.1
	1,2,4-Trichlorobenzene	µg/m³	-	<1.0
	1,2,3-Trichlorobenzene	µg/m³	-	<0.59
	Haloethane	µg/m³	-	<8.5

DUPLICATES

ME320115 R0

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

No duplicates were required for this job.

LABORATORY CONTROL SAMPLES

ME320115 R0

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

VOC in Waterloo Samplers MA-5.WL.LU — **Method: MA5**

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB040825.002	Benzene	µg/m³	-	0.76	1	60 - 140	76
	Chlorobenzene	µg/m³	-	0.76	1	60 - 140	76
	1,2-Dichlorobenzene	µg/m³	-	0.79	1	60 - 140	79
	1,3-Dichlorobenzene	µg/m³	-	0.82	1	60 - 140	82
	1,4-Dichlorobenzene	µg/m³	-	0.77	1	60 - 140	77
	Ethylbenzene	µg/m³	-	0.80	1	60 - 140	80
	Toluene	µg/m³	-	0.77	1	60 - 140	77
	o-Xylene	µg/m³	-	0.82	1	60 - 140	82
	m&p-Xylene	µg/m³	-	1.7	2	60 - 140	85

MATRIX SPIKES

ME320115 R0

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub -sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No matrix spikes were required for this job.

MATRIX SPIKE DUPLICATES

ME320115 R0

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the

No matrix spike duplicates were required for this job.

FOOTNOTES

ME320115 R0

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the SGS QA/QC plan and may be provided on request or alternatively can be found here: https://www.sgs.com.au/~/media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022 QA QC Plan.pdf

*	NATA accreditation does not cover the performance of this service.
**	Indicative data, theoretical holding time exceeded.
***	Indicates that both * and ** apply.
-	Sample not analysed for this analyte.
IS	Insufficient sample for analysis.
LNR	Sample listed, but not received.
LOR	Limit of reporting.
QFH	QC result is above the upper tolerance.
QFL	QC result is below the lower tolerance.
①	At least 2 of 3 surrogates are within acceptance criteria.
②	RPD failed acceptance criteria due to sample heterogeneity.
③	Results less than 5 times LOR preclude acceptance criteria for RPD.
④	Recovery failed acceptance criteria due to matrix interference.
⑤	Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
⑥	LOR was raised due to sample matrix interference.
⑦	LOR was raised due to dilution of significantly high concentration of analyte in sample.
⑧	Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
⑨	Recovery failed acceptance criteria due to sample heterogeneity.
⑩	LOR was raised due to high conductivity of the sample (required dilution).
†	Refer to relevant report comments for further information.

Appendix N

Groundwater Chemical Results Table

GW Chemical Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			Chlorinated Hydrocarbons																														
			1,1,1,2-tetrachloroethane	1,1,1-trichloroethane	1,1,2,2-tetrachloroethane	1,1,2-trichloroethane	1,1-dichloroethane	1,1-dichloroethene	1,1-dichloropropene	1,2,3-trichloropropane	1,2-dibromo-3-chloropropane	1,2-dichloroethane	1,2-dichloropropane	1,3-dichloropropane	2,2-dichloropropane	Bromochloromethane	Bromodichloromethane	Bromoform	Carbon tetrachloride	Chlorodibromomethane	Chloroethane	Chloroform	Chloromethane	cis-1,2-dichloroethene	cis-1,3-dichloropropene	Dibromomethane	Hexachlorobutadiene	Trichloroethene	Tetrachloroethene	trans-1,2-dichloroethene	trans-1,3-dichloropropene	Vinyl chloride
			µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	10	1	10	1	1	1	1	1	1	1	1	0.2
ADWG 2015 Aesthetic																																	
ADWG 2015 Health								30				3							3								0.7		50			0.3
Field_ID	**LocCode**	**Sampled_Date**																															
MW01	MW01	29-Apr-21	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	4	<1	<1	4	<10	5	<10	<1	<1	<1	<1	<1	<1	<1	<1	<1	<0.2

ENGINEERING

GW Chemical Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

			BTEX					Halogenated Benzenes								Halogenated Hydrocarbons				Inorganics	MAH									Solvents
			Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	1,2,3-trichlorobenzene	1,2,4-trichlorobenzene	1,2-dichlorobenzene	1,3-dichlorobenzene	1,4-dichlorobenzene	2-chlorotoluene	4-chlorotoluene	Bromobenzene	Chlorobenzene	1,2-dibromoethane	Bromomethane	Dichlorodifluoromethane	Trichlorofluoromethane	TDS	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	Isopropylbenzene	n-butylbenzene	n-propylbenzene	p-isopropyltoluene	sec-butylbenzene	Styrene	tert-butylbenzene	Cyclohexane
			µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L
EQL			1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	10	10	10	5	1	1	1	1	1	1	1	1	1	0.001
ADWG 2015 Aesthetic				25	3					1	20	0.3				10					600								4		
ADWG 2015 Health			1	800	300					1500		40				300	1	1											30		
Field_ID	**LocCode**	**Sampled_Date**																													
MW01	MW01	29-Apr-21	<1	<1	<1	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<10	<10	<10	1800	<1	<1	<1	<1	<1	<1	<1	<1	<1	<0.001

GW Duplicate Analysis Results

Fasta Pasta Family Restaurants Pty Ltd
263-277 Payneham Road, ROYSTON PARK, SA 5070

Lab Report No	25624	25624	
Field ID	MW01	QA01	**RPD**
Sampled Date	29-04-21	29-04-21	

Chem_Group	ChemName	Units	EQL			
BTEX	Benzene	µg/L	1	<1.0	<1.0	0
	Toluene	µg/L	1	<1.0	<1.0	0
	Ethylbenzene	µg/L	1	<1.0	<1.0	0
	Xylene (m & p)	µg/L	2	<2.0	<2.0	0
	Xylene (o)	µg/L	1	<1.0	<1.0	0
Chlorinated HC	1,1,1,2-tetrachloroethane	µg/L	1	<1.0	<1.0	0
	1,1,1-trichloroethane	µg/L	1	<1.0	<1.0	0
	1,1,2,2-tetrachloroethane	µg/L	1	<1.0	<1.0	0
	1,1,2-trichloroethane	µg/L	1	<1.0	<1.0	0
	1,1-dichloroethane	µg/L	1	<1.0	<1.0	0
	1,1-dichloroethene	µg/L	1	<1.0	<1.0	0
	1,1-dichloropropene	µg/L	1	<1.0	<1.0	0
	1,2,3-trichloropropane	µg/L	1	<1.0	<1.0	0
	1,2-dibromo-3-chloropropane	µg/L	1	<1.0	<1.0	0
	1,2-dichloroethane	µg/L	1	<1.0	<1.0	0
	1,2-dichloropropane	µg/L	1	<1.0	<1.0	0
	1,3-dichloropropane	µg/L	1	<1.0	<1.0	0
	2,2-dichloropropane	µg/L	1	<1.0	<1.0	0
	Bromochloromethane	µg/L	1	<1.0	<1.0	0
	Bromodichloromethane	µg/L	1	4.0	4.0	0
	Bromoform	µg/L	1	<1.0	<1.0	0
	Carbon tetrachloride	µg/L	1	<1.0	<1.0	0
	Chlorodibromomethane	µg/L	1	4.0	4.0	0
	Chloroethane	µg/L	10	<10.0	<10.0	0
	Chloroform	µg/L	1	5.0	5.0	0
	Chloromethane	µg/L	10	<10.0	<10.0	0
	cis-1,2-dichloroethene	µg/L	1	<1.0	<1.0	0
	cis-1,3-dichloropropene	µg/L	1	<1.0	<1.0	0
	Dibromomethane	µg/L	1	<1.0	<1.0	0
	Hexachlorobutadiene	µg/L	1	<1.0	<1.0	0
	Trichloroethene	µg/L	1	<1.0	<1.0	0
	Tetrachloroethene	µg/L	1	<1.0	<1.0	0
	trans-1,2-dichloroethene	µg/L	1	<1.0	<1.0	0
	trans-1,3-dichloropropene	µg/L	1	<1.0	<1.0	0
	Vinyl chloride	µg/L	0.2	<0.2	<0.2	0
Halogenated Benzenes	1,2,3-trichlorobenzene	µg/L	1	<1.0	<1.0	0
	1,2,4-trichlorobenzene	µg/L	1	<1.0	<1.0	0
	1,2-dichlorobenzene	µg/L	1	<1.0	<1.0	0
	1,3-dichlorobenzene	µg/L	1	<1.0	<1.0	0
	1,4-dichlorobenzene	µg/L	1	<1.0	<1.0	0
	2-chlorotoluene	µg/L	1	<1.0	<1.0	0
	4-chlorotoluene	µg/L	1	<1.0	<1.0	0
	Bromobenzene	µg/L	1	<1.0	<1.0	0
	Chlorobenzene	µg/L	1	<1.0	<1.0	0
Halogenated Hydrocarbons	1,2-dibromoethane	µg/L	1	<1.0	<1.0	0
	Bromomethane	µg/L	10	<10.0	<10.0	0
	Dichlorodifluoromethane	µg/L	10	<10.0	<10.0	0
	Trichlorofluoromethane	µg/L	10	<10.0	<10.0	0
MAH	1,2,4-trimethylbenzene	µg/L	1	<1.0	<1.0	0
	1,3,5-trimethylbenzene	µg/L	1	<1.0	<1.0	0
	Isopropylbenzene	µg/L	1	<1.0	<1.0	0
	n-butylbenzene	µg/L	1	<1.0	<1.0	0
	n-propylbenzene	µg/L	1	<1.0	<1.0	0
	p-isopropyltoluene	µg/L	1	<1.0	<1.0	0
	sec-butylbenzene	µg/L	1	<1.0	<1.0	0
	Styrene	µg/L	1	<1.0	<1.0	0
	tert-butylbenzene	µg/L	1	<1.0	<1.0	0
Solvents	Cyclohexane	mg/l	0.001	<0.001	<0.001	0

Appendix O

Groundwater Laboratory Documentation

FMG ENGINEERING

ENVIRONMENTAL ANALYSIS REQUEST

Project Title: Fasta Pasta
Site Address: 263-277 Payneham Road, ROYSTON PARK, SA 5070
FMG Job Number: 274447

Requested by: Kasim Al Rashid
Direct Phone: 8132 66
Email: fmgengineering.com.au

Results to: FMG Environmental
Direct Phone: 8132 6662
Email: lab.reports@fmgengineering.com.au

LABORATORY DETAILS

Primary: Envirolab
Laboratory Quote Ref:
Laboratory Batch Ref:
Secondary Laboratory:
Laboratory Batch Ref:

TURNAROUND REQUIRED

24 HOURS
48 HOURS
3 DAYS
5 DAYS (standard) [boxed]

EXPECTED REPORTING DATE

SAMPLE DESCRIPTION

Date Sampled	Bore-hole	Depth /m	Sample Type	Comments	TDS	VOC	
29.04.2021	1 MW01	-	Water		1	1	Please report Vinylchloride at lowest level
	2 QA01	-	Quality			1	
SAMPLE HANDLING - STEP 2					1		0 0 0 0 0 0 0 0 0 0 0

Relinquished by:	Relinquished by:	Received by: GS
Date\time relinquished:	Date\time relinquished:	Date\time received: 30/4/21 8:15
Signature:	Signature:	Signature:
Courier & Consignment Number:	Courier & Consignment Number:	ENVIROLAB Envirolab Services 25 Research Drive Croydon South VIC 3136 Ph: (03) 9763 2500

Special Requirements: 25624

Samples Received in Good Condition
Documentation In Proper Order
Samples Received Chilled
Samples Received within Recommended Holding Times

Job No: 25624
Date Received: 30/4/21
Time Received: 8.15
Received By: GS
Temp: Cool/Ambient
Cooling: Ice/Icepack 13.8
Security: Intact/Broken/None

Envirolab Services Pty Ltd
ABN 37 112 535 645 - 002
25 Research Drive Croydon South VIC 3136
ph 03 9763 2500 fax 03 9763 2633
melbourne@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 25624

Client Details

Client	FMG Engineering
Attention	Kasim Al-Rashid
Address	67 Greenhill Road, WAYVILLE, SA, 5034

Sample Details

Your Reference	**274447 Fasta Pasta**
Number of Samples	2 Water, 2 Water
Date samples received	30/04/2021
Date completed instructions received	30/04/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by	06/05/2021
Date of Issue	06/05/2021

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Results Approved By
Chris De Luca, Operations Manager

Authorised By

Pamela Adams, Laboratory Manager

VOCs in water			
Our Reference		25624-1	25624-2
Your Reference	UNITS	MW01	QA01
Date Sampled		29/04/2021	29/04/2021
Type of sample		Water	Water
Date extracted	-	01/05/2021	01/05/2021
Date analysed	-	01/05/2021	01/05/2021
Dichlorodifluoromethane	µg/L	<10	<10
Chloromethane	µg/L	<10	<10
Vinyl Chloride	µg/L	<0.2	<0.2
Bromomethane	µg/L	<10	<10
Chloroethane	µg/L	<10	<10
Trichlorofluoromethane	µg/L	<10	<10
1,1-Dichloroethene	µg/L	<1	<1
Trans-1,2-dichloroethene	µg/L	<1	<1
1,1-dichloroethane	µg/L	<1	<1
Cis-1,2-dichloroethene	µg/L	<1	<1
Bromochloromethane	µg/L	<1	<1
Chloroform	µg/L	5	5
2,2-dichloropropane	µg/L	<1	<1
1,2-dichloroethane	µg/L	<1	<1
1,1,1-trichloroethane	µg/L	<1	<1
1,1-dichloropropene	µg/L	<1	<1
Cyclohexane	µg/L	<1	<1
Carbon tetrachloride	µg/L	<1	<1
Benzene	µg/L	<1	<1
Dibromomethane	µg/L	<1	<1
1,2-dichloropropane	µg/L	<1	<1
Trichloroethene	µg/L	<1	<1
Bromodichloromethane	µg/L	4	4
trans-1,3-dichloropropene	µg/L	<1	<1
cis-1,3-dichloropropene	µg/L	<1	<1
1,1,2-trichloroethane	µg/L	<1	<1
Toluene	µg/L	<1	<1
1,3-dichloropropane	µg/L	<1	<1
Dibromochloromethane	µg/L	4	4
1,2-dibromoethane	µg/L	<1	<1
Tetrachloroethene	µg/L	<1	<1
1,1,1,2-tetrachloroethane	µg/L	<1	<1
Chlorobenzene	µg/L	<1	<1
Ethylbenzene	µg/L	<1	<1

VOCs in water			
Our Reference		25624-1	25624-2
Your Reference	UNITS	MW01	QA01
Date Sampled		29/04/2021	29/04/2021
Type of sample		Water	Water
Bromoform	µg/L	<1	<1
m+p-xylene	µg/L	<2	<2
Styrene	µg/L	<1	<1
1,1,2,2-tetrachloroethane	µg/L	<1	<1
o-xylene	µg/L	<1	<1
1,2,3-trichloropropane	µg/L	<1	<1
Isopropylbenzene	µg/L	<1	<1
Bromobenzene	µg/L	<1	<1
n-propyl benzene	µg/L	<1	<1
2-chlorotoluene	µg/L	<1	<1
4-chlorotoluene	µg/L	<1	<1
1,3,5-trimethyl benzene	µg/L	<1	<1
Tert-butyl benzene	µg/L	<1	<1
1,2,4-trimethyl benzene	µg/L	<1	<1
1,3-dichlorobenzene	µg/L	<1	<1
Sec-butyl benzene	µg/L	<1	<1
1,4-dichlorobenzene	µg/L	<1	<1
4-isopropyl toluene	µg/L	<1	<1
1,2-dichlorobenzene	µg/L	<1	<1
n-butyl benzene	µg/L	<1	<1
1,2-dibromo-3-chloropropane	µg/L	<1	<1
1,2,4-trichlorobenzene	µg/L	<1	<1
Hexachlorobutadiene	µg/L	<1	<1
1,2,3-trichlorobenzene	µg/L	<1	<1
Surrogate Dibromofluoromethane	%	99	101
Surrogate toluene-d8	%	99	98
Surrogate 4-BFB	%	101	103

Miscellaneous Inorganics		
Our Reference		25624-1
Your Reference	UNITS	MW01
Date Sampled		29/04/2021
Type of sample		Water
Date prepared	-	04/05/2021
Date analysed	-	04/05/2021
Total Dissolved Solids (grav)	mg/L	1,800

Method ID	Methodology Summary
Inorg-018	Total Dissolved Solids - determined gravimetrically. The solids are dried at 180+/-10oC.
Org-023	Water samples are analysed directly by purge and trap GC-MS.

QUALITY CONTROL: VOCs in water					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			01/05/2021	[NT]	[NT]	[NT]	[NT]	01/05/2021	[NT]
Date analysed	-			01/05/2021	[NT]	[NT]	[NT]	[NT]	01/05/2021	[NT]
Dichlorodifluoromethane	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloromethane	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Vinyl Chloride	µg/L	0.2	Org-023	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromomethane	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloroethane	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Trichlorofluoromethane	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1-Dichloroethene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Trans-1,2-dichloroethene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1-dichloroethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	102	[NT]
Cis-1,2-dichloroethene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromochloromethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chloroform	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	102	[NT]
2,2-dichloropropane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichloroethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	105	[NT]
1,1,1-trichloroethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	103	[NT]
1,1-dichloropropene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Cyclohexane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Carbon tetrachloride	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dibromomethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichloropropane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Trichloroethene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	103	[NT]
Bromodichloromethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
trans-1,3-dichloropropene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
cis-1,3-dichloropropene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1,2-trichloroethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Toluene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3-dichloropropane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dibromochloromethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	94	[NT]
1,2-dibromoethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Tetrachloroethene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	102	[NT]
1,1,1,2-tetrachloroethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chlorobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethylbenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromoform	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
m+p-xylene	µg/L	2	Org-023	<2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Styrene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,1,2,2-tetrachloroethane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]

QUALITY CONTROL: VOCs in water					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
o-xylene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,3-trichloropropane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Isopropylbenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Bromobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
n-propyl benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
2-chlorotoluene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-chlorotoluene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3,5-trimethyl benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Tert-butyl benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,4-trimethyl benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,3-dichlorobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Sec-butyl benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,4-dichlorobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
4-isopropyl toluene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dichlorobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
n-butyl benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2-dibromo-3-chloropropane	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,4-trichlorobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Hexachlorobutadiene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
1,2,3-trichlorobenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate Dibromofluoromethane	%		Org-023	99	[NT]	[NT]	[NT]	[NT]	101	[NT]
Surrogate toluene-d8	%		Org-023	101	[NT]	[NT]	[NT]	[NT]	98	[NT]
Surrogate 4-BFB	%		Org-023	100	[NT]	[NT]	[NT]	[NT]	98	[NT]

Client Reference: 274447 Fasta Pasta

QUALITY CONTROL: Miscellaneous Inorganics					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			04/05/2021	[NT]	[NT]	[NT]	[NT]	04/05/2021	[NT]
Date analysed	-			04/05/2021	[NT]	[NT]	[NT]	[NT]	04/05/2021	[NT]
Total Dissolved Solids (grav)	mg/L	5	Inorg-018	<5	[NT]	[NT]	[NT]	[NT]	82	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Envirolab Services Pty Ltd
ABN 37 112 535 645 - 002
25 Research Drive Croydon South VIC 3136
ph 03 9763 2500 fax 03 9763 2633
melbourne@envirolab.com.au
www.envirolab.com.au

DATA QUALITY ASSESSMENT SUMMARY

Report Details

Envirolab Report Reference	**25624**
Client ID	FMG Engineering
Project Reference	274447 Fasta Pasta
Date Issued	06/05/2021

QC DATA

All laboratory QC data was within the Envirolab Group's specifications.

HOLDING TIME COMPLIANCE EVALUATION

All preservation / holding times (based on AS/ASPHA/ISO/NEPM/USEPA reference documents and standards) are compliant.

Certain analyses have had their recommended technical holding times elongated by filtering and/or freezing on receipt at the laboratory (e.g. BOD, chlorophyll/Pheophytin, nutrients and acid sulphate soil tests).

COMPLIANCE TO QC FREQUENCY (NEPM)

Internal laboratory QC rate complies with NEPM requirements (LCS/MB/MS 1 in 20, Duplicates 1 in 10 samples). Note, samples are batched together with other sample consignments in order to assign QC sample frequency.

QC Evaluation

Duplicate(s) was performed as per NEPM frequency	✓
Laboratory Control Sample(s) were analysed with the samples received	✓
A Method Blank was performed with the samples received	✓
Matrix spike(s) was performed as per NEPM frequency (Not Applicable for Air samples)	✓

Refer to Certificate of Analysis for all Quality Control data.

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melbourne@envirolab.com.au
www.envirolab.com.au

SAMPLE RECEIPT ADVICE

Client Details

Client	FMG Engineering
Attention	Kasim Al-Rashid

Sample Login Details

Your reference	274447 Fasta Pasta
Envirolab Reference	25624
Date Sample Received	30/04/2021
Date Instructions Received	30/04/2021
Date Results Expected to be Reported	06/05/2021

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	2 Water, 2 Water
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	13.8
Cooling Method	Ice Pack
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

Pamela Adams	Chris De Luca
Phone: 03 9763 2500	**Phone: 03 9763 2500**
Fax: 03 9763 2633	**Fax: 03 9763 2633**
Email: padams@envirolab.com.au	**Email: cdeluca@envirolab.com.au**

Analysis Underway, details on the following page:

Envirolab Services Pty Ltd
ABN 37 112 535 645 - 002
25 Research Drive Croydon South VIC 3136
ph 03 9763 2500 fax 03 9763 2633
melbourne@envirolab.com.au
www.envirolab.com.au

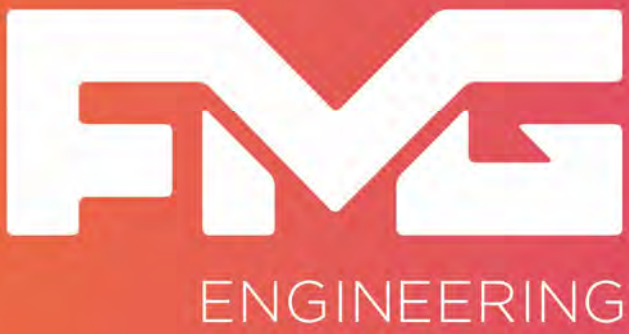
Sample ID	VOCs in water	Total Dissolved Solids(grav)
MW01	✓	✓
QA01	✓	

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info
Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.
Requests for longer term sample storage must be received in writing.
Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.

Appendix P

Important notes about interpretation and use of this environmental assessment report



ADELAIDE
67 Greenhill Road
Wayville SA 5034
Ph: 1300 975 878

MELBOURNE
2 Domville Ave
Hawthorn VIC 3122
Ph: 1300 975 878

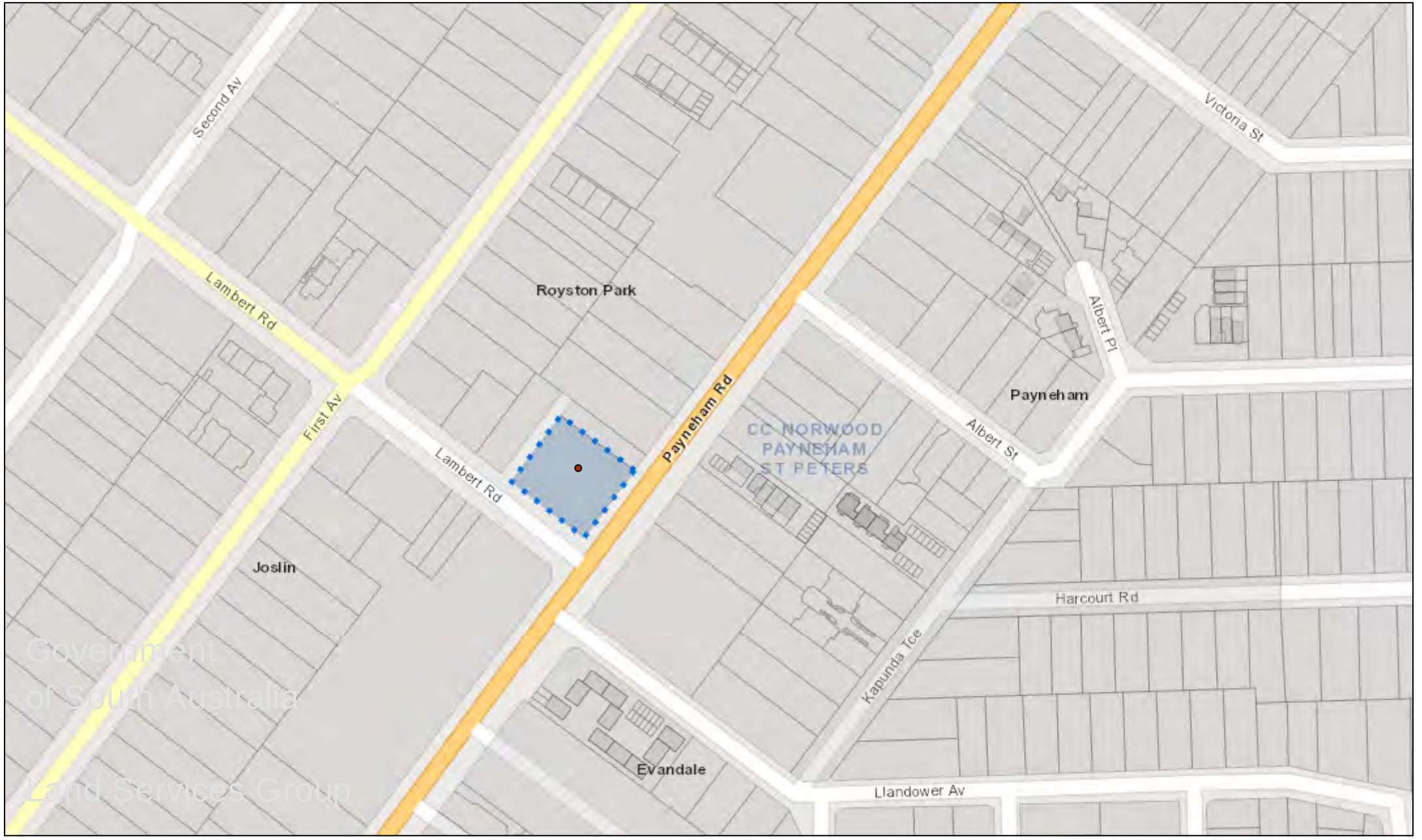
SYDNEY
Suite 28, 38 Ricketty St
Mascot NSW 2020
Ph: 1300 975 878

ABN: 58 083 071 18

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

Locality Map

SAPPA Report

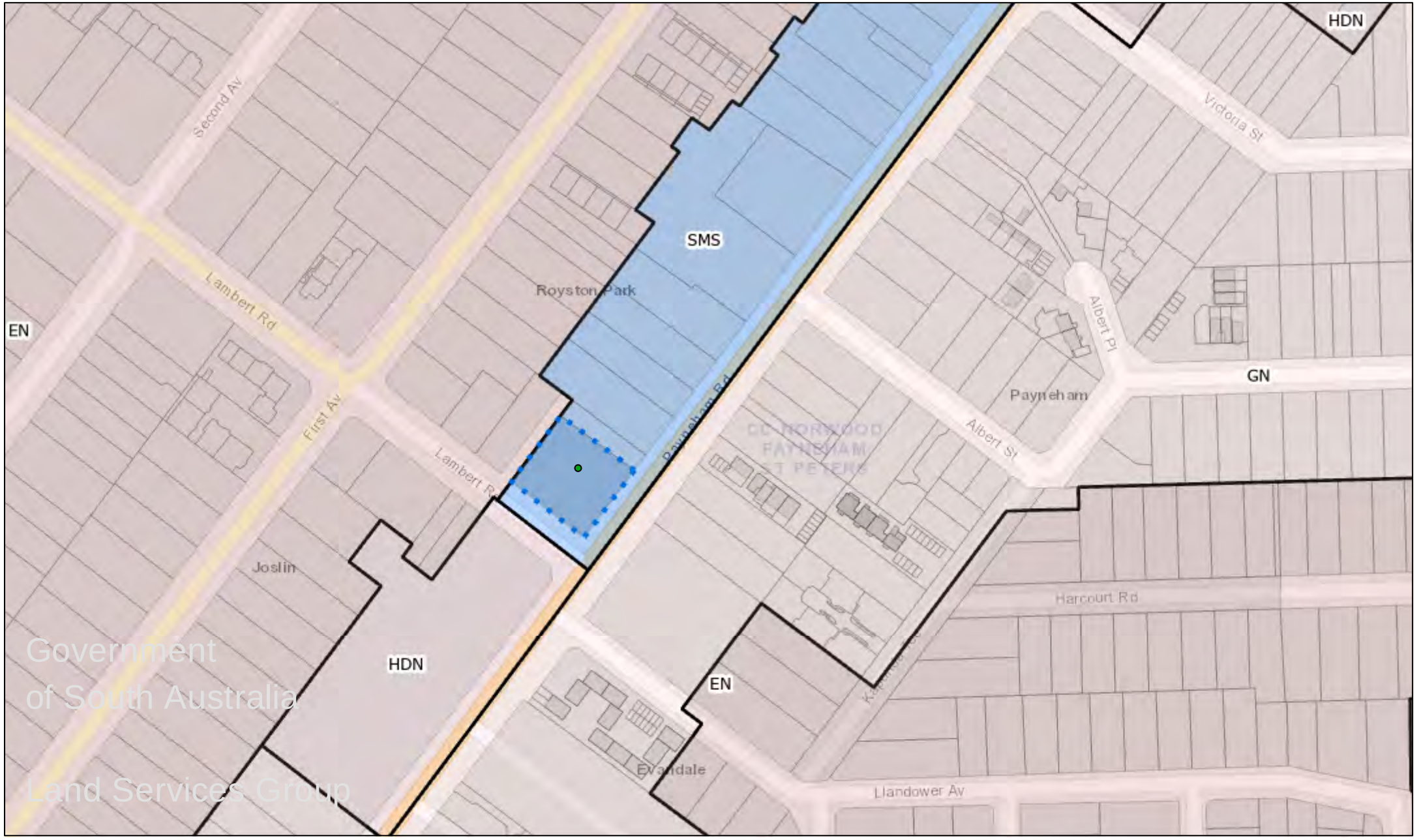
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

LEGEND:

SMS: Suburban Main Street Zone
EN: Established Neighbourhood Zone
HDN: Housing Diversity Neighbourhood Zone
GN: General Neighbourhood Zone:

Attachment 3



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

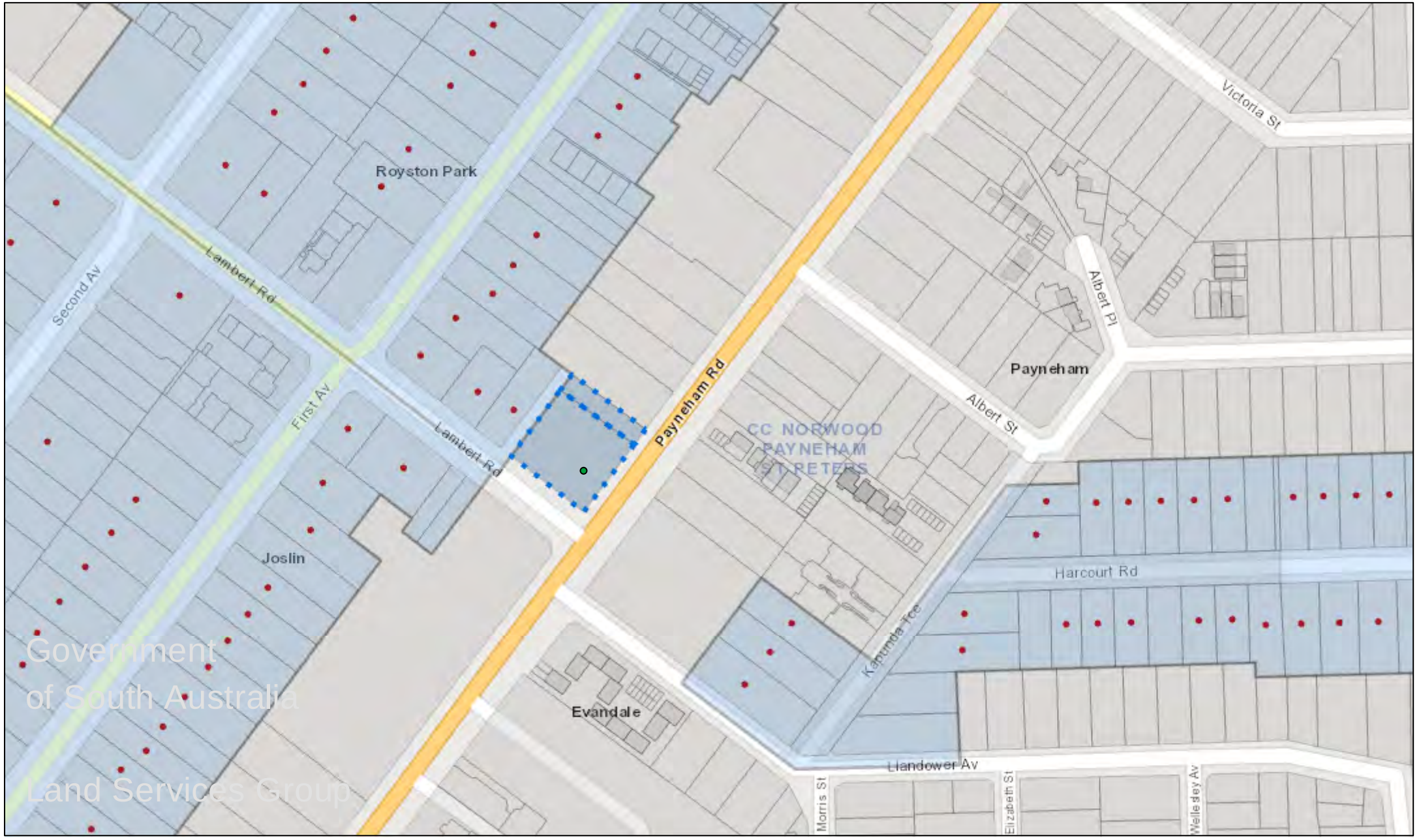
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Historic Area Overlay Map

LEGEND:

- Representative Building



SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Represention Map

Outside of Map

Representor 3 - 12 Stephen Terrace, St Peters
Representor 18 - 61 Glenbrook Close, Marden
Representor 33 - 12 St Peters St, St Peters

Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Application Summary

Application ID	23020223
Proposal	Construction of a four-storey mixed use development comprising shops and offices at ground level, eighteen (18) dwellings across levels 2, 3 and 4 and basement car parking, together with associated landscaping and rooftop plant
Location	263-277 PAYNEHAM RD ROYSTON PARK SA 5070

Representations

Representor 1 - Rachael Hunt

Name	Rachael Hunt
Address	8 Wellesley Ave EVANDALE SA, 5069 Australia
Submission Date	09/04/2024 10:04 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 Desperately needs redevelopment	

Attached Documents

Representations

Representor 2 - Danae Underwood

Name	Danae Underwood
Address	3/226 Payneham Road EVANDALE SA, 5069 Australia
Submission Date	10/04/2024 05:34 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
Reasons	

Attached Documents

Representations

Representor 3 - Paul Hewett

Name	Paul Hewett
Address	12 Stephen TCE ST PETERS SA, 5069 Australia
Submission Date	13/04/2024 07:42 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
4 levels would be the most of any building along the entirety of Payneham Road. Most buildings are single storey, a few are 2 storey, and the imposing Gaynes Park is 3 storey and is barely acceptable. It was a shock that Council would approve anything the size of Gaynes Park on the city side of Portrush Road. Anything bigger than that is completely unacceptable and totally out of character with the area.

Attached Documents

Representations

Representor 4 - Peter Holmes

Name	Peter Holmes
Address	119 First Avenue JOSLIN SA, 5070 Australia
Submission Date	15/04/2024 08:10 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 with some concerns

Reasons
The zoned area is max 2-storey (per Future Urban report - low rise)(even then there is no height definition) - that also doesnt include additional height/visual effects of roof-top plant (see Gaynes Park aged facility nearby as an example). Why do we have planning rules if anyone can ignore them and pressure to get additional height !? This occurs so often/too often - there is no assessment from the residents' perspective Clearly the build form at 4 storeys is inconsistent with local buildings and creates another bulky overlooking structure to residens along the southern end of First Avenue - even 3 storeys is too high - again, why do we have heritage overlays when the amenitty is too easily destroyed by bulky buildings. Interesting there are no plans from the perspective of residents along First Ave, or even Second Ave There cannot be any parking in the front at anytime given how busy and narrow Payneham Rd is. No parking along Payneham Rd should be extended back in front of Gaynes Pk manor too - this section pre and post the Lambert Rd traffic lights is too narrow for parking

Attached Documents

Representations

Representor 5 - Jay Wulf

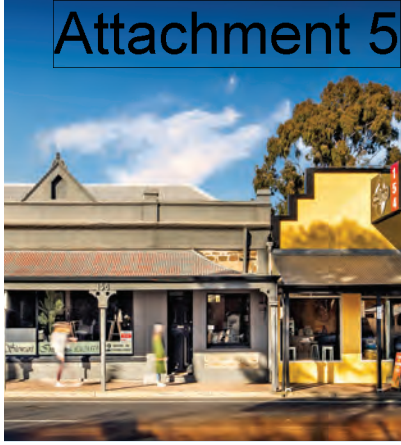
Name	Jay Wulf
Address	61 Glenbrook cl MARDEN SA, 5070 Australia
Submission Date	15/04/2024 09:47 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
We need more higher density housing. Many Australians can no longer buy a house, so a flat or a townhouse are the only viable solution. This development is in line with the Council City Development plan. It would be highly selfish and immoral not to support it. I support this development.

Attached Documents

11448_smart_city_plan_council_endorsed_14_december_2020_a14035-1356849.pdf

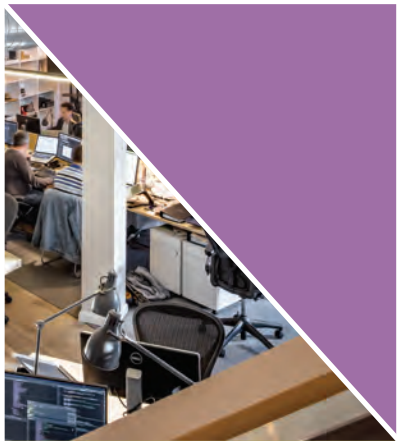













Smart City Plan

City of Norwood Payneham & St Peters

Contents

Kaurna Acknowledgement

The City of Norwood Payneham & St Peters acknowledges that this land is the traditional land of the Kaurna people and that we respect their spiritual connection with their country. We also acknowledge the Kaurna people as the custodians of the greater Adelaide region and that their cultural and heritage beliefs are still important to the living Kaurna people today.

This Plan was endorsed by the City of Norwood Payneham & St Peters on 7 December 2020

Welcome to the Smart City Plan

Welcome to the City of Norwood Payneham & St Peters' Smart City Plan!

Hi! ... What exactly is a 'smart city'

Great question! For the City of Norwood Payneham & St Peters, being a 'smart city' means making the most of technology, data and innovation to make our city even better, improving the wellbeing and quality of life for our community!

Great! What do you mean by 'better'?

Better right across the quadruple-bottom-line – social, cultural, environmental and economic! A city that is more liveable. More sustainable. More creative. And a city that has more economic opportunities.

Got it! But what are some specific examples of a 'smart city' in action?

There are so many! Here's a few common examples. Free public Wi-Fi. Digital services provided by Council. Smart parking systems giving real-time info about parking availability, and irrigation systems using moisture sensors to optimise watering.

Ok! Where does this 'smart city' concept come from?

Cities have always used technology to improve – sanitation, electricity and mass transit are obvious examples. In the digital age, cities right around the world are now leveraging digital tech, data and innovation to create 'smart cities'.

This all sounds positive. Are there any challenges we'll need to manage?

Excellent question! All technology comes with benefits and challenges. To be a 'smart city' we'll need to ensure digital inclusion, cyber-security, citizen privacy, tech trust, and excellent user-experience. We'll use best practice standards and keep talking to our community to make technology work for us.

How do I stay up to date with smart city progress for Norwood Payneham & St Peters?

Easy! Just google the Council's smart city webpage, www.npsp.sa.gov.au/smartcity. If you'd like to get involved or submit an enquiry, email the Council's smart city team at smartcityplan@npsp.sa.gov.au.

Introduction

The City of Norwood Payneham & St Peters is one of Adelaide's most desirable places to live, do business and visit.

Our City is well regarded as a progressive, sustainable, socially cohesive community that harbours a strong community spirit.

With distinct tree-lined streets, contemporary community facilities, the River Torrens Linear Park and vibrant 'The Parade' retail and commercial precinct, our City embraces its natural beauty and environment. Our ever-changing community and cultural influences make the City of Norwood Payneham & St Peters an exciting hub for innovation, business and growth.

This Smart City Plan is one of the key mechanisms for unlocking greater organisational and community growth in a sustainable, connected and progressive manner. Supported by an engaged and active community, our City is in a strong position to make the most of current and future smart city opportunities.

What is a Smart City?

The unique nature of people means a 'smart city' is something different to everyone. Around the world, the term 'smart city' typically describes a place where technology is utilised to meet the needs of society.

A smart city leverages new technology, data and innovation to improve liveability, productivity and sustainability outcomes. This includes embedding technology within the city in the form of sensors, Internet of things (IoT)[1] connectivity and other information gathering infrastructure. However, a smart city goes further than just the software, platforms and devices. A smart city is one that is citizen-centric and adjusts to best serve its people.

Citizens of a smart city are both co-designers and users. Online engagement, cooperative data management and collaborative innovation are the foundations of policy reform, and strategy design in a smart city. A smart city does not apply technology aimlessly, it is only ever deployed with direct aims and objectives.

1. A network of interconnected smart devices that are integrated into public infrastructure to collect valuable data and information.

'Smart city' describes a place where technology is utilised to meet the needs of society.

Smart City Context

This *Smart City Plan* sits in a broad strategic context.

This context ranges from international best practice such as the ISO Smart City Standards, down to local planning policies such as the Council's Strategic Management Plan *City Plan 2030: Shaping our City*. The Council has designed this Plan to leverage smart city insights and lessons, based on the following policies and initiatives.

Policies & Initiatives

NATIONAL

Australian Smart Cities Plan

The Australian Government Department of Prime Minister and Cabinet released the 'Smart Cities Plan' in 2016 outlining the need for Australian cities to remain productive, accessible and liveable.

STATE

Lot Fourteen Innovation Hub

Lot Fourteen is a seven-hectare neighbourhood designed to foster innovation, creative thinking, bold ideas, research, art and culture. It is located on the site of the former Royal Adelaide Hospital, in the Adelaide CBD.

REGIONAL

Metropolitan Adelaide Smart City Framework

The Smart Cities Framework for Metropolitan Adelaide was developed by the Local Government Association SA in collaboration with 19 councils, universities, the private sector and State Government. A communication tool that describes smart cities principles, the framework helps councils to embed smart cities into planning, administration and operations.

LOCAL

The Parade Masterplan

The Parade, Norwood is more than just a street in the City of Norwood Payneham & St Peters. It is also Adelaide's premiere main street and a key link from the Eastern suburbs into the CBD. The Masterplan seeks to build on the character and unique qualities of The Parade and provides a vibrant vision for the future. A more pedestrian friendly and accessible environment, seamless integration of new lighting, enhanced street furniture, public art, street trees and digital signage are all part of an enriched and lively Parade in the future.

INTERNATIONAL

Smart Cities Expo World Forum

An annual conference that brings together the global smart city and innovation network to educate, share knowledge and promote smart solutions from smart cities all over the world.

NATIONAL

Smart Cities and Suburbs Program

The Australian Government's $50 million Smart Cities and Suburbs Program (conducted from 2017 – 2019) supported the delivery of innovative smart city projects that aimed to improve the liveability, productivity and sustainability of cities and towns across Australia.

REGIONAL

30 Year Plan for Greater Adelaide

The 30-Year Plan for Greater Adelaide describes the State Government's plan for how Adelaide will grow to become more liveable, competitive and sustainable. It will guide the long-term growth of the city and its surrounds over the next 30 years.

LOCAL

CityPlan 2030: Shaping Our Future

The Smart City Plan aligns with Council's *City Plan 2030: Shaping Our Future* and adds to the following Community Well-being outcomes:

1. Social Equity

» Convenient and accessible services, information and facilities

» An engaged and participating community

» A strong, healthy, resilient and inclusive community

2. Cultural Vitality

» An artistic, creative, cultural and visually interesting City

» Dynamic community life in public spaces and precincts

3. Economic Prosperity

» A local economy supporting, and supported by, its community

4. Environmental Sustainability

» Sustainable and efficient management of resources

LOCAL

A City for All Citizens 2018–2022

The Council's Access and Inclusion Strategy *A City for All Citizens*, aims to improve opportunities for inclusion and accessibility throughout the City for citizens of all ages, abilities and backgrounds. The strategy recognises the importance of family, community, culture and ageing in place. The strategy also guides future planning, decision making and resource allocation for the provision of inclusive and accessible services and programs for all citizens.

INTERNATIONAL

ISO Smart City Standards

In 2017, ISO released international smart city standards, developed by smart city experts from across the globe. These standards present guidelines for smart city success along with key targets, objectives and desired outcomes of smart city development.

STATE

SA Budget Strategic Directions

In the absence of a Strategic Plan for South Australia, South Australia's strategic priorities and policy commitments are set via the South Australian Budget process. These priorities include economic and social development, international relations and strengthening our digital economy.

Other Key Council Strategies, Plans and Policies

» Development Plan and Planning & Design Code

» City wide Cycling Plan

» *Connecting People to Places* – An Age Friendly Wayfinding Strategy

» Recreation & Open Space Infrastructure & Asset Management Plan

» Youth Development Strategy

» *Better Living Better Health:* Regional Public Health & Wellbeing Plan

» Ageing Strategy

» Economic Development Strategy 2021–2026

» Kent Town Economic Growth Strategy 2020-2025

Snapshot of Our City

This Smart City Snapshot outlines various strengths, challenges and opportunities for the City of Norwood Payneham & St Peters.

One of the unique aspects of the City of Norwood Payneham & St Peters is our strong focus on the 'fourth pillar' of Community Well-being – Cultural Vitality. You only have to visit our City a few times to understand that our City is a place of immense cultural diversity and embracement of international culture.

The City of Norwood Payneham & St Peters has an ageing community, but that does not inhibit our ability to become a smart city. Senior citizens are often wrongly assumed to have low technical skills and abilities when it comes to using technology and the internet. It is often this demographic that can benefit the most from digital technology, for example, connecting with family through video-chat and smart devices.

Our citizens are part of a community that thrives on inter-personal connection and interaction. Using smart technology to enhance, and not replace, this face-to-face interaction, will be the true measure of a smart City of Norwood Payneham & St Peters.

While not presenting an exhaustive list of smart city indicators and measures, the following snapshot outlines some of the key statistics that make our City unique.

Community

37,056
POPULATION*

10,697
PERSONS BORN OVERSEAS^

40.3
MEDIAN AGE^

Connectivity

81.9%
INTERNET ACCESSED FROM DWELLING^

100%
MOBILE COVERAGE#

5.8/6
MOBILE INTERNET ACCESS QUALITY#

Employment

26,395
LOCAL JOBS^

6.7%
UNEMPLOYMENT RATE^

Health & Social Care
LARGEST INDUSTRY^

Education

24.2%
POPULATION WITH BACHELOR DEGREE^

64.4%
POPULATION COMPLETED YEAR 12 OR EQUIVALENT^

Income

$899
MEDIAN WEEKLY EQUIVALISED TOTAL HOUSEHOLD INCOME^

$51,312
MEDIAN TOTAL INCOME^

Local Economy

6,996
LOCAL BUSINESSES†

185
BUSINESS ENTRIES AND EXITS^

*Australian Bureau of Statistics, Regional Population Growth, 2018-2019, Australia (3218.0)
^Australian Bureau of Statistics, Norwood Payneham St Peters (C) (LGA) (45290)
#Regional Australia Institute, InSight, Norwood Payneham St Peters SA (LGA)
†REMPLAN, March 2020

Current Smart City Initiatives

The City of Norwood Payneham & St Peters has already started its smart city journey. There are a number of smart projects, programs and initiatives already in action across the Council. These initiatives represent the strong smart city foundation that this Smart City Plan will build-upon.

Energy Reduction

The Council has made a strong commitment to reduce the energy consumption of its buildings/infrastructure. This commitment is translating into a number of tangible actions:

- Installation of solar photovoltaic panels on buildings
- Use of thermal blankets at both council owned and operated swimming pools
- Use of sensor-activated lighting
- Air-conditioning and refrigeration upgrades
- Transition to LED street lighting from mercury vapour lights
- Installation of energy-efficiency appliances

My Local Services App

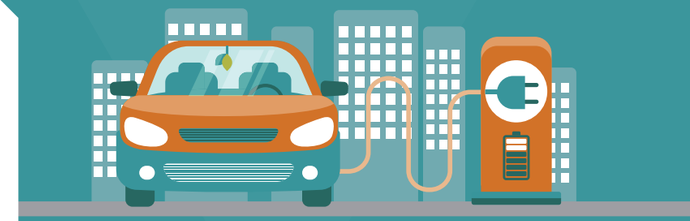
An application for smart phones, developed by the Local Government Association of South Australia that delivers information on recycling and waste collection, parks, points of interest and more. It also allows you to report local maintenance issues and receive news from participating authorities.

Smart Project Showcase

Low Emission Fleet Transition Plan

In response to a number of emerging trends, most notably climate change, the Council is investigating a more fuel efficient and cost-effective vehicle fleet. The Council will investigate the transition of its entire fleet of passenger and operational vehicles to low or zero emission vehicles as those vehicles come to the end of their lease terms or operational life cycle.

The investigations will also examine the procurement of electric vehicle charging facilities. Smart charging stations have the ability to not only monitor charging but demonstrate the volume and



Spectrum Spatial Analyst (SSA)

Layers of information about the Council's projects and operations are shown spatially on one map, providing at-call information to customer service staff to assist customers and utility providers with enquiries. SSA aerial images, in combination with google street view, are also used by council staff to verify the location of

Online Council Services & Information

Dogs and Cats Online
A database of dogs and cats that reside in South Australia. The system allows easy registration renewal and information for pet owners.

E-Planning Portal
An online development application (DA) register to be launched across South Australia in 2021. The Portal will enable the real-time tracking of progress and status for DA's and will be used as an online assessment platform for the Council's DA Assessment team.

Heat Mapping using Aerial Thermal Sensing

Heat mapping identifies the hottest areas across the Council and is used to inform planning, tree planting and greening programs to create cooler more liveable places in our community. For more information, please visit www.resilienteast.com.

Smart Library Services

The Council has a number of smart/innovative library services that allow ease-of-use and increased access to information in libraries across South Australia. These include:

- SA Libraries One Card Network
- Libraries SA App
- Radio Frequency Identification Systems for Libraries

Smart Tablets

Council staff use smartphones/tablets to conduct inspections, investigations and complete audit compliance checklists. This has enabled the up-loading of real-time, accessible data from the field to the Council's record management system, which has unlocked significant coordination and efficiency benefits.

Electric Waste Collection Truck

The Council's waste provider, East Waste, has purchased South Australia's first electric waste vehicle and is installing a 30kw solar system at its depot to provide renewable energy to power the truck. For more information, visit www.eastwaste.com.au/first-electric-powered-collection-truck-for-sa

Connected Cities

A network of gateways and sensors that enables devices to communicate with each other and real time information sharing – a crucial foundational element of a smart city. This low powered network spans metropolitan Adelaide and is being rolled out by a

Engagement Insights

To assist with the development of this Smart City Plan, key stakeholders from the Council and community were engaged through dedicated consultation sessions and online surveys.

Stakeholder groups included the Council's Elected Members, Council staff and members of the community. Results of stakeholder engagement have been distilled into eight key insights that are presented below. These ideas and insights have helped to shape the priorities and themes in this *Smart City Plan*.

Environment & Sustainability

Smart resource management, environmentally sustainable development and effective management of parks and green space are priorities for our City. Outcomes such as enhanced water and electricity monitoring, and smart waste management, can be achieved through the application of smart technologies in our City.

Digital Education & Training

Stakeholder engagement revealed a lack of clarity surrounding the overall smart city message – and concern about the perceived lack of digital literacy in the community. Awareness and buy-in for smart city initiatives can be enhanced through ongoing communication, smart city education programs and digital literacy training.

Smart Mobility

Mobility outcomes such as parking, wayfinding and journey-planning were identified as areas of our City that can be enhanced through smart technology. The availability of real-time data, collected from smart sensors and devices, can be used to enhance a range of smart mobility outcomes in our City.

Smart Policy and Reform

Targeted reform, and dedication to innovative and agile policy, are priorities for our City. To enable change in our City, and implement 'smart cities' into business as usual (BAU), the Council will work to modernise its policies, practices and operational frameworks.

Innovation Leadership

Strong frameworks for empowering leadership within the Council, and innovation in the community, are priorities for the Council. Strong internal leadership and smart city governance frameworks within the Council, and the empowerment of local champions in the community, will support the long-term success of our smart city.

Smart Infrastructure

Engagement revealed that both the Council and community are excited by smart infrastructure that integrates innovative technologies into physical assets. Applications such as free high-speed public Wi-Fi, electric vehicle (EV) charging stations and smart lighting systems, can actively enhance the amenity of our City.

Business Support & Partnerships

Support for local businesses is a priority for our City. To support the local economy, and provide agile smart city outcomes for the community, the Council can establish dedicated smart city partnerships. These partnerships can be with local businesses and key industry such as Telcos, technology vendors, and more.

Data Usage and Sharing

Clarity and visibility of data collection and management is a priority for our City. Well-defined policies for smart city data management, combined with key data management skills and capabilities, will enable our City to enhance decision making and create strong business cases for future smart city investment.

Community Strategic Objectives

1. Smart technology for sustainability
2. Enhanced community engagement and participation
3. Supporting local innovation
4. Better usage of public space
5. Making the economy more diverse and resilient

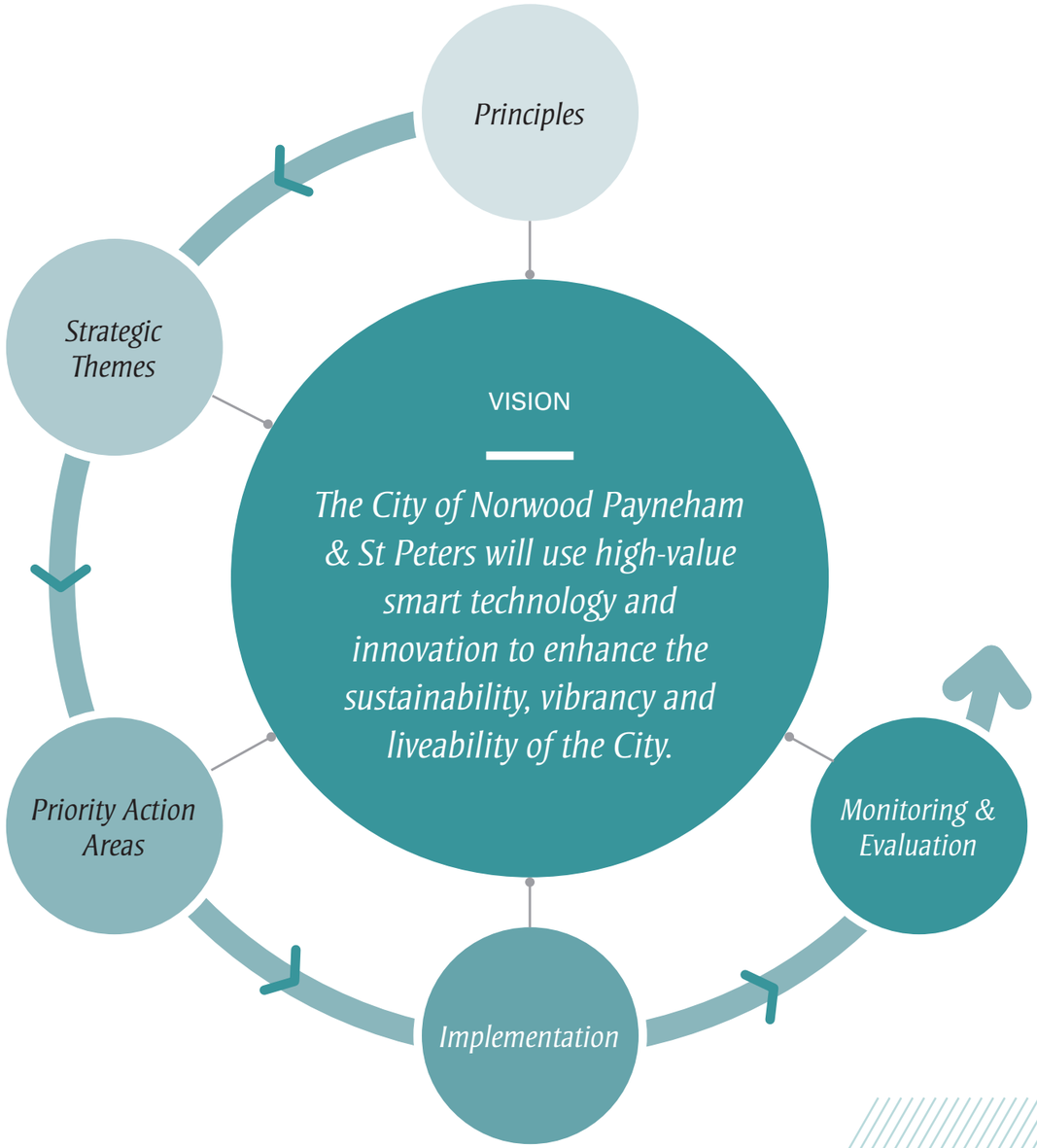
Community Concerns about

1. Cyber hacking
2. Costs
3. Loss of Privacy
4. Impact on human interaction
5. Digital literacy

1. Focussing on better outcomes for the community
2. Communications and promotion
3. Continuous improvement
4. Openness to discussion and new ideas
5. Training and development

Overview of Plan

The *Smart City Plan* sets the long term vision, direction and objectives for our future as a smart city. Key elements of the Plan are summarised in the diagram below.



Vision & Principles

Smart City Vision

The City of Norwood Payneham & St Peters will use high-value smart technology and innovation to enhance the sustainability, vibrancy and liveability of the City.

Guiding Principles

To help realise our smart city vision this Plan will be guided by five core principles. These principles will shape smart city thinking and action, ensure community focus, and allow us to adapt to new opportunities and risks.

Innovation

The Council welcomes innovation. We will encourage new ideas and ways of doing things in our City. We will experiment, test and trial new technologies and services. We will build innovation capacity and confidence. Innovation will ensure our City makes the most of new technologies, creating jobs and opportunities into the future.

Sustainability

The Council is committed to sustainability. We will mitigate and adapt to climate change. We will conserve and protect our environment. We will improve the management of our natural resources. We will empower our community to advance sustainability. New technology, data and innovation will be deployed to create a more sustainable and resilient city.

Education & Training

The City will focus on smart city education and training. We will increase the smart city capability and capacity of our citizens. We will empower our community to take part in smart initiatives. We will unlock community potential through co-design of services. Education and training will enable our citizens to play a key role in the development of our smart city.

Collaboration

The Council embraces collaboration. We will place our citizens at the centre of smart planning and development. We will foster a culture of inclusivity and participation. We will encourage all local stakeholders to participate in our smart city journey. Collaboration, inclusivity and participation will ensure our smart city development remains aligned with local priorities in our City.

Security & Transparency

The Council is committed to privacy and security. We will use best practice to manage the risks inherent with smart technology and data collection. We will use robust frameworks to ensure that only high-value data is collected by smart technology. We will foster open and transparent conversation with our community. Security and transparency will help our City to remain a safe and welcoming place.

Strategic Themes & Objectives

This *Smart City Plan* is built upon five strategic themes, and accompanying objectives and priority action areas.

These themes will ensure that technology and data have a positive impact right across the entire City, and address key local opportunities and challenges.

1. Building a Smart Community

Leveraging technology to assist people and communities is the essence of a smart city; a principle this Plan is founded upon. This Plan commits to digital skills, digital inclusion, digital safety, and digital connectivity for our community. Our intent is to empower people and community, providing more opportunities to participate, collaborate, and connect.

OBJECTIVES	Priority Action Areas will include...
1.1 Improve digital skills and literacy of the community	» Promote local options for digital skills training » Investigate opportunities to deliver targeted digital skills training through local libraries
1.2 Increase community awareness and engagement with smart city projects	» Develop a smart city communication and engagement plan » Embed points of community problem solving, co-design, and feedback in smart city projects » Investigate opportunities to support open data sharing that makes information more accessible to the community
1.3 Strengthen democratic processes and participation	» Investigate international best practice in 'digital democracy' and identify high value options for our City » Develop a roadmap for leveraging digital tech and data to enhance community engagement and participation
1.4 Advance digital inclusion	» Investigate and identify key areas of digital exclusion » Develop a digital inclusion framework to promote technology access, equity, and benefit
1.5 Improve digital safety and security	» Regularly update the Council's security, privacy and data management policies to reflect international best practice » Work with relevant authorities to enhance community knowledge and practices relating to digital safety/security

2. Strengthening the Digital Economy

Digital and economy are increasingly synonymous. As digital technology, data and innovation create new industries and jobs, every sector of the economy will require digital skills and technology. This Plan commits to building our digital economy, supporting local innovation, and increasing economic diversity and resilience.

		Priority Action Areas will include...
OBJECTIVES	2.1 Increase the digital capacity and profile of local businesses	» Promote high-value digital skills programs and events for local businesses » Develop a digital transformation 'cheat-sheet' for business
	2.2 Enhance local digital networks and infrastructure	» Investigate options to increase the coverage and use of local Internet of Things (IoT) and free public Wi-Fi networks in high-value areas such as parks and libraries » Work with the private sector and other governments to ensure high-quality internet and mobile connectivity across the City » Examine options to improve the integration of smart tech into new developments, buildings and precincts
	2.3 Accelerate local innovation activity and outcomes	» Investigate options to consolidate and advance the local innovation eco-system (e.g. via a dedicated innovation network) » Develop an innovation framework to support local innovation activity (e.g. via innovative procurement, 'living lab'[2] provisions, etc.)
	2.4 Promote City visitation and tourism outcomes	» Improve visitation/tourism data collection and analysis to inform planning, investment and promotion » Leverage digital tech to promote and enhance the experience of local events, art installations, nature trails and businesses

2. A people-focused innovation ecosystem aimed at trialling and testing new ideas in the real world.

3. Developing a Smart Council

A smart Council is one that has the internal capacity and skills to design and deliver smart/digital services and infrastructure that are more efficient and effective. To advance this Smart City Plan, the Council is committed to leading by example. We will leverage data to improve city planning and decision-making, and work with the community to promote transparency, engagement, communication and participation.

OBJECTIVES	Priority Action Areas will include...
3.1 Make it easier to do business and engage with Council	» Prepare a roadmap for expanding and enhancing digital services » Develop innovative/digital procurement policies and processes » Investigate digital/smart options for improving community engagement and participation
3.2 Increase data management capabilities of Council	» Develop a data management framework for the Council » Explore options to create holistic Council data platform (e.g. https://data.sa.gov.au/) » Design an organisational program of data training and development
3.3 Promote smart city coordination and delivery	» Establish the Council's internal smart city leadership, governance, structures and resourcing » Develop a smart city performance and accountability framework
3.4 Position Council for smart city success	» Design a program of smart city training and development » Prepare and enact a smart city communications strategy » Develop a Council innovation framework » Explore options for enhancing Council operations to increase fleet management efficiency

4. Securing our Smart & Sustainable Future

A smart city is a sustainable city. A smart city optimises use of precious natural resources. A smart city mitigates and adapts to climate change. A smart city values and protects the natural environment. The City of Norwood Payneham & St Peters is committed to a sustainable future. Smart technology, data and innovative solutions will be integral to realising this vision.

OBJECTIVES	Priority Action Areas will include...
4.1 Improve resource management	» Collaborate with East Waste to investigate options for integrating smart technology/systems into existing waste management services » Explore options for smart lighting systems/infrastructure in our City » Advocate for and promote the use of smart meters (e.g. for energy and water) » Identify opportunities to expand intelligent irrigation
4.2 Enhance smart environmental and sustainability monitoring/ management	» Assess existing environmental and sustainability data collection and monitoring » Develop a roadmap for smart environmental/sustainability monitoring and management » Identify ways to use smart city data to enable evidence-based decision-making that supports sustainability
4.3 Improve the usage and amenity of public and green spaces	» Integrate digital technology into parks and green spaces to improve amenity, sustainability and safety » Leverage smart data collection to improve planning and management of parks and public space » Investigate the usage of smart sensors to enhance the collection and activation of data to improve public asset management
4.4 Promote smart sustainability (policies, practices and partnerships)	» Integrate smart city principles/actions into the Council's existing sustainability strategies » Promote Council's involvement in the LGA Circular Procurement Pilot Project » Explore opportunities for smart/sustainable innovations and partnerships

5. Facilitating Accessibility & Mobility

A smart city is founded on connection – the ability of people to move efficiently around the city (and beyond), accessing services and participating in social and economic activity. Smart technology, big data and innovative transport options are transforming movement and mobility for cities around the world. The City of Norwood Payneham & St Peters is committed to making the most of these opportunities, delivering better transport and accessibility outcomes for our community.

		Priority Action Areas will include...
OBJECTIVES	5.1 Improve smart mobility options/ outcomes	» Explore opportunities to improve city parking with smart technology » Promote local trials of innovative mobility solutions (e.g. autonomous vehicles) » Facilitate smart mobility options (e.g. micro-mobility, active travel, green transport)
	5.2 Make streets more pedestrian friendly	» Use data, digital signage, real-time information (etc.) to improve pedestrian outcomes » Leverage digital tech and smart design to improve accessibility for pedestrians with a disability » Collaborate with citizens to co-design smarter streets
	5.3 Reduce congestion and negative traffic impacts	» Improve real-time monitoring and management of local traffic » Facilitate uptake of electric vehicles (EV) and roll-out of EV charging infrastructure
	5.4 Enhance public transport options/ outcomes	» Advocate for smarter public transport policies and services » Work with the LGASA to explore options for integrated smart transport in metropolitan Adelaide

Delivering the Plan

Implementation Strategy

To deliver this Smart City Plan, the Council will also develop a supporting implementation strategy addressing:

- Leadership
- Governance
- Policy and process
- Budget and resourcing
- Partnerships
- Community participation
- Safety, privacy and security
- Monitoring and evaluation
- Communication and promotion
- Advocacy
- Ongoing risk management

Critical to this implementation strategy will be a dedicated Smart City Action Plan, identifying priority actions, milestones and accountability. This Action Plan will be reviewed and updated annually, with progress reported online.

Our smart city implementation strategy will take a holistic approach, balancing:

- Design and delivery of high-priority smart city projects and investments
- Ongoing community and stakeholder engagement
- Development of smart city policies, guidelines and standards

As outlined below, securing funding, leveraging partnerships and leading change will be critical drivers of smart city progress.

Smart City Funding

The digital revolution is changing traditional business models, with advertising, big data, and cyber-physical assets offering new modes of funding and financing. Moreover, there will be ongoing opportunities to secure funding from the South Australian and the Australian Governments. The Council is committed to investigating and leveraging a range of funding models to advance our smart city agenda.

Collaboration & Partnerships

To build a smarter city requires the coordinated effort of many people, businesses, governments and organisations. Council is committed to fostering productive smart city partnerships that accelerate investment and deliver better digital projects. We are also committed to ongoing collaboration with our community to identify emerging opportunities and risks, and solve local challenges.

Change Management

Smart technology must work effectively alongside legislation, institutions, processes, culture, human behaviour and social interaction. To harmonise these elements requires a holistic approach, encompassing leadership, reform, policy, dialogue, and communication. The Council will address these interdependencies by integrating a change management framework into the broader smart city implementation strategy.

Future Directions

This Smart City Plan establishes a long-term roadmap for the City of Norwood Payneham & St Peters to make the most of technology, data and innovation. Priority actions within this Plan are the starting point. New priorities and projects will emerge as technology changes, and as we build our smart city. We're committed to the journey – to this first step, and to the many steps ahead.

Future directions may include:

- Expanding the use of machine learning, automation and artificial intelligence
- Exploring new modes of 'digital democracy'
- Enhancing digital security with 'blockchain' and other technologies
- Increasing the application of drones and robotics

Council Facilities

The Council's Principal Office is located at:

Norwood Town Hall
175 The Parade, Norwood

Additional sites of operation include:

Council Works Depot
Davis Street, Glynde

Norwood Library
110 The Parade, Norwood

St Peters Library
101 Payneham Road, St Peters

Payneham Library & Community Facilities Complex (Tirkandi)
2 Turner Street, Felixstow

Payneham Community Centre
374 Payneham Road, Payneham

Cultural Heritage Centre
101 Payneham Road, St Peters

Norwood Swimming Centre
Phillips Street, Kensington

Payneham Memorial Swimming Centre
OG Road, Felixstow

The Council also operates two unique entities:

St Peters Child Care Centre and Preschool
42–44 Henry Street, Stepney

Norwood Concert Hall
175 The Parade, Norwood

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au
Socials /cityofnpsp @cityofnpsp

City of Norwood Payneham & St Peters

Representations

Representor 6 - David Murray

Name	David Murray
Address	135 First Ave ROYSTON PK SA, 5070 Australia
Submission Date	20/04/2024 09:21 AM
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 support the development with some concerns

Reasons

Parking is a critical issue. So is access off a very busy Payneham Rd on the departure side of traffic lights. There is no parking on Payneham Rd for 70m from the traffic signal controlled intersection with Lambert Rd, both sides of the road and in both directions and on the westerly side there is a 3pm to 7pm bikeway. In Lambert Rd between Payneham Rd and First Ave, parking opportunities 7:30am to 8:30pm are extremely limited with spaces used by residents, visitors and staff of the Joslin aged care facility, and city commuters catching the bus from Stop 10 into town for work and shopping. While the development provides for basement parking and a few ground level parks, possibly sufficient for future Unit owners and small commercial tenants, in the writer's view, parking and access is totally inadequate for a Fasta Pasta high customer patronage business Street parking close by is problematic and added demand further diminishes road side parking for residents. The departure side of traffic lights is a contributing issue for drivers feeling unsafe with accelerating traffic behind to consider, when slowing to turn in. I have lived on the corner of First Ave and Lambert Rd for 40 years and have seen businesses go broke or move because people don't bother to stop to patronise. It is easier to go to the St Peter's or Marden shopping centres. Even for the businesses just north of the development with better on-site ground level parking and being further from the intersection, my observations are that they have minimal patronage. For the development to work, it should provide for residential and /or very low volume commercial use only and even with the latter would need obvious, adequate and easily accessible ground level parking directly off Payneham Rd to have a chance of being viable. Businesses in this precinct that have failed or have had to move in include furniture stores, hairdressers, pizza restaurants, novelty and opp shops, real estate offices, a gymnasium and a butcher. Over the past 40 years there has never been a thriving business long term business in this precinct. Most recent business moves or failures are Lovely Hair, Parente Pizza, Nick Scali and Haggle Co. Moreover, check out the cafe in the ground level of the Joslin aged care home. Virtually no patrons but for its own aged care residents and visitors! I am definitely not against developing the site but am concerned that any development is a total success and contributes positively to the area.

Attached Documents

Representations

Representor 7 - Kun Li

Name	Kun Li
Address	5/240 Payneham Road PAYNEHAM SA, 5070 Australia
Submission Date	22/04/2024 11:03 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
It is too high and can damage the consistency of the surrounding buildings. It can also block the view/sun of our building. It can impair our privacy.

Attached Documents

Representations

Representor 8 - Sarah Trotta

Name	Sarah Trotta
Address	Unit 10 / 240 Payneham Road, Payneham ADELAIDE SA, 5070 Australia
Submission Date	22/04/2024 11:17 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 240 apartment block will be affected by the following reasons: • Decreased property value • Construction noise • Sun will block the apartment building	

Attached Documents

Representations

Representor 9 - Yimin Hu

Name	Yimin Hu
Address	Unit 5/240 Payneham Road, Payneham Road PAYNEHAM SA, 5070 Australia
Submission Date	22/04/2024 11:34 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons I live across the street. 1. The shops/offices/cars of the new building will be very noisy. 2. The construction process will be at least 1 year, so dust/noise continues. 3. Our unit buildings has a fragile security system, there are theft issues.	

Attached Documents

Representations

Representor 10 - Stephen Gryst

Name	Stephen Gryst
Address	4 Lambert Road ROYSTON PARK SA, 5070 Australia
Submission Date	23/04/2024 11:41 AM
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 sheer size, scale & particularly the height of this development is grotesquely unreasonable & extremely disturbing - 4 stories is truely beyond the pale. Especially, as it is far exceeding current zoning for a maximum of 2 stories. It will completely destroy the amenity of our houses. Furthermore, this intrusive development will be grossly overshadowing our houses - & with balconies totally overlooking us, yet with no attempt to effectively screen the balconies or windows. There will be an overwhelming loss of privacy for nearby houses. In addition, the towering effect of the 4 stories would be even more accentuated by the development being situated on higher ground (Lambert Road slopes down significantly from Payneham Road). The massive size of this development with so many shops, offices, 2 restaurants & 18 residential apartments will exert an enormous pressure on the local vicinity. You only have to visit & observe the section of Lambert Road between Payneham Road & First Ave to notice the already existing high intensity of activity. The adjacent Gayne's Park Nursing Home Complex generates constant parking 24/7 from staff, a very high turnover of visitors, as well as commercial vehicles parking & unloading to the nursing home. These vehicles frequently double park &/or obstruct driveways. Gayne's Park's underground carpark has been woefully inadequate from the beginning - & also unable to cater for the large commercial vehicles which come everyday. The staff, visitors & frequent tradesmen virtually take up all available parking on the road - with overflow to surrounding streets. Just imagine how this proposed new (over)development will grossly compound the existing parking, noise & traffic problems. The proposed underground car park will barely scratch the surface in accommodating the enormous increase in parking. This section of Lambert Road is already under extraordinary levels of strain... Additionally, we endured close to 5 years of being in the middle of a construction site with the Gayne's Park Nursing Home build. Absolute hell on earth & now to face another considerable period with such an extended construction required to build such a massive 4-story (with underground car-park) development —with all the horrendously loud noise levels, dust, endless trucks, tradesmen & constant obstructions to our property that entails! This huge & enormously intrusive development will also significantly devalue our properties & make them virtually unsaleable! If this high density build were to go ahead, it would greatly exacerbate the myriad of already existing problems confronting this particular area.The impact on nearby residents would be severe & quite frankly unconscionable! We implore you to reject this excessive development proposal. This development needs to be drastically scaled down (ideally 2 floors, as originally proposed) in order to reduce the extremely deleterious impact on our homes - in what is still essentially a residential area (& ironically an historical heritage overlay one at that). Thank you for your forbearance & hoping for your sympathetic consideration.

Attached Documents

Representations

Representor 11 - Chris Holmes

Name	Chris Holmes
Address	119 FirstAve JOSLIN SA, 5070 Australia
Submission Date	28/04/2024 05:05 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 See attached documents - consent should be refused	

Attached Documents

Chris-letter-1360947.pdf
Deputation-to-NPSP-Council.4Sept17-1-1360948.pdf
ERD-2018-1360949.pdf

My name is Chris Holmes. I am the owner and resident of 119 First Avenue Joslin.

I do not support the development application on many grounds, but the 2 most important are:

. I do not support a building of '4 storeys' to be built in an area zoned for 2 levels.

. I do not support the addition of balconies on the top storeys, which would overlook neighbouring houses.

Here are my reasons (in order of equal importance as all of the issues interlink): -

I grew up in Royston Park, and always admired the heritage villas in St Peters and Joslin and aspired to live in one. When my husband and I considered buying our house at 119 First Avenue, we realized that we would have to comply with the Council rules and regulations regarding this area, and were happy to do so, as we understood that then our neighbours would too. We also agreed to spend the necessary money from our salaries to maintain and update the house and garden and realized that this would be an ongoing cost. We consulted the Council Heritage Architect a couple of times when we were building a carport and undertaking other work to ensure we complied with these rules.

I asked the Heritage architect how long our house would be likely to last. Our house was built in 1911 and about 5 years ago he said it would probably last another 100 years, so the character areas in Joslin still have up to a century of life.

We are not allowed to build a 3 or 4 storey addition to our building, particularly not with a balcony, and neither are any of our neighbours. We also need to add frosted glass to any overlooking windows into another property. That ensures everyone's privacy and retains the character of the homes and area. Will the proposed balconies on Levels 3 and 4 have floor to ceiling frosted glass as a requirement?

. The irreplaceable heritage and character of houses in Joslin (and surrounding suburbs) are more important to the character of Joslin as a suburb and to its residents, than the addition of developers of 2 more storys to their development. Particularly since Covid, many people looking for 3 bedroom dwellings in a heritage area prefer to live in a single or double story dwelling with a backyard. High rise is not favoured in Joslin, for example, I do not think that all of the apartments in the LifeCare 'luxury independent living units' on the 3rd floor have even been sold.

. The Lifecare Development (LifeCare/Gaynes Park/Joslin Manor) which is referred to in the Development Plan as 'imparting substantial influence on the streetscape character of Payneham Road' (p 6of the Future Urban Report dated 26/3/24)

- was soundly condemned as an inappropriate height by many residents. Many neighbours backing on to the development have their backyard overlooked by numerous rooms. Residents protested on the steps of Government house, signed a large petition and undertook many other activities to prove this.
- About 4 or 5 residents who were either directly overlooked by the Lifecare building or were several houses down, have subsequently given up on the dream of living in Joslin, and have sold their properties, citing LifeCare/Gaynes Park as a main factor in selling when they otherwise wouldn't have.

. when the LifeCare building is lit up at night, it looks like a cruise ship parked against the backdrop of the hills – this is visual and light pollution.

. Not as many residents may have protested this time, but that is only because they do not know about it, as I believe the developer is only required to inform a few residents.

When talking about height of developments, the number that is of interest and that should be clearly specified, is the **complete finished height of the building. This must include the height of a potentially higher Ground Floor with high ceilings, and must also include any plant on the roof.** The complete building can be seen by many residents and blocks many views of the hills for many properties. It is no good saying 'a 4 storey building' as that height is not exact and could vary enormously.

The fact that Payneham Rd is at a higher altitude than most of Joslin which slopes down to the River is also a factor in increasing the visual height of the building from Joslin homes.

The developers are proposing to give residents living in the proposed 3 and 4 storey levels rights of overlooking to existing residents who then suffer substantial loss of privacy, loss of previous views and potentially loss of the property value that they have been working to improve.

. The planting of Tuckaroos and installation of a high metal screen to be planted as a green wall have been good solutions at Lifecare for covering 2 storeys. I do not imagine that they would cover Levels 3 and 4.

And the final test, ask yourself completely honestly, would you, your family or your friends like to live in or buy a house in a heritage residential area behind a 4 storey building where families are able to use their balconies on the upper residential floors and by default can look into your property (into not only your garden but probably your rear rooms as well)????

Attached.

1. For our views on the importance of built heritage to us, to residents and to the State, please see the attached letter dated 10 September 2018 to the Parliamentary Officer, Environment, Resource and Development Committee.
2. Also note deputation to Council, on behalf of many Joslin residents, dated 4 September 2017 which contains views that are still valid.

Deputation to NPSP Council, 4th September 2017

Introduction

Thank you Mayor, Councillors

1. I speak as a resident of First Ave, Joslin of over 16 years living in a house of some 100 years of age, and on behalf of several other residents of Joslin, all of whom are likely to be significantly and permanently affected by the proposed Stage 2 development by Life Care on Payneham Rd, Joslin.

2. The Stage 2 development proposes a 7-storey building including a roof terrace area on Level 3, which will overlook all backyards along the boundaries on Lambert Rd and First Ave, and will be visible from Third Avenue.

3. I also speak on behalf of several residents of Norwood who will be affected by the planned 4-storey development by Life Care on Beulah Rd.

4. **To be clear, neither of the two groups of residents support the proposed developments as they currently stand**. Neither proposals, we understand, comply with the Council's Development Plan.

5. The key issues are :-
   a. Failure of Life Care, in its new proposal in respect of Joslin, to honour an existing agreement;
   b. Residents face an undemocratic Major Project process, and lack resources and expertise, compounded by the lack of influence of Council;
   c. Failure by the developer, in its proposed plan, to address scale, setback, overshadowing and privacy, glare, noise,

and the impact on local traffic, and particularly in the case of Norwood, bicycle traffic along Beulah Rd;

d. Failure by the developer to properly address interface with character homes and neighbourhoods, and therefore heritage.

Background

6. You should also appreciate the circumstances under which we appear tonight.

7. Only in the last four weeks have residents became aware, solely because of their vigilance, of three simultaneous applications lodged at DAC on 13 July 2017, to develop sites at Joslin, Norwood and Glen Osmond.

8. The DAC applications were finalised in May 2017, and are voluminous and detailed. Clearly, residents are already at a disadvantage as to the cost and expertise required to meet Life Care and the Major Project process, on the same terms.

9. According to Life Care, the development plans lodged with DAC, seeking Major Project status under the *Development Act*, were not intended to be released to the general public.

10. In fact, the plans are no longer able to viewed on the DAC website. Significantly, Life Care had not, and were not intending to, advise affected residents until the end of the process, and after which we would have 15 days to assemble an informed response.

11. Only after our media efforts, and particularly letter drops and letters to the board of Life Care and the press, have they attempted to contact residents, and there is a planned "community engagement" group meeting to be held on Tuesday 12th September.

12. Life Care have engaged an "outrage manager" to conduct "community engagement" and so called "negotiations" – we do not believe they are sincere.

13. There is no "negotiation" when it comes to height, overshadowing, privacy, and creation of a local traffic nightmare – to us, the issues are obvious and a matter of common sense.

14. It is outrageous that Life Care can think residents' privacy can be so easily fixed by providing higher fences, closing up their back verandahs and providing blackout blinds to living areas and bathroom windows – we will become prisoners inside our homes.

15. The Major Project process and ultimate decision making by Minister of Planning (also ironically the Attorney-General and Minister for Justice Reform) and ultimately the Governor, is a process shrouded in secrecy and lacks the usual checks and balances of democracy – for that we have spoken to numerous politicians and the media to press for change, particularly given no right to appeal the Minister's decision.

16. We will be writing to the Minister pointing out the deficiencies in the process and ask for a longer consultation period and a right of appeal amendments to the Development Act.

17. We understand that you believe Council is locked out of the process – the residents disagree.

18. The residents believe more could have been done to inform residents, and more can be done, to assert the Council's rules under the current Development Plans under which everyone else, except Life Care, are required to abide by.

19. We have engaged lawyers and planners, at our own expertise – again residents are querying why we should be paying for this, and how Council can assist?

20. The residents will be seeking information and support in due course from Council in relation to Life Care's formal plans – the timeline for that is unclear, but the residents expect Council staff should be in close contact with Life Care, particularly given that traffic issues will be left with you.

21. Finally, in protecting our rights to privacy and security in our homes and backyards, we feel the City's Development Plans, as they currently exist, require further examination.

22. One only has to look at the so called 3-storey Stage 1 development at Joslin, to appreciate the enormous bulk and scale of the building, particularly compared to what was there beforehand.

23. We query the definition of "3-storeys" when looking at the height of the Ground Floor and the addition of rooftop infrastructure. The height, scale and setback, which allegedly would conform with the City's Development Plan, is too high, too big and with insufficient setback.

24. What is the point of living, and paying for, living in character heritage streets, or bicycle boulevards on Beulah Rd, if buildings as proposed by Life Care can steal your sunlight and privacy.

25. If the loss of rights and amenity becomes so easily lost, people will no longer invest in their neighbourhoods.

Assistance requested

26. It is homes, streets, and neighbourhoods that generate rates for this City and rightly or wrongly, there is a view that Council is obligated to fight to protect the characteristics of our neighbourhoods.

27. By that, we mean there is a common purpose along with partners Burnside Council and other members of the LGA and we ask whether you, as a group, would undertake to make a submission to the Minister for Local Government, and to the Minster for Planning, concerning the deficiencies of the Major Project process.

28. We also request Council consider providing assistance to the two resident groups in the following ways:-
    a. Whether Council can provide access to legal, architectural, surveyor and planning expertise of Council;
    b. Providing a copy of Council's submission to original Joslin application to DAC, including Traffic and Heritage studies;
    c. Provide comment on the deficiencies of the Holmes Dyer Reports in addressing the "Guidelines for the Development Report", so that we are informed as soon as possible of the importance of the issues;
    d. Advise whether, if required, Council would be prepared to co-sign a petition to the Governor, should the Minister approve Life Care's plans which are inconsistent with the Council's Development Plan and dismissive of residents' concerns;

e. Provide the residents with a DRAFT copy of Council's response to the Development Report, again so that we understand the importance of the issues as soon as possible?;
f. Consideration whether the Joslin Stage 1 build is consistent with the Stage 1 ERD approved plans?;
g. Advising all residents through the Council's *Look East* newspaper and the website, that the ability to control our neighbourhoods is being eroded by the Major Project process;
h. Councillors to involve themselves with the resident groups including site visits and so called "community engagement" meetings with Life Care;
i. In future, so that residents become aware of any Major Project issue, Council needs to be vigilant and immediately advise by letter, the residents likely to be impacted.

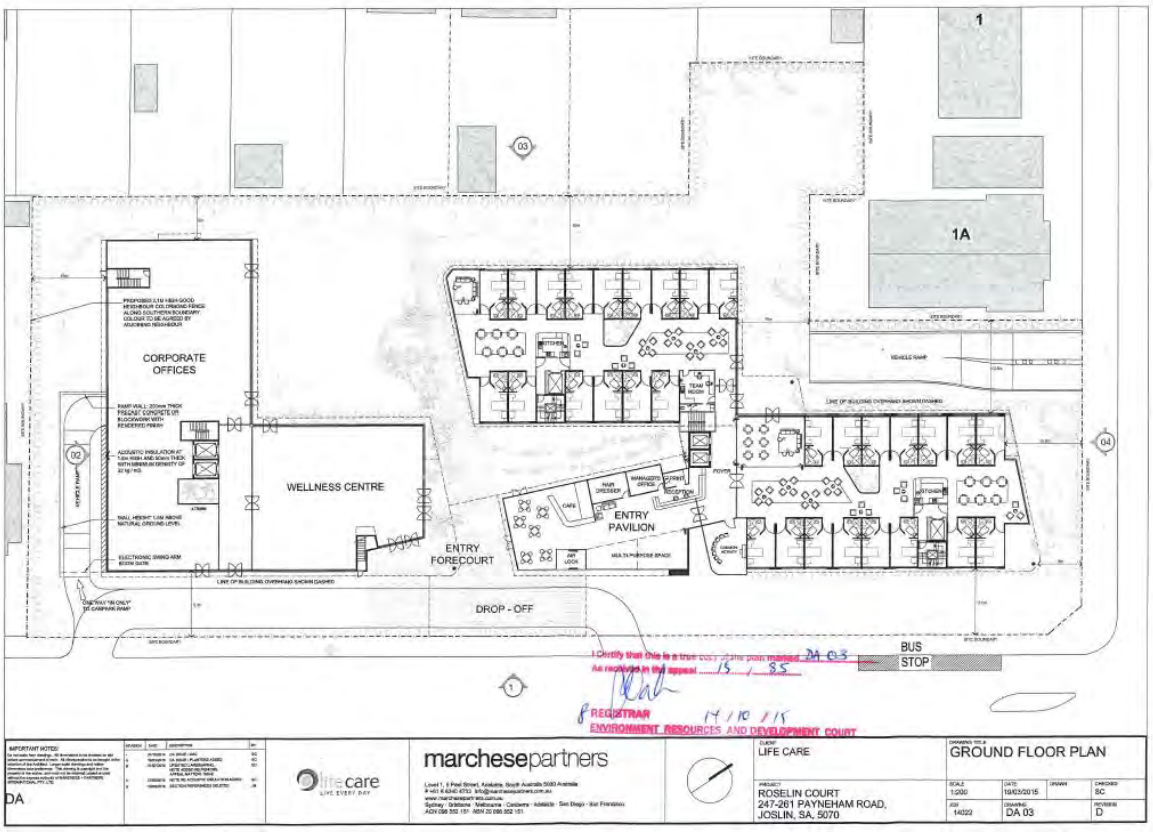
29. I, on behalf of the two residents' groups, thank you for the opportunity to voice our concerns personally, and also take this opportunity to thank Councillor Moore, who has been particularly supportive.

30. I would be more than happy to take your questions, and I have copies of the current plans and photos if anyone would like to view them.

Peter Holmes
119 First Ave
JOSLIN SA 5070

Stage 1

Original Plan – Stage 1 & Stage 2 – 3 Storeys


1
1A
03
04
02
CORPORATE OFFICES
WELLNESS CENTRE
ENTRY FORECOURT
ENTRY PAVILION
DROP - OFF
BUS STOP
I Certify that this is a true copy of the plan marked DA 03
As received in this appeal 15 / 85
REGISTRAR 14 / 10 / 15
ENVIRONMENT RESOURCES AND DEVELOPMENT COURT
DA
lifecare
marchesepartners
LIFE CARE
GROUND FLOOR PLAN
ROSELIN COURT
247-261 PAYNEHAM ROAD,
JOSLIN, SA, 5070
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19/03/2015
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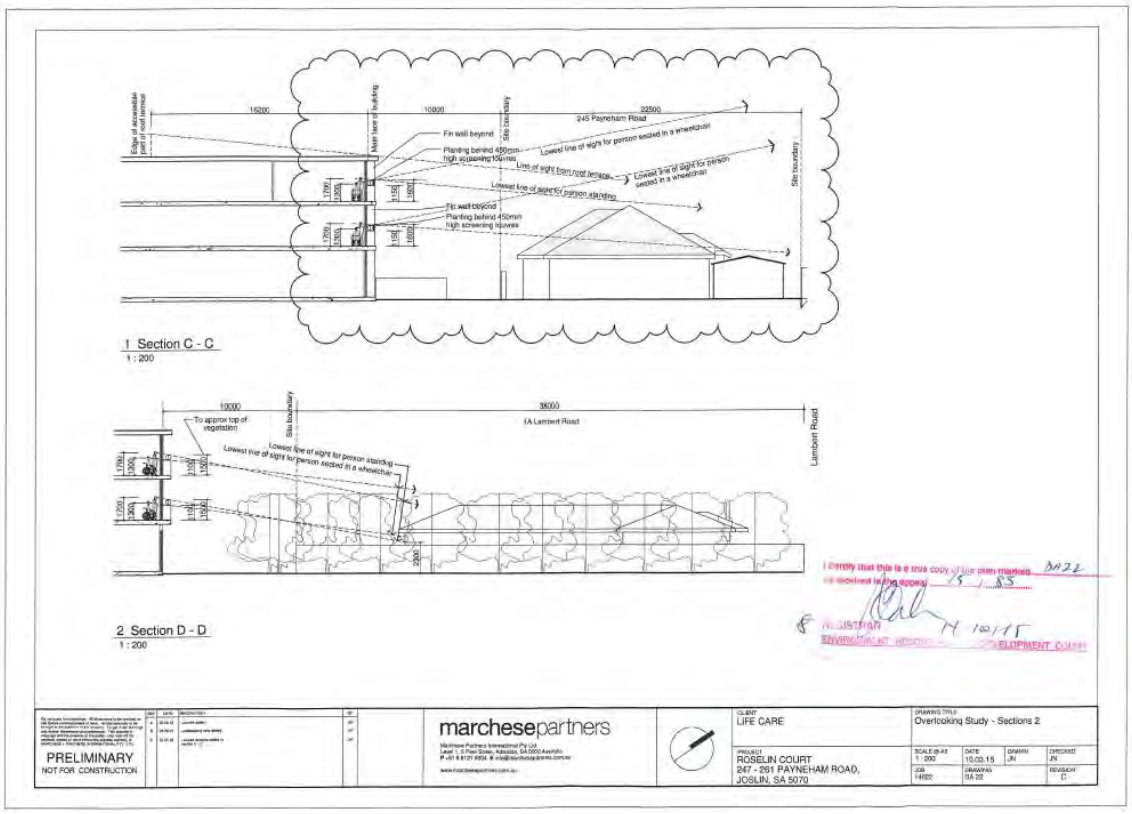
1 Section C - C
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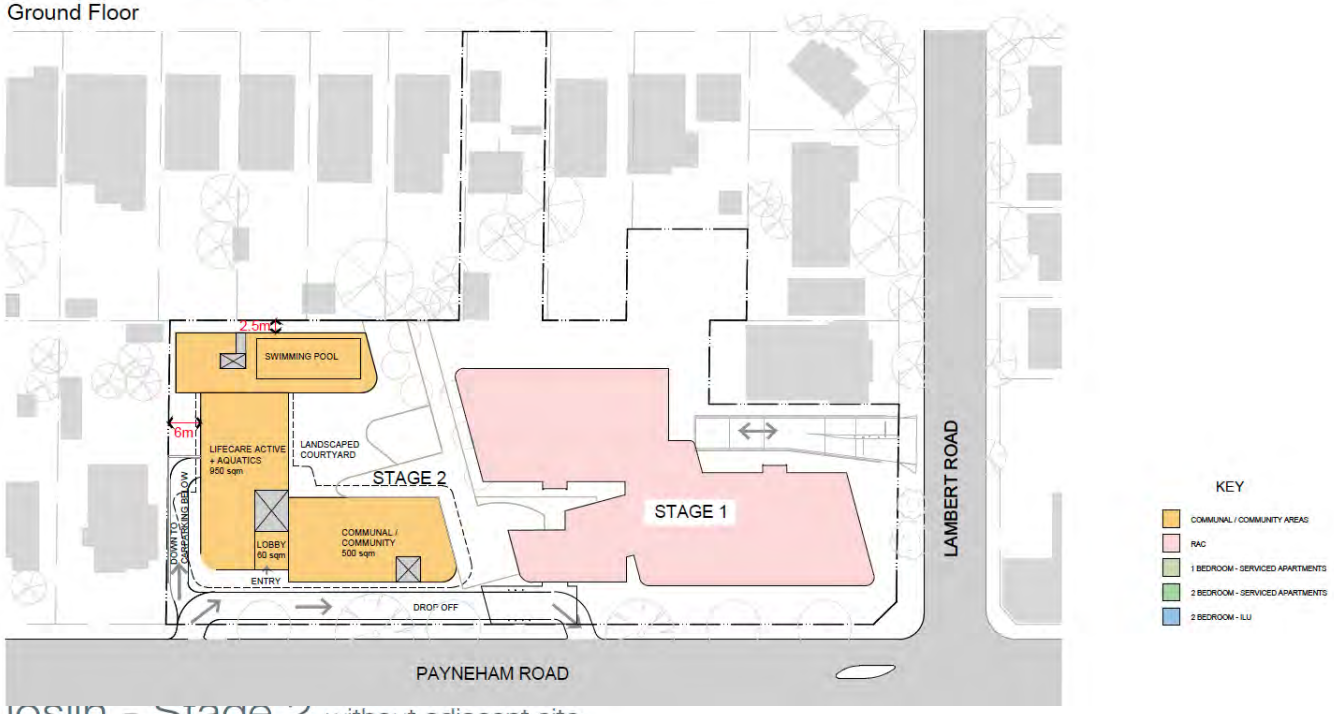
PRELIMINARY
NOT FOR CONSTRUCTION
marchesepartners
LIFE CARE
ROSELIN COURT
247 - 261 PAYNEHAM ROAD,
JOSLIN, SA 5070
Overlooking Study - Sections 2

Revised Stage 2 – 7 Storeys


LAMBERT RD
ROOF TERRACE

Joslin - Stage 2 without adjacent site

Ground Floor



Joslin - Stage 2 without adjacent site

Levels 3 / 4

P&C Holmes
119 First Ave
JOSLIN SA 5070

10 September 2018

The Parliamentary Officer
Environment, Resource and Development Committee
GPO Box 572
ADELAIDE SA 5001

By Email: ERDC.Assembly@parliament.sa.gov.au

Dear Sir/Madam

ERD Committee Heritage Inquiry

We refer to the Committee's Inquiry into the operation of the Heritage system in South Australia, and particularly with an objective to report on desirable reforms for local, state and national heritage listings.

> *"Heritage is about more than history. It describes our origins and enhances our understanding of who we are today.*
>
> *It contributes to community pride and confidence, and links people with their past and each other."*[1].

Built heritage and the creation of character areas accumulates through decades of effort by local councils and residents and is IRREPLACEABLE.

In the context of planning reforms initiated by the former State Government and supported by the current government, we hold grave fears for the maintenance of built heritage and local character in residential areas of South Australia.

We have had the opportunity to read the submission from the City of Norwood, Payneham and St Peters and we totally endorse their views. We particularly note this City's unique heritage characteristics as a reason why we and thousands of others live in this neighbourhood.

We live in a heritage Conservation Zone, but over the back fence is a main road/transit corridor on which current and proposed planning policies would allow a form of "mixed-use development", including high-rise buildings that potentially, without regard to scale and built form, would completely destroy forever local residential heritage and character. We cite recent examples on Unley Rd, Payneham Rd and East Tce as examples where the interface with low rise and local character has been ignored.

---

[1] Minister Paul Caica, April 2012 "Heritage Directions 2012", SA Heritage Council

Having read the "State Planning Policy 1: Integrated Planning" document, the policy DOES NOT indicate an attitude of DTPI, government or a Minister, to preserve and protect existing heritage areas – in the reform policy documents released to date, heritage is not even one of them!

We recommend there be a specific Planning Policy addressing Heritage and Character identification and preservation.

Until the Planning and Design Code is released and able to be interrogated, the adequacy of Planning Policies concerning the protection of heritage cannot be assessed and therefore the Committee cannot pass judgment until then.

Based on our recent experiences, the State Government or any Minister CANNOT be given any power (or allowed a "Captain's call") to unilaterally amend currently declared heritage or character areas, or affecting adjoining zones, that would impinge upon local heritage or character, or property values. There is a clear conflict of interest. If anyone has the power of veto it should be the preserve of local councils who have worked for decades building their cities and neighbourhoods. Any proposed amendment would require considerable community involvement and majority acceptance (ie ability to say NO).

Who will decide what is worthy of current and future protection of "heritage"? Surely not DPTI or the State Government. There are TOO many examples where the State Assessment Panel approves a development application where is there clearly no support by local council or residents because of the impact on local character, privacy etc etc – Why? Because the State Assessment Panel is CONFLICTED, has no real community voice, lacks a strong voice on heritage, and is not answerable to the affected residents.

If there was a tort of privacy, we have no doubt many decisions and infill developments would never have proceeded. If developers were <u>required</u> to obtain democratic agreement with affected residents, we have no doubt many infill developments would never have proceeded the way they have, but quite probably, many would be developed if there was greater attention to overshadowing, scale, built form, and regard to character.

In residential zone areas there must be consistency and certainty in the planning rules so that APPROPRIATE development proceeds. **We note the Planning Policy definition of "Good Design" – *"is contextual because it <u>responds</u> to the surrounding built and natural environment and contributes to the quality and character of a place"*.** We agree.

The current view of many is that DTPI and developers work <u>too</u> closely and collaboratively, to the detriment of protection and preservation of character neighbourhoods. There is no effective residents' voice with equivalent resources to stop BAD development – look at the Hackney Hotel and Peregrine developments for example - parasite buildings draining the life out of surrounding residential housing and creating traffic chaos for local councils to solve. These developments clearly are at odds with your proposed "Good Design" policy, yet they get approved.

A very important question for the Committee is how the heritage/conservation zones interface with clearly defined areas where new medium density infill development can occur but that they require specified buffer zones, screening, scaled built forms, and height restrictions.

We are concerned to read the "Planning Policy 6 Housing Supply and Diversity" providing "a permissive and enabling policy environment for housing within residential zones", particularly if that means small lot housing and aged care accommodation can be developed in existing "Heritage" and "Heritage Conservation Zones".

Will Planning Policies and the Code be sufficiently prescriptive in these instances? We remain unconvinced that they will prevent developers from doing whatever they want to do.

Why is it that the State Heritage Council is not specifically represented on the State Planning Assessment Panel? - yet it is an independent body whose functions include:-

- administer the *Heritage Places Act 1993*
- provide strategic advice to the Minister for Planning on heritage-related matters in the administration of the *Development Act 1993*
- administer the South Australian Heritage Register.

Is State Government considering removing the independent voice of the State Heritage Council?

We agree with the former Minister for Sustainability's opening comments set out in "*Heritage Directions 2012*":-

> *It sets priorities for conserving and celebrating our past and achieving the Government's vision for creating vibrant cities, healthy neighbourhoods and safe communities.*
>
> *While heritage has long been considered part of our social and cultural capital, its economic and environmental value are increasingly being acknowledged and utilised.*
>
> *Today, we are more keenly aware of environmental responsibility, planning, good design, urban renewal and sustainability. This has led to a resurgence of interest in adapting and reusing existing buildings and taking advantage of their 'embodied energy'.*
> *We recognise how much heritage contributes to tourism and the visitor's experience of South Australia.* ***Our heritage is one of South Australia's great attributes and part of what makes our State unique.***

We also note and support the comments by the Chair:-

> *... it is not the sole responsibility of any one sector or organisation to care for our heritage. There is a need to form new strategic partnerships – across government, between governments and with the private sector and community – to apply combined knowledge, expertise and resources to the management of our heritage places.*

and identified Priorities:-

> ***Strengthen*** *the role of Government heritage agencies in integrating and coordinating cross-agency heritage activities.*

Support *and encourage local councils to increase their capacity to identify local heritage places and protect them through amending their Development Plans (under section 24 of the Development Act 1993).*

We agree.

Has the ERD Committee asked the State Heritage Council to consider and update their report "*Heritage Directions 2012*" – if not, why not? Has the Minister for Environment and Sustainability been asked to submit to the ERD Committee on Heritage, if not why not?

Finally, a matter that appears to be often left out in rules about planning is people's right to seek redress. Whatever the Committee recommends, there must still be a right to seek legal redress, including significant penalties for developers who fail to build according to approved Codes or Policies – who is responsible for policing flouting of heritage?

We trust our concerns will be properly considered by the Committee and we look forward to reading your report.

Yours sincerely

Peter Holmes

Chris Holmes

Representations

Representor 14 - ST PETERS RESIDENTS ASSOCIATION INC ST PETERS RESIDENTS ASSOCIATION INC

Name	ST PETERS RESIDENTS ASSOCIATION INC ST PETERS RESIDENTS ASSOCIATION INC
Address	12 ST PETERS STREET ST PETERS SA, 5069 Australia
Submission Date	30/04/2024 10:48 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 Please see the attached submission.	

Attached Documents

263-277-PAYNEHAM-RD-ROYSTON-PARK-1361747.pdf

ST PETERS RESIDENTS ASSOCIATION INC.

E-mail : info@stpeters.asn.au **ABN 86 794 177 385**

Representing the Residents of St Peters, College Park, Hackney, Stepney, Maylands, Evandale & Joslin.

Re: Development Application 23020223:

263-277 PAYNEHAM ROAD ROYSTON PARK

Construction of a four-storey mixed use development comprising shops and offices at ground level, eighteen (18) dwellings across levels 2, 3 and 4 and basement car parking, together with associated landscaping and rooftop plant

While this Development Application is for a site which is not in our usual geographical area of interest, the St Peters Residents Association is making this representation as we believe approval may set an example for further similar multi-storey dwellings/ mixed use proposals along Payneham Road, particularly where there are low density residential properties to the rear of the development.

ASSESSMENT AGAINST PLANNING AND DESIGN CODE

SUBURBAN MAIN STREET ZONE

Building Height.

PO 3.1 specifies that the maximum building height for this Zone is two levels.

This application appears to be for a five-level building if the underground basement carpark is included. The Code appears to be silent on whether the building height requirement is from ground level or is inclusive of all levels.

The Development clearly fails this provision.

The Applicant however argues that the two-level provision is not relevant in this case and that four-levels are envisaged in DPF 3.1(a)(ii)(A). The applicant however conveniently ignores that this provision says: -

> *(ii) in all other cases (i.e. there are blank fields for **both** maximum building height (metres) and maximum building height (levels).*

In this case there are not blank fields for **both** . There is a specified Maximum Building Height (Levels) TNV of two-levels.

This argument should be disregarded as irrelevant.

Net Residential Density.

PO 3.1 states that the residential density is low-to-medium rise.

The net residential density of this proposal, as stated by the applicant, is 90 dwellings/hectare.

The *Code Part 8 – Administrative Terms and Definitions* provides the following:

• Medium net residential density – 35 to 70 du/ha;

• High net residential density – greater that 70 du/ha.

This development is clearly of a **high residential density nature** and should be refused on this basis.

The applicant appears to argue that the low density of the Established Residential (Heritage Area Overlay) Zone to the north-west of the site should be taken into account to reduce the net residential density over the wider area. Even ignoring that this is a different zone with different requirements, the argument is fallacious.

The existing Life Care aged care facility to the south-west of the site has three building levels. This facility should not be used as a precedent to argue that this, even higher, development should be allowed. It is in a different zone with different requirements. The decision authority for the current application is the Assessment Panel of the City of Norwood Payneham & St Peters, while the Life Care application was approved under provisions in force prior to the implementation of the Planning & Development Code by the Government's State Commission Assessment Panel (SCAP.)

Building Mass and Interface Height.

DTS/DPF 3.2 states

> *Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone - - .*

It should be noted that the Established Residential (Historic Area Overlay) Zone to the north-west includes the right-of-way (RoW) to the rear of the proposed development. As such the applicant's *Figure 5.1 Interface Height* should, in our submission, be based on the boundary of the RoW and the development site. This might impact upon the proposal's fourth level.

Rear building set back

DTS/DPF 3.6 states that buildings are set back a minimum of three metres from rear boundaries where they directly abut a different zone. The proposed development abuts the RoW which lies in the Established Residential Zone. The building proposed to cover the basement ramp should be at least three metres from the boundary.

Vehicle parking.

The proposed development has provision for 48 car parking spaces.

We submit that this is a serious under provision for the needs of this development.

There are major differences in the parking requirements as detailed in the MFY and Future Urban reports.

MFY parking demand figures are based on *Table 2 - Off-Street Car Parking Requirements in Designated Areas*. However, the nominated Designated Areas listed do not include residential development in the Suburban Main Street Zone.

The requirements in the MFY report are: -

Commercial/retail 24 spaces, Residential 27 spaces, Total 51 spaces

The commercial/ retail requirement is however based on the minimum of three per 100sqm. If based on the higher figure of six per100sqm the requirement would be: -

Commercial/retail 48 spaces, Residential 27 spaces, total 75 spaces.

The Future Urban report shows parking demand as: –

Commercial/retail 24 to 48 spaces, Residential 42 spaces for a total of 66 or 90 depending on whether the higher or lower commercial/retail rate is being use.

Whatever figures are used however there is a serious shortfall in the number of parking spaces provided for, which should warrant refusal of the application.

Landscaping.

The Landscaping Plan provided with the application documents can only be describes as appalling.

The plantings shown seem to mostly depend upon planter boxes on residential balconies and kerbside plantings in front of the ground floor tenancies. It is assumed that residents and tenants will be responsible for the maintenance of the plantings.

The applicant should be required to provide a proper detailed landscaping plan.

Perhaps the applicant should compare the proposed derisory landscaping proposed with that on the adjacent Life Care site.

The St Peters Residents Association requests that the Council Assessment Panel refuse the application in its current form.

We advise that we wish to be heard when this application is considered by the CAP.

David Cree, President SPRA 30 April 2024

Representations

Representor 15 - Adriana Moretta

Name	Adriana Moretta
Address	2 LAMBERT ROAD ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 03:52 PM
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 Representation Form	

Attached Documents

AdrianaMoretta-2LambertRoad-8083574.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Adriana Moretta	My phone number:
My postal address*: 2 lambert rd ROYSTON PARK 5070	My email:

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

PLEASE CONTINUE READING BELOW

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I:	☒ wish to be heard in support of my submission*
	☐ do not wish to be heard in support of my submission
By:	☒ appearing personally
	☒ being represented by the following person: Representative from MasterPlan and Simon Moretta

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

Signature: Date: 29/4/2024

Return Address: 2 Lambert Road Royston Park

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

PLEASE READ

This development blatantly disregards zoning guidelines for the area, proposing a four-story building with ground-level shops and 18 apartments. Such a proposal compromises the integrity of local planning regulations and infringes upon the basic rights of the surrounding residents.

The proposed development runs adjacent to my property, and I am deeply concerned about its potential impact on my family's privacy. This development poses significant safety concerns regarding the well-being of my family, particularly my three children who frequently engage in outdoor activities within our backyard. It is distressing to note that each balcony within the proposed development offers a direct line of sight to the areas where my children play and swim, raising profound apprehensions regarding their safety and privacy. The unrestricted visibility from these balconies not only compromises our privacy but also introduces tangible risks, including the unauthorized capture of images and potential surveillance of my children's movements. As a mother, ensuring the security and protection of my children is paramount, and the prospect of such infringements greatly undermines my ability to allow them to engage in outdoor activities with peace of mind. The image below shows the proposed part of the building that overlooks the residents of Lambert Road and First Avenue.

Three years ago my property underwent a small renovation and the council planning committee has an onsite inspection to ensure that the height of our deck did not infringe on the neighbouring properties. I request that I am offered the same respect from the planning committee and that they recognise my families privacy.

With the relaxation of zoning regulations, this developer has exploited the newfound latitude to erect a structure that exceeds the maximum allowable height (2 stories), surpasses the recommended density for the site and the area, and neglects the provision of adequate on-site parking facilities. With this comes a multitude of problems such as exasperated noise, pollution, traffic concerns, congested streets etc. These are just some of the issues arising with this proposed development. Also, it is important to note that this property will devalue the surrounding properties. This is a prime example of how the 'big giant' is leveraging its influence and resources to accrue profit, while neglecting the welfare of smaller stakeholders and not giving ethical considerations and equitable outcomes.

There is a discrepancy between the recommended minimum of 66 parking spaces (sited in the Future Urbans report) the paltry provision of only 48 within the development exacerbates an already glaring issue. Residents of Lambert Road are all too familiar with the congestion plaguing our streets from as early as 7:30 in the morning, compounded by the influx of staff and visitors to the nearby nursing home. The proposed off-site parking will only compound these woes, posing not only safety hazards to pedestrians but also exacerbating the parking crunch for actual residents. The personal toll of this parking debacle is felt keenly by many, including my own family. With my in-laws assuming the vital role of caring for my children while I work, their arrival at 8:00 in the morning already necessitates parking on 1st Avenue due to the woefully inadequate spaces available on Lambert Road. It's imperative that decision-makers grasp the severity of the parking dilemma we face. Failure to address this issue comprehensively will only sow further discontent and inconvenience among residents, jeopardizing not only our quality of life but also our safety and well-being.

I urge the panel to enforce the minimum parking requirement (66 spaces) and advocate for an increase in the maximum desired car parking spaces, as outlined in the Future Urban report (90 spaces), given the pressing parking issues. It's essential to adhere strictly to the zone guidelines for car parking in our site and dismiss any claims of a 'technical glitch' by Future Urban regarding residential parking requirements. We must prioritize adherence to official documentation that sets guidelines for the benefit of all stakeholders involved.

Upon careful review of the document, it has come to my attention that the property in question is situated within the Suburban Main Street Zone, which is legally restricted to a maximum building height of two levels. The proposed four-story structure blatantly flouts these zoning regulations, exacerbating what is permissible within our community. The attempt to justify this blatant disregard for zoning laws by citing Joslin Manor as a precedent is both misleading and misguided. It's essential to note that Joslin Manor,

while standing at three levels, falls under a distinct zoning classification and legislative framework, not to mention its significantly larger footprint (9000m2) compared to the proposed development(1600m2), which also does not have the required site depth to construct a development of this height (is under 50m). The mere presence of Life Care cannot serve as a justification for flouting zoning regulations in our area. Furthermore, the proposed building's towering stature amid a landscape dominated by one and two-story structures is not only incongruous but also promises to be an eyesore. Such a stark departure from the established architectural and heritage character of our neighborhood raises legitimate concerns about visual blight and the erosion of community aesthetics.

Their argument that the current state of the building justifies the proposed development is flawed, as it fails to acknowledge that the deterioration is a result of their own neglect or actions. Thus, it does not provide sufficient grounds to support their case.

As a resident invested in the well-being and sustainable growth of our community, I am deeply troubled by the potential ramifications of such actions. Disregarding established zoning guidelines not only undermines the principles of orderly and responsible development but also threatens to disrupt the character and liveability of our neighbourhood. The ramifications of the proposed development extend beyond immediate safety concerns, potentially resulting in the displacement of my family from our cherished suburban home.

As a mother, I appeal to you to safeguard my family's security and privacy. Preserving our home as a sanctuary where we feel safe and protected is of utmost importance to me. The mere thought of this sanctuary being compromised heightens my anxiety. I humbly urge you to recognize the potential challenges posed by this development and to champion the safeguarding of our community's rights and welfare.

I ask the assessment community to enforce zoning requirement, specifically in regards to

- 2 storey building maximum height

- Privacy and Security for the neighbouring residents

- Density requirements for the zone

- Parking requirements

Representations

Representor 16 - Amanda Diprose

Name	Amanda Diprose
Address	1 LAMBERT ROAD JOSLIN SA, 5070 Australia
Submission Date	02/05/2024 03:59 PM
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 See attached Representation form	

Attached Documents

AmandaDiprose-1LambertRoad-8083774.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Amanda Dyrose | My phone number:

My postal address*: 1 Lambert Rd Joslin | My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretto + Stephen Diprose

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

Signature: a.j. Diprose Date: 14/4/2024.

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 17 - Bruno D'Apollonio

Name	Bruno D'Apollonio
Address	145A FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:02 PM
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 See attached Submission	

Attached Documents

BrunoDapollonio-145aFirstAvenue-8083827.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: BRUNO D'APOLLONIO My phone number:

My postal address*: My email:

145A FIRST AVE ROYSTON PARK.

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretto,

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

Signature: 

Date: 14/4/24.

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 18 - David Brown

Name	David Brown
Address	140 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:05 PM
Submission Source	Email
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 See attached submission	

Attached Documents

DavidBrown-140FirstAvenue-8083888.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: DAVID BROWN

My phone number:

My postal address*: 140 FIRST AVENUE

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☐ wish to be heard in support of my submission*

☑ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature:  Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 19 - George Hodson

Name	George Hodson
Address	146 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:07 PM
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 See attached Submission	

Attached Documents

GeorgeHodson-146FirstAvenue-8083917.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: GEORGE HODSON

My phone number:

My postal address*: 146 FIRST AVE ROYSTON PARK

My email

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☑ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretto

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

Signature: [signature] Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 20 - Jan Laanekorr

Name	Jan Laanekorr
Address	145B FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:14 PM
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 See attached submission	

Attached Documents

JanLaanekorr-145FirstAvenue-8084088.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: JAN LAANEKOLA

My phone number:

My postal address*: 145B FIRST AVE ROYSTON PARK 5070

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
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- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

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- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☒ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretto

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

Signature:  Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 21 - Yvonne Ioannidis

Name	Yvonne Ioannidis
Address	143 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:18 PM
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 See attached submission	

Attached Documents

IvanaIoannidis-143FirstAvenue-8084222.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Yvonne Ioannidis

My phone number:

My postal address*: 143 First Ave, Royston Park SA 5070

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: [signature] Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 22 - Jerry Johnson

Name	Jerry Johnson
Address	120 FIRST AVENUE JOSLIN SA, 5070 Australia
Submission Date	02/05/2024 04:22 PM
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 support the development with some concerns
Reasons See attached submission	

Attached Documents

JerryJohnson-120FirstAvenue-8084297.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*:	Jerry Johnson	My phone number:	
My postal address*:	120 First Ave Joslin	My email:	

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☑ I support the development with some concerns (detail below)
- ☐ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

✓ *We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – **therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

Government of South Australia
Department for Trade and Investment

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

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: 

Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 23 - Julie Brownell

Name	Julie Brownell
Address	8 LAMBERT ROAD ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:25 PM
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 See attached Submission	

Attached Documents

JulieBrownell-8LambertRoad-8084380.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Julie Brownell | My phone number:

My postal address*: 8 Lambert Rd Royston PK | My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☐ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☒ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: O Greenwell Date: 23rd April 2024

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 24 - K Wicks

Name	K Wicks
Address	139 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:31 PM
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 See attached Submission	

Attached Documents

KWicks-139FirstAvenue-8084506.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: K WICKS

My phone number:

My postal address*: 139 First Ave Royston Park

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moletta

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

Signature: [signature] Date: 16/4/2024

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 25 - Katie White

Name	Katie White
Address	3 LAMBERT ROAD JOSLIN SA, 5070 Australia
Submission Date	02/05/2024 04:33 PM
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 support the development with some concerns
Reasons see attached submission	

Attached Documents

KatieWhite-3LambertRoadJoslin-8084552.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Katie White

My postal address*: 3 Lambert Rd, Joslin

My phone number:

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☑ I support the development with some concerns (detail below)
- ☐ I oppose the development

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

(3/same as nursing home as long as doesn't impact privacy of locals)

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: 

Date: 18/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 26 - Matt Baynes

Name	Matt Baynes
Address	179 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:35 PM
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 see attached submission	

Attached Documents

MattBaynes-179FirstAvenue-8084597.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Matt Baynes

My phone number:

My postal address*: 179 First Ave Royston Park

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretto

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

Signature: 

Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 27 - Morten Pedersen

Name	Morten Pedersen
Address	153 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:38 PM
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 see attached submission	

Attached Documents

MortenPedersen-153FirstAvenue-8084656.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Morten Pedersen My phone number:

My postal address*: 153 First Ave, Royston Pk 5070 My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☒ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☒ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature:

Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 28 - Rebecca Yates

Name	Rebecca Yates
Address	133 FIRST AVENUE JOSLIN SA, 5070 Australia
Submission Date	02/05/2024 04:41 PM
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 see attached submission	

Attached Documents

RebeccaYates-133FirstAvenue-8084738.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Rebecca Yates

My phone number:

My postal address*: 133 FIRST AVE JOSLIN

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: 

Date: 14.4.24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 29 - Sheridan Cucchiarelli

Name	Sheridan Cucchiarelli
Address	141 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:44 PM
Submission Source	Email
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 see attached submission do not wish to be heard but represented by Simon Moretta	

Attached Documents

SheridanCucchiarelli-141FirstAvenue-8084779.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Sheridan Cocchiarelli My phone number:

My postal address*: 141 First Avenue My email:
Royston Park 5070

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
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- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

odour

[attach additional pages as needed]

Government of South Australia
Department for Trade and Investment

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☐ wish to be heard in support of my submission*

☒ do not wish to be heard in support of my submission

By: ☐ appearing personally

☒ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: [signature] Date: 23/04/2024

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 30 - Simon Moretta

Name	Simon Moretta
Address	2 LAMBERT ROAD ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:47 PM
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
I generally support a development; however, I am concerned by the proposed buildings height and interface with the existing built form, negative impacts on my amenity through overlooking, and insufficient provision of on-site carparking resulting in spill-over onto the street.

Attached Documents

SimonMoretta-2LambertRoad-8084811.pdf

Tala Aslat

From: Moretta, Simon (AGD)
Sent: Tuesday, 30 April 2024 3:12 PM
To: Development Assessment
Subject: FW: Representation on application development number 23020223
Attachments: Moretta 263-277 payneham rd.pdf; Representation for Simon Moretta.pdf; 53934LET01 (1).pdf

UNOFFICIAL

Hi ,
Please see further documentation from Masterplan to be considered.
I believe they may have lodged the document themselves but I have attached it just in case.

Cheers
Simon

From: Moretta, Simon (AGD)
Sent: Monday, April 29, 2024 7:51 PM
To: developmentassessment@npsp.sa.gov.au
Subject: Representation on application development number 23020223

Please see attached representation on application and supporting documentation for

Development number 23020223
263-277 payneham rd royston park

Kind regards
Simon moretta

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Simon Moretta	My phone number:
My postal address*: 2 lambert rd ROYSTON PARK 5070	My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

PLEASE SEE ATTACHED SUPPORTING DOCUMENTATION

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
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We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I:	☒	wish to be heard in support of my submission*
	☐	do not wish to be heard in support of my submission
By:	☒	appearing personally
	☒	being represented by the following person: Representative from MasterPlan

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

Signature: Date: 29/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

MASTERPLAN
TOWN + COUNTRY PLANNERS SINCE 1977

30 April 2024

City of Norwood, Payneham and St Peters
175 The Parade
NORWOOD SA 5067

Attention: Kieran Fairbrother

Dear Kieran

Re: Representation
263-277 Payneham Road, Royston Park
Application ID 23020223

We confirm that MasterPlan has been engaged by Simon and Adriana Moretta ('our clients') to provide professional planning opinion in respect to the impact of the proposed four-storey mixed-use development at 263-277 Payneham Road, Royston Park.

The proposed development consists of a four-storey mixed-use development comprising shops, offices, dwellings, basement car parking and associated landscaping and rooftop plant at 263-277 Payneham Road, Royston Park, Application ID 23020223.

Our client's property is located north-west of the proposed development, separated only by a right of way that services the land at 279 Payneham Road. Our client's home is a singe storey detached dwelling with a street frontage to Lambert Road. Whilst supportive of development at the site, our clients feel that the proposal is inappropriate in this location due to its interface with the existing low density residential development within the area. Specifically, they are concerned about:

- Building height / Interface height.
- Loss of Amenity through Overlooking.
- Insufficient On-Site Car parking.

In consideration of the above, we believe that the proposal will have a significant impact on the high level of residential amenity that our clients currently enjoy.

In providing this representation, we confirm that we have reviewed the application documentation and the relevant Planning and Design Code provisions and offer the following discussion regarding our client's specific concerns for your consideration:

Excessive Building Height / Interface Height

The Planning Report prepared by Future Urban, whilst acknowledging the Technical Numeric Variation (TNV) affecting the site, somewhat trivialises its relevance when applied to the development site. The basis of justification for exceeding the TNV of two (2) levels is that the proposed development achieves a low-to-medium rise building height commensurate with the development sites frontage and depth as provided by DTS/DPF 3.1(a)(ii)(A) which states:

> *"Where the site has a frontage of at least 25m and depth of at least 50m – 4 building levels up to a height of 15m".*

The DTS/DPF has an opportunity to allow for deviations from the PO and TNV but does not in this instance. The Suburban Main Street Zone provides a distinct building height policy through Performance Outcome (PO) 3.1, which suggests the building height should not exceed the relevant TNV layer, with a maximum building height of two (2) levels. Additionally, it is noted that the development site does not achieve the minimum site dimensions of 3.1(a)(ii)(A), which seeks a site depth of at least 50 metres. Certificate of Title (CT) Volume 5676 Folio 117 denotes a site depth of 42.672 metres.

In addition, the Planning Report indicates that the development site has a primary road frontage of 47.67 metres. The CT details a road frontage to Payneham Road of 47.24 metres; however, this includes a right-of-way of some 8.9 metres which will not contain any built form, thus reducing the effective primary road frontage to 38.78 metres. As such, we are of the opinion that the TNV of maximum two (2) levels is relevant to the development site and as the proposed four-storey mixed-use development will exceed the building height desired for the Zone by two (2) additional levels.

Notwithstanding the shortfall from the TNV, the ultimate assessment test in considering building height resides with PO 3.1 for the Suburban Main Street Zone states:

> **PO 3.1 Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.**

Ultimately, this provision seeks development which not only supports the Desired Outcome (DO) for the Zone, but which results in a built form the 'complements the main street character'. The Zone's DO does not define main street character by density or building height, rather it focuses on the intended land use for the zone, namely '*a mix of land uses with a high degree of pedestrian and main street activity which are well-lit and incorporate visually engaging shop fronts resulting in an intimate public realm*'.

Whilst our client generally agrees that the ground floor of the proposed development falls within the parameters of the DO for the zone, the primary concern lies with the overall building height and its interface with the existing built form, and particularly the residential neighbourhoods adjacent the development site.

The proposed development seeks a maximum building height of four (4) levels or 14.87 metres. Simply comparing the proposed building height to that of the adjacent Life Care building does not adequately take into account the DOs intention of considering adjoining zones, nor does it consider the other existing built form within the locality or streetscape.

The Life Care building located at 247-261 Payneham Road, Joslin, lies within the Housing Diversity Neighbourhood (HDN) Zone and seeks primarily residential development, or development which contributes to neighbourhood living without compromising residential amenity. The land is affected by a TNV of maximum height two (2) levels, however, accommodates three (3) levels of residential aged care and/or retirement living. Notwithstanding, this development site has a primary road frontage of some 146 metres, and thus qualifies as a 'large' development site.

Drawing Number PA-11 prepared by PiteoArchitects and submitted in support of the proposed development (**Figure 1** below), shows the building height of the proposed development in context with the existing adjoining buildings. The image is attempting to demonstrate a building height that is similar to the Life Care building, however it does not take into account that the additional height (fourth storey) of the Life Care building is setback from the sides and front of the main building, is limited in its extent, is not a full 'level/storey' and is used only to screen the buildings plant facilities. In addition, the existing buildings to the north-east of the proposed development site are seemingly dismissed. One (1) of these buildings is used for commercial purposes and the other is residential. Both are single storey in height and appear as dwellings when viewed from the street. As an appropriate interface between the existing built form (single storey) and larger anomaly Life Care building (three (3) storeys) located within the adjacent HDN Zone, the proposed development would be more contextually appropriate if its maximum height is limited to two (2) storeys.

Figure 1: (Future Urban Planning Report excerpt) Proposed Payneham Road Streetscape.

The Planning Report identifies that the Life Care site *'imparts substantial influence on the 'main street character' of Payneham Road, and the locality more broadly',* however although its presence is felt in the locality due to its sheer size, it is not a typical representation of character or built form within the streetscape or locality. With the exception of the Life Care site, the built form within the locality is predominantly one- to two-storeys in height, this includes the existing built form within the SMS Zone, with the exception of the Exotic Botanic Nursery at 299 Payneham Road which has a domed roof that possibly exceeds two (2) storeys (See **Image 1** below).

Image 1: Exotic Botanic nursery with domed roof structure.

Image 2: 1-2 storey commercial buildings directly opposite the development site, looking south along Payneham Road.

Image 3: 1-2 storey commercial buildings directly opposite the development site, looking south along Payneham Road.

Image 4: 1-2 storey commercial/residential development on Payneham Road, looking towards the development site.

Image 5: Commercial development within the Suburban Main Street Zone, on Payneham Road.

The SMS Zone is bounded by the Housing Diversity Neighbourhood Zone, General Neighbourhood Zone and Established Neighbourhood Zone as shown in **Figure 2** below. It is noted that these respective zones seek a building height of one- to two-storeys.

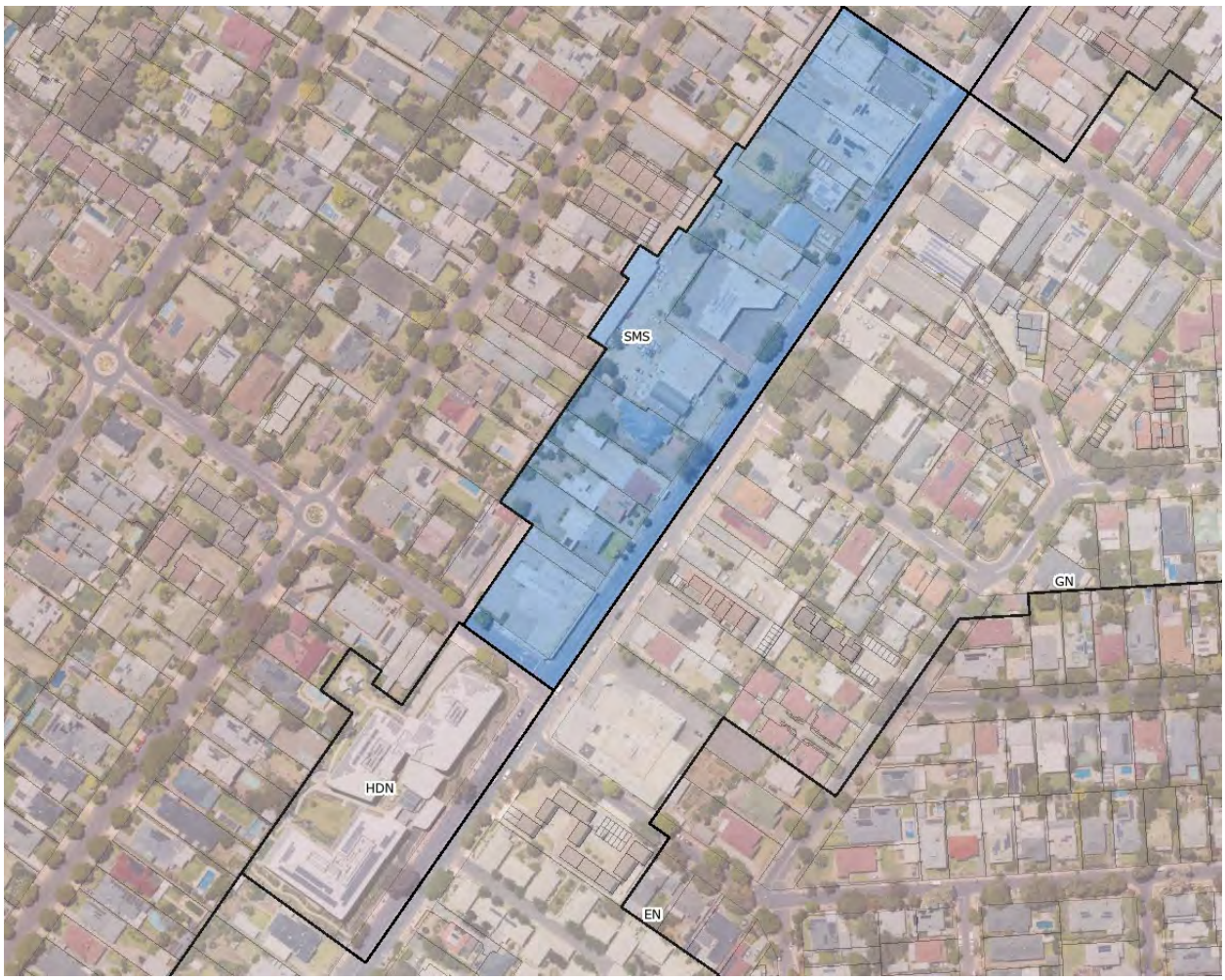


Figure 2: Planning and Design Code Zoning within the locality of the development site.

Finally, we draw your attention to Building Height provision PO 3.2 of the SMS Zone, which states:

> **PO 3.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.**

As previously discussed, we are of the opinion that the proposed development does not suitably interface with the surrounding built environment, particularly the residential development north-west of the site within the Established Neighbourhood (EN) Zone. **Figure 3** highlights the contrast in building heights between the existing and proposed developments from the Lambert Road streetscape. Whilst it is appreciated that the upper storeys have been setback from Payneham Road to address issues pertaining to bulk and scale, the same considerations have not been afforded to the Lambert Road streetscape which contains the most sensitive receivers within the immediate locality of the development site.

Figure 3: Proposed Lambert Road Streetscape (Future Urban Planning Report excerpt).

The Planning Report prepared by Future Urban demonstrates compliance with DTS/DPF 3.2, however this is only due to the fact that the measurements are taken from the far side of the right-of-way boundary located at the rear of the development site. Realistically, although the proposed building will be setback approximately 10.5 metres from the rear boundary, it is unlikely that the right-of-way will be repurposed for built form in the future, thus leaving the dwelling at 2 Lambert Road, exposed to the vast height of the proposed building.

Loss of Amenity Through Overlooking

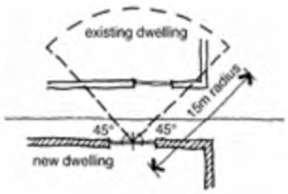
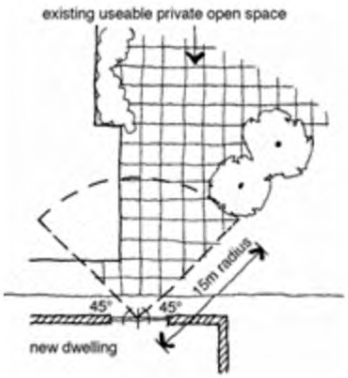
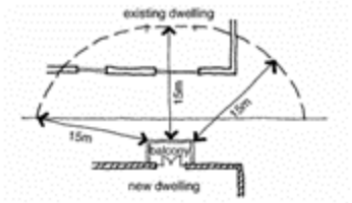
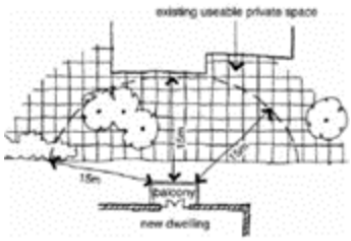
The proposed development has not been designed to minimise the potential for overlooking adjacent residential uses in neighbourhood-type zones. The proposed rear facing residential dwellings (i.e., Apartments 4-6, 10-12 and 16-18) will have habitable room windows and balconies facing north-west of the site towards the residential properties on Lambert Road. There is no provision for privacy screening and therefore, our clients are concerned that the north-west facing apartments will have direct views to their private open space and swimming pool.

Overlooking/Visual Privacy provision PO 16.1 states:

> **PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:**
>
> **(a) appropriate site layout and building orientation**
>
> **(b) off-setting the location of balconies and window of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight**
>
> **(c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms**
>
> **(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.**

It is noted that in accordance with Part 1(3)(1) of the *Planning, Development and Infrastructure Act 2016*, *"adjacent land in relation to other land, means land that is no more than 60 metres from the other land"*. As such, the land at 2 Lambert Road is 'adjacent land' as it is located within 60 metres of the development site and is located within the Established Neighbourhood (EN) Zone.

With regards to 'direct overlooking' of habitable rooms and private open space, we draw your attention to the definition of 'direct overlooking' within the Planning and Design Code, which states:

TERM (COLUMN A)	DEFINITION (COLUMN B)	ILLUSTRATIONS (COLUMN C)
Direct overlooking	In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less that 45 degree angle from the plane of that wall containing the overlooking window. In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace.	Overlooking window   Overlooking deck, balcony or terrace  

The Proposed First Floor Plan prepared by PiteoArchitects (drawing number PA-05, dated 4 March 2024) shows the north-west facing apartments for levels 1, 2 and 3 (**Figure 4**). Each Apartment incorporates two (2) bedroom windows, the living room windows and a balcony area which will directly overlook our client's property as they fall within a horizontal distance of 15.0 metres. These apartment windows and balconies will be located in the order of 15.0 metres from our client's boundary (scaled at 16.0 metres), resulting in overlooking from the habitable room windows, including active living areas, and balconies. The laneway separating the development site and our client's property is not able to be developed in the future, thus leaving our client's privacy exposed to view from the future occupants of the proposed development.

The intention of PO 16.1 is to protect residential uses in neighbourhood-type zones from overlooking. Given the proposal incorporates two (2) additional building levels beyond that anticipated by the zone, the overlooking resulting from the two (2) additional levels exacerbates any anticipated breach of visual privacy by its overall height and the volume of occupants. The extent of overlooking resulting from the four (4) level building is not reasonable given the zone aspirations for two (2) building levels and the context and setting of the locality.

Figure 4: (excerpt) Proposed First Floor Plan, PiteoArchitects, drawing number PA-05, dated 4 March 2024.

Further mitigation such as obscured windows/balustrades and privacy screening of the north-west facing windows and balcony to interrupt views of our client's private open space is requested to ensure their privacy is maintained.

Insufficient Off-Street Car Parking

The Traffic Report provided by MFY in support of the application, denotes a shortfall of three (3) off-street car parking spaces and the loss of one (1) on-street parking space on Lambert Road to accommodate a new crossover. The report states that peak residential and commercial parking demands will not coincide thus adequate off-street parking is provided.

Parking demand on Lambert Road is already an issue due to spill-over from the Life Care facility, local commercial sites and residential properties within the locality. The proposed development, combined with the loss on on-street parking, will exacerbate this issue. We believe it is critical that the development provide on-site car parking spaces in accordance with the provisions of the Planning and Design Code.

PO 5.1 of Transport, Parking and Access, states:

> **PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:**
>
> **(a) availability of on-street car parking**
> **(b) shared use of other parking areas**
> **(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared**
> **(d) the adaptive use of a State or Local Heritage Place.**

Further mitigation by way of adequate on-site car parking is requested such as to ensure on-street parking on Lambert Road is not worsened as a result of the proposed development.

Closure

Our clients do not oppose the redevelopment of the site generally; however, in its current form the proposed height, intrusion of visual privacy and further constraints to on-street parking will result in a considerable impact on our client's property and the surrounding locality. The proposed development will be visually dominant, overbearing and will negatively impact the character of the locality and the high level of residential amenity that our client currently enjoys.

We therefore request the following principal considerations of the CAP's assessment:

- Overall reduction in building height to be consistent with the building height envisaged by the Planning and Design Code.
- Further mitigation such as obscured windows/balustrades and/or privacy screening to north-west facing windows and balconies to interrupt views and ensure our clients privacy is maintained.
- The shortfall of on-site car parking be addressed by a reduction in dwelling numbers or change in the proposed residential offering.

In closing, we confirm that our clients would like the opportunity to make a verbal submission to the Norwood Payneham and St Peters Council Assessment Panel. Please advise of the time and date for the meeting at which the application will be considered so that we can arrange to be in attendance.

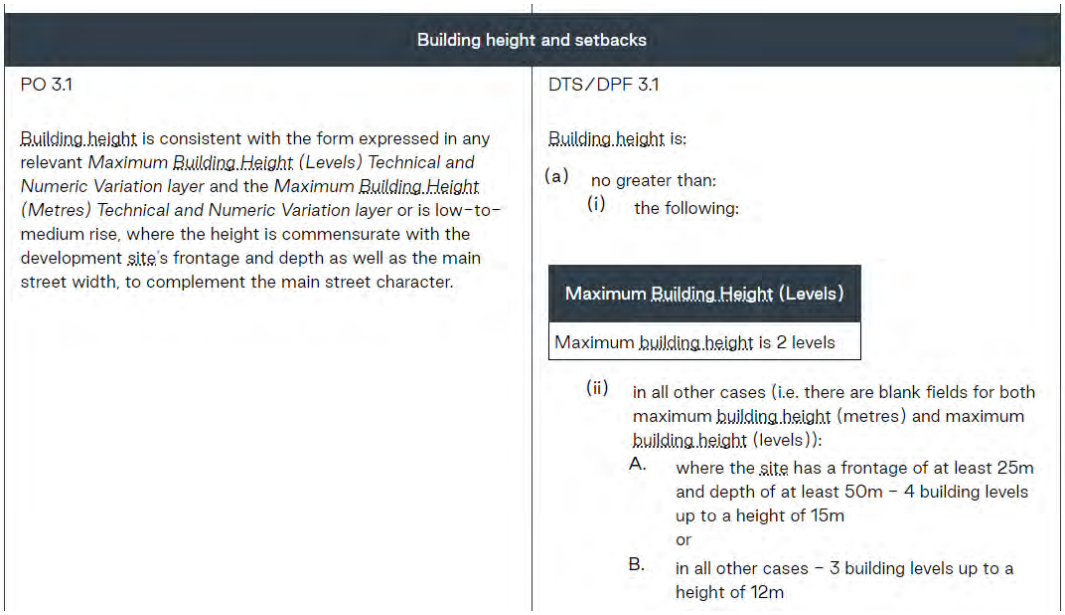
Yours sincerely

Jasmine Walters
MasterPlan SA Pty Ltd

https://code.plan.sa.gov.au/home/what_is_the_property_address/property_details?id=1905017987

I am objecting to the proposed construction at 263-277 Payneham road with concerns relating to:

1. Building Height



Building height and setbacks	
PO 3.1	DTS/DPF 3.1
Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and the *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.	Building height is: (a) no greater than: (i) the following: **Maximum Building Height (Levels)** Maximum building height is 2 levels (ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)): A. where the site has a frontage of at least 25m and depth of at least 50m – 4 building levels up to a height of 15m or B. in all other cases – 3 building levels up to a height of 12m

- The Maximum Building height for this property is **2 BUILDING LEVELS according to data in the PDC**

TNV Building height is no greater than 2 levels

- Future Urban Group is asking the assessment panel to ignore sections of the zoning regulations. I ask that the Panel Committee please abide by the PDC and not "TURN ITS MIND TO ALL OF THE STANDARD OUTCOMES PROVIDED IN DPF 3.1" (i.e 2 building level height) as Future Urban suggests. Urban group should not suggest this to the committee in their report. It is unethical to ask the panel to ignore certain information and pay closer attention to others to which they deem irrelevant to suit their needs.

The specific reference Future Urban group ask the panel to allude to is DTS/DPF 3.1 (a) (ii) A to **assess building height**

- This indicates the site of a frontage of at least 25 m and a depth of at least 50m can have a building height of 15m up to 4 level

THE SITE PLAN DOES NOT MEET THIS SPECIFIC CRITERIA OF PO 3.1 & DTS/DPF 3.1 (a) (ii) A

According to the site map provided by PITEO architects and land title

- The site frontage is 38.35
- The site depth is 42.67

This is in contrast to the information provided by Urban group in their report.

- Road frontage 47.24
- Site Depth 47.67

A lack of depth must prevent the height of the development.

Are they attempting to utilise the undevelopable lane way to 'BULK UP' the land size and the remaining discrepancies with site frontage I cannot account for. As PO3.1states the 'the building height is commensurate with the sites depth and frontage' – Piteo architects demonstrates the sites depth and sites frontage on the site map. As the architects dimensions are considered as the site dimensions, the **SITE DEPTH IS ONLY 42.67m**

Either way, to build a 4 building level, the PDC states that there must be a minimum **DEPTH of 50m, therefore according to the PDC to assess, building height is not commensurate with site depth.**

Future Urban attempt to argue that the sites area deems it a 'large' site.

- THE PDC does not reference the **site's area** to assess against the PO.3, therefore the land area cannot be used as a factor to influence building height.

The finished building height as indicated by Future Urban group is **14.87m. Is this a correct assessment – As advised by the proposal,** The Plant Room will be situated on the roof, with air conditioning, extraction etc, therefore the finished height of the building may exceed 15m. a plan must be provided.

NON-COMPLIANT to DTS/DPF 3.1 (a) (ii) A - This development is 7.33m short in depth to grant approval for 4 building levels

MAIN STREET CHARACTER

- The PO.1 states that the development will complement the main street character. This is obviously opinion based. There are **NO** 4 building level structures located on Payneham rd from college Park down Payneham road onwards viewing from the main road. How is the height of this proposal proportional to Payneham rd??
- The applicant has portrayed an **inaccurate** representation of Payneham rd and its **STREET CHARACTER**. Photos used in the application have only included the **ONE AND ONLY** 3 storey dwelling however they have neglected to show the multitude of single and double storey building along Payneham road.
- When we look at the word COMMENSURATE – Synonyms include Equal , Proportionate, Proportional, Equivalent
- Payneham road is comprised of predominantly single and double storey properties (4:1 ratio), both commercial and residential
- The lifecare building is the **ONLY** 3 building levels tall structure in the area. However, the site is spread over almost 5 X the size of this current allotment. The Lifecare centre operates under different zoning requirements

The dwellings that are situated on Payneham road between Portrush and Winchester, approx equidistant from the site comprise of the following. These are numbers are assessed when viewed from Payneham rd.

79 x 1 First floor dwelling
23 X 2 Second floor dwelling
1 X 3 Third story dwelling (LIFECARE)

Approx. 77% of buildings on Payneham road from these points are 1 Storey
Therefore the Main street character can be represented as 1 building level.

- A 4 storey dwelling is **NOT** proportional to a 1 storey dwellings. It will represent the biggest structure in the area on Payneham road
- The structure **WILL NOT** complement the main street character but instead it will overpower it.

NON COMPLIANT TO PO.1 – The Height of the Proposal in not commensurate with the sites depth and main street character

The Urban group report calculations to suggest the 4 storey levels are suitable, are made up of calculations that they have created to justify their desires to make the property Low to medium rise

Their calculations are not found in the PDC – therefore their reasoning to make the building a low-medium rise is void.

However for the benefit of the assessment panel, lets utilise Future Urbans calculation.

Future Urban conclude that low-medium rise is best captured as **2-4 building levels**

2 floor building levels are also captured in their low to medium rise

As 2 building levels falls between their 2-4 range, it **IS REASONABLE** to conclude that the TNV is extremely useful in this situation. Hence the TNV should be Utilised in assessing building height in this situation.

PLEASE SEE SUMMARY TABLE FOR PO3.1 BELOW

Maximum Building height is 2 Building Levels (TNV)		**NON COMPLIANT**
Or		
Low to Medium Rise where Height commensurate to		
Sites Frontage	greater than 25m	COMPLIANT
Site Depth	greater than 50m	**NON COMPLIANT**
Main street character (a 4 storey site is not proportional to 1 storey)		**NON COMPLIANT**

THIS PROPOSAL IS NON COMPLIANT TO PO 3.1 Building Height

PRIVACY

In the conclusion in the Urban Group report, they indicate the development will suitably manage impacts on the adjoining neighbours.

As the direct neighbour at 2 Lambert rd ROYSTON PARK, I have a direct line of sight from my decking and pool area to the current first floor building currently erected – this being my **PRIVATE OPEN SPACE and HABITABLE AREAS.** Please see images below.

This is what I will be looking out from over my fence

I urge the assessment panel to attend the site to witness what I am referring to.

PO 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	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

The Future Urban group have repeatedly tried to identify the proposal as Low to Medium rise, even though the allotment is Low rise. They propose to build to 4 storeys by utilising the argument they are **Low to Medium rise.**

HOWEVER, when identifying the issues regarding neighbourhood privacy, they refer to themselves as a **low** rise dwelling utilising PO 10.2.(see table above). Table above is for low rise dwellings (2 floor stories or less) – Their Proposal is for 4 Storeys. PO.10.2 **MUST NOT** be utilised in this situation.

The proposal cannot continuously change the definition of the building to suit their needs.

Therefore as they refer to themselves a Low to Medium rise, the Proposal must refer to standards when assessing the PDC through PO16.1 – Please see below

PO 16.1	DTS/DPF 16.1
Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	None are applicable.

The Development **MUST MITIGATE** direct overlooking….of private open spaces.

Point (b) indicates off setting the location of balconies of habitable rooms that have a direct line of site to other buildings. – THEY HAVE NOT DONE THIS

Please see image below of views entering in the private open space of 2 Lambert

The image above is taken approximately head height or 2m at fence level

These images above are taken 3 metres from the ground, 5 m from the boundary fence. (approx. 2nd storey level)

Image above showing views into my windows at 5 m from boundary 3 m up

Due to the Balconies, there will be a direct line of site into the outdoor dining area, private open spaces and even into my living area in the house– a 3 and 4 storey development will be considerably worse and offer an even greater line of site to the neighbouring property. They have created these balconies to provide the residents of the development **PRIVATE OPEN SPACE** as a requirement, However in turn have **ENCROACHED ON MY PRIVATE OPEN SPACE**

I NOW HAVE NO PRIVATE OPEN SPACE

Point (d) indicates the need for **SCREENING DEVICES** integrating into the building design to minimise the negative impact on the Neighbours amenity.

With the current plans, the significant height of the build will impact on myself and my family. There are balconies with approx. 1m high rails that will be in direct line of site with my backyard, decking area and pool. I have children and this will directly violate their **PRIVACY**.I if can see them, then the tenants will be able to see me and my children.

PO16 (C) recognises there must be a building setback that

- Interrupt views OR
- Provides Spatial separation

These are 2 measures that can potentially **MITIGATE DIRECT OVERLOOKING.**

They have not interrupted views with the layout of the balconies. The 15 m spatial separation does not obstruct views into my property.

What happens if a paedophile moves into the apartment. They will be able to take photographs of my children in the pool and spa, playing in the backyard.

Also, no acoustic or odour report was provided for the proposal.

With 18 apartments with outdoor living facilities, 4 restaurants, outdoor dining, air conditioning, extraction systems – **WHY WAS THERE NO ACOUSTIC REPORT provided.**

This site directly backs onto neighbourhood zones and no report was submitted. Noise will potentially cause issue and conflict between neighbours and occupants of the building.

Another concern, the bin collection area is situated on the corner of the property, Will this causes an odour problem that will affect the residents on lambert rd??

There are 7 commercial tenancies and 18 apartments – that's a lot of rubbish

Advise council to request a report from the applicant

THE PROPOSAL IS NON COMPLIANT TO PO.16 (b) and PO.16 (d) and PO.16 (c)

RESIDENT PROPOSAL

Building height is lowered

The residential floors are redesigned so that no balconies are overlooking the adjoining neighbour at 2 Lambert road Royston Park. Windows are obscured.

Acoustic and odour report to be supplied

2. LOADIND AREAS

PO 1.3	DTS/DPF 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.	None are applicable.

According to the mfy report provided by the applicant, refuse vehicles and commercial service vehicles

- Refuse vehicles and larger delivery trucks will be required to execute a 3 point turn to enter and exit the site through the passenger car park
- will obstruct a number of spaces whilst on-site in passenger car park and exiting vehicles
- will stop and unload in the middle of the car park – no traffic will be able to flow through the car park

THERE ARE NO LOADING AREAS OR DESIGNATED CAR PARKS FOR COMMERCIAL VEHICLES – they plan to use the middle of the passenger car park

The code states that these loading areas are **TO BE KEPT SEPARATE** from passenger vehicle car parking – THEY HAVE NOT PROVIDED THEM AT ALL

THIS PROPOSAL IS IN DIRECT VIOLATION OF PO 1.3

MFY suggests there will be a low frequency due on small development site, however the code states this is not to happen at all.

THIS IS NOT A SMALL DEVELOPMENT SITE – Urban group describe the site as High Density

This will not be low frequency, in fact this will be a high occurrence due to servicing 7 commercial tenancies and 18 apartments. Deliveries will be daily due to

- Bin collection
- Mail/parcel deliveries
- Increase demand for online shopping delivery
- Tradespeople
- Daily deliveries for fresh produce and bakery items for the restaurants,

LOADING AREAS AND MOVEMENTS OF VEHICLES MUST BE SEPARATED FROM PASSENGER VEHICLE CAR PARK

A separate loading area **MUST BE USED** to ensure safety to the public and to avoid conflict.

PO1.3 INDUSTRIAL COMMERCIAL AND SERVICE VEHICLE *MOVEMENT* AND *PARKING* ARE SEPARATED FROM VEHICLE CAR PARKING AREAS TO ENSURE EFFICIENT AND SAFE MOVEMENT AND MINIMIZE POTENTIAL CONFLICT

THIS PROPOSAL JEOPARDISES THE LIVES OF RESIDENTS

If the council is to approve this development with the knowledge that the proposal is in direct violation of PO 1.3 with no loading zones and commercial and a refuse vehicle hits a pedestrian travelling through the passenger carpark in the wrong direction.

Will the Council be held liable for this as they allowed refuse vehicles to travel **through this a passenger car park** and in the **opposite direction**?

Will the driver be liable as they entered the premise via the EXIT?

What if the refuse vehicle and another driver have a head on collision in the car park. It is only meant to be one direction through the car park.

What happens when there are multiple commercial vehicles on site?

POTENTIALLY SOMEONE COULD GET HURT.

PO 1.2	DTS/DPF 1.2
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.

Also, the proposal should be designed to discourage movement through residential streets as indicated in PO1.2 listed above. Commercial and industrial vehicles in which there will be many due to the number of dwellings and tenancies will have to access Lambert road (a residential street) to enter/exit the property.

THIS PROPOSAL IS IN DIRECT VIOLATION OF PO 1.2

If people see that some of the refuse vehicles are allowed to enter the property via the exit on Lambert road, **Other drivers will see this as acceptable**

They will attempt to use the property as a thoroughfare onto Payneham Rd avoiding the stop lights, this therefore leads to congestion problems on Payneham rd.

PO 3.1	DTS/DPF 3.1
Safe and convenient access minimises impact or interruption on the operation of public roads.	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.

Cars will try to exit onto Payneham rd whilst others are trying to turn in – this will lead to the bank up of cars up Payneham Rd. This impacts and interrupts the operation of the public main road severely.

Similarly, commercial vehicles will be required to park in the **MIDDLE** of the passenger car park to unload if none available. (and there will be none available due to the inadequate number of parking) This will.

- Create conflict as they will prevent people from exiting the car park – people will become irate they are stuck behind a loading vehicle, they decide to exit through the entrance on payneham road – could lead to potential collisions
- Blocking car parks - THERE ARE NOT ENOUGH CAR PARKS ALREADY
- Will potentially create a backup of cars out of the driveway onto Payneham – this will lead to congestion on the main road.

One entry point does not provide a safe and convenient access

This Proposal is non compliant with PO 3.1

A safe entry and exit system must be situated at both ends of the development.

This will mitigate any conflict and provide a safe area for customers and residents

PO 3.2	DTS/DPF 3.2
Access routes to waste treatment and management facilities via residential streets is avoided.	None are applicable.

The proposal indicates that the waste collection service utilises Lambert rd – **A residential street** to access.

The proposal is in violation of PO 3.2

The PDC is in place with the intention to safeguard our community.

The above violations WILL jeopardise the lives of residents and children in the area

THERE ARE NO LOADING ZONES AND MOVEMENT IS THROUGH THE PASSENGER VEHICLE CAR PAR AREA

3. PARKING REQUIREMENTS

ONLY 48 spaces provided

The Commercial parking considerations taken into account by MFY are 24 spaces (3 per 100m2). MFY report identifies that 3-6 spaces are required per 100m2.Why did they use the minimum requirements. Technically, most of car parking requirements for commercial are valid however when comparing the theoretical numbers, it shows there is a severe deficiency. Although the 'designated area' rules apply to this Commercial, it will create a serious problem if the proposal is built.

The below indicates an alternative number of the car parks required from the PDC if the designated area didn't apply. From there we can discuss Future urbans argument for lower parking rates.

Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) – 0.4 spaces per seat. Premises with take-away service but with no seats – 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service – 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.

The proposal has indicated that tenancy one will be occupied by Fasta Pasta. For this purpose the part of the code that will be used is defined as "Shop (in the form of a restaurant or involving a commercial kitchen). It is reasonable to utilise this section of the PDC as the applicant clearly identifies tenancy 1 as Fasta Pasta. It is the applicant who incorporates this establishment into their proposal therefore it is reasonable to argue these parking rates are appropriate.

To gain perspective in the number of seats required, the gilles plains Fasta Pasta site was visited (See images below)

Upon visiting the site, it was documented that in a sample area

68 seats on a 102.96 sq/m2

This therefore allows 1 customer per 1.51 sq/m2.

The Planning and Design Code indicates as a minimum require 0.4 carparks per seat for a commercial shop. Although no building fit out has been provided in the proposal, the 0.4 car park per seat **MUST** be applied in this scenario for parking implications.

Therefore the Fasta Pasta at Gilles Plains will have provided for the area measured

68 x 0.4 = 27.2 car parks (the fasta pasta site contained greater than 70 car parks)

Utilizing the same setup to maximize seating in the restaurant tenancy 1. The outdoor area included, Tenancy 1 has an area of

212 +39 = 251 sq/m2

Applying the same principle to the current proposal, I have allowed a generous 25% of the tenancy to be back of house.

Therefore the area for customers is **188.25m2.**

The tenancy can fit

188.25/1.51= **124 customers** (rounded down as you can't have a fraction of a person) at any time.

Therefore utilising the Planning and design code

124/0.4 = **50 Carparks are required for tenancy 1 only (rounded up)**

These calculations have been made utilising the PLANNING AND DESIGN CODE and other Fasta Pasta fit outs. Therefore, the applicant must include Fit out approval for the tenancy 1. The requirements for tenancy 1 car parking already outnumber the carparks on site.

Shop (no commercial kitchen)	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. 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) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

The code states that a shop is required to have 5 spaces per 100m2

Tenancies 4, 5 and 7 are listed as restaurants with a combined floor space of 283sq/m2.

Therefore according to the code, the three tenancies need **15 Carparks (rounded up)**

Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.

The code states the an office is required to have 4 spaces per 100m2

Tenancies 2, 3 and 6 are listed as offices with a combined floor space of 191sq/m2

Therefore according to the code, the three tenancies need **8 Carparks (rounded up)**

The Code shows a flaw where the designated area shows a great deficiency for the commercial tenancies.

In other areas – **73 car parks are required**

In a designated area – minimum **24 car parks are required**

The discrepancy between the required car parks in designated areas v other areas is quite substantial. The designated area does not work in this situation. We urge the panel to consider the ramifications of providing only the minimum 24 car parks for 7 tenancies. My calculations above show that for any other site there is a need for a substantial amount of parking for the 7 tenancies. There will be a complete lack of parking on site which will spill out in the street already congested by visitors and staff from the Lifecare facility.

It is **COMMON SENSE** to see the large discrepancies in these parking areas. The range of car parks is 3 to 6 car parks per 100m2. Why is the MINIMUM requirements used in this equation. Common Sense should see from my calculations above that a lot more carparks are required than 3 per 100m2. In light of the magnitude of the development they are proposing, they will need more on the higher end (5-6 per 100m2) of carparks required.

Future Urban utilise only the minimum requirement for car parks for commercial tenancies.

From my calculation previously, at capacity the restaurant can hold a theoretical 128 people.

Lets be generous and allow four people to arrive at the restaurant via car. No one will go to dinner via bus in the suburbs.

128 / 4 = 32 car parks required

The restaurant itself will require 32 parks, there are only 24 allotted .

WHERE ARE THE RESIDENTS, BUSINESS OWNERS and STAFF PARK – all share the remaining 16 parks????

The Minimum of 3 car parks per 100m2 will not be able to service the 7 tenancies, More car parks, not just the minimum must be allocated in this situation

Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden,

The MFY group report utilises the above table in generating their requirements. However, the site is located in the Urban transport route overlay **THERFORE THE TABLE ABOVE CANNOT BE UTILISED.** The Future Urban group report, uses the residential flat building table below to indicate the theoretical demand.

Therefore we will default to the table listed below.

Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. 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. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.

Therefore with 18 dwellings with 3 or more bedrooms = 36 car parks

Visitor spaces = 6 car Parks

Therefore the minimum required amount for the **residential tenancies is 42 car parks**

Therefore the minimum required amount for the **commercial tenancies is 24 car parks (even though this is a severe inadequacy)**

THIS IS NOT A DESIGNATED AREA FOR PARKING RATES FOR RESIDENTIAL TENANCIES

66 required and only 48 provided

The future Urban group report attempts to justify the lack of car parks as they believe the 'designated area' parking rates should be applied to the proposal for residential. Say the building across the road wanted to build 18 apartments, the developer cannot use the designated area.

SO just because they have shops attached, why do they think this applicable. See table below

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type. Minimum number of spaces	Maximum number of spaces	Designated Areas
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: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
		3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	

The development is located in the Suburban Main Street Zone. As can be seen from the table above, the site of the proposal is **NOT LISTED IN THE TABLE. According to the PDC's table below, the areas that have these areas listed are zones in the city, Parklands and WCH hospital (i.e city living)**

THERE IS NO MINIMUM PARKING REQUIREMENT!!!

Future Urban indicates there is "no sound technical basis as to why the 'designated area' parking rates should not apply". The zone is not listed in the PDC as a designated area.

The PDC utilises designated area rates in city areas, not in suburban areas

THE DESIGNATED AREA PARKING RATES DO NOT APPLY TO THIS SITE for residential ACCORDING TO THE PDC

THIS PROPOSAL DOES NOT MEET THE ESSENTIAL CAR PARKS REQUIRED AS DICTATED BY THE PDC

66 required and only 48 provided

Urban group states there is an argument to support an even further reduced on-site rate. However I believe this does not apply.

Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 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.

PO 5.1 indicates the following factors **MAY** support a reduced on-site parking

(a) Availability of on -street parking

There are no available on street parking. Payneham road does not provide on street parking as it is a clearway! Lambert rd already is problematic with parking **SEE IMAGES BELOW.**

Due to the Aged Care facility visitors and staff, there are no parking available throughout the day. As a resident on Lambert rd, the congestion of parking on lambert throughout the week and weekend is identical. Similarly, Lifecare is staffed all hours off the day and there is a similar issue throughout the night.

If this proposal is to go ahead with the insufficient parking, on street parking will become more congested. People will continue parking up Lambert rd and branch onto First ave. This is in direct contradiction to the to the council's **MARDEN AND ROYSON PARK TRAFFIC MANAGEMENT DESIGN PLAN.**

As stated on the councils website Marden and Royston Park Traffic Management | City of Norwood Payneham & St Peters (npsp.sa.gov.au)

"In 2021, the Council initiated a project to improve traffic management in Marden and Royston Park. After consulting residents and road users in 2022, and evaluating various street redesign options, the Council is now advancing Stage 1 works.

The area included is bounded by the O-Bahn corridor, Lower Portrush Road, Payneham Road, and Battams Road, as indicated on the map below. The focus is on creating a calmer and safer local environment, aligning with community feedback and best practice."

By allowing this proposal to continue with inadequate parking – this directly contravenes the Councils Road management proposal. More cars on the road creates more problems.

PO.5.1 does not support a reduced on-site rate

PO 5.1 indicates the following factors **MAY** support a reduced on-site parking

(b) Shared use of other parking area
(c) In relation to a mixed use development, where hours of operation of commercial activities complement residential use of the site, parking may be shared

The Mfy report indicates that "peak residential visitor and restaurant parking demand, which will occur on weekday evening and weekends will not coincide with the commercial parking demand".

This in theory will support a reduced on-site parking however the commercial and residential tenancies **WILL NOT COMPLEMENT EACH OTHER.**

Residents will typically work a 9 to 5 hour shift.

This does not take into consideration the growing requirement of business owners allowing staff to work from home. Similarly as Future Urban describe, the site is of close proximity to a bus service allowing residents to catch public transport. This therefore creates the issue that some residents will leave their cars at home during the hours of 9 to 5

The commercial tenancies are listed as offices and restaurants.

However 4 of the tenancies are listed as restaurants and here lies the problem and it is the restaurants that will not support a reduced on site rate

Tenancy 1, to be known as Fasta Pasta has business hours ranging from.

1130 – 3pm and 5pm to 10pm EVERYDAY,

Similar hours may be feasible for the other 3 restaurant tenancies.

Therefore the restaurants' car parks may span throughout the entire day. This WILL coincide with residents returning home and office staff. These hours do not complement each other and do not support shared car parks

To sum up the required MINIMUM number of car parks required on site is **66 car parks**

The proposal only provides **48 car parks**

In itself, the future Urban group report gives a theoretical demand of min 66 and Max 90. As seen above my calculations do relate to Future Urbans calculations. Future Urban have adjusted the rates to make the residential parking a designated zone, for which it isn't

THEREFORE 66 PARKS ARE REQUIRED ON SITE, therefore they are 18 short

EVEN 66 IS NOT ENOUGH

MORE CAR PARKS ARE REQUIRED

THIS PROPOSAL DOES NOT MEET THE ESSENTIAL CAR PARKS REQUIRED AS DICTATED BY THE PDC

Based on the facts listed, the factors in PO 5.1 (b and c) will NOT support reduced on-site parking

4. LAND USE AND INTENSITY

Desired Outcome (DO)

	Desired Outcome
DO 1	A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.
DO 2	A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.
DO 3	An intimate public realm with active streets created by integrated mixed use buildings.

By their own admission, Future Urban report indicates the proposal is HIGH DENSITY. They use the term technically, but by the numbers they have provided they are.

The report indicates that the word medium density only appears in the DO once (DO 1).

At **NO POINT** does the term HIGH density mentioned in the Desired Outcome, they failed to mention that.

In their own words Pg 12 -Rules of interpretation" …Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome may inform its consideration

The desired outcome of the site is a medium net residential development as stated in the PDC and the code must be adhered to. Therefore as the desired outcome is a medium density development, this is what is wanted.

A medium net residential density will still contribute to the performance outcome listed in the PDC. The POs listed above recognise that the commercial tenancies are there to serve the **local community, not just residential owners in the building** and when executed correctly they will.

THE DESIRED OUTCOMES ARE ACHIEVED WITH A 2 OR 3 STOREY BUILD ALSO

DO 1 – 2 storey building with commercial and medium density development will support the local area

DO2 & 3 – a 2 storey building will create a high degree of pedestrian activity, local residents will attend also. The commercial tenancies will achieve this, not the amount of residential tenancies

This is the reason why commercial tenancies are listed in the designated area for parking, not residential. It is the commercial tenancies that predominately contribute to the Desired outcomes - not the number of residents. Increasing the number of residents will only increase the density.

A smaller development will still achieve the Desired Outcomes

The performance outcomes are met with a lower building height but more importantly it now becomes compliant with the other codes as mentioned previously

In relation to

- Car parking
- Building Height

Future Urban admission they are in variance to the PDC. By lowering the height of the development, they will now be compliant.

PO 1.1 Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community.
PO 1.2 Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents.
PO 1.3 Ground floor uses contribute to an active and vibrant main street.
PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places.

Future Urbans report indicates through <u>OPINION</u> to justify a HIGH NET Density, and obviously I have an opinion also

- They are of the opinion that the HDN zone residents from lifecare are unlikely or unable to leave the facility, therefore they should be able to increase density.
    - Clearly Future Urban are not residents of the area. Family and visitors to the lifecare centre commonly take residents from the facility. The commercial tenancies will provide an area where families can take their loved ones for lunch/coffee across the road. **THIS RESAON CANNOT BE USED TO JUSTIFY A HIGH DENSITY DEVELOPMENT AT THIS SITE**
- They are of the opinion that Commercial properties along this section of Payneham road generally experience high tenant turnover , therefore they should be able to increase density.
    - If this is what they think, This begs the question as to why they are creating a further 7 tenancies in the area. It is not the area that causes unrented commercial properties. The current climate of people working from home, people do not require office spaces like they used to. There are unrented tenancies all over the state, not just Payneham road.

- The immediate vicinity of bus zones and cycling routes
    - Linear park services the entirety of the north eastern suburbs and bus stops services are provided along most main roads, therefore this reason can be used to justify a high density on all sites all over the state. **THIS RESAON CANNOT BE USED TO JUSTIFY A HIGH DENSITY DEVELOPMENT AT THIS SITE**

An increase in residential tenancies (HIGH DENSITY) will not alter the Performance Outcomes or Desired Outcomes any better.

RESIDENT PROPOSAL

Building height is lowered

Less people will lower the density from HIGH to MEDIUM, now compliant to PDC

POs and DOs are still achieved with less residential tenancies

5. CONCLUSION

The Future Urban group indicate they are at slight variance with the code based on opinion. In their own admission they are at variance with the code.

My document has outlined and referred back to the PDC, from this they are at

considerable variance to the code and the performance outcomes (PO) due to

- Height
- Non compliant loading areas
- Privacy
- Inadequate parking

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of a double storey.

Therefore significant changes must be made!!

A reduction in building height will rectify privacy issues with neighbours, create ample parking for the tenancies. It will also create residential tenancies to ease the housing crisis. It will also create a lively and vibrant precinct whereby families from around the area can gather to promote local businesses. The building will also be more proportional to the main street character.

My recommendations are listed below

Lower building height and the residential floors are redesigned so that no balconies are overlooking the adjoining neighbour at 2 Lambert road Royston Park. Windows are obscured up to 1.8m., the balconies can overlook the other 2 road sides where there is no privacy issues to residents.

LOWERING THE BUILDING HEIGHT AND NUMBER OF RESIDENTIAL TENANCIES WILL:

- CREATE SUFFICIENT CAR PARKING FOR RESIDENTS AND COMMERCIAL TENANCIES
- LOWER DENSITY TO BE MORE IN LINE WITH THE MEDIUM DENSITY FROM THE PDC
- STILL MEET THE DESIRED AND PERFORMANCE OUTCOMES AND BE COMPLIANT WITH THE PDC

Residential permit parking introduced for the residents along lambert road Royston park to first ave.

As the owner of 2 lambert Road ROYSTON PARK I am severely impacted by the development next door. I would like to see the lot developed as it is an eye sore on Payneham Road.

My main concern is *PRIVACY* for myself and my family

I am happy for the developer to contact me in regards to any issues I have highlighted above. I believe that this will be beneficial for the project moving forward

Simon Moretta

Representations

Representor 31 - Stephen Diprose

Name	Stephen Diprose
Address	1 LAMBERT ROAD JOSLIN SA, 5070 Australia
Submission Date	02/05/2024 04:49 PM
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 see attached submission	

Attached Documents

StephenDiprose-1LambertRoad-8084856.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Stephen Diprose My phone number:

My postal address*: 1 Lambert Rd Joslin My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☑ appearing personally

☐ being represented by the following person: Click here to enter text.

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

Signature: 

Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	FP Whyalla Pty Ltd C/- Future Urban *[applicant name]*
Development Number:	23020223 *[development application number]*
Nature of Development:	Dwelling, Office, Other - Commercial/Industrial & Shop *[development description of performance assessed elements or aspects of outline consent application]*
Zone/Sub-zone/Overlay:	Click here to enter text. *[zone/sub-zone/overlay of subject land]*
Subject Land:	263-277 PAYNEHAM RD ROYSTON PARK SA 5070 *[street number, street name, suburb, postcode]* *[lot number, plan number, certificate of title number, volume & folio]*
Contact Officer:	Click here to enter text. *[relevant authority name]*
Phone Number:	Click here to enter text. *[authority phone]*
Close Date:	Click here to enter text. *[closing date for submissions]*

My name*: Stephen Diprose	My phone number
My postal address*: 1 Lambert Road Joslin	My email:

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

Government of South Australia
Department for Trade and Investment

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

- The height proposed of 4 stories is **unprecedented in the area**, adjoining a heritage area.
- There are no other buildings this tall in the entire Payneham road corridor .
- The building will **cast shadows across my property** and six others on First Avenue, shading my solar panels and part of my yard
- There are **not enough car parks** for the number of 3 bedroom units proposed. My house is directly opposite, has 3 bedrooms occupied and my family has 4 cars, 3 with onsite parking and one on the street. **These units should have at 1 park per bedroom**
- The rear **balcony overlooks** a number of backyards on first Avenue Royston Park, including those with small children and swimming pools.
- The 45 degree setback shown on drawing PA12 is not from the property boundary, but the neighbours fence
- There is **no 45 degree setback from Lambert Road**, which is a residential street. Houses across the street were required to be set back 8 metres from the footpath. The same should apply here.
- The rooftop plant is not shown in the drawings, and will make the building higher than 4 stories, approaching 5 stories. (Check the adjacent Lifecare 3 story building as an example)
- The rooftop plant will be noisy and disturb the neighbours
- The carpark excavation will take 6 months **and cover the surrounding suburb with red clay dust,** as did the Lifecare car park excavation, coating our washing and pool surface with red dust.

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Click here to enter text. [*list any accepted or deemed-to-satisfy elements of the development]*.

I:	☒	wish to be heard in support of my submission*
	☐	do not wish to be heard in support of my submission
By:	☒	appearing personally
	☐	being represented by the following person: Click here to enter text.

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

Signature: Stephen Diprose Date: 29 April 2024

Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: Click here to enter text. *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 32 - Stuart Yates

Name	Stuart Yates
Address	133 FIRST AVENUE JOSLIN SA, 5070 Australia
Submission Date	02/05/2024 04:53 PM
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 see attached submission	

Attached Documents

StuartYates-133FirstAvenue-8084918.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Stuart Yates

My phone number:

My postal address*: 133 FIRST AVE JOSLIN

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☑ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story – ***therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☑ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☑ being represented by the following person: Click here to enter text. Simon Moretta

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

Signature: 

Date: 14/4/2024

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 33 - Sue Wills

Name	Sue Wills
Address	152 FIRST AVENUE ROYSTON PARK SA, 5070 Australia
Submission Date	02/05/2024 04:54 PM
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 support the development with some concerns
Reasons see attached submission	

Attached Documents

SueWills-152FirstAvenue-8084954.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	**FP Whyalla Pty Ltd C/-Future Urban**
Development Number:	**23020223**
Nature of Development:	*Proposed New- Mixed Use Development*
Zone/Sub-zone/Overlay:	Suburban Main Street Zone
Subject Land:	263-277 Payneham Road ROYSTON PARK SA 5070
Contact Officer:	Assessment Panel - City of Norwood, Payneham and St. Peters
Phone Number:	0883664530
Close Date:	30/4/2024

My name*: Sue Wilson

My phone number:

My postal address*: 152 Trust Ave Royston Pk

My email:

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☒ I support the development with some concerns (detail below)
- ☐ I oppose the development

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

- *Height of dwelling surpasses allowable height for zone (2 stories)*
- *Structure overlooks on the neighbouring properties with balconies infringing upon their basic right of privacy and security*
- *Increase of traffic congestion and parking problems on Lambert Road – already exuberated by Joslin Manor staff and visitors*
- *Insufficient parking provided for the development – impact the surrounding areas and streets as residents of apartments will seek parking in the surrounding streets*
- *Increase of traffic on Payneham Road – residents/staff/visitors turning into the development from Payneham Road therefore, forcing vehicles into the backstreets and increasing traffic in the area already an issue and acknowledged by the local council due to their Marden and Royston Park Traffic Management design*
- *Dwelling being on high density in an area that is not zoned for a high density establishments creating a multitude of problems such as noise, increase crime rates, greater traffic in local area*

We do not oppose the site being developed however the magnitude of the development will not add vibrancy to the area any more than a development of single/double story ***– therefore significant modifications to be made to building height, privacy issues and parking must be addressed.***

[attach additional pages as needed]

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- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:

I: ☒ wish to be heard in support of my submission*

☐ do not wish to be heard in support of my submission

By: ☐ appearing personally

☒ being represented by the following person: Click here to enter text. Simon Moietta

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

Signature: [signature] Date: 14/4/24

Return Address:

Email:

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

FUTURE URBAN

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 76 651 171 630

June 21, 2024

Kieran Fairbrother
City of Norwood, Payneham & St Peters
Via: PlanSA Portal / email: KFairbrother@npsp.sa.gov.au

Kieran,

RESPONSE TO REPRESENTATIONS – APPLICATION ID 23020223

We have been instructed by FP Whyalla Pty Ltd ('Applicant') to respond to the representations that have been made in relation to Application 23020223 ('Proposal').

Representations

During the notification period, 33 representations were submitted; three in support, five in support with some concerns and 25 in opposition. Having considered the collective content of third-party submissions, we suggest that the concerns expressed by the representors are best summarised along the following key themes:

- Building height;
- Interface height;
- Intensity / Density;
- Overshadowing;
- Overlooking;
- Noise;
- Streetscape / heritage character;
- Traffic and parking; and
- Non-planning matters:
  - » commercial viability of the proposal; and
  - » decreased property values.

Before we respond to these themes, it should be noted from the outset that, . in direct response to the privacy concerns raised by a number of the representors, the proposal has been amended as follows:

- **Overlooking from upper levels:**
  - » the balcony balustrade, as depicted on the 'Proposed West Elevation', will now be fitted with obscure glass which will extend 1.5m above the finished floor level (of the relevant building level), as shown overleaf in Figure 1.

Figure 1 *Proposed West Elevation showing 1.5m obscure glass balustrade*

- **Overlooking at ground level:**
  - » a 1.8m tall acoustic fence will be erected along the western boundary of the site to obstruct any potential lines of sight from the car parking and outdoor dining area.

In addition to these positive amendments, our consolidated response to the most pertinent matters raised by third-parties is set out below and should be read together with, and in supplementation to, our planning report and accompanying cover letter – herein together referred to as our 'Planning Report' – both being dated March 26, 2024.

Building Height

A number of representors have asserted that the site is subject to a 'maximum building height limit' of two building levels.

Whilst we acknowledge the representors' concerns about exceeding a 'maximum building height limit', we respectfully and firmly reject their assertions alluding to a 'building height limit' and point to the many detailed reasons outlined in Section 5.2 of our Planning Report that support the proposed building height.

Notwithstanding, we highlight what the Planning and Design Code's *Rules of Interpretation* state in relation to Designated Performance Features ('DPFs'):

> *"A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies."*
>
> [Emphasis added.]

Importantly, the Environment, Resources and Development Court ('Court') recently affirmed the Rules of Interpretation and thereby the correct application of the Code, particularly the manner in which DPFs are to be considered in the context of a planning assessment.

In *Parkins v Adelaide Hills Council Assessment Manager [2022] SAERDC 12*, Commissioner Dyer held:

> *"**74** The rules of the Code state that a DPF is a "…standard outcome…", "…a guide…." it "…does not necessarily need to be satisfied to meet the Performance Outcome…" and "… does not derogate from the discretion to determine that the outcome is met in another way…" A DPF, therefore, is advisory, it is but one way the PO is satisfied. If a DPF was the only way a PO was to be satisfied, the PO has no work to do. "*
>
> *"**77** The significance of any departure will depend, as always, on the circumstances of the matter at hand."*

On appeal to the South Australian Supreme Court of Appeals ('SASCA') [2023] SASCA 66, the Honourable President Livesey, the Honourable Justice Doyle and the Honourable Justice Bleby held:

> *"**144** … Zone DPF 8.1(b) is a 'technical and numeric variation' ('TNV')." …" designated performance features are not requirements. They are guides as to what is capable of satisfying the relevant performance outcome.*
>
> *"**145** …I am not prepared to entertain the submissions, which were not supported by analysis, that the 2000m² minimum size was a requirement that could not be departed from…"*

Having established the above, it is important to understand the full wording and, therefore, the policy intent of the most relevant Zone policy that speaks to building height, which is PO 3.1:

> ***PO 3.1*** *Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation* layer *and the* Maximum *Building Height (Metres) Technical and Numeric Variation* layer ***or*** *is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.*

Whilst PO 3.1 references the 2 building levels TNV which features in DPF 3.1, the PO places equal value on development that is "*low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character."*

Our detailed Planning Report provides a comprehensive analysis of the site's overall dimensions and characteristics, coupled with an analysis of the local built form context and envisaged outcomes (built form / land use mix) sought by the Zone. To that end, we reinforce our opinion that the overall height of the proposed building is appropriate when considering the intent of the Zone policies within the local context.

Interface Height

A number o*f the* representors *have* asser*ted* that our Planning Report and the architectural plans prepared by Piteo Architects incorrectly apply the 'Interface Height' policy by measuring the 45-degree plane from the boundary of 2 Lambert Road, Royston Park, rather than the boundary of the site (where it abuts the laneway).

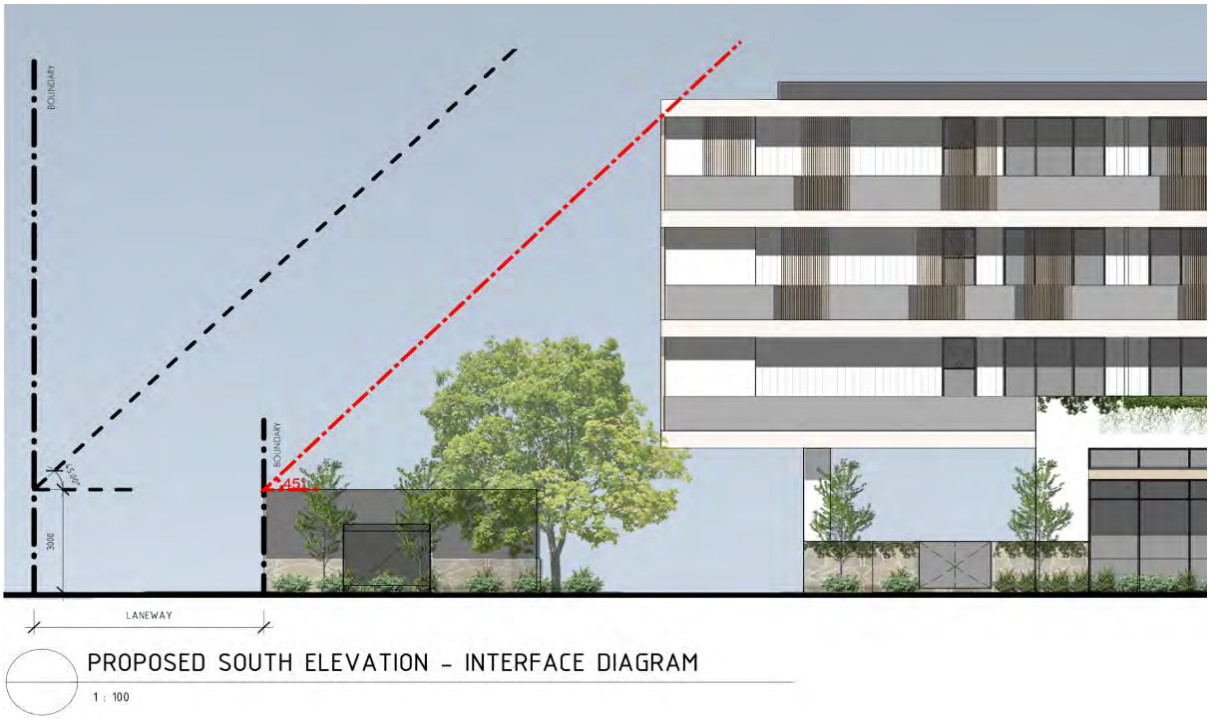
Again, respectfully, these assertions are incorrect and we reaffirm that our interpretation of the relevant policy (Zone DPF 3.2) and application of the 'Interface Height' building envelope is correct.

Importantly, we highlight the wording of Zone DPF 3.2 which states that the Interface Height is measured from *"…the boundary of an allotment used for residential purposes in a neighbourhood-type zone…"* Whilst it remains unclear as to whether the laneway is a public road, or a private laneway, we submit the following comments to address both scenarios:

- Public road
  - » if the laneway is indeed a public road, then the boundary of an allotment (the nearest allotment) used for residential purposes in a 'neighbourhood-type' zone is 2 Lambert Road, Royston Park which is the boundary at which we have measured the Interface Height;
- Private laneway (right of way):
  - » the laneway abuts three properties, namely 2 Lambert Road, 279 Payneham Road and the site;
  - » whilst the ownership status of the laneway is unclear, it is most likely associated with 279 Payneham Road, Royston Park, as 2 Lambert Road has no rights of way over the laneway, and the laneway is the only egress point for vehicles needing to exit from 279 Payneham Road; and
  - » whilst the laneway is within the Established Neighbourhood Zone, 279 Payneham Road, Royston Park is within the Suburban Mainstreet Zone and the current use of the land is non-residential in nature. Therefore, the 'use' of the laneway would either be non-residential in nature (taking on the characteristics of 279 Payneham Road) or has no existing use by virtue of it being a vehicle access that cannot be developed for any other purpose.

Lastly, as shown in Figure 2 below, even if the Interface Height was to be measured from the boundary of the site, the extent that the building would protrude above the 45 degree angle is negligible, and we further note that the building mass is substantially within the 45-degree building envelope that is otherwise supported by the Interface Height policy – from wherever it is measured.

Figure 2 *Interface Height – red dotted line shows from the boundary of the Site*



Intensity / Density

A number of the representors have asserted that the proposed density / intensity is not appropriate, in what they perceive to be an exclusively medium density zone.

In this regard, we direct your attention to Section 5.1.2 of our Planning Report which provides a detailed analysis in relation to the appropriateness of the proposal's residential density and land use intensity.

Overshadowing

A number of the representors have expressed concerns about the potential for the proposed building to overshadow nearby residential properties.

Of most significance, however, is that on account of the sun's path of travel occurring predominantly in the northern aspects of the sky (when in the Southern Hemisphere), it is plainly evident that the proposal will not cast a single shadow across the north-facing windows or private open space areas of adjacent residential properties.

Accordingly, there can be no reservation that the proposal, by virtue of its physical relationship with adjoining residential properties, appropriately manages and maintains direct winter sunlight access to habitable rooms and the primary private open space areas of adjacent residences.

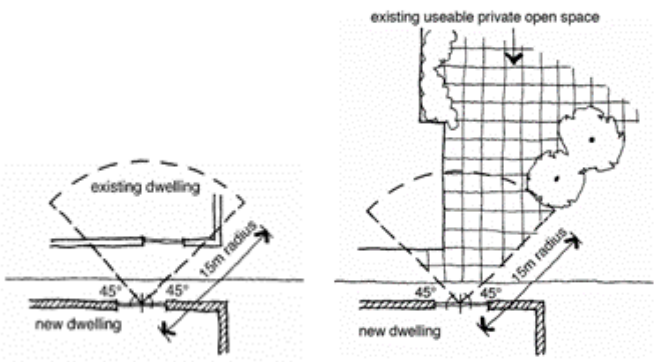
Overlooking

A number of the representors have asserted that the proposal will directly overlook their private open space area.

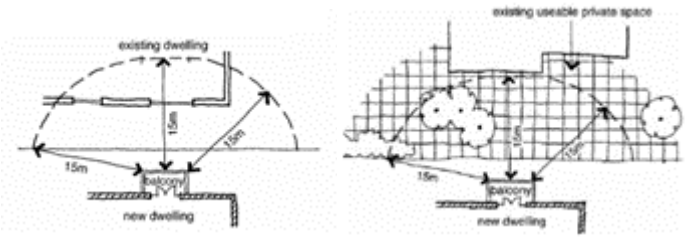
Firstly, we note that the Code in *Part 8 – Administrative Terms and Definitions* defines the term 'direct overlooking' as:

> *"In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45-degree angle from the plane of that wall containing the overlooking window.*
>
> *In relation to direct overlooking from a deck, balcony or terrace, is limited to an area that falls within a horizontal distance of 15 metres measured from any point of the overlooking deck, balcony or terrace."*

Overlooking window



Overlooking deck, balcony or terrace



Secondly, POs 10.1 and 10.2 of the Design in Urban Areas ('DiUA') Section of the Code state:

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.*

PO 10.2 *Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood-type zones.*

In response to the assertions of representors that the degree of overlooking is completely unacceptable, we refer to the diagrams prepared by the Applicant (refer Drawing Number PA-07A 'Proposed Level 2 and Level 3 Diagram') and highlight that there is no opportunity for 'direct overlooking' into habitable room windows or areas of private open space, as views from the upper-level windows and balconies occur at a distance that is greater than 15 metres (also refer Figure 3 below).

Figure 3 *'Direct overlooking' diagram showing 15m distance from windows / balconies*

Further, it is important to highlight the language of POs 10.1 and 10.2 is such that direct overlooking is to be 'mitigated', not 'eliminated' – meaning the Code policies that specifically address overlooking can be said to anticipate a degree of direct overlooking into residential properties in urban areas.

Nonetheless, the Applicant has amended the proposal by including 1.5m high obscure glass balustrades to the west-facing balconies of Apartments 4, 5 and 6 on Levels 1 – 3 which achieves the standard outcome provided in DPF 10.2 of the DiUA Section.

Noise from Commercial Uses

Representor 9, who is the owner / occupier of Unit 5/240 Payneham Road, Payneham, has expressed some concerns about noise emissions from commercial uses of land.

First, we note that Representor 9's property is on the opposite side of the State Maintained Road (Payneham Road) and is the easternmost dwelling within an existing two-storey residential flat building complex containing 5 dwellings. Its distance from the site is greater than 60 metres, as shown in Figure 4 below.

Figure 4 *Representor 9's property in relation to the Site*

The proposal includes seven commercial tenancies (restaurants in Tenancies 1, 4, 5 and 7, and offices in Tenancies 2, 3 and 6) all of which are relatively small in scale and likely to be benign in terms of their impact. In addition, the outdoor dining area at the rear of Tenancy 1 measures only 39 square metres in area (5.9m x 6.6m) and can accommodate maximum of three to four small tables.

Notwithstanding, the Applicant intends to erect a 1.8m tall acoustic fence along the full length of the laneway boundary to better attenuate noise emissions, as well as providing additional privacy between the site and adjoining land.

Streetscape / Heritage Character

A number of the representors, including the Council's consultant Heritage Advisor, have expressed concerns about the overall design of the building, suggesting that it does not complement the historic character of the adjoining Established Neighbourhood Zone.

Section 5.3 of our Planning Statement provides a detailed assessment of the building's design quality when measured against the key Zone policies that sit beneath the heading *Built Form and Character* (PO 2.1 – PO 2.7) as well as the key General Policies within the DiUA Section.

Accordingly, we maintain our opinion that the design qualities of the proposal are appropriate and contextual, and emphasise that the proposal will:

- enhance the envisaged (and historical) narrow shopfront, main street character at ground level;
- respond to the overall height, bulk and scale of the adjacent Life Care building and development that is generally envisaged by the zoning that frames the western side of Payneham Road; and
- is sited and designed in a manner that provides visual and spatial relief by transitioning its overall scale by:
  - » providing deep setbacks from the western (rear) boundary of the site (in excess of 15 metres); and
  - » maintaining the overall building mass wholly within the Interface Height building envelope, and to a significant degree no less.

Traffic and parking

A number of the representors have asserted that the proposal will create adverse traffic conditions within the local road network, and exacerbate already strained on-street parking availability due to a lack of on-site parking.

None of the representors have sought advice from a qualified traffic engineer to support their claims. Further, we direct your attention to Section 5.4 of our Planning Report and the expert opinion of MFY Traffic and Parking Consultants which is appended as Appendix 4 to our Planning Report and addresses the various traffic and parking-related concerns in detail.

Non-planning matters:

Commercial Viability

Some of the representors have asserted that the site is not suitable for commercial uses due to the tenant turnover and vacancy rates they have claimed to observe over a number of years.

Whilst the commercial success of businesses, or lack thereof, is generally not a matter that is relevant to a planning assessment, we again highlight that the proposal involves both commercial and residential uses, which together achieve the envisaged outcome as detailed in Zone PO 1.2 and 1.4, the latter of which envisages *"Dwellings developed in conjunction with non-residential uses to support business… making the main street precinct… pleasant and lively places."*

Property Values

Section 102(1) of the *Planning, Development & Infrastructure Act 2016* (**PDI Act**) states the following:

> *"Subject to this Act, a development is an approved development if, and only if, a relevant authority has assessed the development against, and granted a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):*
>
> *(a) —*
>
> *(i) the relevant provisions of the Planning Rules; and*
>
> *(ii) to the extent provided by Part 7 Division 2—the impacts of the development,*
>
> ***(planning consent)**"*

Section 3 of the *PDI Act* defines the Planning Rules as follows:

> *"**Planning Rules means**—*
>
> *(a) the Planning and Design Code; and*
>
> *(b) the design standards that apply under Part 5 Division 2 Subdivision 4; and*
>
> *(c) any other instrument prescribed by the regulations for the purposes of this definition;*

The Code, in Part 1 – Rules of Interpretation, states:

> *"Development that does not fall within one of the specified classes of development in Table 3 will be designated in the table as 'All Other Code Assessed Development'. To assess such development, all policies from the zone and subzone, and all policies in overlays that have application to the spatial location of the development, and all general development policies, apply for the purpose of assessment."*

We confirm that the proposal contains elements deemed by the relevant authority as *'All Other Code Assessed Development'*. Such being the case, we note that:

- none of the Code policies that spatially apply to the site of the development relate to property values; and
- there are no design standards under Part 5, Division 2, Subdivision 4, or other matters prescribed by the Regulations that require consideration of property values.

Accordingly, we respectfully suggest that the relevant authority should not, and cannot, consider any perceived impacts to the value of properties within the vicinity of the site, particularly in the absence of any expert advice or evidence.

Conclusion

Having given due regard to the nature of the site and its factual context, the proposal involves a reasonable form of development that:

- is orderly and sustainable;
- is well-designed and responds in an appropriate manner to its setting and the locality;
- will not detract from the character or setting of surrounding residential uses;
- has due regard to its neighbours and reasonably maintains their amenity; and
- contributes to a vibrant and interesting streetscape character of the business area.

We trust this adequately responds to the concerns raised by third parties, and hereby express the view that the proposal is deserving of planning consent.

We also wish to confirm our attendance at the forthcoming Council Assessment Panel Meeting to respond to any third-party submissions.

Yours sincerely,

Jason Cattonar
Associate Director

Referral Snapshot

Development Application number:
23020223

Consent:
Planning Consent

Relevant authority:
City of Norwood, Payneham and St. Peters

Consent type for distribution:

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
28 Jun 2024

Advice:
With comments, conditions and/or notes

Condition 1
All built form, except the veranda canopies, shall be located clear of the 3.5m x 3.5m corner cut-off at the Payneham Road/Lambert Road corner.

Condition 2
All access to/from the development shall be gained in accordance with the Proposed Ground Floor Plan produced by Piteo Architects, Project No. 2109, Drawing No. PA-05, dated 04/03/2024. The access on Payneham Road shall be limited to left tun in movements only.

Condition 3
All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

Condition 4
The entry and exit points shall be suitably signed and line-marked to reinforce the desired traffic flow.

Condition 5
All off-street car parking shall be designed in accordance with *AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009.*

Condition 6
The largest vehicle permitted on-site shall be restricted to a 10.2m long refuse collection vehicle.

Condition 7
Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

Condition 8
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.

Advisory Note 1
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a 4.5 x 4.5 metre corner cut-off at the Payneham Road/Lambert Road corner for future upgrading of the Payneham Road/Lambert Road intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act is required to all building works on or within 6.0 metres of the possible requirement. As building works will encroach within the above areas, the attached consent form and a copy of the approved plan/s and decision notification form should be provided to DIT (via dit.landusecoordination@sa.gov.au) for consent purposes.

Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

EPA Reference: PDI 941

30 July 2024

City of Norwood, Payneham & St Peters
PO Box 204
Kent Town SA 5067

Dear Kieran Fairbrother

EPA Development Application Referral Response

Development Application Number	23020223
Applicant	FP Whyalla Pty Ltd c/- Future Urban
Location	263-277 Payneham Road, Royston Park SA 5070 (CT 5676/117 and CT 5863/464)
Proposal	Construction of a four-storey mixed use development comprising shops and offices at ground level, eighteen (18) dwellings across levels 2, 3 and 4 and basement car parking, together with associated landscaping and rooftop plant

This application was referred to the Environment Protection Authority (EPA) by the City of Norwood, Payneham, St Peters in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*, Schedule 9(3)(9A) of the *Planning, Development and Infrastructure (General) Regulations 2017* and Part 9.1 of the *Planning and Design Code*.

The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development and Infrastructure Act.

PROPOSAL

The relevant authority has determined that the application proposes a change in the use of land to a more sensitive use, having regard to the Land Use Sensitivity Hierarchy of the *State Planning Commission Practice Direction 14 (Site Contamination Assessment) 2021* ('Practice Direction 14').

The Site Contamination Declaration Form ('SCDF') submitted with the development application ('DA') (prepared by Drew Gowling of FMG Engineering, dated 10/07/20223) identifies that site contamination may exist (for the purposes of planning consent) as a result of:

- the following activity undertaken onsite:
  - dry-cleaning – being a Class 1 potentially contaminating activity ('PCA') pursuant to Practice Direction 14.

The EPA has undertaken a review of the following site contamination information provided with the DA:

- *Preliminary Site Investigation: Environmental Site History (263-277 Payneham Road, ROYSTON PARK, SA 5070)*, prepared by FMG Engineering, dated 09/03/2021, and
- *Preliminary Site Investigation: Soil, vapour and groundwater (263-277 Payneham Road, ROYSTON PARK, SA 5070)*, prepared by FMG Engineering, dated 10/07/2023.

The EPA does not hold any other information directly relevant to the subject site or the DA.

SITE CONTAMINATION ASSESSMENT

The purpose of this referral is to ensure that an appropriate and proportionate assessment of site contamination occurs to ensure land is suitable, or can be made suitable, for the proposed use. Through the referral, the EPA provides direction to the relevant authority on whether they must consider the advice of either a site contamination consultant or a site contamination auditor regarding site suitability.

The EPA's *Site contamination referral decision-making framework* describes how the EPA makes decisions on referred development applications and outlines the preconditions which must exist for a site contamination audit ('audit').

The available and relevant information has been reviewed by the EPA taking into account relevant legislation and guidelines provided in the *National Environment Protection (Assessment of site contamination) Measure 1999* (the ASC NEPM) and the EPA publication *Guidelines for the assessment and remediation of site contamination (2019)*.

The site is approximately 2,240 square metres in area. Existing development on site comprises a commercial building, two residential premises, and bitumen car parking.

The *Preliminary Site Investigation: Environmental Site History* report, dated 9 March 2021, identified that since around the 1930s the site has been utilised by commercial businesses, including a dry cleaner who occupied a portion of the site from circa 1957-1968. Based on the land use history, the sit contamination consultant considered that there was a moderate potential risk to the identified human and environmental receptors associated with the site.

The subsequent *Preliminary Site Investigation: Soil, vapour and groundwater* report, dated 10 July 2023, incorporated limited soil, groundwater and soil vapour sampling to assess potential sources of contamination related to the land use history. While all analytes were measured below the screening criteria (where available) for residential land use in this single monitoring event, a range of volatile substances were detected in soil vapour from an undetermined source.

The EPA notes that historically the dry-cleaning PCA typically involved the use of volatile substances, which were also typically disposed on-site. In accordance with Schedule B2 of the ASC NEPM, for the assessor to conclude that the vapour intrusion/emission pathways are unlikely to be active or present a significant risk, multiple lines of evidence must be demonstrated. This requires the assessor to present several reasoned lines of evidence as to why the pathway is considered inactive/unlikely to present a significant risk. This combined with the detection of volatile substances in soil vapour from an undetermined source, indicates that further Tier 2/3 investigations are warranted to ensure that there are no risks to human health with the proposed land-use.

CONCLUSION

The EPA is of the opinion that the available information provides a minimum level of the required information to reasonably demonstrate the site can be made suitable for the proposed use, subject to a statement of site suitability, using the form required by PD14, by an appropriate practitioner.

Based on the available information, the EPA is reasonably satisfied that the preconditions for audit exist based on the proposed land use taking into account:

- the risk class of the PCAs identified at the subject site
- the potential for human health exposure pathways for the proposed sensitive use, and
- the potential need for remediation to mitigate exposure risk for the proposed sensitive use.

The EPA is satisfied, that by undertaking and completing a site contamination audit, and subsequently preparing a site contamination audit report, a site contamination auditor will be able to confirm the suitability of the site for the proposed land use.

Consistent with EPA advice, an audit should be commissioned as early as possible, prior to or at the same time as the engagement of the consultant and preferably before any assessment and/or remediation of site contamination is carried out at a location. This is expected to improve the assessment, remediation, and audit processes' efficiency.

Based on the information submitted with the DA, the EPA is satisfied that the site could be made suitable for the proposed use subject to the directed conditions below. Further, a site contamination auditor is the most appropriate site contamination professional to determine site suitability.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. A certificate of occupancy must not be granted in relation to a building on the relevant site until a statement of site suitability (in the form described by *Practice Direction 14: Site contamination assessment 2021*) is issued certifying that any required remediation has been undertaken and the land is suitable for the proposed use.

2. For the purposes of the above condition and regulation 3(6) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the statement of site suitability must be issued by a site contamination auditor informed by a completed site contamination audit report prepared in accordance with Part 10A of the *Environment Protection Act 1993*.

The following note provides important information in relation to the development and is requested to be included in any approval:

- The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

If you have any questions about this response, please contact Niall Stephen on (08) 8204 2078 or Niall.stephen@sa.gov.au

Yours faithfully

Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY

Kieran Fairbrother

From: Ken Schalk
Sent: Tuesday, 15 August 2023 2:58 PM
To: Kieran Fairbrother
Subject: RE: Development Application Referral - 23020190 - 263-277 Payneham Road, Royston Park

Kieran

The 1% AEP flood level on Payneham Road varies from 48.85mAHD at the northern boundary to 48.7 mAHD at Lambert Road. Flood levels then fall away down Lambert Road, with a flow depth of between 150 and 200 mm above watertable.

The proposed finished ground floor level of 48.88 mAHD will have insufficient freeboard to the 1% AEP flood level. I would suggest that a finished floor level of 49.05 mAHD (200 mm freeboard to the 1% AEP flood level) will provide sufficient protection from flooding in this case.

The proposed basement carpark will also need to be protected from flooding. The design shows a threshold level of 47.9mAHD at the ramp into the carpark. This is approximately at the adjacent 1% AEP flood level in Lambert Road. The threshold should be lifted to 48.1mAHD.

In addition to the above, the proposed level of the driveway entrance from Payneham Road along the northern side of the building will permit flows to travel from Payneham Road along this side and into the rear carpark. These flows are expected to be relatively shallow (approx. 100mm in depth), but the designer should also consider the impact of these flows on the entrance to the basement carpark and ensure that they are prevented from entering the ramp.

The proposed stormwater arrangements for the development appear to be satisfactory. The site is currently fully impervious, and the proposed arrangements appear to be satisfactory although no calculations have been provided. Similarly, the proposed stormwater treatment device (Ecosol interceptor) is appropriate for treatment of flows from the carpark. I think it would be appropriate to request that calculations be provided at detailed design stage that demonstrate that the proposed site detention arrangements reduce the post development 100 year ARI peak outflow from the site to the pre-development 5 year ARI peak outflow.

Regards

Ken Schalk
Principal - Hydrology & Hydraulics

Tonkin
Level 2, 170 Frome Street
Adelaide SA 5000

tonkin.com.au

From: Kieran Fairbrother
Sent: Friday, 14 July 2023 3:54 PM
To: Ken Schalk
Cc: Josef Casilla
Subject: Development Application Referral - 23020190 - 263-277 Payneham Road, Royston Park

Hi Ken,

I am currently assessing an application for a four-storey mixed use development at the abovementioned address. I have attached a copy of the plans.

The site is located within the Hazards (Flooding – General) Overlay. Would you mind providing feedback on the proposed FFLs for the ground floor uses; advising if they are sufficient for maintaining 300mm freeboard in a 1% AEP event.

Additionally, can you also please provide any feedback on general stormwater disposal requirements we should be seeking from the applicant (e.g. pumping out from the basement carpark, disposal from the building and paved areas, water quality treatments)? And whether we might ask for a Stormwater Management Plan and what that might entail?

If you're able to respond within a fortnight that would be great – if you need more time please let me know.

Please let me know if I can provide anything further.

Hope you have a great weekend!

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

Date of Inspection & Staff:	22 February 2024. City Arborist Matthew Cole
Customer / CRM / Concerns:	DA 23020223 Seeeks the removal of a Council street tree
Address / Location:	263-277 Payneham Road, Royston Park

Tree No.	Genus	Species	Common Name	Height	Spread	Trunk Circumference
1	*Lophostemon*	*confertus*	Queensland box	10m	10m	1.53m @ 1m

Age Class	Mature
Health	Good
Structure	Good
Shape & Form	Good
Quantified Tree Risk Assessment	Broadly Acceptable
Legislative Controls	None
Recommendation	Retain
No. & Replacement Species	*TBC*

Image two shows the avneue of Queensland box trees. The species is no longer used as a Council street tree due to tripping hazard as a result of increase in sealed surfaces around the trees. Any replacement plantings will pend on sight lines to traffic lanterns (Lambert Road) and frontage setback (Payneham Road). The tree has an **SRZ of 2.51m and a TPZ of 5.76m**

Comments

The tree is a large specimen displaying a single stem to 2m at which point branch division occurs evenly and continually to form the trees wll balanced and healthy crown. The tree is

well established in its location having had pruning completed to ensure suitable clearance over the road, some minor pruning is required for footpath clearance. Typically the species

is unlikely to require regular maintenance and will retain its current health and form for the duration of its lifespan in the current growing environment. Previous pruning wounds to shape

the tree are occluding or have occluded well indicating good vigour and health overall. The tree is part of an avenue of trees of the same species forming the majority of Lambert Road.


PAYNEHAM
ROAD
A11

Kieran Fairbrother

From: James Daniels
Sent: Tuesday, 2 July 2024 8:08 AM
To: Kieran Fairbrother
Subject: RE: Request for Quote for removal of a street tree - Lambert Road, Royston Park
Attachments: RoystonPark263-277PaynehamRoadVta-7584119.pdf

Good Morning Kieran,

Please find below Urbans quotation for the removal of the QBox and shallowing grinding of the resulting stump (underground services present) located on the Lambert Rd verge of 263-277 Payneham Road, Royston Park.

$1,160+GST

Thank you for the opportunity in providing you with this quotation, if you have any questions or I can assist you further please don't hesitate to get in contact.

Kind Regards

James Daniels
(Mon, Tue, Wed, Thur)
Operations Coordinator / Estimator - North

urbans arboriculture

m
UrbanVirons Group Pty Ltd | 488 Churchill Road, Kilburn SA 5084
www.urbanvirons.com.au

From: Kieran Fairbrother
Sent: Friday, June 28, 2024 2:00 PM
To: James Daniels
Subject: Request for Quote for removal of a street tree - Lambert Road, Royston Park

Hi James,

I am assessing a development application that seeks to remove one (1) established Queensland Box street tree to facilitate vehicle movements into the new development.

Can you please provide a quote for the removal and stump grinding of this tree – in case we approve its removal? I have attached a copy of Matt Cole's VTA here for your reference.

Let me know if you need anything else from me.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters

Kieran Fairbrother

From: Gayle Buckby
Sent: Tuesday, 1 August 2023 10:28 AM
To: Kieran Fairbrother
Cc: Rebecca Van Der Pennen
Subject: 263-277 Payneham Road, Royston Park DA - Traffic

Hi Kieran

We've assessed the DA for 263-277 Payneham Road, Royston Park and have a number of concerns as set out below.

1. The vehicle swept paths do not show simultaneous movements at all turning locations and there is no clearance shown between vehicles in figures, 11, 12 & 14.

2. The laneway is approx. 5.5 metres wide. This is narrow for the proposed traffic volumes and the turn paths do not show simultaneous movement. The lane way may need to be widened to allow simultaneous movements.

3. The Title Plan identifies the Laneway as a Right of Way? Who owns this? The junction of the laneway and Lambert Road, and the lane way up to the proposed driveway will require upgrading.

4. The junction of the laneway and the car park entry and the ramp down to the basement is complex. There are three, 2-way movements at this one location. Vehicles exiting the basement ramp do not have sight distance to vehicles exiting the ground floor aisle. What is the traffic management/safety plan for this area?

5. The traffic report suggests 454 daily trips (44 in the peak hour), but does not include the trip distribution of this traffic. All traffic will enter from Lambert, and what percentage will exit to Lambert Road and to the direct exit to Payneham Road?

6. The refuse vehicle is proposed to exit onto Payneham Road and turn right onto Payneham Road, across 4 through lanes and a right turn lane. This may not be approved by DIT as it may not be a safe manoeuvre – has DIT provided comment on this?

7. It is proposed that vehicles larger than a car will access only out of business hours – will a Condition be placed for this?

8. Is there a 4.5m x 4.5m cut-off at Lambert / Payneham provided – not clear on the plans?

9. There is a shortfall of 14 parking spaces;

10. There is a shortfall of bicycle parking spaces. There are only 8 secure bicycle parks provided, noting that the apartment floor plans show very little storage facilities and the car park will be relied upon for bike storage. To encourage sustainable transport options, additional secure bicycle parking would be preferred.

Rebecca or I can provide further clarification on the above as required.

Regards,

Gayle Buckby
MANAGER, TRAFFIC & INTEGRATED TRANSPORT

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Kieran Fairbrother	Traffic	21/06/2024	Gayle Buckby	25/06/2024	Responded	View

Response Details

Request:
Hi Gayle,
Hopefully you recall that we had a meeting with the applicant and MFY a few months ago about this DA.
This application is going to be presented to the CAP next month and while I know you were generally supportive of the changes made, can you please formalise your comments in an email to me or similar, to be presented to the CAP?
If possible, can I please get your comments before the end of next week?
Thanks in advance

Response:
Hi Kieran,

I have reviewed the MFY Traffic Report dated 18 March 2024 and the updated drawings.
The traffic concerns previously raised have been addressed and as such, there are no further concerns relating to the Council roads.

Gayle

×Close

EastWaste

11 July 2024

Mr. Kieran Fairbrother
Urban Planner
City of Norwood, Payneham & St Peters
175 The Parade
NORWOOD SA 5067

Dear Kieran,

Development Application Submission – 263-277 Payneham Road, Royston Park

Thank you for the opportunity to provide additional comment on the Development Application for 263-277 Payneham Road, Royston Park. Our comments below are in addition (and in part reinforced) to those provided to you on 23 October 2023 and are focused on the recently provided Waste Management Plan and Traffic Report (dated 19 March 2024).

1. East Waste remains broadly accepting of the Waste Management proposal.
2. We reconfirm that East Waste can and will only collect residential generated waste from the designated waste collection area adjacent Tenancy 7 of the Ground Floor carpark. No waste bins will be collected from the waste room in the basement
3. The intent of the waste collection vehicle driving into the site via Lambert Road and exiting the site in a forward manner is strongly supported by East Waste. The turning provisions however on site appear to be quite tight and despite the assertion from provided traffic consultants, East Waste reserves the right to withdraw support for collections if a simple three-point turn cannot be completed post construction. East Waste refers the Applicant to the requirements outlined on pages 11-13 of the East Waste - *Waste Management and Services Guide for Multi Unit Dwellings*, available from our website.
4. The strata will need to enter into an East Waste Indemnity Agreement prior to the collection of any waste bins from site (this includes confirmation that the infrastructure is suitably load rated and collection can be carried out safely).
5. The collection day and time of residential waste collection will be determined expressly by East Waste and may be subject to change. Given neighboring road traffic conditions, and minimization of onsite disruption, this may need to occur outside of the designated times identified with the *Local Nuisance and Liter Control Act 2016*. If required, Council will not unreasonably refuse.
6. The collection time for the bins may be up to 15 minutes (each stream) and during this time traffic into and through the site is likely to be blocked.
7. We would recommend 2-3, 240L-sized bins are considered for Green Organics collection and disposal, rather than the proposed 660L bins. With Food Waste and flowers making up the bulk of material, we do not believe there will be sufficient volume generated for a 660L bin. We suggest it will be easier to manage organic waste in smaller more manouverable bins (and take up less space on site). Arguably it will also assist with negating contamination.

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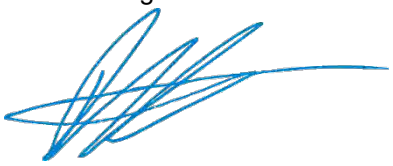
EastWaste

8. Mixed recyclables and Green Organics bins presented with an unacceptable level of contamination (determined by the collection Operator) will be collected as General Waste and directed to landfill at the expense of Council.
9. East Waste will be unable to undertake Hard Waste collections from within the site, Lambert Road or Payneham Road, unless a dedicated space is provided within the site. This could take the form of a temporary space of 1-2 dedicated carparks, at a pre-planned/booked time,1-2 times per year for all apartments.
10. In our experience Food Recycling rates from mixed use and multi-storey developments such as this is very poor. We would encourage a system be implemented on each level of the development to encourage greater food diversion from landfill.
11. We recommend and encourage waste educational signage, consistent with the state 'Which Bin?" branding, be implemented within the basement waste room and commercial collection area. With Council consent, East Waste can assist with this and on face to face education (eg. Attendance at a body corporate meeting).
12. East Waste supports and advocates for bin cleaning to be undertaken by a Contractor.
13. In the event that the onsite bulk collection of residential waste is not supported or followed through, the provision of individual bin sets to the apartments and subsequent presentation to the kerb would be problematic, due to the total number presented to the kerbside each week (up to 36 bins) and due to the local and availability of kerbside is not supported.

East Waste is happy to clarify any of the points raised and/or work with the NPSP or the Developers as required. Please do not hesitate to contact Mr Brian Krombholz via email on briak@eastwaste.com if you require further information. Once again, thank you for the opportunity to provide comment on this Development Application

Kind Regards



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HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS:	**263-277 Payneham Road Royston Park**
APPLICATION NUMBER:	**23020223**
DATE:	30 April 2024
PROPOSAL:	Four level mixed use building
HERITAGE STATUS:	ADJACENT TO A HISTORIC AREA OVERLAY
HERITAGE ADVISOR:	David Brown, BB Architects
PLANNER:	Kieran Fairbrother

City of Norwood Payneham & St Peters

ADVICE SOUGHT

No pre Planning Consent advice has been sought from Council's Heritage Advisor by the applicant.

DESCRIPTION

The site contains a group of early 20th century shops on the corner of Payneham Road and Lambert Road in the Suburban Main Street Zone.

PROPOSAL

The proposal is to demolish the old shops and construct a four level building with ground floor retail in a similar format to the old shops, and three levels of apartments, with an underground carpark. The building is a simple contemporary design with some stone veneer to the lower level walls, and a simple pale colour palette with aluminium windows and screens providing the façade features to the upper level.

COMMENTS

As with many of these main street new mixed use buildings, they ignore their immediate context. The adjacent Historic Area Overlay has a single storey restriction to development, hence the two storey limit on this site is a reasonable transition to the main street. In this case doubling the height of the proposed development makes the scale imbalance even more glaring. This scale imbalance is of course similar to the aged care facility to the south west across Lambert Road, which is potentially even worse given the proximity of the three level section to the rear gardens of the adjacent dwellings.

In this case the adjacent Interwar Bungalow is quite a reasonable distance from the four level structure and is separated from the development site by a laneway. The houses facing on to First Avenue are even further separated, so the visual impact of the four levels is potentially less than the aged care site. However it appears that the upper level balconies will be afforded an uninterrupted view of the private rear gardens of the surrounding properties.

The design for the proposed building is a relatively generic outcome with the floor plates dictating the overall design, then standard glass balustrades, and some metal blades to provide at least some visual interest to an otherwise bland rectilinear structure. The colours and materials seem to be relatively pale and innocuous, so will at least not be visually distracting in the context.

The roof plan indicates a lift and stair core and roof access platform, which presumably will all have some height to it. This is not shown on the elevations and there are no cross sections showing actual heights of these service elements. This is likely to add even more height to the building, particularly if it contains air conditioning plant and a lift overrun.

CONCLUSION

Given the main road context and the adjacent three level building, it would be expected that a building of similar proportions would be proposed for this site. It is a pity then that the design quality is so much lower than the aged care building. The very basic design does not appear to support the desire to building something double the height of the TNV limit, or compensate for the fact that the building is much more visually dominant, and hence should be of a higher design quality. The lack of contextual response, and the proximity of the three levels of apartments to the adjacent Historic Area Overlay also work against the proposal being a good outcome for the site or the area in general.

FUTURE URBAN

PLANNING REPORT

Mixed-Use Development

263 – 277 Payneham Road, Royston Park

Prepared for:
FP Whyalla Pty Ltd

Date:
11.07.2023

Proprietary Information Statement

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FUTURE URBAN

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APPENDIX 5. WASTE MANAGEMENT PLAN
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APPENDIX 8. PSI: SOIL, VAPOUR AND GROUNDWATER

1. INTRODUCTION

This report has been prepared to accompany an application by FP Whyalla Pty Ltd ('Proponent') for planning consent to construct a 4-level mixed-use building, including seven commercial tenancies on the ground floor and 18 dwellings across three building levels (namely Levels 1 – 3), together with associated vehicle parking and landscaping at 263 – 277 Payneham Road, Royston Park ('site').

In preparing this report, we have:

- inspected the site and its immediate surroundings;
- examined the:
  - » Certificate of Title in **Appendix 1**;
  - » Architectural Drawings by Piteo Architects in **Appendix 2**;
  - » Civil Plan by TMK Engineering in **Appendix 3**;
- reviewed, and summarised the key findings of, the Traffic Impact Assessment ('TIA') by Stantec in **Appendix 4**;
- reviewed the Waste Management Plan by, Colby Phillips in **Appendix 5**;
- reviewed the Site Contamination Declaration form completed by, Drew Gowling from TMK in **Appendix 6**;
- reviewed the Preliminary Site Investigation Environmental: Site History report by, TMK in **Appendix 7**;
- reviewed the Preliminary Site Investigation: Soil, vapour and groundwater report by, TMK in **Appendix 8**; and
- had regard to:
  - » the applicable policies within the Planning and Design Code ('Code');
  - » the *Planning, Development and Infrastructure Act 2016* ('*Act*'); and
  - » the *Planning, Development and Infrastructure (General) Regulations 2017* ('*Regulations*').

This report contains our description of the site, its surroundings and the proposal, and our assessment of the proposal against what we consider to be the most relevant policies of the Code.

Based on our assessment, we have formed the opinion that the proposal satisfies the pertinent polices of the Code such that it warrants the granting of planning consent.

2. PROPOSED DEVELOPMENT

The Proponent intends to construct a mixed-use building comprising four building levels, with seven commercial tenancies on the ground floor and a total of eighteen dwellings across Levels 1 – 3 (six dwellings per building level).

The proposal is further summarised below.

2.1 Land Use

Table 2.1 *Building Level and Uses of Land*

Commercial Uses			
Building Level	**Tenancy Number**	**Use of Land**	**Floor Area**
Ground Floor	Tenancy 1	Restaurant	215m^2
	Tenancy 2	Office	112m^2
	Tenancy 3	Office	86m^2
	Tenancy 4	Restaurant	81m^2
	Tenancy 5	Restaurant	94m^2
	Tenancy 6	Office	94m^2
	Tenancy 7	Restaurant	113m^2
			TOTAL FLOOR AREA = 795m^2
Residential Uses			
Building Level	**Number of Dwellings**	**Beds per Dwelling**	
Level 1	3	3	
Level 2	3	3	
Level 3	3	3	

2.2 Building Height

The building will consist of four building levels and have an overall height of 14.87m (when measured from the finished ground level).

2.3 Access and Parking

Access for resident, customer and service vehicles is to be obtained via the existing crossover to Lambert Road which presently accommodates two-way vehicle movements. The laneway is partly a public road, and partly a private laneway.

The proposal includes 52 on-site parking spaces (34 in basement and 18 at-grade) for the prospective tenants and residents. It is intended that parking spaces will be allocated as follows:

- Ground Floor: retail customers and residential (short-term) visitors (e.g., trades, deliveries, etc.); and

- Basement: residential (18 spaces) plus retail staff (six spaces) and residential visitors (long-term, e.g., weekend visitors)/residential unbundled parking, available for residents to buy/lease, as required (10 spaces).

Storage for eight bicycles (five for residents and three for staff) will be provided in a secure storage unit within the basement. Bicycle 'hoops' to accommodate parking for visitors are intended to be installed within the at-grade areas at the rear of the building.

2.4 Waste

All commercial waste will be transferred from within the building and stored in the north-eastern corner of the site within an enclosure measuring 20.5m^2. It is intended that a private contractor will be engaged to collect both commercial and residential waste.

All residential waste will be transferred by residents to a common waste room provided in the basement (adjacent the lift/fire egress stair). Bins are then to be transferred from the common waste room to the bin collection area located, at grade, in the north-western corner of the site, adjacent the access from Lambert Road. It is intended that residential waste will be collected by the Council's waste collection service provider, East Waste.

2.5 Stormwater

Stormwater collected on-site will be directed to a 21kL detention system and filtered by an Ecosol RSF4200 pollutant separator prior to being discharged to the street water table on Lambert Road.

The stormwater management plan prepared by TMK Engineers can be found in **Appendix 3**.

3. SPATIAL ATTRIBUTES

3.1.1 Site

The site is comprised of two contiguous allotments that are together known as 263 – 277 Payneham Road, Royston Park. The site is formally described as follows:

Lot No.	Filed Plan	Area Named	Hundred	CT Reference
83	135934	Royston Park	Adelaide	2291/16
84	135935	Royston Park	Adelaide	2291/17

The site is located on the north-western side of Payneham Road and has a primary road frontage measuring 47.24m, a secondary road frontage to Lambert Road measuring 47.67m and an overall area of approximately 2,000m^2.

An existing low-rise building occupies the site, offering up to eight separate commercial tenancies. The building formerly contained Parente's Restaurant as the 'anchor' tenant and, over the past decade, has also been tenanted by a hair salon, a clothing store, a small café and an office. The building has been vacant for approximately two years now and its current condition can be described as poor.

Vehicle parking is provided at the rear of the building. The surface condition is dilapidated and vehicle parking spaces are not clearly delineated.

Vehicular access is obtained from Lambert Road, via a laneway that we understand is partly a public road and partly a private laneway. The existing Lambert Road/laneway access is used for both entry and exit movements. A second crossover is located in the eastern corner of the site and provides 'exit only' movements onto Payneham Road.

Landscaping of average variety and condition is provided along the western perimeter of the parking area. The site does not contain any regulated or significant trees.

The site has no discernible topographical features either.

Figure 3.1 *Site from Payneham Road (left) and Lambert Road (right)*


Figure 3.2 *Vehicle parking at rear of site*


Figure 3.3 *Site access / egress on Lambert Road (left) and Payneham Road (right)*


3.1.2 Zoning

The site is situated within the Suburban Main Street Zone ('Zone') and is within the following Overlays:

- Airport Building Heights (Regulated) (all structures over 45 metres AHD);
- Advertising Near Signalised Intersections;
- Hazards (Flooding – General);
- Prescribed Wells Area;
- Regulated and Significant Tree;
- Traffic Generating Development;
- Urban Transport Routes.

The site is also subjected to the following Technical and Numeric Variation (TNV):

- Maximum Building Height (Levels) (Maximum building height is 2 levels).

Figure 3.4 *Site Map*

3.1.3 Locality

The locality is considered to include those properties with primary road frontage to Payneham Road, extending to the south-west edge of the Life Care site, north-east to the former Exotic Botanic site (289 – 291 Payneham Road) and to the north-west so as to include properties with primary frontage to Lambert Road, up to its intersection with First Avenue, and including properties along the south-eastern side of First Avenue from 133 to 145B First Avenue.

The locality has a mixed character ostensibly due to the surrounding road hierarchy and convergence of a number of different zones.

Properties fronting Payneham Road are distinctly commercial in nature and scale, and include a variety of building forms. There is some influence imparted on Payneham Road by low-rise residential development, however this is principally limited to the south-eastern side of Payneham Road.

Properties with primary road frontage to Lambert Road and First Avenue contribute to a low-rise, low-density residential character.

The existing Life Care building at three building levels in height and having a total frontage/building width measuring 131m imparts substantial influence on the streetscape character of Payneham Road and the locality more generally.

Figure 3.5 *Life Care building from Lambert Road (left and right)*

Figure 3.6 *Life Care building corner Payneham/Lambert Roads (left) Payneham Road (right)*

Figure 3.7 *Payneham Road streetscape (left) 2 Lambert Road fencing on southern boundary (right)*

Figure 3.8 *Locality and Zoning Map*

4. PROCEDURAL MATTERS

At the time of preparing this report, the relevant version of the Code was consolidated on June 29, 2023 (Version 2023.9).

Due to amendments, the version of the Code used to prepare this report may not be the relevant version at the time of lodgement of the application. To the extent of any inconsistency, the version of the Code at the time of lodgement will be relevant for the processing and assessment of the application.

4.1 Verification

For the purposes of Regulation 31(1)(a), (b) and (c) of the *Regulations*, the following applies:

Table 4.1 *Verification snapshot*

Verification matter	Comment
Nature of Development	Construction of a four-level mixed-use building comprising seven commercial tenancies (restaurant and office) on the ground floor, and 18, 3-bedroom dwellings across Levels 1 – 3, together with 52 car parking spaces and associated landscaping
Elements	Mixed-use building comprising four building levels (Undefined)

Category of Development	Code Assessed – Performance Assessed
Relevant Authority	Council Assessment Panel at the City of Norwood, Payneham and St Peters

4.1.2 Elements

The proposal is comprised of a single, undefinable element, as follows:

- *Mixed-use building comprising four building levels.*

Whilst the proposal incorporates a number of uses of land, namely restaurants, offices and dwellings, these uses cannot be separated into various elements by virtue of their co-dependency in relation to the shared site access, parking, waste storage/collection and stormwater management arrangements.

Furthermore, each of these uses are entirely dependent upon the overall merits and assessment outcome of the whole of the mixed-use building. The elements cannot be approved separately until the development 'exists'.

4.2 Referrals

4.2.1 Overlay Referrals

The site is captured by the following overlays that may require a referral, pursuant to Section 122(1) of the *Act*, in accordance with Regulation 41(1), to a body prescribed in Schedule 9 of the *Regulations*.

We submit the following comments in relation to the relevant referral triggers of each Overlay:

Table 4.2 *Referral triggers*

Overlay	Referral (Y/N)	Comment
Airport Building Heights (Regulated) (All structures over 45m)	No	N/A
Advertising Near Signalised Intersections	No	N/A
Traffic Generating Development	No	N/A
Urban Transport Routes	Yes	Procedural Matters Table (c): The proposal will increase the frequency of movements through the existing vehicle 'access' to Payneham Road.

4.2.2 The Code Part 9 – Referrals

Referral to the Environment Protection Authority (EPA) is required, noting the following:

- The following class of development is listed in Part 9 of the Code and requires a referral to the EPA, pursuant to clause 3, item 9A of Schedule 9 of the Regulations:

"Change in the use of land to a more sensitive use on land at which site contamination exists or may exist as a result of one of the following:

» *class 1 activity (including where a class 1 activity exists or previously existed on adjacent land)"*

- The proposal involves a change in use of the land to a more sensitive use noting that the site has previously been used for a potentially contaminating commercial class 1 activity (item 5 on the Land Use Sensitivity Hierarchy or LUSH) and a residential class 1 (item 1 on the LUSH) is proposed;
- The Site Contamination Declaration Form prepared by, Drew Gowling from TMK appended in **Appendix 5** states that site contamination exists or may exist as a result of a class 1 activity (dry cleaning activities) previously occurring on the land, although all soil, vapour and ground water investigations undertaken indicate that not to be the case.

4.3 Public Notification

Pursuant to Section 107(6) of the *Act*, the Code may exclude specified classes of development from the requirement to undergo public notification. Accordingly, Table 5 of the Zone provides the following:

Table 4.3 *Table 5 – Procedural Matters (excerpt)*

Class of Development (Column A)	Exceptions (Column B)
(3) Any development involving any of the following (or of any combination of any of the following): (f) dwelling located above a non-residential building level (i) office (k) shop	Except development that exceeds the maximum building height specified in Suburban Main Street Zone DTS/DPF 3.1 or does not satisfy any of the following: 1. Suburban Main Street Zone DTS/DPF 3.2. 2. Suburban Main Street Zone DTS/DPF 3.3

Whilst the proposal satisfies the interface height building envelopes provided in Zone DTS/DPF 3.2 and 3.3, the height of the building exceeds the value returned in Zone DTS/DPF 3.1(a)(i) – i.e., 2 building levels.

Accordingly, the proposal is not exempt from the public notification requirements prescribed in Section 107(3) of the *Act*.

5. ASSESSMENT AGAINST PLANNING AND DESIGN CODE

5.1 Land Use and Intensity

The following Zone policies are instructive when determining whether the proposal involves an appropriate composition of land uses and that those uses are commensurately appropriate in relation to their proposed intensity.

PO 1.1 *Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community.*

PO 1.2 *Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents.*

PO 1.3 *Ground floor uses contribute to an active and vibrant main street.*

PO 1.4 *Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places.*

PO 1.6 Development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

PO 1.7 *Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.*

DO 1 *A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.*

DO 2 *A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.*

DO 3 *An intimate public realm with active streets created by integrated mixed use buildings.*

5.1.1 Land Use

Having considered the above policies, it is evident that the Zone envisages a diverse range of land uses that collectively contribute to an active and vibrant community across daylight and evening periods. To that end, we have formed the opinion that the proposal includes uses of land that achieve the intentions of the Zone, on account of the following:

- In total, the proposal includes seven commercial tenancies on the ground floor which are intended to be occupied as follows:
  - » *restaurant* – Tenancies 1, 4, 5 and 7.
  - » *office* – Tenancies 2, 3 and 6.
- Each ground floor tenancy comprises a leasable floor area that has the ability to support a range of commercial activities, including, but not limited to, various *standard outcomes* provided in Zone DPF 1.1.
  - » any future proposal/s to change the use of these tenancies would likely achieve the relevant criteria for *deemed-to-satisfy* development (Zone DTS 1.7) thereby demonstrating that the proposal supports responsive and adaptive changes in use.
- The proposed uses (restaurants and offices) typically operate with overlapping business hours, thereby promoting activity within the range of daily hours expressed in Zone PO 1.2.
- In conjunction with non-residential uses on the ground floor, the proposal includes a total of 18 dwellings within the upper levels of the building (Zone POs 1.2 and 1.4, and DPF 1.4).

5.1.2 Intensity

In relation to land use intensity, we submit the following:

Commercial

- The proposal incorporates ground floor tenancies that have the ability to support a variety of commercial activities of a scale that can support and service the needs of the local community (Zone PO 1.1 and PO 1.7).
- The proposed mix of restaurant and office uses will contribute to the overall vibrancy of the locality and service the needs of the local community by:
  - » extending activities across the daylight and evening hours (Zone PO 1.2); and

- » incorporating ground floor uses with visually permeable, activated frontages that contribute to a vibrant main street character (Zone POs 1.3 and 1.6).

Residential

The proposal includes eighteen dwellings in total, each comprising three bedrooms, which represents an overall net residential density of 90 du/ha. For the benefit of the reader, we note that the Code in *Part 8 – Administrative Terms and Definitions* provides the following:

- *Medium net residential density* – 35 to 70 du/ha;
- *High net residential density* – greater that 70 du/ha.

Whilst the proposal is technically 'high density', we consider it instructive to highlight that the Zone makes only one reference to *medium density* residential development. This solitary reference is found in DO 1 which, toward the end of the 'single-sentence' DO, states: "*… medium density development that supports the local area*".

We further note that the Code in *Part 1 – Rules of Interpretation* states: "*… Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration…"*

Having considered the collective of the Zone policies that are relevant to the assessment of land use intensity (POs that may be informed by DOs), we are of the opinion that the foremost intentions of the Zone are for:

- a mix of land uses created by mixed-use buildings;
- a high degree of pedestrian and main street activity;
- movement and activity during daylight and evening hours; and
- dwellings developed to support the local area, in which business, entertainment and recreational activities that contribute to making the main street precinct and pedestrian thoroughfare pleasant and lively places are envisaged.

Within this context we suggest that the Zone may be characterised as being somewhat deferential to medium density residential development, however it would be unreasonable to conclude that developments proposing high density should be entirely avoided.

Rather, we say that upon a more balanced reading of the relevant policies, the intention of the Zone is for residential uses of land to be established so they contribute to land use variety, and support vibrancy and activity within the local area, and to not unreasonably constrain the daily operation of commercial activities.

In relation to residential density, we are of the opinion that there are important contextual features within the immediate vicinity of the site and the broader locality that are of particular relevance to the question of density as it relates to this proposal. For example:

- The Established Neighbourhood Zone ('EN Zone') encompasses a considerable geographical area to the north-west and south-east of the site. Minimum site area TNVs of 600m^2 and 450m^2 and minimum primary frontage widths of 18m and 11m apply to these areas respectively. The EN Zone envisages primarily low-density, detached dwellings.
  - » the overwhelming majority of allotments within both portions of the EN Zone are of insufficient size to support increases in net residential density.
- The adjoining General Neighbourhood Zone ('GN Zone') on the south-eastern (opposite) side of Payneham Road encompasses a comparatively small area and is limited to a truncated

section along Payneham Road. The GN Zone envisages a variety of low-rise dwellings at medium and low density. Envisaged minimum site areas range from 250m^2 and 300m^2.

  - » Whilst there appear to be a number of opportunities to increase the current residential density within the GN Zone, given the limited spatial extent of the GN Zone, the degree to which the increased density would influence the net residential density within the broader locality is limited.

- The adjoining Housing Diversity Neighbourhood Zone ('HDN Zone') to the south-west of the site envisages low-rise, medium-density housing.
  - » the entirety of the HDN Zone is developed with supported accommodation for the elderly and infirm. Residents of the facility are unlikely or unable to leave the confines of the facility.
- Within the immediate vicinity of the site, along Payneham Road, are a number of existing bus stops that are all serviced by 'Go Zone' bus routes.
  - » convenient access to public transport as well as cycling routes (Torrens Linear Park and Payneham Road dedicated bicycle lane) are generally acknowledged as being features that support higher residential densities.
- Commercial properties along this section of Payneham Road generally experience high tenant turnover and/or high vacancy rates.
  - » an increase in the net residential density of the local area would better support business viability.

Having considered the above features of the local area, we have formed the opinion that there is scope, and seemingly a demand (given the vacancy rates), for a higher density residential development in this location. The delivery of a high-quality, high-density outcome on this site will contribute to the critical mass of residents that will underpin and support the viability of commercial activities within the local area.

5.2 Building Height / Interface Height

According to the South Australian Property and Planning Atlas (SAPPA), the site is affected by a TNV which applies a maximum height of 2 building levels. The TNV is provided as a *standard outcome* identified through Zone DPF 3.1(a)(i).

We suggest that the TNV is of limited utility in the context of this proposal for reasons we will further outline. What is of particular relevance to the assessment of the merits of the proposal is Zone PO 3.1 which states:

"Building height… is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.

For the benefit of the reader, we note that the Code in *Part 8 – Administrative Terms and Definitions* provides the following:

- *Low-rise* – In relation to development, means up to and including 2 building levels;
- *Medium-rise* – In relation to development, means 3 to 6 building levels.

Given that the proposal is to be assessed against the PO, and the corresponding DPF exists only to assist the relevant authority in its interpretation of the PO, we are of the opinion that it would be reasonable for the relevant authority to turn its mind to all of the *standard outcomes* provided in DPF 3.1, and to summarily consider those in the context of the site, the proposal and the envisaged outcomes sought by PO 3.1.

At this juncture, we consider it prudent to highlight an alternative *standard outcome* provided in Zone DPF 3.1(a)(ii)(A), which states the following in relation to maximum building height:

"Building height is:

(a) no greater than:

(ii) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)):

A. where the site has a frontage of at least 25m and depth of at least 50m - 4 building levels up to a height of 15m

A site of such dimensions would have a total area of 1,250m^2.

In relation to the characteristics of the development site, we note the following:

- Primary road frontage width: 47.24m;
- Site depth: 47.67m;
- Total site area: 2,000m$^{2.}$

Based on the above measurements, the site displays attributes that far exceed those described in DPF 3.1(a)(ii)(A) which expressly envisages buildings comprised of four building levels, and up to a height of 15m on 'large' sites.

When one approaches the question as to whether the height of this building is appropriate, the following matters should be given due consideration:

- Zone PO 3.1 envisages a zone that is developed with *low-to-medium rise* buildings. This terminology is distinctly different from the terms *low-rise* and *medium-rise*, and therefore should be applied in a manner that is commensurate with its intent.
- Whilst there is no definition in the Code for *low-to-medium rise*, we suggest that it would be reasonable to conclude that, in the context of the definitions provided for *low-rise* and *medium-rise*, that 2-4 building levels best fits the intent that informed the need to include the term *low-to-medium rise*. Our reasoning is based on the following:
  - » 2 building levels captures the 'upper end' of the definition of low-rise;
  - » 3 – 4 building levels captures the 'lower end' of medium-rise;
  - » when grouped in pairs (i.e.,1 – 2, 3 – 4 and 5 – 6), the median is 3 – 4.
  - » It therefore seems pragmatic and reasonable to conclude that the intent behind *low-to-medium rise* is best captured by defining it as 2 – 4 building levels.
- In our opinion, it is difficult to ratify the 2-building level TNV as being a standard outcome that may achieve the *low-to-medium rise* outcome envisaged by Zone PO 3.1 – in this particular instance. We find the two to be somewhat incompatible given the expressed built form outcomes envisaged by Zone PO 3.1 are contextually driven, with specific reference to the site's 'frontage, depth and main street character'.
- The building, at four building levels and 14.87m in height, achieves what we say is a built form outcome that is expressly sought by Zone PO 3.1, as it responds to the specific characteristics of the site and the local context, and further:
  - » the site achieves the attributes provided in DPF 3.1(a)(ii)(A); and
  - » the proposal achieves the building heights provided as a standard outcome in DPF 3.1(a)(ii)(A).

- In addition to its contextual response to the site, the proposal fits within the context of the immediate locality noting that the proposal is of a height that is complementary to, and generally commensurate with, the adjacent Life Care building at 247 – 261 Payneham Road which imparts substantial influence on the 'main street character' of Payneham Road, and the locality more broadly.
- In accordance with Zone PO 3.2, the proposal is designed with clear intent to moderate building mass and respond to the visual sensitivities of adjacent residential development to the north/north-west of the site which are located in a neighbourhood-type zone.
  - » this is successfully achieved by responding to the 45-degree building envelope provided in Zone DPF 3.2.
  - » As confirmed in Figure 5.1 below, the proposal sits comfortably within the interface height, providing a clearance of 5.39m.

Figure 5.1 *Interface Height*

  - » By virtue of its siting and relationships with adjoining residential development, the building will not cast a single shadow upon areas of private open space or living room windows of residential properties sited within the adjoining *neighbourhood-type* zone to the north/north-west (Zone PO 3.6).

5.3 Built Form and Design

In regard to built form and design we submit the following:

- The ground floor of the building is sited on the boundary of the primary and secondary road frontages to achieve continuity of the street façade along the main street (Zone POs 3.4 and 3.5)
- Levels 1 – 3 are setback considerably (7.35m) from the primary road frontage which reduces the perceived bulk and scale of the building, but nonetheless provides a *low-to-medium rise* built form that frames the main street (Zone PO 2.1).
- The proposal includes fine-grained shop front elements that are consistent and repetitious in their appearance, thereby reinforcing the desired rhythm of commercial tenancies, as envisaged in Zone PO 2.2.
- The primary façade includes a solid to void ratio (on a horizontal plane beneath the canopy) that is comprised of 77.6% clear glazing (in volumetric terms, this represents 94% of the primary façade). This achieves the 'clear-glazed' (i.e., 'activated') narrow shop front outcome, as envisaged in Zone PO 2.2).

- In accordance with Zone PO 2.3, pedestrian shelter is provided by the canopy attached to the Payneham Road and Lambert Road facades which projects 1.6m over the adjacent footpath. This is further reinforced by *Design* and *Design in Urban Areas* PO 1.2.
- The main building elevation is oriented towards Payneham Road such that it conveys purpose and identifies the main access points to each tenancy in a manner that is complementary to the streetscape, as sought in *Design* and *Design in Urban Areas* PO 1.3.
- The building incorporates a high degree of fenestration within the primary/southern façade, coupled with generous residential balconies that encourage passive surveillance of the public realm, as envisaged in *Design* and *Design in Urban Areas* POs 2.1 and 2.4.
- The external appearance of the building suitably responds to the design quality outcomes, as encouraged by the Zone, as well as the *Design* and *Design in Urban Areas* Sections of the Code, such that we note the following.
  - » The clearly defined podium (with over-footpath canopy) provides foundational balance to the building, and is complemented by the manner in which the horizontal and vertical proportions of the building have been articulated and expressed by apartment balcony balustrades, spatial proportions of expressed building levels, and powder-coated battens. The architectural themes are consistent across all building elevations and, as such, we contend that the architectural design response sensitively frames the main street and suitably moderates perceived building mass to all aspects, as sought by Zone PO 2.1, and *Design and Design in Urban Areas* PO 12.3.
  - » The proposal clearly defines and reinforces the north-east corner of Payneham and Lambert Roads, whilst the deeply inset upper levels (Levels 1 – 3) coupled with the composition of high-quality external materials provide articulation and visual relief to the primary road frontage, as encouraged by *Design and Design in Urban Areas* PO 1.1.
  - » In response to local context, as sought by *Design and Design in Urban Areas* PO 12.1 and DO 1, the proposal will:
    - enhance the envisaged (and historical) narrow shopfront, main street character at ground level;
    - respond to the overall height, bulk and scale of the adjacent Life Care building; and
    - be sited and designed in a manner that provides visual and spatial relief to adjacent residential development.
  - » The palette of external materials and finishes includes applied finish precast concrete, pre-colour treated Axon cladding, Crazy Stone veneer for feature base and site paving, powder-coated batten screens and powder-coated aluminium window frames. Such materials are durable and retain their colour and texture, as sought by PO 12.5.
  - » The substantial depth of the Level 1 balconies supports the provision of high-quality landscaping that will enhance the building's appearance when viewed from the public realm and provide high levels of amenity for the building's occupants, as sought by POs 3.1 and 4.3.
  - » Each dwelling is provided with substantially sized balconies that provide occupants with usable private open space (minimum 19m2 / maximum 191m2). The provision of private open space for each dwelling exceeds the preferred spatial extent (15m2) as provided in Table 1 – Private Open Space within the *Design and Design in Urban Areas* Sections.
  - » Building plant equipment will be mounted in a central location on the roof such that there will be no lines of sight from the surrounding road network or adjacent residential properties in accordance with *Design and Design in Urban Areas* PO 1.4.

5.4 Vehicle parking

The proposal includes the following land use composition:

- Dwellings: 18, three-bedroom dwellings
- Tenancies 1, 4, 5 and 7 (Restaurant) having a combined gross leasable floor area of 514m^2; and
- Tenancies 2, 3 and 6 (Office) having a combined gross leasable floor area of 292m^2.

The proposal provides 52 car parking spaces (34 in basement and 18 at-grade).

The TIA prepared by Stantec (**Appendix 4**) concludes that the proposal provides an adequate provision of on-site parking. Whilst we largely defer to the technical assessment provided in the TIA in regard to access, on-site manoeuvring and the provision of on-site parking, we emphasise the following:

- Based on the rates provided in Table 1 (residential) and Table 2 (restaurant/office), the proposal generates a theoretical demand for 66 spaces (minimum) and 90 spaces (maximum). The theoretical demand is further detailed below:
  - » Commercial tenancies:
    - Minimum: 24 spaces (rounded up);
    - Maximum: 48 spaces (rounded up).
  - » Residential:
    - Resident: 36 spaces;
    - Visitor: 6 spaces.
- The discrepancy in the Code, whereby commercial tenancies are offered a discounted 'designated area' rate in Table 2 whilst the residential component is not, appears to be a 'technical glitch'. A summary of the reasoning provided by Stantec is provided below:
  - » travel patterns from a known origin, such as a dwelling, are far more predictable than travel patterns to-and-from commercial uses of land which are invariably far more dispersed;
  - » the site is within proximity to bus services in a 'Go Zone' and offers easy access to cycling routes to the City, as well as inner-suburban routes. Utilisation of transportation methods other than a motor vehicle are far more likely to be associated with residential development than commercial uses of land;
  - » residential development in other, similar, zones is captured by Table 2. There appears to be no sound technical (or reasonable) basis as to why the 'designated area' parking rates should not apply to the residential component in this proposal.
- Using the 'designated area' rates in Table 2, the following theoretical demand is generated by the proposed residential component:
  - » Residents: 22.5 spaces;
  - » Visitors: 4.5 spaces;
  - » TOTAL: 27 spaces.
- Accounting for the theoretical parking rates for the entire proposal, with the adjusted rates for the dwellings, the proposal generates a theoretical (minimum) demand for 51 spaces.
- The TIA concludes that the proposal, providing 52 spaces, represents an adequate provision of on-site parking for both components.

6. CONCLUSION

Having due regard to the nature of the site and its factual context, and the relevant policies of the Code, it is concluded that the proposal is not seriously at variance with the Code and is for a reasonable form of development that:

- is orderly and economic;
- is well-designed and sited in respect to its setting;
- will enhance the main street and local character;
- will enhance the visual amenity of the site and locality;
- establishes uses of land that complement, and suitably manage impacts on, existing residential properties in the adjoining 'neighbourhood-type' zone; and
- is in general accord with the overall intent and purposes of the Suburban Business Zone and the Code as a whole.

For these reasons, it is considered that the proposal has sufficient merit to warrant planning consent.

APPENDIX 1. CERTIFICATE OF TITLE

APPENDIX 2. ARCHITECTURAL DRAWINGS

PROPOSED NEW MIXED-USE DEVELOPMENT

address
263-277 PAYNEHAM ROAD, ROYSTON PARK

client
FP WHYALLA PTY LTD

date
JUNE 2023

DEVELOPMENT PLAN CONSENT

171 Gilles street, Adelaide, SA 5000
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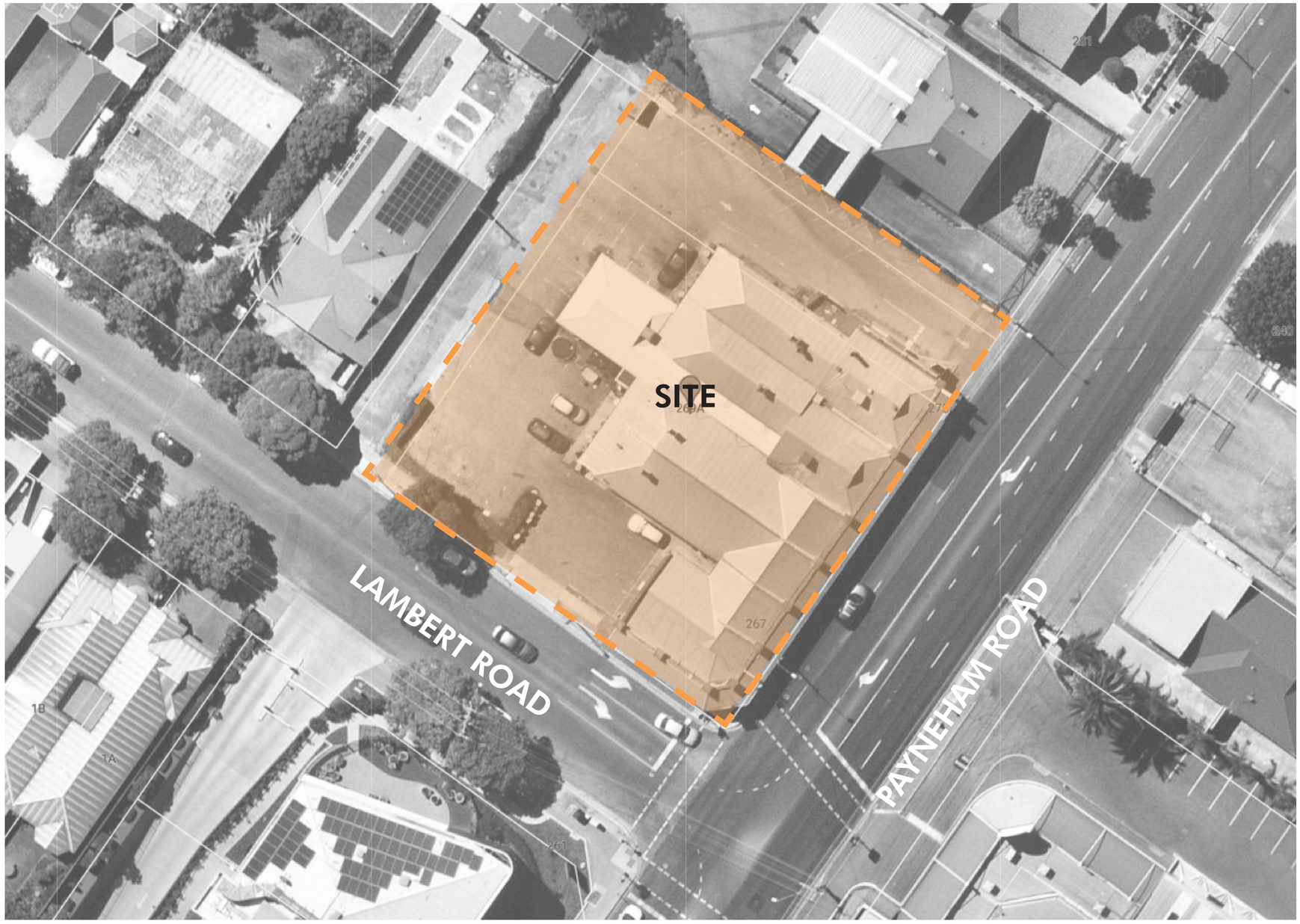

LOCATION PLAN
DEVELOPMENT PLAN CONSENT

171 Gilles street, Adelaide, SA 5000
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+61 8 8225 6056
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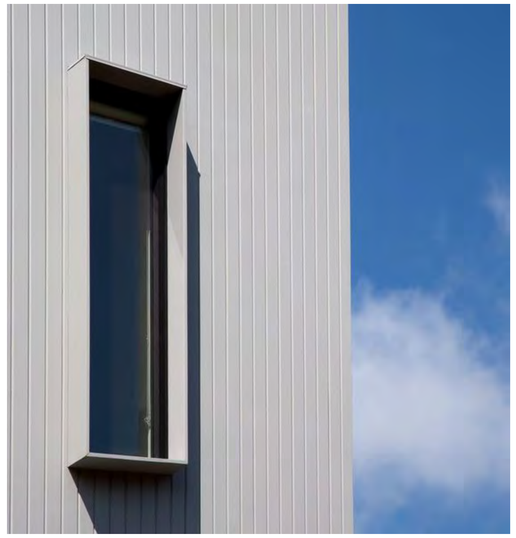
SCHEDULE OF MATERIALS

JAMES HARDIE AXON CLADDING
COLOUR - WARM NEUTRAL

APPLIED ROLL ON FINISH PRE CAST CONCRETE
COLOUR - NATURAL WHITE

ALUMINIUM POWDER COATED BATTENS
COLOUR - CHINTZ HALF

POWDER COATED ANOTEC MID BRONZE WINDOW FRAMES
COLOUR - MID BRONZE

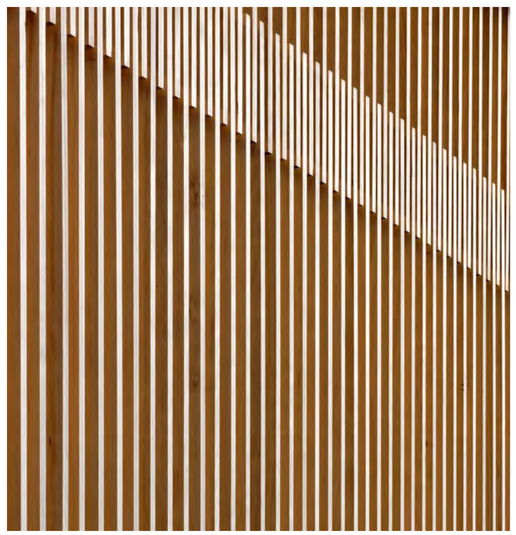


JAMES HARDIE AXON CLADDING

APPLIED ROLL ON FINISH PRE CAST CONCRETE

PERMEABLE PAVING TO BALCONIES

CRAZY STONE VENEER FOR FEATURE BASE & PAVING



ALUMINIUM POWDER COATED BATTENS

POWDER COATED ANOTEC MID BRONZE WINDOW FRAMES

MATERIALITY
DEVELOPMENT PLAN CONSENT

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PRECEDENTS
DEVELOPMENT PLAN CONSENT

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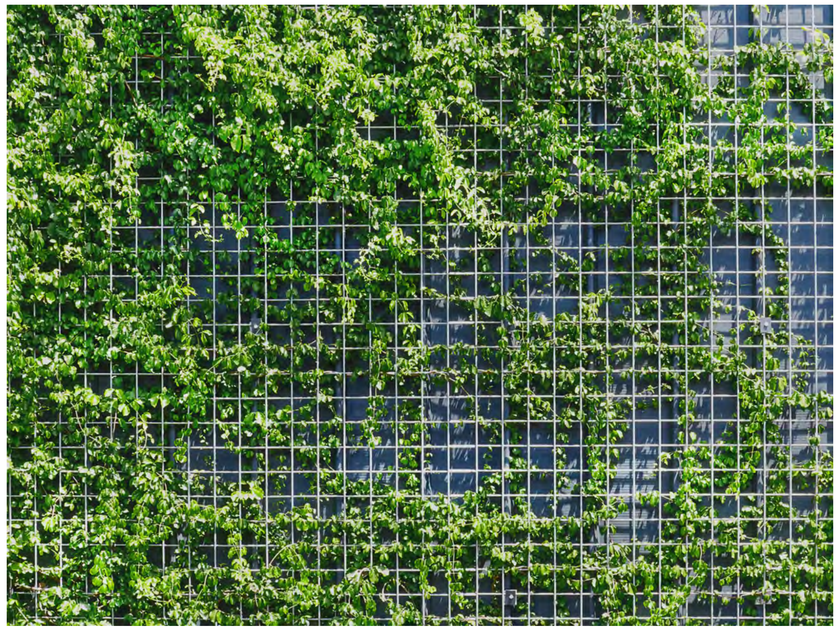
BOX HEDGING IN PLANTERBOX

HYMENOSPORUM FLAVUM
NATIVE FRANGIPANI

LITTLE JESS, DANIELLA

PERMEABLE PAVING



BOSTON IVY ON STAINLESS STEEL WIRE MESH SYSTEM

PYRUS CALLERYANA “CAPITAL”
ORNAMENTAL PEAR

PLANTING
DEVELOPMENT PLAN CONSENT

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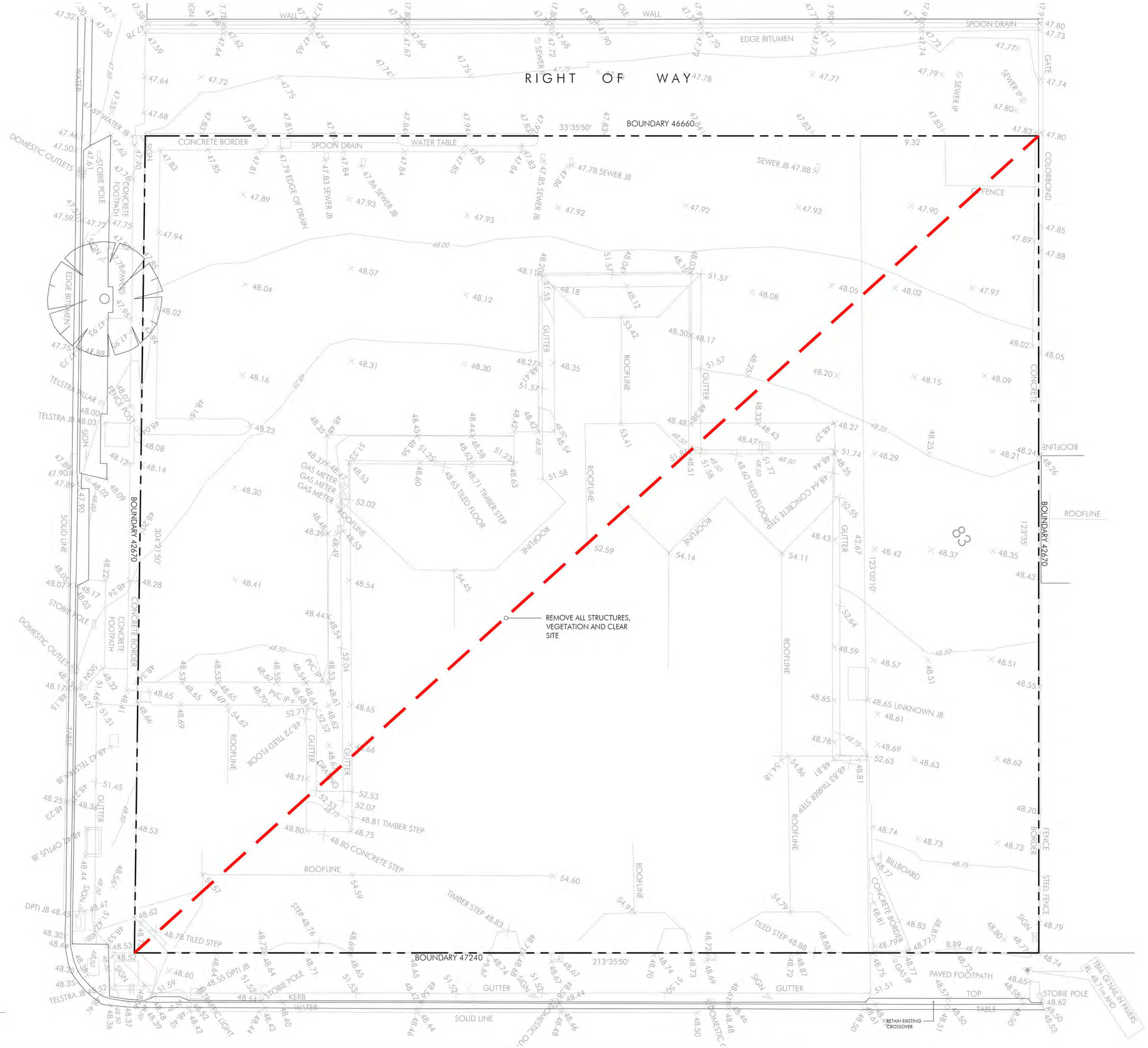

EXISTING/DEMO SITE PLAN

1 : 100

DEVELOPMENT PLAN CONSENT

project no.	drawing no.	amendments
2109	PA-01	

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale:
issue date: 05.05.23
revision: A

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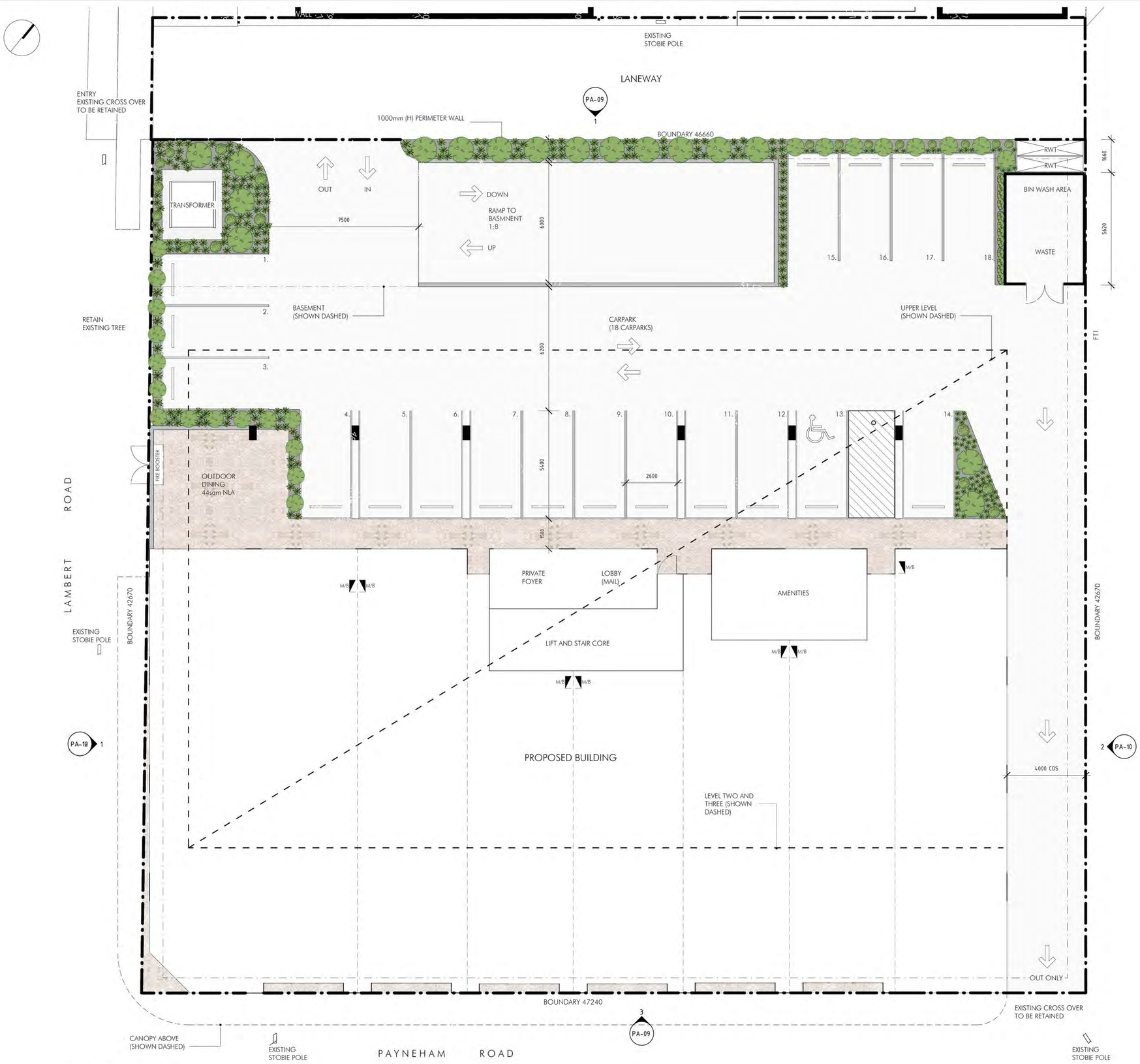

PROPOSED SITE PLAN

1 : 100

AREAS - BASEMENT LEVEL	
CARPARK	1650.0 sqm
STAIR/LIFT/SERVICE/WASTE	100.0 sqm
TOTAL (AREA)	1750.0 sqm

AREAS - GROUND FLOOR LEVEL	
TENANCY 1 (NETT LEASE. AREA)	250.0 sqm
TENANCY 2 (NETT LEASE. AREA)	112.0 sqm
TENANCY 3 (NETT LEASE. AREA)	86.0 sqm
TENANCY 4 (NETT LEASE. AREA)	81.0 sqm
TENANCY 5 (NETT LEASE. AREA)	94.0 sqm
TENANCY 6 (NETT LEASE. AREA)	94.0 sqm
TENANCY 7 (NETT LEASE. AREA)	113.0 sqm
TOTAL (NETT LEASE. AREA)	830.0 sqm
AMENITIES	30.0 sqm
STAIR/LIFT/FOYER/LOBBY	51.0 sqm
TOTAL (COMMON AREA)	81.0 sqm
TOTAL SITE AREA	2003.4 sqm

AREAS - FIRST LEVEL	
APARTMENT 1	296.0 sqm
APARTMENT 2	264.0 sqm
APARTMENT 3	212.0 sqm
APARTMENT 4	179.0 sqm
APARTMENT 5	152.0 sqm
APARTMENT 6	124.0 sqm
COMMON/STAIR/LIFT	63.0 sqm
TOTAL (FLOOR AREA)	1290.0 sqm
*apartment areas include balconies	

AREAS - SECOND AND THIRD LEVEL	
APARTMENT 1	173.0 sqm
APARTMENT 2	157.0 sqm
APARTMENT 3	142.0 sqm
APARTMENT 4	167.0 sqm
APARTMENT 5	168.0 sqm
APARTMENT 6	136.0 sqm
COMMON/STAIR/LIFT	63.0 sqm
TOTAL (FLOOR AREA PER LEVEL)	1006.0 sqm
*apartment areas include balconies	

TOTAL AREAS BREAKDOWN	
BASMENT LEVEL	1750.0 sqm
GROUND LEVEL	911.0 sqm
FIRST LEVEL	1290.0 sqm
SECOND LEVEL	1006.0 sqm
THIRD LEVEL	1006.0 sqm
TOTAL (FLOOR AREA)	5963.0 sqm
*includes common areas and balconies	

SITE LEGEND

- DENOTES BOUNDARY LINE
- DENOTES PAVERS TO FOOTPATH AS SELECTED
- DENOTES 400mm DEEP SOIL ZONE
- RWT — DENOTES SLIMLINE RAINWATER TANK TO CIVIL ENGINEER'S DETAILS
- METER BOX DISTRIBUTION BOARD
- FT1 — 1800mm HIGH GOOD NEIGHBOUR FENCE AS SELECTED

DEVELOPMENT PLAN CONSENT

project no. 2109 | drawing no. PA-02 | amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 05.05.23
revision: A

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PROPOSED LANDSCAPE PLAN

1 : 100

LANDSCAPE LEGEND

BOX HEDGING

HYMENOSPORUM FLAVUM
NATIVE FRANGIPANI

LITTLE JESS, DIANELLA

PYRUS CALLERYANA "CAPITAL"
ORNAMENTAL PEAR

SITE LEGEND

- DENOTES BOUNDARY LINE
- DENOTES PAVERS TO FOOTPATH AS SELECTED
- DENOTES 400mm DEEP SOIL ZONE
- RWT — DENOTES SLIMLINE RAINWATER TANK TO CIVIL ENGINEER'S DETAILS
- METER BOX DISTRIBUTION BOARD
- FT1 — 1800mm HIGH GOOD NEIGHBOUR FENCE AS SELECTED

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-03

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 05.05.23
revision: A

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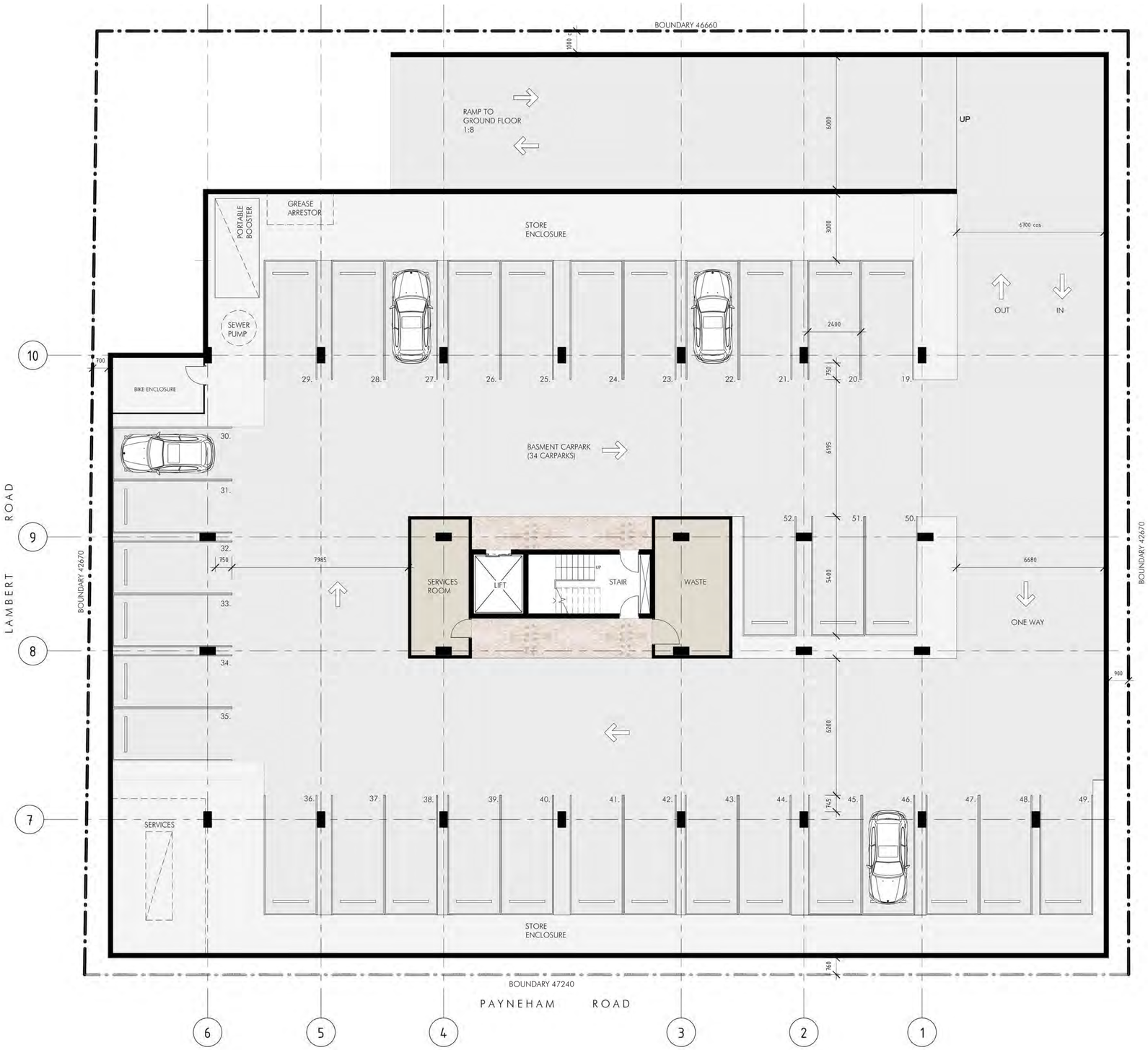

PROPOSED BASEMENT FLOOR PLAN

1 : 100

AREAS - BASEMENT LEVEL	
CARPARK	1650.0 sqm
STAIR/LIFT/SERVICE/WASTE	100.0 sqm
TOTAL (AREA)	1750.0 sqm

AREAS - GROUND FLOOR LEVEL	
TENANCY 1 (NETT LEASE. AREA)	250.0 sqm
TENANCY 2 (NETT LEASE. AREA)	112.0 sqm
TENANCY 3 (NETT LEASE. AREA)	86.0 sqm
TENANCY 4 (NETT LEASE. AREA)	81.0 sqm
TENANCY 5 (NETT LEASE. AREA)	94.0 sqm
TENANCY 6 (NETT LEASE. AREA)	94.0 sqm
TENANCY 7 (NETT LEASE. AREA)	113.0 sqm
TOTAL (NETT LEASE. AREA)	830.0 sqm
AMENITIES	30.0 sqm
STAIR/LIFT/FOYER/LOBBY	51.0 sqm
TOTAL (COMMON AREA)	81.0 sqm
TOTAL SITE AREA	2003.4 sqm

AREAS - FIRST LEVEL	
APARTMENT 1	296.0 sqm
APARTMENT 2	264.0 sqm
APARTMENT 3	212.0 sqm
APARTMENT 4	179.0 sqm
APARTMENT 5	152.0 sqm
APARTMENT 6	124.0 sqm
COMMON/STAIR/LIFT	63.0 sqm
TOTAL (FLOOR AREA)	1290.0 sqm

*apartment areas include balconies

AREAS - SECOND AND THIRD LEVEL	
APARTMENT 1	173.0 sqm
APARTMENT 2	157.0 sqm
APARTMENT 3	142.0 sqm
APARTMENT 4	167.0 sqm
APARTMENT 5	168.0 sqm
APARTMENT 6	136.0 sqm
COMMON/STAIR/LIFT	63.0 sqm
TOTAL (FLOOR AREA PER LEVEL)	1006.0 sqm

*apartment areas include balconies

TOTAL AREAS BREAKDOWN	
BASMENT LEVEL	1750.0 sqm
GROUND LEVEL	911.0 sqm
FIRST LEVEL	1290.0 sqm
SECOND LEVEL	1006.0 sqm
THIRD LEVEL	1006.0 sqm
TOTAL (FLOOR AREA)	5963.0 sqm

*includes common areas and balconies

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-04

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 05.05.23
revision: A

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AREAS - BASEMENT LEVEL	
CARPARK	1650.0 sqm
STAIR/LIFT/SERVICE/WASTE	100.0 sqm
TOTAL (AREA)	1750.0 sqm

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TOTAL AREAS BREAKDOWN	
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FIRST LEVEL	1290.0 sqm
SECOND LEVEL	1006.0 sqm
THIRD LEVEL	1006.0 sqm
TOTAL (FLOOR AREA)	5963.0 sqm
*includes common areas and balconies	

DEVELOPMENT PLAN CONSENT

PROPOSED GROUND FLOOR PLAN

1 : 100

project no. 2109

drawing no. PA-05

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
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PROPOSED FIRST FLOOR PLAN

1 : 100

LANDSCAPE LEGEND

COMPOSITE DECKING

PERMEABLE PAVING

LAWN

BOSTON IVY ON STAINLESS STEEL WIRE MESH SYSTEM

HEDGING IN PLANTERBOX

HYMENOSPORUM FLAVUM NATIVE FRANGIPANNI

LITTLE JESS, DIANELLA

PYRUS CALLERYANA "CAPITAL" ORNAMENTAL PEAR

AREAS - BASEMENT LEVEL	
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TENANCY 7 (NETT LEASE. AREA)	113.0 sqm
TOTAL (NETT LEASE. AREA)	830.0 sqm
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TOTAL (FLOOR AREA)	5963.0 sqm
*includes common areas and balconies	

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-06

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 05.05.23
revision: A

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AREAS - BASEMENT LEVEL	
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AMENITIES	30.0 sqm
STAIR/LIFT/FOYER/LOBBY	51.0 sqm
TOTAL (COMMON AREA)	81.0 sqm
TOTAL SITE AREA	2003.4 sqm

AREAS - FIRST LEVEL	
APARTMENT 1	296.0 sqm
APARTMENT 2	264.0 sqm
APARTMENT 3	212.0 sqm
APARTMENT 4	179.0 sqm
APARTMENT 5	152.0 sqm
APARTMENT 6	124.0 sqm
COMMON/STAIR/LIFT	63.0 sqm
TOTAL (FLOOR AREA)	1290.0 sqm

*apartment areas include balconies

AREAS - SECOND AND THIRD LEVEL	
APARTMENT 1	173.0 sqm
APARTMENT 2	157.0 sqm
APARTMENT 3	142.0 sqm
APARTMENT 4	167.0 sqm
APARTMENT 5	168.0 sqm
APARTMENT 6	136.0 sqm
COMMON/STAIR/LIFT	63.0 sqm
TOTAL (FLOOR AREA PER LEVEL)	1006.0 sqm

*apartment areas include balconies

TOTAL AREAS BREAKDOWN	
BASMENT LEVEL	1750.0 sqm
GROUND LEVEL	911.0 sqm
FIRST LEVEL	1290.0 sqm
SECOND LEVEL	1006.0 sqm
THIRD LEVEL	1006.0 sqm
TOTAL (FLOOR AREA)	5963.0 sqm

*includes common areas and balconies

DEVELOPMENT PLAN CONSENT

PROPOSED SECOND AND THIRD FLOOR PLAN

1 : 100

project no. 2109

drawing no. PA-07

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
issue date: 05.05.23
revision: A

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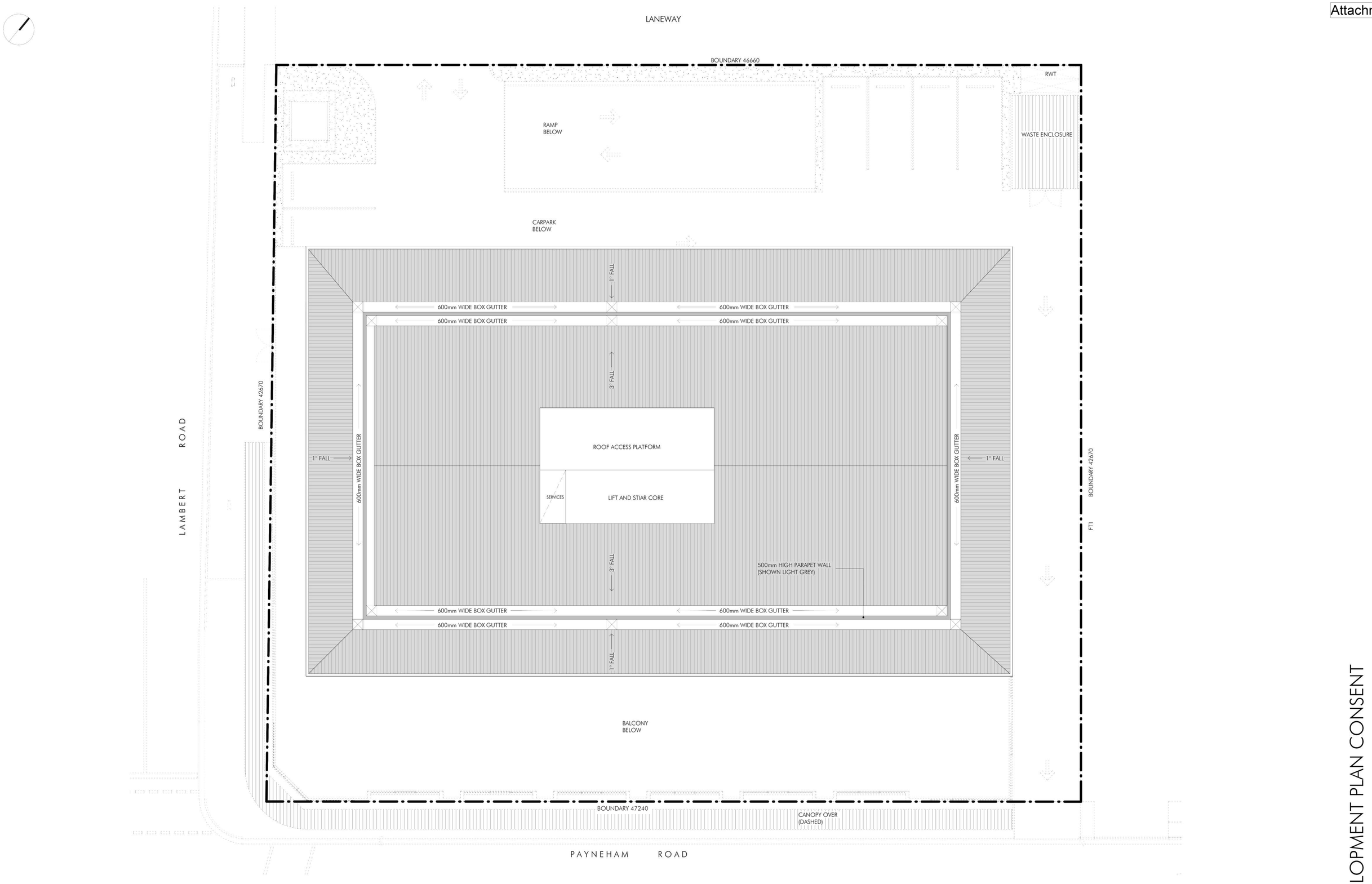

PROPOSED ROOF PLAN

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-08

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

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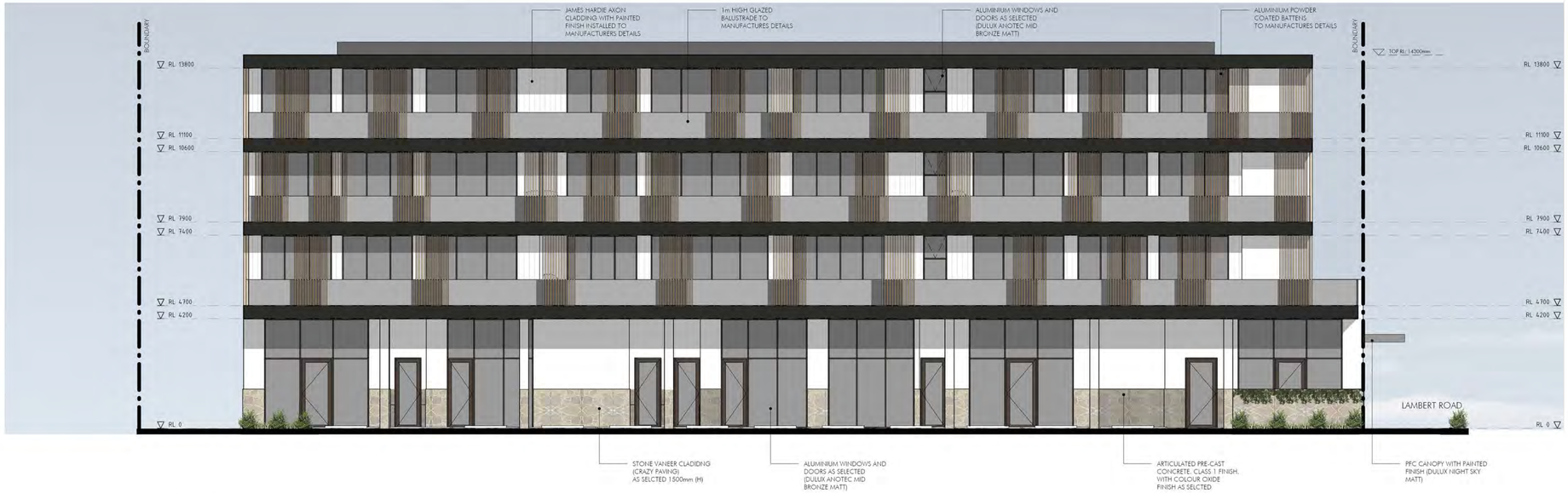
PROPOSED EAST ELEVATION

1 : 100



PROPOSED WEST ELEVATION

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-09

amendments

PROPOSED MIXED USE DEVELOPMENT

address: 263 - 277 PAYNEHAM ROAD, ROYSTON PARK SA 5070
for: FP WHYALLA PTY LTD

drawn: DP
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issue date: 05.04.22
revision: A

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PROPOSED SOUTH ELEVATION

1 : 100

PROPOSED NORTH ELEVATION

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-10

amendments

PROPOSED MIXED USE DEVELOPMENT

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PROPOSED STREETSCAPE PAYNEHAM ROAD

1 : 200

PROPOSED STREETSCAPE LAMBERT ROAD

1 : 200

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-11

amendments

PROPOSED MIXED USE DEVELOPMENT

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revision:

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PROPOSED SOUTH ELEVATION - INTERFACE DIAGRAM

1 : 100

DEVELOPMENT PLAN CONSENT

project no. 2109

drawing no. PA-12

amendments

PROPOSED MIXED USE DEVELOPMENT

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for: FP WHYALLA PTY LTD

drawn: DP
scale: 1 : 100
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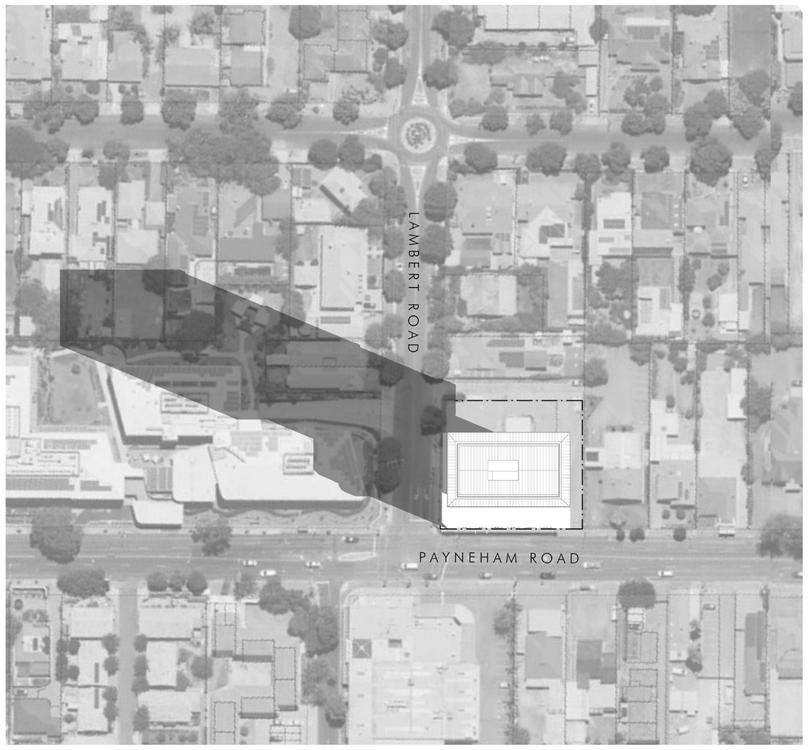

21ST JUNE - 9AM

21ST JUNE - 12PM

21ST JUNE -3PM

SHADOW DIAGRAMS
DEVELOPMENT PLAN CONSENT

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PERSPECTIVE
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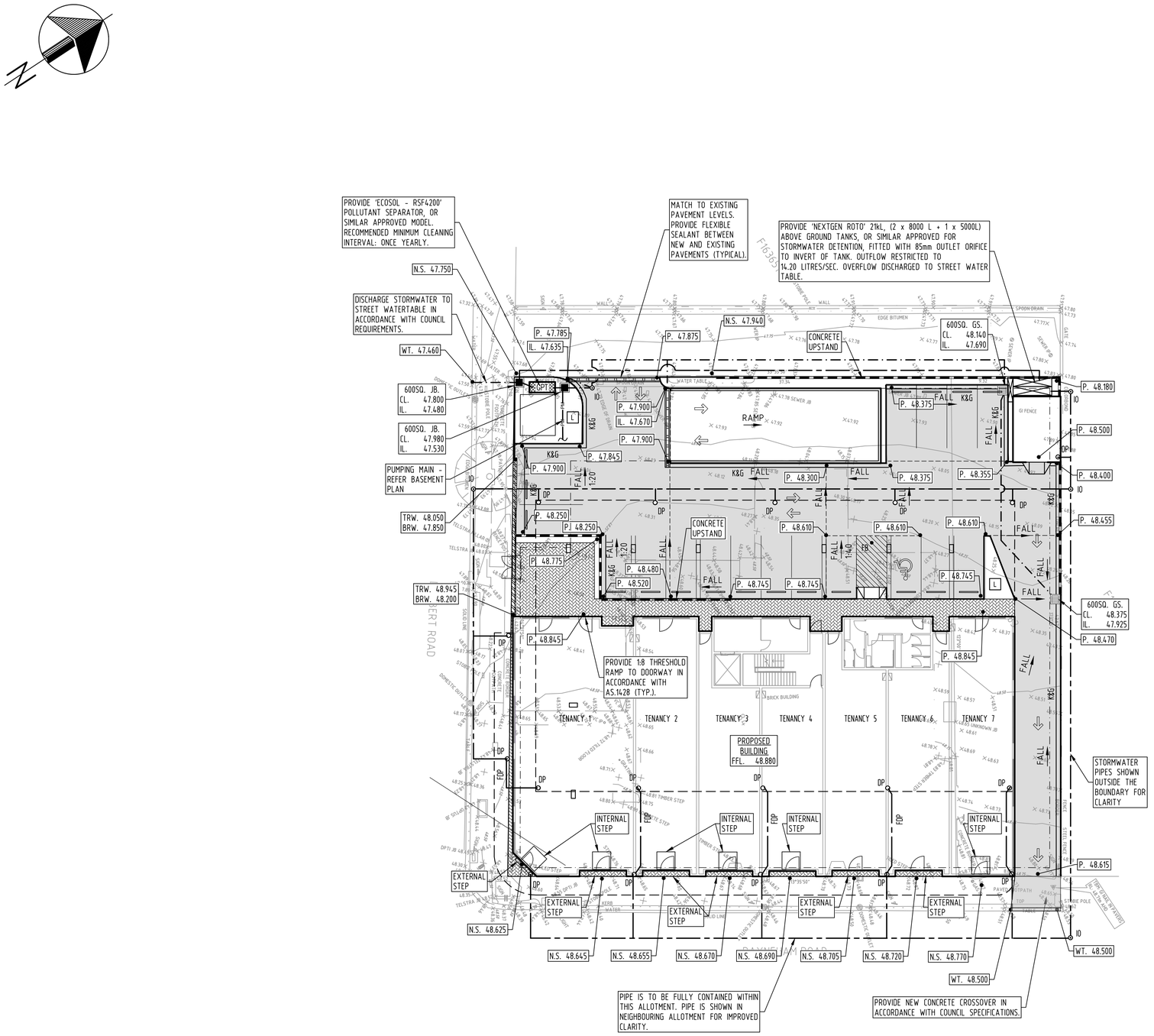

CIVIL PLAN - GROUND LEVEL
1:200

LEGEND

- SELECTED PAVEMENT
- SELECTED PAVEMENT
- L — LANDSCAPING / GRASSED AREA
- x 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- PM — PUMPING MAIN, AS PER SUMP PUMP SPEC.
- Ø__ __ STORMWATER PIPE 1% MIN U.N.O.
- Ø__ __ STORMWATER PIPE (SEALED) U.N.O.
- FDP — SELECTED Ø__ FLYING DOWNPIPE
- DP — SELECTED Ø__ DOWNPIPE
- IO — SURFACE INSPECTION OPENING
- FB — FIXED BOLLARD
- SELECTED RETAINING WALL
- 100 HIGH CONCRETE KERB
- K&G — 100 HIGH CONCRETE KERB & GUTTER
- KERB RAMP
- AG — Ø100 AG. DRAIN WITH 16mm SCREENINGS
- CONCRETE UPSTAND (500 MAX)
- 300 WIDE GRATED TRENCH DRAIN
- (GS) 600SQ. GRATED SUMP (UNO)
- (JB) 600SQ. JUNCTION BOX (UNO)

- 99.99 — DESIGN LEVEL
- T.K. — TOP OF KERB.
- W.T. — WATER TABLE.
- P. — PAVEMENT.
- T.R.W. — TOP OF RETAINING WALL.
- B.R.W. — BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
- C.L. — COVER LEVEL
- I.L. — INVERT LEVEL
- F.F.L. — FINISHED FLOOR LEVEL
- B.L. — BENCH LEVEL
- N.S. — NATURAL SURFACE LEVEL

NOTE:

THIS IS A PLANNING DRAWING ONLY, FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

THE LOCATION OF EXISTING STRUCTURES ADJACENT TO THE AREA OF CONSTRUCTION ARE TO BE CHECKED ON SITE BY THE BUILDER / CONTRACTOR. SHOULD A RISK OF POTENTIALLY UNDERMINING AN EXISTING STRUCTURE EXIST, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO LOCATE AND CONFIRM DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

No	REVISION	DRAWN	CHE'KD	DATE
PA	FOR PLANNING APPROVAL	PK	AG	16.06.23

PROJECT
ROYSTON PARK MIXED USE DEVELOPMENT
AT: 263-277 PAYNEHAM ROAD
ROYSTON PARK
FOR: FP WHYALLA PTY LTD

DRAWING TITLE
CIVIL PLAN - GROUND LEVEL

- Civil
- Geotechnical
- Environmental
- Structural
- Mechanical
- Electrical
- Fire
- Hydraulics
- Forensic
- Construction Assist
- Vertical Transport

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DRAWN	PK
DATE	APR' 23
ENGINEER	PK
CHECKED	AG

DRAWING No.
2303001_C1/PA

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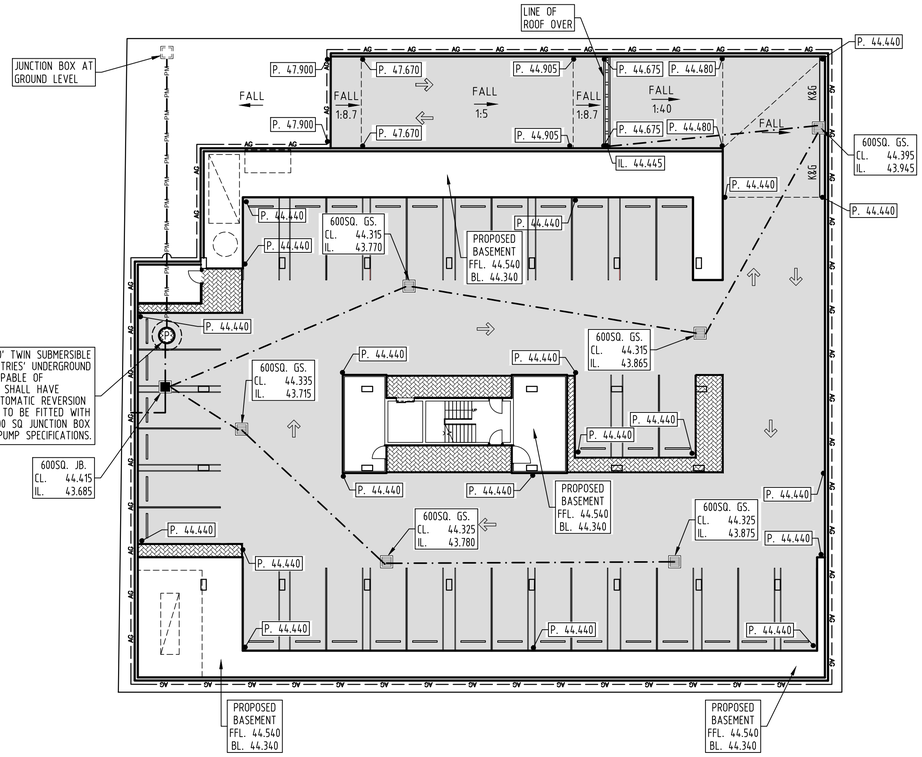

CIVIL PLAN - BASEMENT LEVEL
1:200

LEGEND

- SELECTED PAVEMENT
- SELECTED PAVEMENT
- L — LANDSCAPING / GRASSED AREA
- x 99.99 — EXISTING SPOT LEVEL
- EXISTING CONTOUR
- PUMPING MAIN, AS PER SUMP PUMP SPEC.
- Ø__ __ STORMWATER PIPE 1% MIN U.N.O.
- Ø__ __ STORMWATER PIPE (SEALED) U.N.O.
- FDP — SELECTED Ø__ FLYING DOWNPIPE
- DP — SELECTED Ø__ DOWNPIPE
- IO — SURFACE INSPECTION OPENING
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- SELECTED RETAINING WALL
- 100 HIGH CONCRETE KERB
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- KERB RAMP
- AG — Ø100 AG. DRAIN WITH 16mm SCREENINGS
- CONCRETE UPSTAND (500 MAX)
- 300 WIDE GRATED TRENCH DRAIN
- (GS) 600SQ. GRATED SUMP (UNO)
- (JB) 600SQ. JUNCTION BOX (UNO)
- 99.89 — DESIGN LEVEL
- T.K. TOP OF KERB.
- W.T. WATER TABLE.
- P. PAVEMENT.
- T.R.W. TOP OF RETAINING WALL.
- B.R.W. BOTTOM OF RETAINING WALL. (PAV. / GROUND LEVEL)
- C.L. COVER LEVEL
- I.L. INVERT LEVEL
- F.F.L. FINISHED FLOOR LEVEL
- B.L. BENCH LEVEL
- N.S. NATURAL SURFACE LEVEL

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No	REVISION	DRAWN	CHE'KD	DATE
PA	FOR PLANNING APPROVAL	PK	AG	16.06.23

PROJECT
ROYSTON PARK MIXED USE DEVELOPMENT
AT: 263-277 PAYNEHAM ROAD
ROYSTON PARK
FOR: FP WHYALLA PTY LTD

DRAWING TITLE
CIVIL PLAN - BASEMENT LEVEL

Civil
Geotechnical
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Structural
Mechanical
Electrical
Fire
Hydraulics
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DATE APR' 23
ENGINEER PK
CHECKED AG

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2303001_C2/PA

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STORMWATER CALCULATIONS (SWC-A)

Client:	FP WHYALLA PTY LTD	**Job Number:**	2303001
Project:	ROYSTON MIXED USE DEVELOPMENT	**Date:**	28/03/2024
Project Location:	263 – 277 PAYNEHAM ROAD ROYSTON PARK		

ATTACHMENTS:
SW1 – SW4 - Stormwater Detention Calculations, 'Critical Storm' Duration, Basement discharge.

DESIGN:
The allotment is approximately 2004m^2 of predeveloped including existing buildings with a total pre-development discharge of 36.80 L/s.

BUILDING:
100% of roof stormwater runoff is to be detained within a 45000 Litres above ground storage tank for minor and major storm events and discharged to street water table at 36.76 L/s.
Total required detention volume = 43350 Litres
Total proposed detention volume = 45000 Litres

SURFACE AND BASEMENT WATER:
All the surface storm water is un detained and is directed to GPT for water quality purposes to be discharged to street water table at a discharge rate of 22.76 L/s.

All the basement stormwater is un detained and is directed to GPT for water quality purposes to be discharged to street water table at a discharge rate of 10.00 L/s.

Surface and basement combined un detained discharge = 32.76 L/s

Total Pre-development discharge: 36.80L/s
Total Post-Development detained discharge: 4.00 L/s
Total Post-Development un detained discharge: 32.76 L/s
Total Post-Development discharge: 36.76 L/s

Proposed Treatment:

In addition a 'ECOSOL – RSF4200' pollutant separator provided for water quality purposes.

GENERAL NOTES:
1. These calculations are to be read in conjunction with the relevant associated Drawings, Footing Construction Report, Civil Drawings and / or details.

2. All work is to comply with relevant SAA Standards and Guides.
   AS 2200: *Design charts for water supply and sewerage*
   AS/NZS 3500: *Plumbing and drainage*
   AS 3798: *Guidelines on earthworks for commercial and residential developments*
   AS 4000:
   and *General conditions of contract*
   AS 2124:
   ARRB Special Report 35: Subsurface drainage of road structures
   Australian Rainfall and Run-off Volumes 1 and 2: A guide to flood estimation
   Austroads 2008 – Guide to pavement technology
   NAASRA 1987 – Pavement design
   Storm drainage design in small urban catchments: A handbook for Australian practice
   Water Sensitive Urban Design (WSUD) Engineering Procedure: Stormwater
   Water Services Association of Australia Code (WSAA).

For and on behalf of
TMK Consulting Engineers

PHANI KUMAR
SENIOR ENGINEER

JOB NUMBER:
DATE: 15/03/2024
PAGE: SW1
DESIGN:

STORMWATER CALCULATIONS - DETENTION VOLUMES

MINOR STORM EVENT 10 % AEP

MAJOR STORM EVENT 1 % AEP

PRE-DEVELOPMENT:

1. CATCHMENT DETAILS

	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	864	43
Paving:	0.75	1119	56
Landscaping:	0.30	21	1
Total Pre-Dev	**0.81**	**2004**	**100**

2. PRE-DEVELOPMENT SITE DISCHARGE

Design Storm Event	20	% AEP
Time of Concentration	5 min	
Run-off Coefficient (C)	0.81	
Rainfall Intensity	81.60	mm/hr
Catchment Area	2004	m^2
Allowable Discharge	**26.80**	**L/sec**

(Basement discharge = 10.00 Lit./sec.)
(Allowable discharge=36.80-10.00=26.80 lit/sec)

POST-DEVELOPMENT:

Proposed Detained:	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	1465	70
Paving:	0.75	0	0
Landscaping:	0.30		0
	0.90	**1465**	**70**

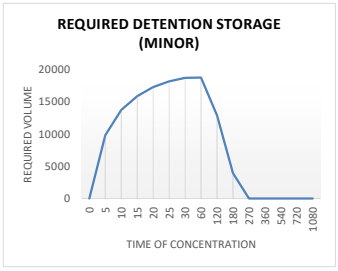
Proposed Undetained:	Coefficient	Area (m^2)	Area (%)
Roof:	0.90	0	0
Paving:	0.75	616	29
Landscaping:	0.30	21	1
	0.74	**637**	30
Total Post-Dev	**0.85**	**2102**	**100**

(Canopy roof beyond boundary)

3. REQUIRED DETENTION STORAGE - 10% AEP(MINOR STORM EVENT)

Design Storm Event	**10**	% AEP
Catchment Area to Detention	**1465**	m^2
Run-off Coefficient (Detained Areas)	**0.90**	
Discharge	**4.00**	L/sec

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	100.00	36.63	4.00	9788
10	73.10	26.77	4.00	13664
15	58.90	21.57	4.00	15815
20	50.00	18.31	4.00	17175
25	43.80	16.04	4.00	18063
30	39.20	14.36	4.00	18643
60	25.10	9.19	4.00	18694
120	15.80	5.79	4.00	12865
180	11.90	4.36	4.00	3870
270	9.01	3.30	3.30	0
360	7.36	2.70	2.70	0
540	5.53	2.03	2.03	0
720	4.50	1.65	1.65	0
1080	3.35	1.23	1.23	0
Critical Detention Volume (L)				**18694**

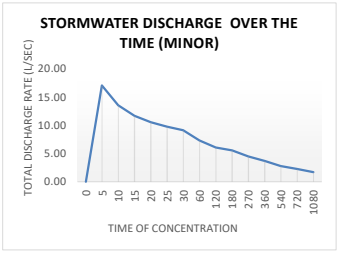


JOB NUMBER: 0
DATE: 15/03/2024
PAGE: SW2
DESIGN: 0

4. PROPOSED MAX DISCHARGE RATE - 10% AEP

Design Storm Event	10	% AEP
Run-off Coefficient (C) Undetained Area	0.74	
Catchment Area	637	m^2

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	100.00	13.01	4.00	17.01
10	73.10	9.51	4.00	13.51
15	58.90	7.66	4.00	11.66
20	50.00	6.50	4.00	10.50
25	43.80	5.70	4.00	9.70
30	39.20	5.10	4.00	9.10
60	25.10	3.27	4.00	7.27
120	15.80	2.06	4.00	6.06
180	11.90	1.55	4.00	5.55
270	9.01	1.17	3.30	4.47
360	7.36	0.96	2.70	3.65
540	5.53	0.72	2.03	2.74
720	4.50	0.59	1.65	2.23
1080	3.35	0.44	1.23	1.66
Max Discharge Rate Minor Storm Event				**17.01**
Pre Development Flow				**26.80**
Flow rate satisfies				



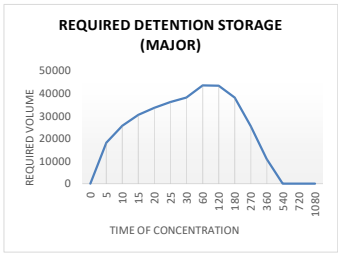
5. STORAGE SIZE AND ORIFICE RESTRICTOR SIZE - 10% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	18694	L
Detention Storage Required (Per Tank)	18694	L
Allowable discharge (Total)	4.00	L/sec
Allowable discharge (Per Orifice)	4.00	L/sec
Orifice Head	0.90	m
Required Orifice Diametre	**45**	**mm**

6. REQUIRED DETENTION STORAGE - 1% AEP (MAJOR STORM EVENT)

Design Storm Event	**1**	% AEP
Catchment Area to Detention	**1465**	m^2
Run-off Coefficient (Detained Areas)	**0.90**	
Discharge	**4.00**	L/sec

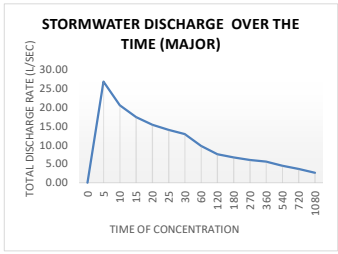
Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	175.00	64.09	4.00	18028
10	127.00	46.51	4.00	25508
15	103.00	37.72	4.00	30351
20	87.10	31.90	4.00	33480
25	76.40	27.98	4.00	35972
30	68.40	25.05	4.00	37893
60	43.80	16.04	4.00	43350
120	27.30	10.00	4.00	43190
180	20.50	7.51	4.00	37888
270	15.20	5.57	4.00	25385
360	12.30	4.50	4.00	10905
540	9.06	3.32	3.32	0
720	7.27	2.66	2.66	0
1080	5.30	1.94	1.94	0
Critical Detention Volume (L)				**43350**



7. PROPOSED MAX DISCHARGE RATE - 1% AEP

Design Storm Event	1	% AEP
Run-off Coefficient (C) Undetained Area	0.74	
Catchment Area	637	m^2

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	175.00	22.76	4.00	26.76
10	127.00	16.52	4.00	20.52
15	103.00	13.40	4.00	17.40
20	87.10	11.33	4.00	15.33
25	76.40	9.94	4.00	13.94
30	68.40	8.90	4.00	12.90
60	43.80	5.70	4.00	9.70
120	27.30	3.55	4.00	7.55
180	20.50	2.67	4.00	6.67
270	15.20	1.98	4.00	5.98
360	12.30	1.60	4.00	5.60
540	9.06	1.18	3.32	4.50
720	7.27	0.95	2.66	3.61
1080	5.30	0.69	1.94	2.63
Max Discharge Rate				**26.76**
Pre Development Flow				**26.80**
Flow rate satisfies				



(Undetained discharge = 22.76+10.00 = 32.76 L/s)
(Total development discharge=22.76+10.00+4.00 =36.76L/s)
(Predevelopment discharge = 36.80 L/s)

JOB NUMBER: 0
DATE: 15/03/2024
PAGE: SW3
DESIGN: 0

8. STORAGE SIZE AND ORIFICE RESTRICTOR SIZE - 1% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	43350	L
Detention Storage Required (Per Tank)	43350	L
Allowable discharge (Total)	4.00	L/sec
Allowable discharge (Per Orifice)	4.00	L/sec
Orifice Head	0.90	m
Required Orifice Diametre	**45**	**mm**

9. OVERSIZED PIPE STORAGE VOLUME IF APPLICABLE

Pipe Diameter	0	mm
Pipe Length	0	m
EFFECTIVE VOLUME:	**0**	**L**

10. ABOVE GROUND DETENTION BASIN VOLUMES IF APPLICABLE

BASIN 1

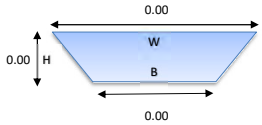
Area	0	m^2
Depth	0	m
BASIN VOLUME =	**0**	**L**

BASIN 2

Area	0	m^2
Depth	0	m
BASIN VOLUME =	**0**	**L**

11. SWALE VOLUMES IF APPLICABLE

Wide (W)	0.00	**m**
Base (B)	0.00	**m**
Height (H)	0.00	**m**
Length	0.00	**m**
SWALE VOLUME =	**0**	**L**



Total Basin Volume	0	**L**	
Above ground storage tanks(4x10000L+1x5000L)	45000	**L**	(only tank volume not including oversized pipes ie. RI industries etc)
Total Swale volume	0		
Total Storage	45000	**L**	
Total Storage Required	43350	**L**	

Therefore,
Total storage volume required has been achieved.

SW4

PUMPED SYSTEM

CONTRIBUTING AREA	119
AEP	10
STORM PERIOD (MINUTES)	120
RAINFALL INSENSITY	15.8
COEFFICIENT RUN-OFF	0.75
VOLUME	2.8203

PUMP CAPACITY L/S	VOLUME PUMPED IN 30 MIN M3	REQUIRED WET WELL VOLUME M3	WET WELL VOLUME ADOPT M3
40	72	-69	3
30	54	-51.1797	3
20	36	-33	3
10	18	-15.1797	3

APPENDIX 4. TRAFFIC IMPACT ASSESSMENT

Stantec Australia Pty Ltd
Level 5, 75 Hindmarsh Square
Adelaide SA 5000

15 June 2023

Project/File: 300304745

Domenic Parrella
Piteo Architects
171 Gilles Street
Adelaide
SA 5000

Dear Domenic,

Reference: Proposed Mixed-use Development – 263-277 Payneham Road, Royston Park

I refer to the proposed development for a mixed-use development comprising ground floor retail tenancies and three-storey residential development above at 263-277 Payneham Road, Royston Park. Following initial layout advice, Stantec has completed a Transport Impact Assessment (TIA) based on the final plans, for inclusion with the development application.

A copy of the TIA report is attached.

Should you have any queries, please feel free to call me on 08 8334 3606.

Yours sincerely,

Paul Froggatt
Principal Transportation Planner
Phone: +61 8 8334 3606
Mobile: +61 457 326 652
paul.froggatt@stantec.com

Attachment: Transport Impact Assessment

BACKGROUND

A Development Application is to be submitted for a proposed multi storey mixed use facility at 263-277 Payneham Road, Royston Park (the "Development").

The Development is proposed to be a mixed use proposal consisting of seven retail tenancies, 18 three-bedroom residential apartments and associated car park.

Stantec was engaged by FP Whyalla Pty Ltd to prepare a transport impact assessment for the proposal as part of the development application.

EXISTING CONDITIONS

SUBJECT SITE

The subject site is located on the northern corner of the intersection of Payneham Road and Lambert Road in Royston Park, approximately 4km northeast of the Adelaide CBD. The development is located in the City of Norwood Payneham St Peters (Council).

The site is located within a Suburban Main Street Zone and is currently occupied by a number of vacant retail tenancies.

The location of the subject site and the surrounding environs is shown in **Figure 1**.

Figure 1 Subject Site and Surrounding Environs

(PhotoMap courtesy of NearMap Pty Ltd)

ROAD NETWORK

PAYNEHAM ROAD

Payneham Road is an arterial road aligned in a northeast-southwest direction and is under the care and control of the Department for Infrastructure and Transport (DIT). The road comprises a four-lane, two-way carriageway with two lanea of traffic in either direction. Adjacent to the subject site, the carriageway is approximately 15.3 metres wide, including an additional right turn lane in the southbound direction on approach to the intersection of Payneham Road and Lambert Road, and is set within a road reserve approximately 20.7 metres wide.

Adjacent to the subject site, Payneham Road carries 34,500 vehicles per day and is subject to a posted speed limit of 60km/h. An image of Payneham Road near the intersection of Lambert Road is shown in **Figure 2.**

Figure 2 Payneham Road

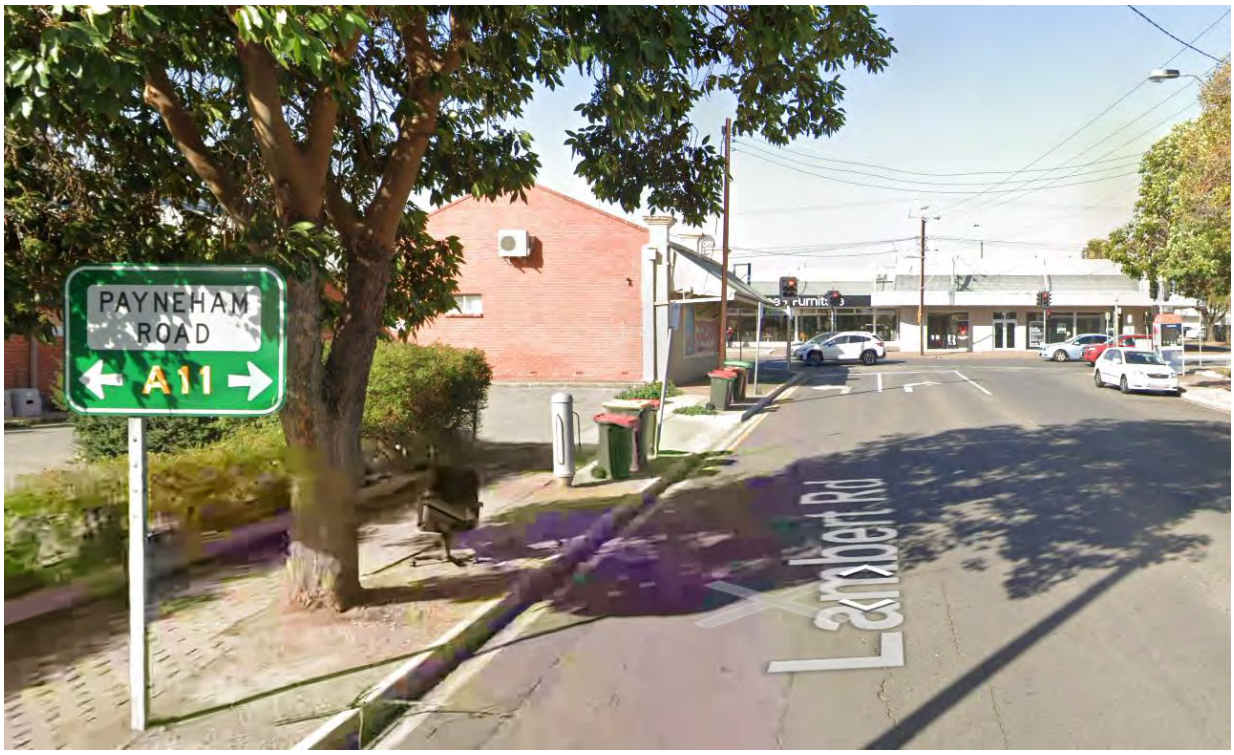
Source: Metromap

LAMBERT ROAD

Lambert Road is a local road aligned in a northwest-southeast direction and is under the care and control of the City of Norwood, Payneham and St Peters. The road comprises a two-lane, two-way carriageway, approximately 12.7 metres wide with a lane of traffic in either direction and is set within a road reserve approximately 19.4 metres wide.

Within the vicinity of the subject site, Lambert Road carries approximately 2,200 vehicles per day and is subject to an urban default speed limit of 50km/h. An image of Lambert Road adjacent to the site looking towards Payneham Road is shown in **Figure 3.**

Figure 3 Lambert Road in front of Proposed Site Access



Source: Metromap

CRASH DATA

Crash data within the vicinity of the site is shown in **Figure 4** for the most recent 5-year period (2017-2021).

During this time, there have been a total of 6 crashes at the Lambert Road/Payneham Road signalised T-junction, one of which resulted in minor injury with the remaining crashes resulting in property damage only.

A series of rear ends have occurred along Payneham Road adjacent to the subject site and is likely associated with traffic approaching the signals.

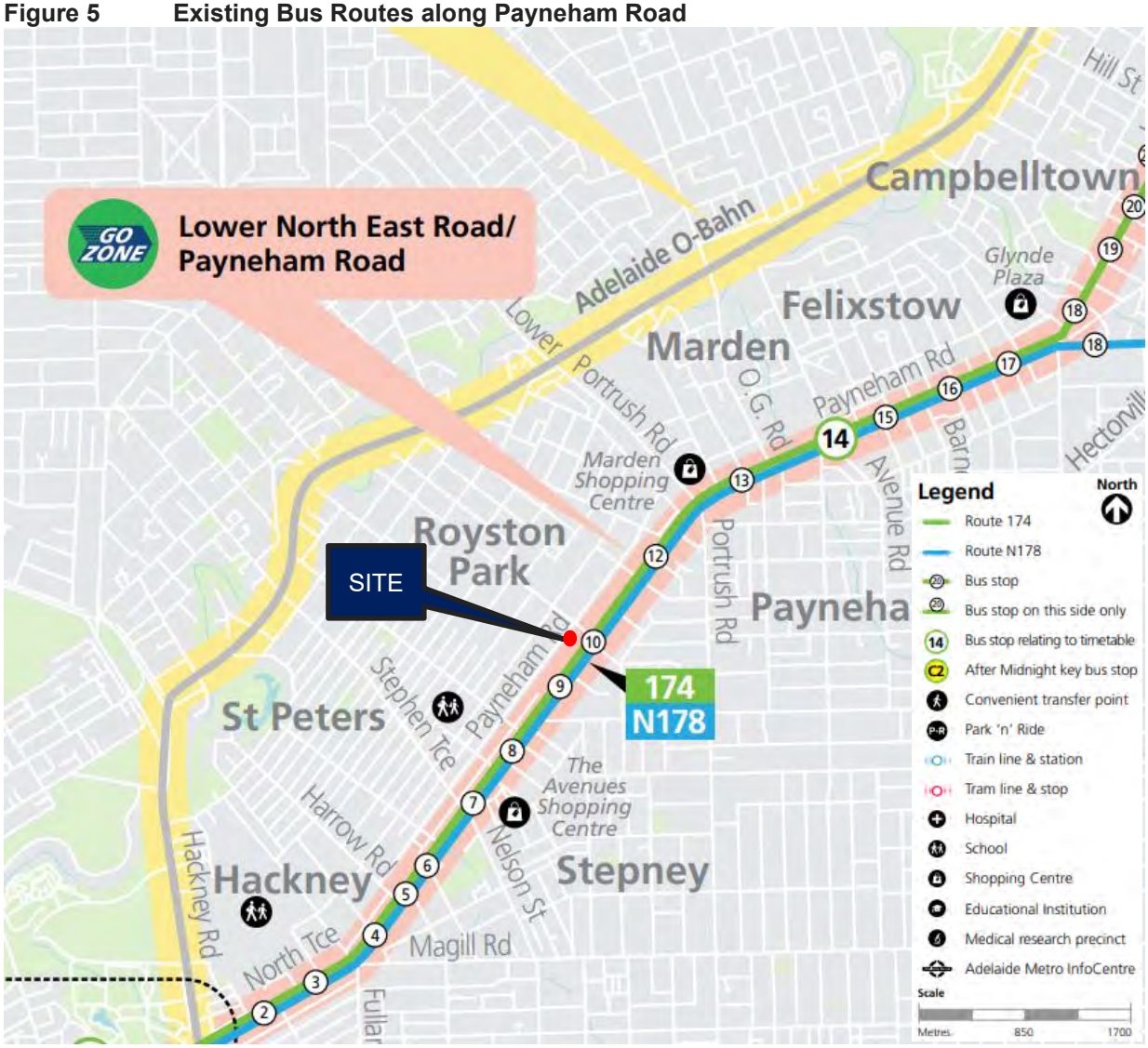
There is not a consistent crash pattern to suggest that any road safety treatments are required on the network immediately surrounding the site.

Figure 4 Crash Data Near Subject Site (2017-2021)

PUBLIC TRANSPORT

Existing bus routes and stop locations on Payneham Road are shown in **Figure 5**. All of the bus stops are on designated Go Zone bus routes. Route 174 operates between Paradise Interchange and the City every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm. Route 178 service operates only on Saturday and Sunday.

Figure 5 Existing Bus Routes along Payneham Road



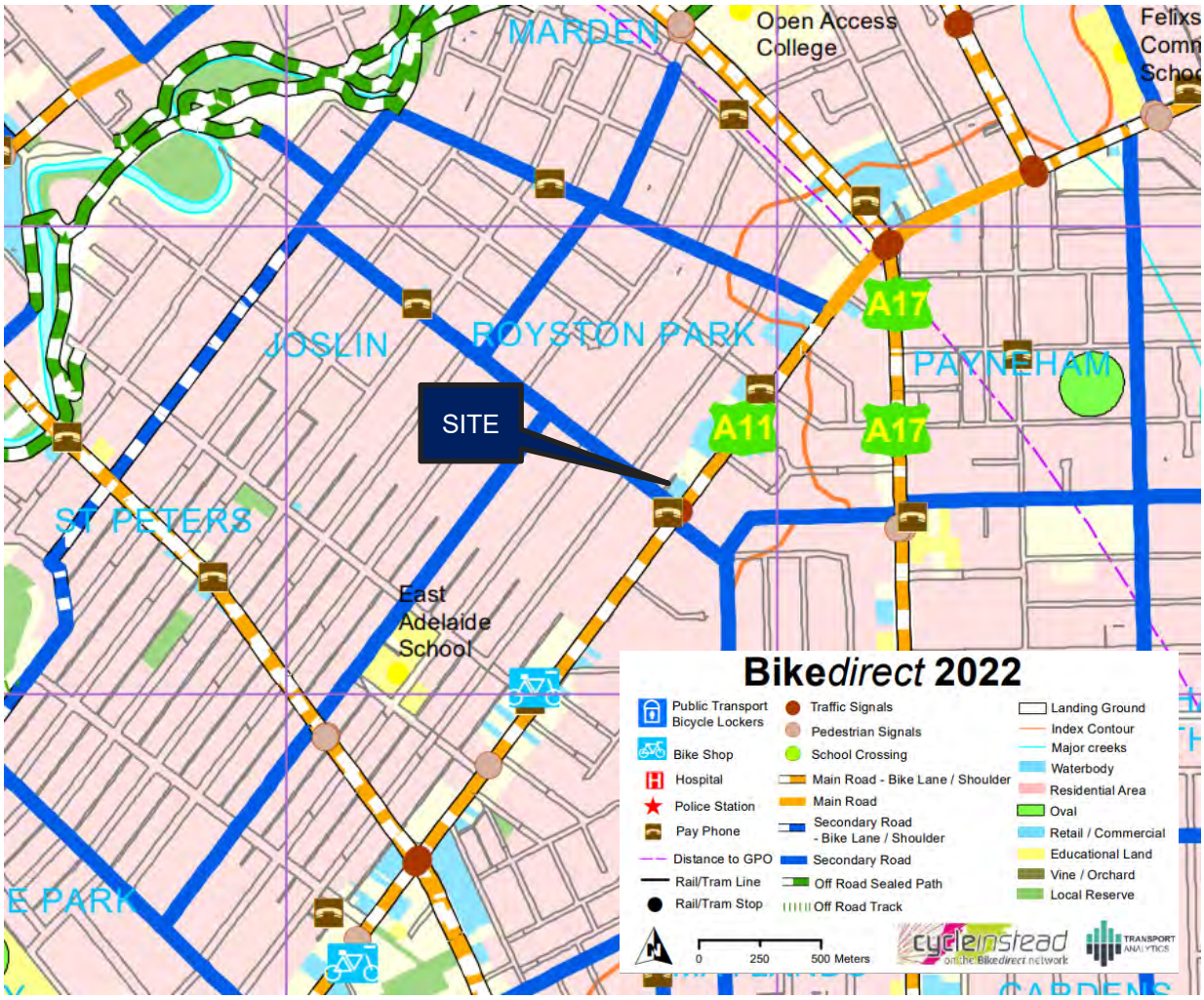
Source: Adelaide Metro

PEDESTRIAN AND CYCLING FACILITIES

The existing cycling accessibility near the proposed site is shown in **Figure 6**. Bicycle lanes are provided along Payneham Road other than through the intersection with Lambert Road and are available from 7-10am in the south west bound direction and 3-7pm in the north-east bound direction. Lambert Road is considered as a secondary bicycle road. Lambert Road and Llandower Avenue opposite are part of the local bike network and Lambert Road connects to the Linear Park route which is one of the main bike commuter routes from the east into the CBD.

Pedestrian footpaths are provided along Payneham Road and Lambert Road to provide safe connection to the site.

Figure 6 Bike Network



PROPOSED DEVELOPMENT

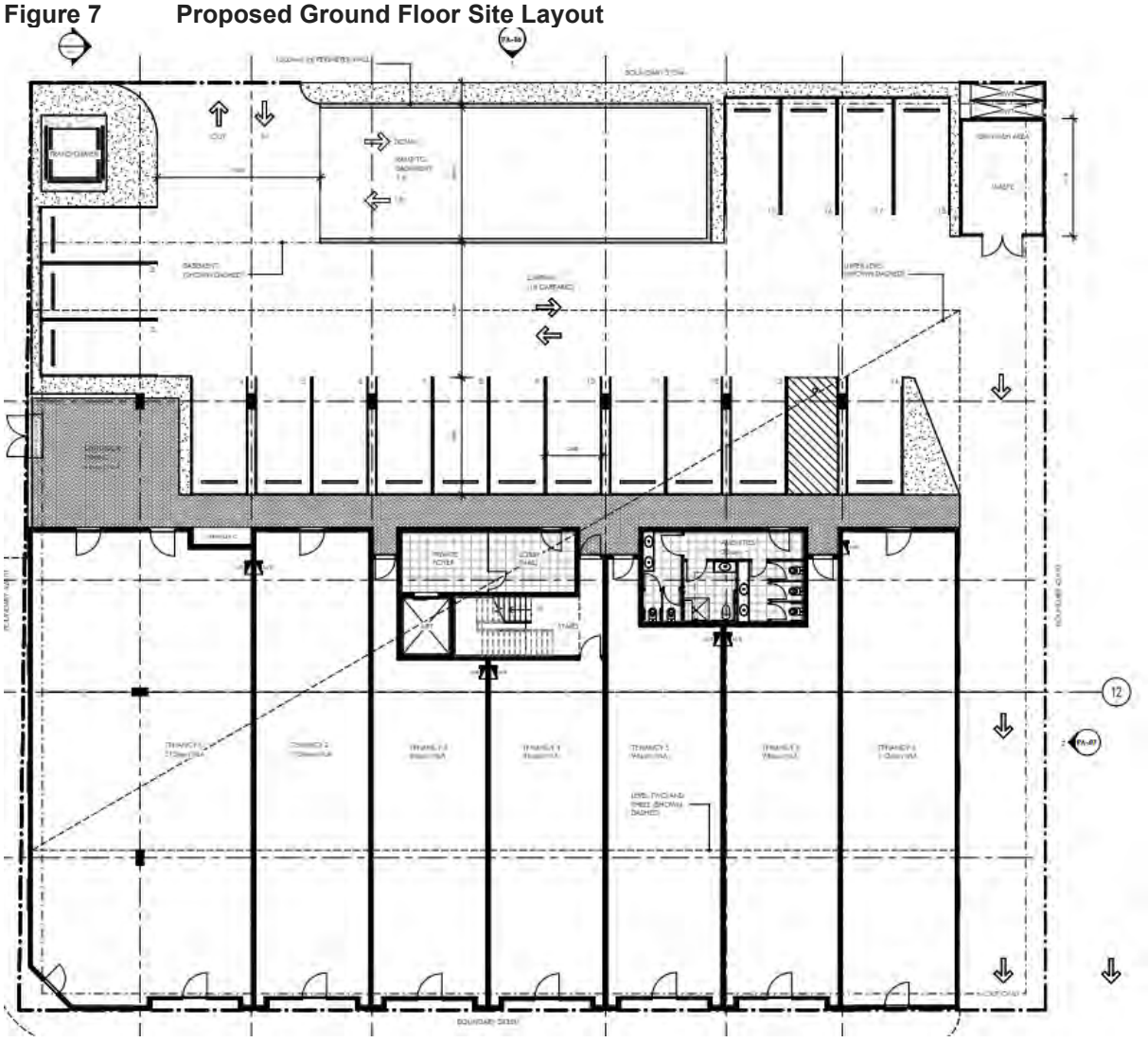
LAND USES

The proposal is a mixed-used development comprising of the following site-specific components:

- Apartments – 3 Bedroom units: 18
- Tenancy 1, 4, 5 & 7 – Café / Restaurant (226+81+94+113) = 514 sqm
- Tenancy 2, 3 & 6 – Office (112 +86 + 94) = 292 sqm
- 52 Car parking bays including 1 disabled bay.

The ground floor layout of the proposed development on the subject Site is shown in **Figure 7**.

Figure 7 Proposed Ground Floor Site Layout



CAR PARKING

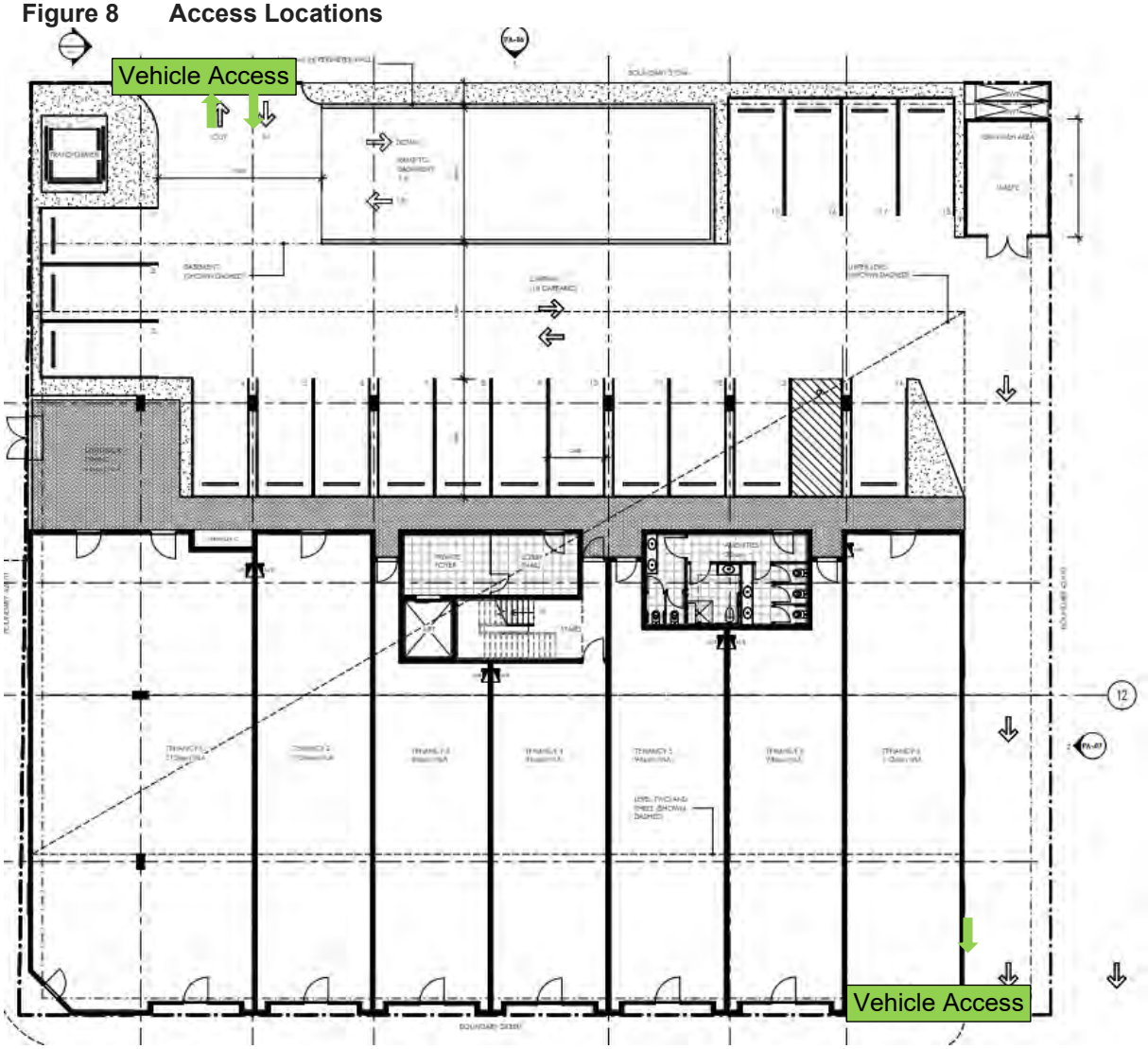
The development proposes the provision of 52 parking spaces, including one parking space for people with disabilities.

VEHICLE ACCESS ARRANGEMENTS

Access to the car park will be provided via a two-way crossover from a private laneway on the northern boundary of the site, which is subject to a right of way. The laneway is accessed from Lambert Road. A one-way crossover will provide a secondary egress from the car park directly onto Payneham Road. The corner tenancy adjacent to the access will be provided with a glass façade on the corner to be visually permeable for pedestrian sight distance. Similarly, the boundary fence will be adjusted at the end to provide a visually permeable fence for pedestrian sight distances.

The proposed site access locations and layout are shown in **Figure 8.**

Figure 8 Access Locations



CAR PARKING APPRAISAL

The SA Planning and Design Code (SAPDC) specifies the following applicable parking rate for the development proposal:

- Designated Area (Suburban Main Street Zone): Retail Tenancies
    - Minimum Parking: 3 spaces per 100 sq. m GLFA
    - Maximum Parking: 6 spaces per 100 sq. m GLFA

Based on the above, and a total GLFA of 806 sq. m, the SAPDC requires:

- Minimum: 24 spaces (rounded up to nearest whole space)
- Maximum: 48 spaces (rounded up to nearest whole space)

- Non-designated Area (Suburban Main Street Zone): Residential Development
    - 3 bedroom units: 2 spaces per dwelling plus 0.33 spaces per dwelling for visitors

Based on the above, for a total of 18 apartments, the SAPDC requires:

- Residential Parking: 36 spaces
- Residential Visitors: 6 spaces

Based on the above a total of 42 spaces area required for residential development.

ADEQUACY OF PARKING PROVISION

The current layout shows a provision of 52 spaces, 34 in the basement and 18 on the ground floor. This compares to the Planning Code requirement of 66 spaces, 24 for the retail uses and 42 for the residential uses. The discrepancy in the Planning Code designated area status between the retail and residential land uses is however considered to be inappropriate, whether that be intended or not. Travel patterns from a known origin, such as a residential dwelling, are far more predictable and therefore better suited to designated area status than the destination basis of retail uses, where the trip origins will be far more dispersed. From this site, trips by the adjacent bus services, which provide GoZone frequencies, or using the linear park at the end of Lambert Road for cycling journeys into the CBD, will be far more likely than similar mode travel to the retail uses.

The parking requirement has therefore also been considered with the designated area requirements for the residential component, which for a 3 bedroom dwelling is 1.25 spaces per dwelling plus 0.25 spaces per dwelling for visitors. Based on the designated zone parking requirements a minimum of 51 spaces is required, which means the proposed development would meet code requirements.

Using the designated area parking, the suggested parking allocation is as follows:

- Ground floor – retail customers and residential (short term) visitors (e.g. tradies, deliveries)
- Basement – residential (18 spaces) + retail staff (6 spaces) + residential visitors (long term, e.g. weekend visitors)/residential unbundled parking, available for residents to buy/lease as required (10 spaces).

BICYCLE PARKING REQUIREMENTS

Bicycle parking will also be required within a designated area. For the residential uses it would be 5 spaces for residents and 2 for residential visitors and for the retail 3 for staff and 2 for visitors. The 8 spaces for residents/staff should be reasonably secure whilst for visitors, simple hoops in a convenient location with passive surveillance and preferably under cover would be required.

CAR PARK LAYOUT

The parking layout has been assessed in accordance with Australian Standard/New Zealand Standard for Off Street Car parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009). Some of the key design features are detailed below:

- Residential parking spaces are generally 2.4m wide and 5.4m long set within a minimum 6.2m wide aisle, which meets the requirements for a User Class 1A parking facility.
- Retail parking spaces are 2.6m wide and 5.4m long with a minimum 6.2m wide aisle, which meets the requirements for a User Class 3 parking facility;
- Disability parking space is 2.6m wide and 5.4m long with an adjacent shared area of the same dimensions as the parking space set within a minimum 6.2m wide aisle;

LOADING AND REFUSE ARRANGEMENTS

Deliveries to the retail uses are expected to be undertaken using small light vehicles which will be able to use the parking spaces within the car park to load and unload. Occasional deliveries may occur using up to an 8.8m MRV. On those occasions loading and unloading will be completed from within the car park outside of operational hours.

Refuse collection will be completed within the car park outside of operational hours using up to a 10.5m refuse vehicle. Refuse vehicles will access the site from Lambert Road in forward gear and exit to Payneham Road in forward gear. Turnpaths for a 10.5m refuse vehicle and MRV vehicle are shown in **Figure 9** and **Figure 10**. The turn paths demonstrate the refuse vehicle or MRV can enter the car park in a forward direction, complete refuse collection or loading and then exit the car park in a forward direction to Payneham Road. Due to the presence of a stobie pole, the vehicles will turn right onto Payneham Road, which is not expected to be an issue with the collections outside main business hours, but between 7am and 10pm.

Figure 9 10m Refuse Ingress and Egress

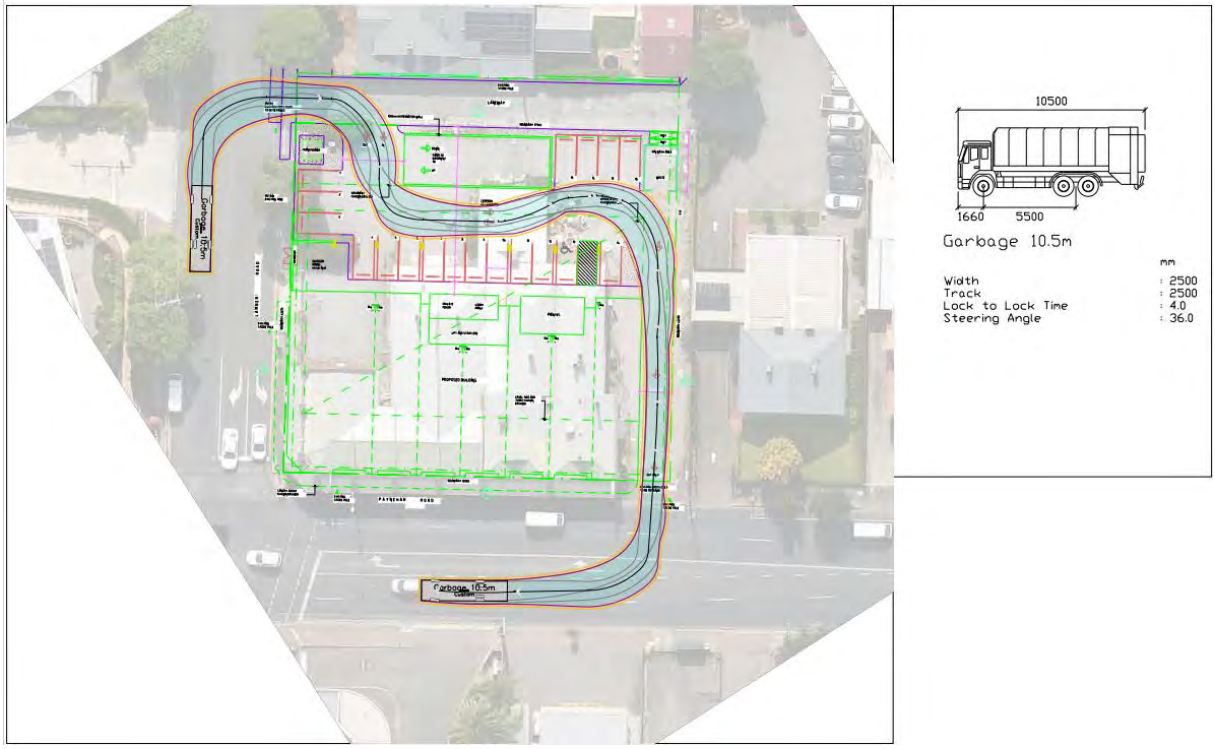
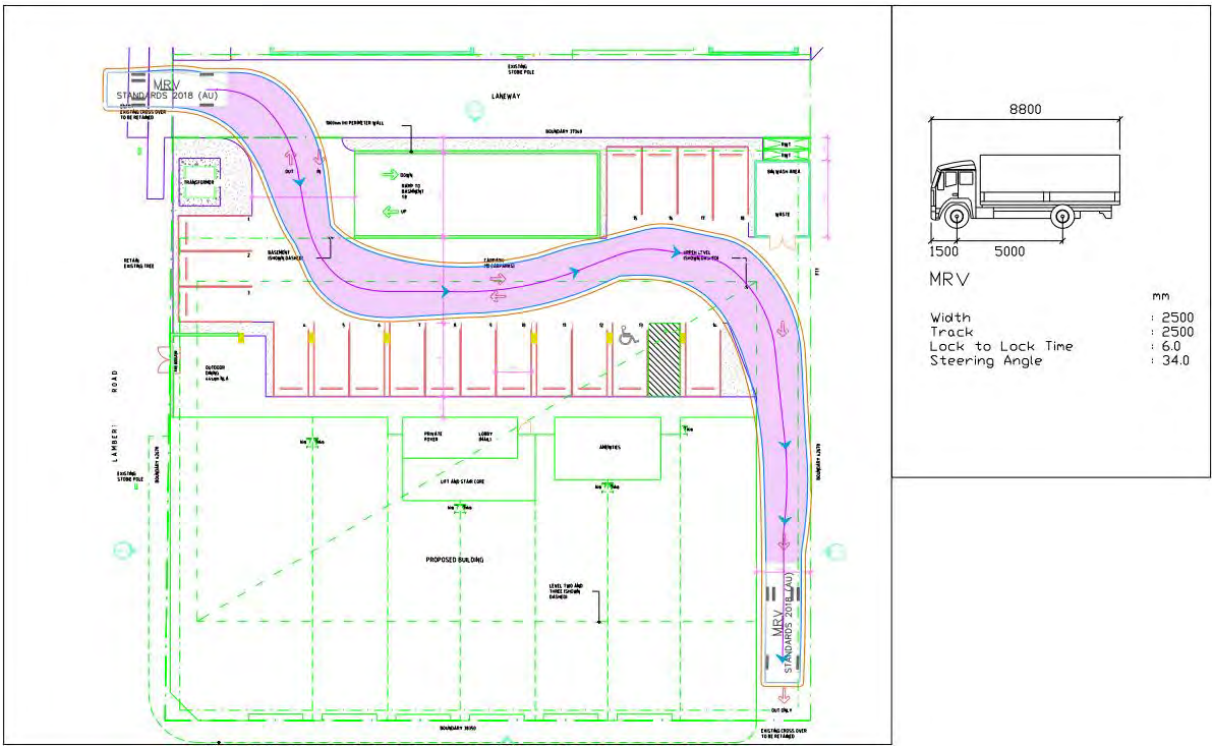


Figure 10 MRV Vehicle Swept Path

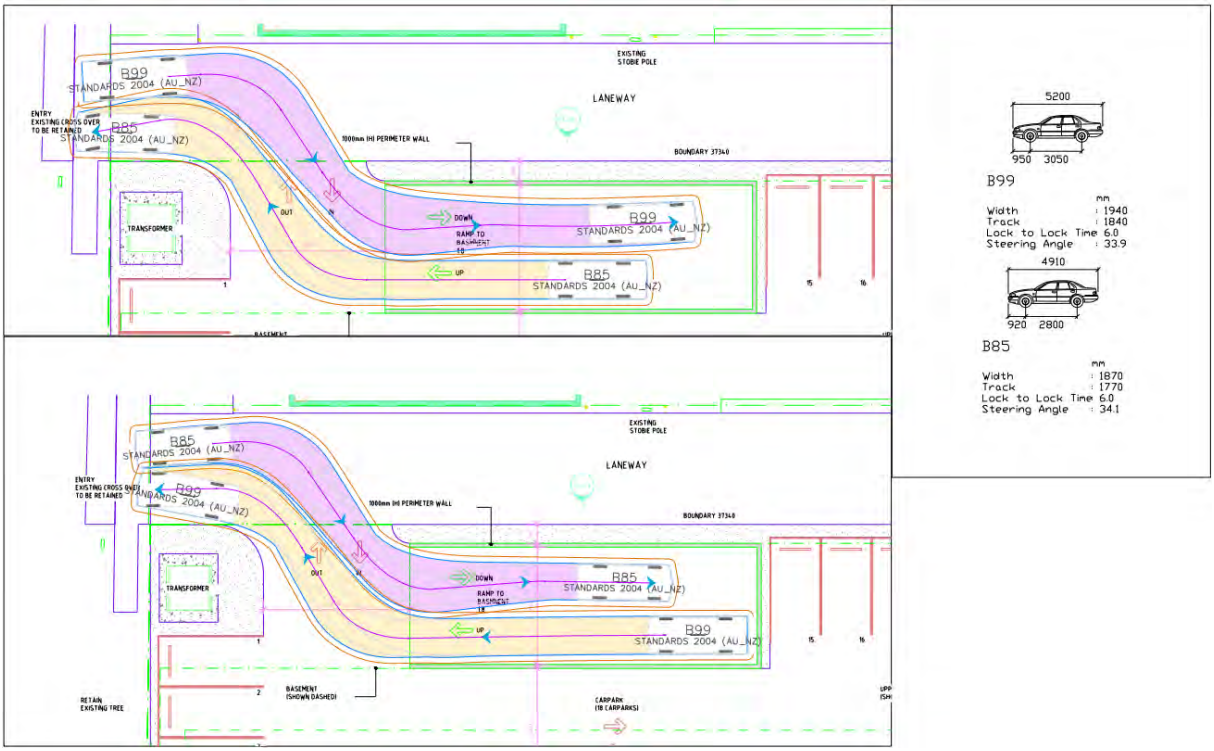


The height clearance to the canopy along the eastern side of the building is 4.5 metres. Therefore, waste collection vehicles, MRVs or any other higher vehicles will be able to exit via Payneham Road.

B85 & B99 SWEPT PATHS

A swept path analysis was undertaken for B85/B99 passenger vehicles for all locations within the site where simultaneous movement will be required. These are illustrated in **Figure 11** to **Figure 14**. The analysis shows that the design vehicles are able to adequately enter and exit the parking bays and access, including simultaneous B85/B99 entry and exit at the site access.

Figure 11 B85 & B99 Swept Path near Access (Ground Floor)



Reference: 263-277 Payneham Road, Royston Park

Figure 12 B99 & B85 Circulation (Ground Floor)

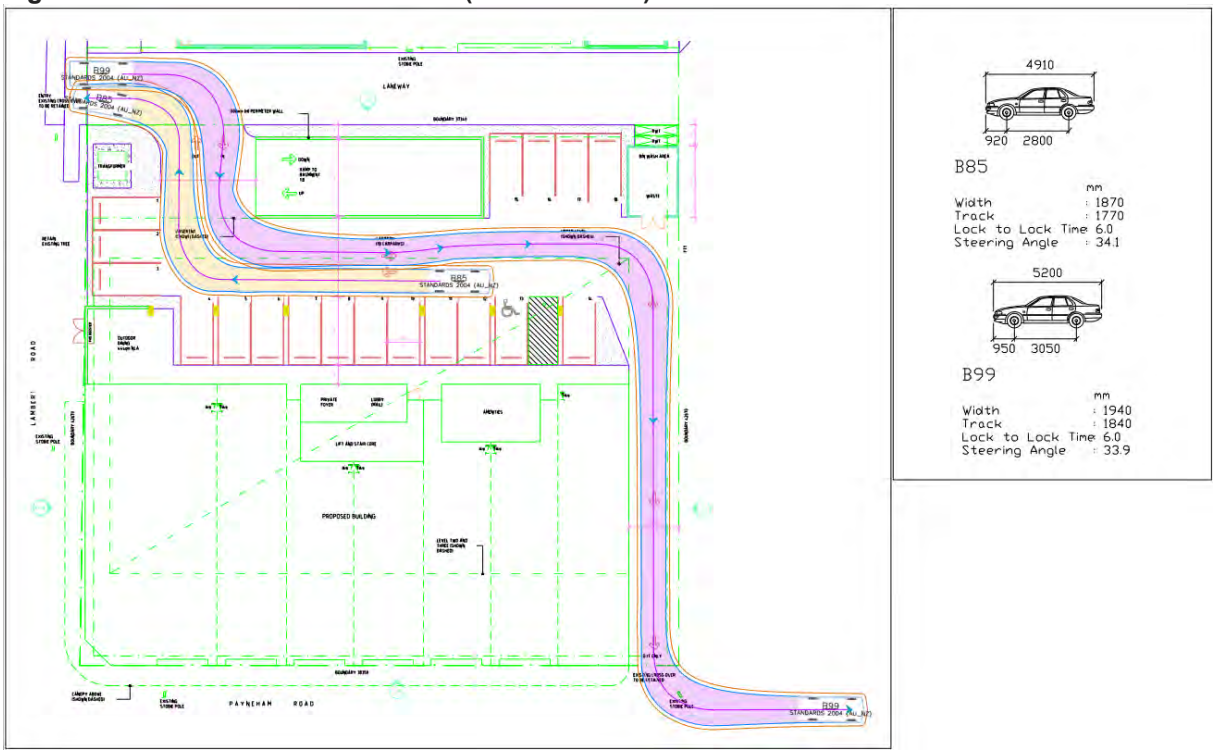


Figure 13 B85 Parking (Ground Floor)

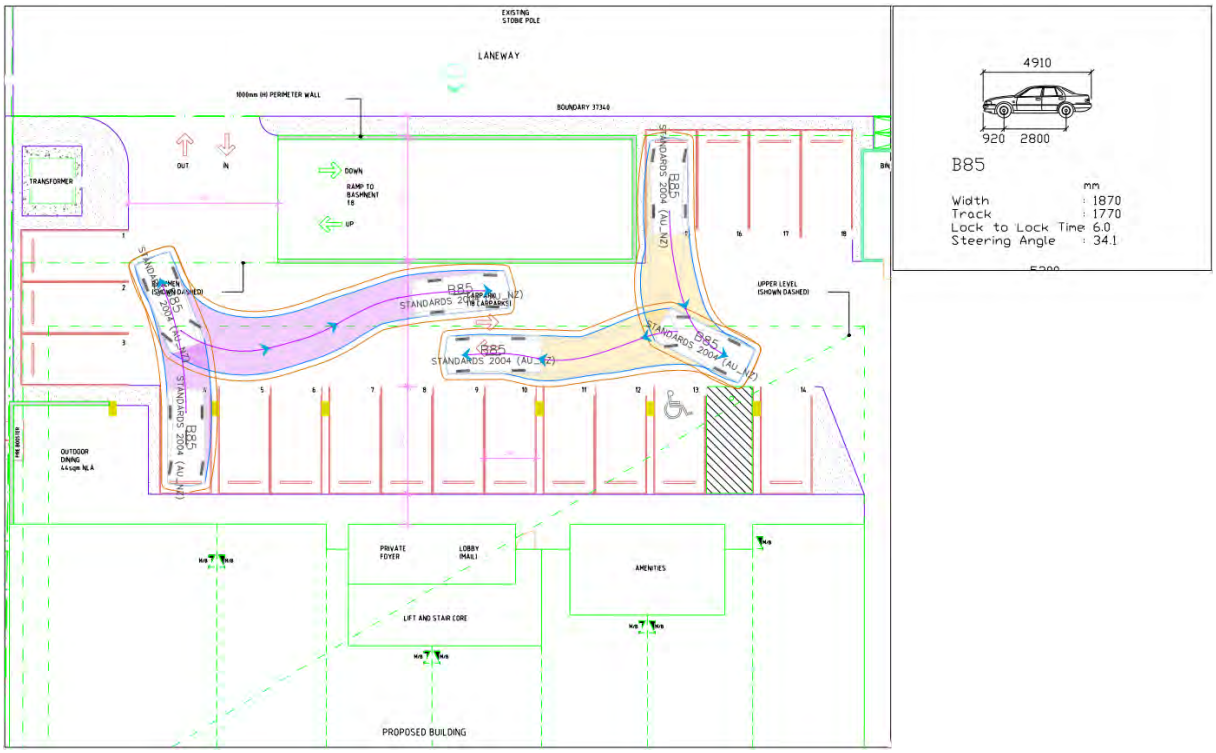
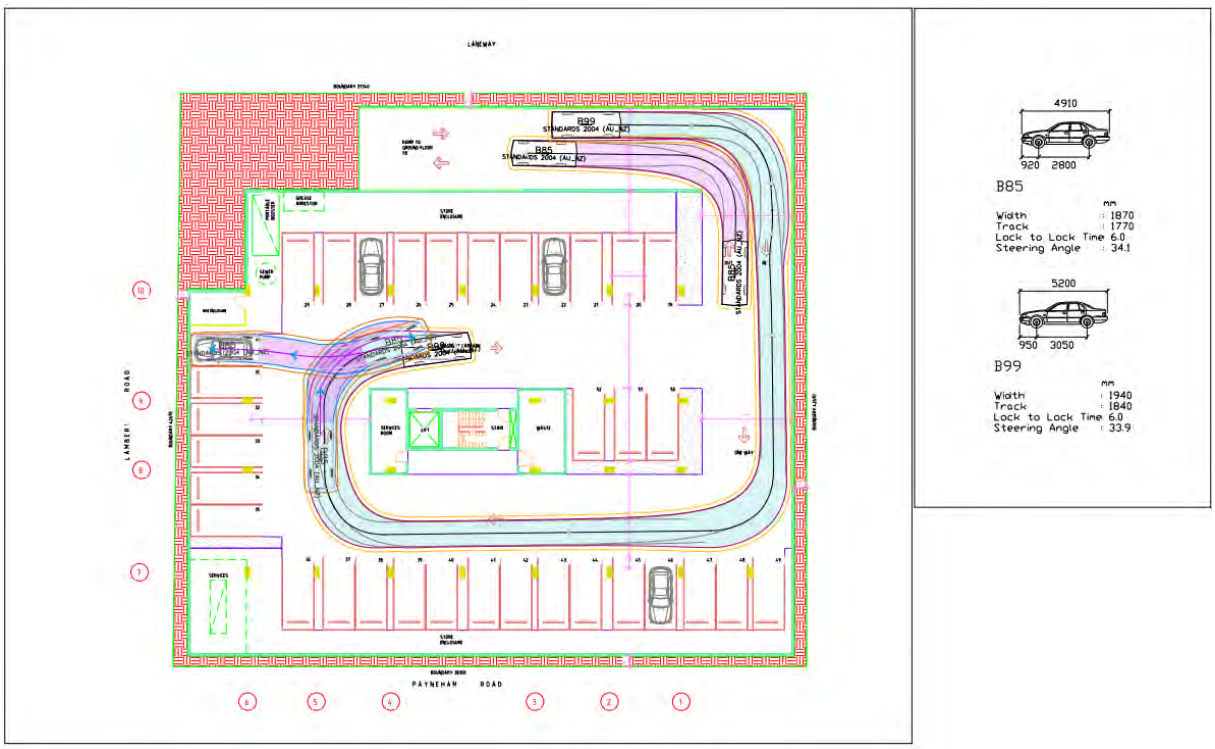


Figure 14 B85 & B99 Circulation (Basement)



TRAFFIC GENERATION

Traffic generation has been estimated in accordance with the "Guide to Traffic Generating Developments" by NSW Roads and Traffic Authority's (RTA) in 2002 (henceforth referred to as the RTA Guide).

The RTA guide specifies 5 trips per 100 sq. m for restaurants, 2 trips per 100 sq. m for office and 0.65 per dwelling during the weekday peak. Estimates of peak hour and daily traffic volumes resulting from the proposal are set out in **Table 1.**

Table 1: Peak hour and daily volume estimates

Land Use	Source	Yield (m^2)	Unit	Trip Rate Weekday Peak	Trip Rate Daily Trips	Total Weekday Peak Hour Trips	Total Daily Trips
Restaurant	RTA	514	per 100m^2	5	60	**26**	**308**
Office	RTA	292	per 100m^2	2	10	**6**	**29**
Apartments	RTA	18	dwellings	0.65	6.5	**12**	**117**
Total						**44**	**454**

TRAFFIC IMPACT

When existing traffic volumes on the network surrounding the site are considered, the nominal increase in traffic expected to be generated by the site during the network peak period is not expected to impact the safety or efficiency of the surrounding road network.

CONCLUSION

Following a review of the proposed development at 263-277 Payneham Road, Royston Park, the following conclusions are made:

1. The mixed use proposal consisting of seven retail tenancies, 18 three-bedroom residential apartments and associated car park.
2. Based on the parking rates outlined in the SAPDC and the proposed floor area, the development would be required to provide 66 parking spaces (rounded up to the nearest whole space). However, applying designated area status to the retail and residential uses, which is considered more appropriate, would require 51 spaces.
3. The proposed supply of 52 car parking spaces would meet the requirements of the SAPDC based on designated area status.
4. The proposed parking layout is generally consistent with the dimensional requirements as set out in the Australian/New Zealand Standards for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).
5. Loading will be undertaken on site using small commercial vehicles and occasionally may include vehicles up to an 8.8m MRV from within the car park and outside of operational hours. Refuse collection will be undertaken from within the car park using up to a 10-metre refuse vehicle. Turnpaths for an MRV and 10 metre refuse vehicle show that the vehicles can enter the site in a forward direction, load and unload or collect refuse and then exit the site in a forward direction onto Payneham Road.
6. The site is expected to generate up to 44 movements in the peak hour (22 vehicles in and out).
7. When the marginal increase in traffic resulting from the development during the peak period is considered against the existing traffic volumes on the surrounding road network, the development proposal is not expected to impact the safety or efficiency of the surrounding road network.

APPENDIX 5. WASTE MANAGEMENT PLAN

263-277 Payneham Road, Royston Park

Waste Management Plan

Date: 18 May 2023

Prepared for:

FP Whyalla Pty Ltd

Colby Phillips Advisory Pty Ltd

Level 1, 60 Hindmarsh Square

Adelaide, SA 5000

+61 438 800 264

Rev.	*Date*	*Description*	*Doc No./Name*	*Originator*	*Approved*
0	18May2023	For Lodgement	WMP	JPH	DP

Distribution List

Domenic Parella	Piteo Architects
Paul Piteo	Piteo Architects
Paul Frogatt	Stantec

Contents

1 INTRODUCTION

This document presents a Waste Management Plan (WMP) for the proposed multi-storey mixed used property at 263-277 Payneham Road, Royston Park (the "Development"). The Development is in the City of Norwood Payneham St Peters (Council).

The WMP explains how the Development can manage waste effectively to achieve regulatory requirements and desired design and operating objectives, including those recommended by the South Australian Better Practice Guide (State Guideline) (Zero Waste SA, 2014) for waste management in this type of development. The residential component of the waste system has been designed to comply with EastWaste's guideline document "Waste Management and Services Guide for Multi-Unit Dwellings". The requirements of the South Australian Planning and Design Code have also been considered and addressed in Section 5. The WMP should be read in conjunction with other planning approval documentation for the Development.

2 DEVELOPMENT DESCRIPTION

Per plans provided (2109-PA01 to PA08, received 18 May 2023), the Development is proposed to be a mixed use multi-storey precinct consisting of a total of seven flexible commercial tenancies (which may be combined to form fewer larger tenancies) plus 18 x 3-bedroom residential dwellings. It is anticipated that a variety of business types will be accommodated in the commercial tenancies. The make-up of the commercial tenants will be determined at a later date once the building becomes operation. The site is being developed with one anchor tenant, a Fasta Pasta family restaurant, proposed for the nominal 215 m^2 NLA Tenancy 1.

Table 2.1 includes the area for each of the tenancies as well as the recommended Waste Resource Generation Rate (WRGR) classification based on the State Guideline (Zero Waste SA, 2014). The Land Use Types are selected to provide a variety of flexible uses and ensure that waste can be adequately managed for a range of tenancy types. These are subject to change as the site approaches operation.

Figure 2-1 reproduces the site plan (and provides an overview of the proposed waste management arrangements described later in the waste management plan). The Development has frontage onto Payneham Road, with all entry access to the site via a Right of Way off Lambert Road. Exit from the site may be to the Right of Way or directly to Payneham Road.

Table 2.1 Summary of land uses for the Development, their WRGR Description(s) and relevant Development Metric(s).

Land Use	Description	Land Use Type	Dev. Metric(s)	
Residential	Apartments – Level 1 to 3	High Density Residential Dwelling	18	Dwellings
			54	Bedrooms
Commercial	Tenancy 1 - Café / Restaurant	Café/Restaurants	215	m2
	Tenancy 2 - Office	Offices or Consulting Rooms	112	m2
	Tenancy 3 - Office	Offices or Consulting Rooms	86	m2
	Tenancy 4 - Light Café	Café/Restaurants	81	m2
	Tenancy 5 - Dry Retail	Retail > 100m^2	94	m2
	Tenancy 6 - Office	Offices or Consulting Rooms	94	m2
	Tenancy 7 - Light Café	Café/Restaurants	113	m2

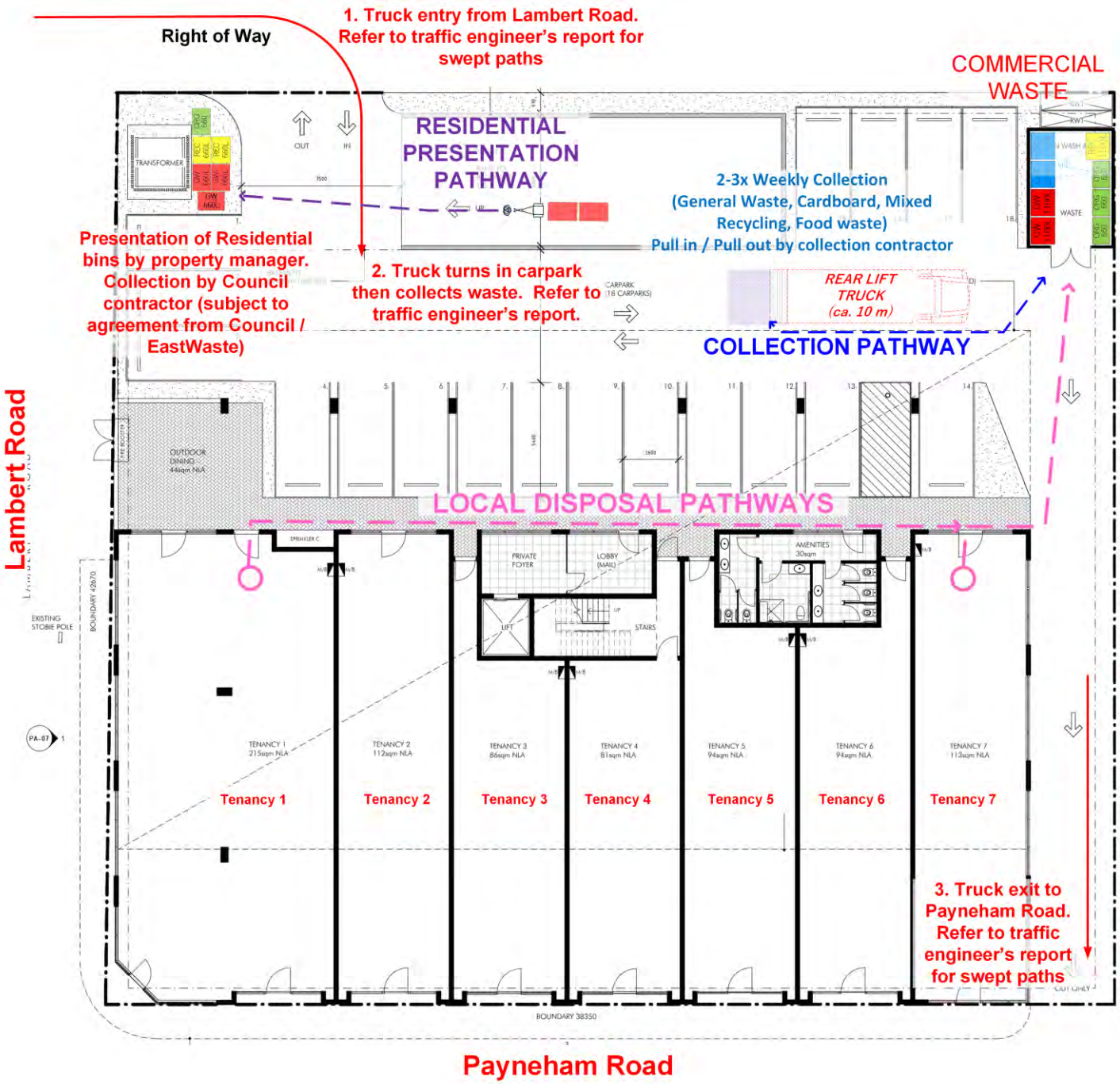


Figure 2-1 Overview of site, showing waste room and truck stopping location (Red = General Waste, Blue = Cardboard and Paper, Green = Organics/Food Waste, Yellow = Mixed Recycling / Hard Plastics)

3 WASTE & RECYCLING SERVICE PROVISION

Table 3.1 outlines the recommended waste services by land use per Table 2.1. The different waste service classifications listed in Table 3.1 are explained below.

- ***Routine Services*** **–** These require on-site waste storage with routine and regular collections, and would include services for general waste, dry (comingled) recyclables, cardboard, and food/organics waste.
- ***At-call services*** **–** These involve non-frequent collections, such as Hard waste and are organised and provided on an as-needed basis.
- ***Maintenance services*** **–** Some waste items (e.g. lighting in common areas, garden waste) would be removed and disposed of (off-site) by the contractor providing the related maintenance service (and hence on-site waste storage is not usually needed or provided).
- ***External Services*** **–** These are where waste items (e.g. printer cartridges, batteries, lighting) that can be dropped off by tenants at external locations (e.g. Officeworks, waste depot) (and thus, separate on-site waste storage is not usually needed or provided).

Routine Waste and Recycling services for all tenants at the Development would be provided by Private on-site collection.

Table 3.1 Expected or recommended waste & recycling services for the Development

Service Type	Residential	Commercial Tenancies
Routine (regularly scheduled)	General Waste	· General Waste
	Mixed Recycling	· Paper and Cardboard
	Food Waste	Food Waste / Organics
		Mixed Recycling / Plastics
On-call (as needed)	Hard / E-Waste	· Hard/E-waste
Maintenance (waste removed by contractor)	· Garden Waste (Common Areas)	
	· Lighting (where applicable)	
External (by tenant off-site)	· Lighting	· Lighting
	· Printer Cartridges	· Printer Cartridges
	· Batteries	· Batteries

3.1 Waste & Recycling Volumes

Table 3.2 estimates expected waste and recycling volumes for the Development (in Litres/week). WRGRs (in the State Guideline) do not exist for lighting, printer cartridge or battery waste. Volumes of these waste items are relatively small and thus have not been estimated.

Table 3.2 Estimated waste & recycling volumes (Litres/week) for each dwelling at the Development.

Waste/Recycling Service	*Residential*	*Commercial*						
	Apartments	*Tenancy 1 - Café / Restaurant+*	*Tenancy 2 - Office*	*Tenancy 3 - Office*	*Tenancy 4 - Light Café*	*Tenancy 5 - Dry Retail*	*Tenancy 6 - Office*	*Tenancy 7 - Light Café*
	L/week	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*	*L/week*
General Waste	1,620	1077	61	51	1008	359	46	1197
Dry Recyclables	1,350	419	15	13	168	90	11	200
Cardboard & Paper		1796	46	39	504	269	34	599
Food Waste	540	1436	10	9	1344	9	8	1596
TOTAL	3,510	4728	132	111	3025	726	99	3590

+ The waste volumes for Tenancy 1 (proposed to be a Fasta Pasta restaurant) have been estimated based on a similar sized Fasta Pasta restaurant at another site. WRGRs therefore have not been used for this tenancy

* For other food tenancies, derated Café WRGRs from State Guidelines have been used, reflecting that these are not full service restaurants. De-ratings are based on the consultant's experience at other sites: General waste = -50%, Recycling = -50%, Food Waste = - 50%, 75% active area

** Dry Recyclables are expected to predominantly be milk bottles and similar hard plastics.

4 WASTE MANAGEMENT SYSTEM

Waste storage is split into three (3) areas:

1. Residential Local Disposal
    a. A room is provided in the basement adjacent the lift, allowing convenient disposal of General Waste, Recycling, and Food Waste for all residents.
    b. Bins will be managed by the Building Manager or delegate.
2. Commercial Disposal and Bin Presentation
    a. Located in a screened enclosure in the north-eastern corner of the Ground Floor carpark
    b. Disposal for all wastes generated by the Commercial tenancies
    c. Bins will be collected directly from this enclosure by the waste contractor.
3. Presentation area for residential bins prior to collection
    a. To be located adjacent the transformer in the north-western corner of the Ground Floor carpark
    b. Bins are to be moved by the Building Manager from the basement room to the presentation area prior to collection by Council contractor.

Figure 2-1 shows where the Commercial bin storage and Residential bin presentation would be located at the site, the relevant disposal pathways, and how the waste collection would occur.

Table 4.1 gives a schedule of recommended bin storages in each of these waste storage areas for routine Services and includes for each land use and service:

- *Number and type of bins;*
- *Collection frequency (expected or proposed); and*
- *Service provider*

Table 4.1 Waste storage and bin schedule for Routine Services, including collection frequency and collection service provider.

Land Use	Service	Estimated Waste Volumes (L/wk)	Bin presentation	Service Type	Collection Frequency (Up to Events/wk)	Max. Bins/Items Collected (Up to per Event)		
						No.	*Size (L)*	*Type*
Residential Dwellings	General Waste	1,620	Shared Residential Waste Storage Area	Council / Eastwaste Rear-lift	1	3	660	Skip
	Mixed Recycling	1,350			1	2	660	Skip
	Food Waste	540			1	1	660	Skip
Commercial Tenancies	General Waste	3,800	Shared Commercial Waste Storage Area	Private Rear-lift	2	2	1100	Skip
	Cardboard & Paper	3,286			2	2	1100	Skip
	Mixed Recycling	916			1	1	1100	Skip
	Food Waste	4,412			3	3	660	Skip

Final quantity and types of bins, and frequency of collection, is to be determined at the time the site becomes operational. This will depend on the final make up of tenancies.

It is proposed that all Commercial wastes are to be collected by Private Contractor(s) with rear-lift collection trucks. Residential wastes are to be collected by Council Contractor (EastWaste) subject to confirmation by Council and EastWaste.

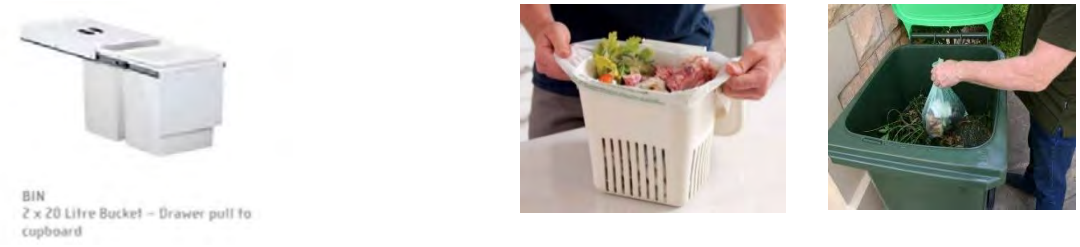
The waste system has been designed to comply with EastWaste's guideline document "Waste Management and Services Guide for Multi-Unit Dwellings".

It may be possible for one or more commercial tenancies to access Council's kerbside mixed recycling bins for hard plastics, metals etc. This waste stream is expected to primarily be hard plastics such as milk bottles. There may not be a suitable commercial service available to collect and recycle these materials. Council may offer each rateable property (including commercial) one set of Council kerbside bins. However, provision of this service would be subject to Council's Waste Management Policy. The property operator would need to formally apply to Council to support this service, at the time the site becomes operational.

4.1 Residential waste

Residents would be provided with suitable kitchen bins with handles to enable easy carriage from their dwellings to the designated waste room, e.g. Figure 4-1 below:

a) *General waste bin – at least 20L in size (bag lined)*
b) *Co-mingled recycling waste bin - at least 20L in size*
c) *Food/Garden Organics bin (compostable bag lined)*



(a) *(b)*

Figure 4-1 Examples of suitable waste and recycling kitchen bins: *(a) General waste & recycling - 2×20L Buckets with carry-handles in pull-out drawer; and (b): Bench-top food waste kitchen caddy.*

All residential waste would be carried down to the Basement Level waste storage room via the elevator and disposed of directly in the bins provided. The bin room is shown in Figure 4-2. Residents may dispose of waste en route to their vehicles. The waste storage area is internal to the building and therefore screened from public view. The longest disposal distance is approximately 25 m which is within the SA Better Practice Guidelines recommendation of 30 m. Transfer pathways would be free of steps, grades ≤ 1:10, with appropriate hard /even surfaces.

The Building Manager (or a delegate) would be responsible for moving bins from the waste room to the bin presentation area on the day of collection. It is proposed that the building manager would move skip bins to the Ground Floor via the carpark ramp using a battery-powered tug. The bin presentation area is in the north-western corner of the Ground Floor carpark prior to collection.

It is proposed that Residential bins are collected by EastWaste on behalf of Council using EastWaste's rear-lift collection trucks. It is proposed that the body corporate would arrange (through purchase or hire) a battery-powered towing trolley to move bins up the ramp.

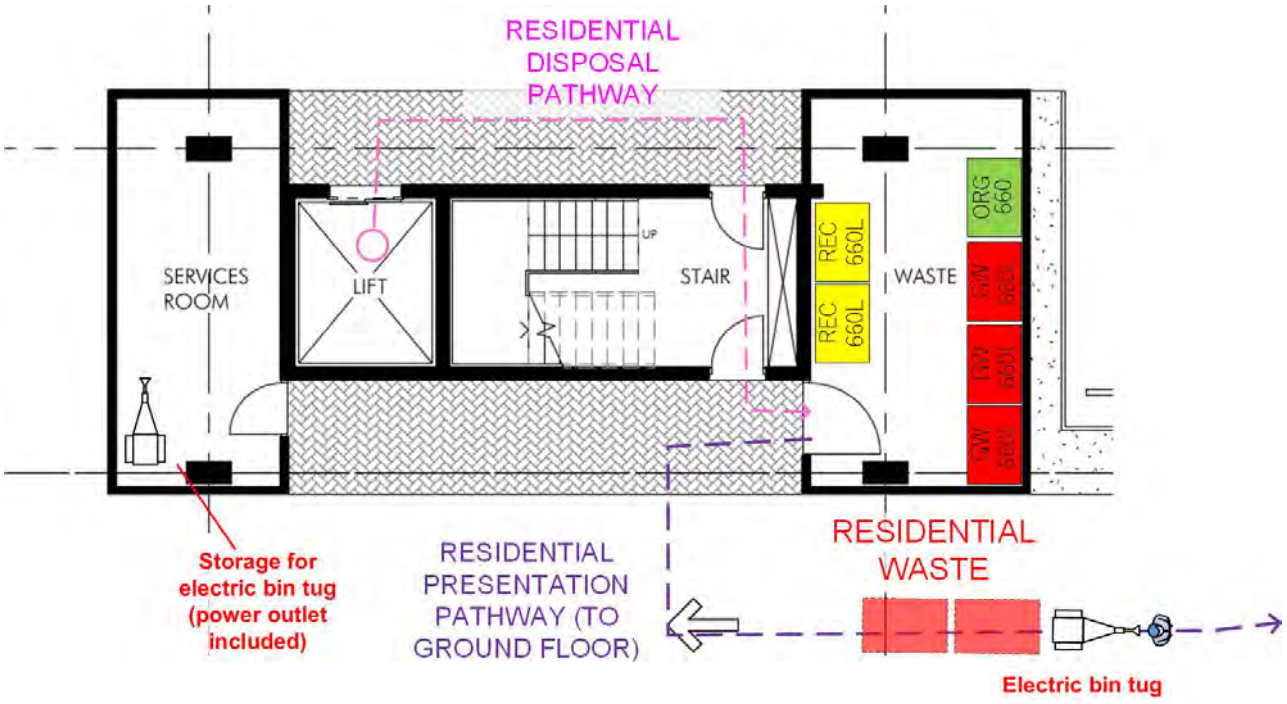


Figure 4-2 Residential bin room in basement

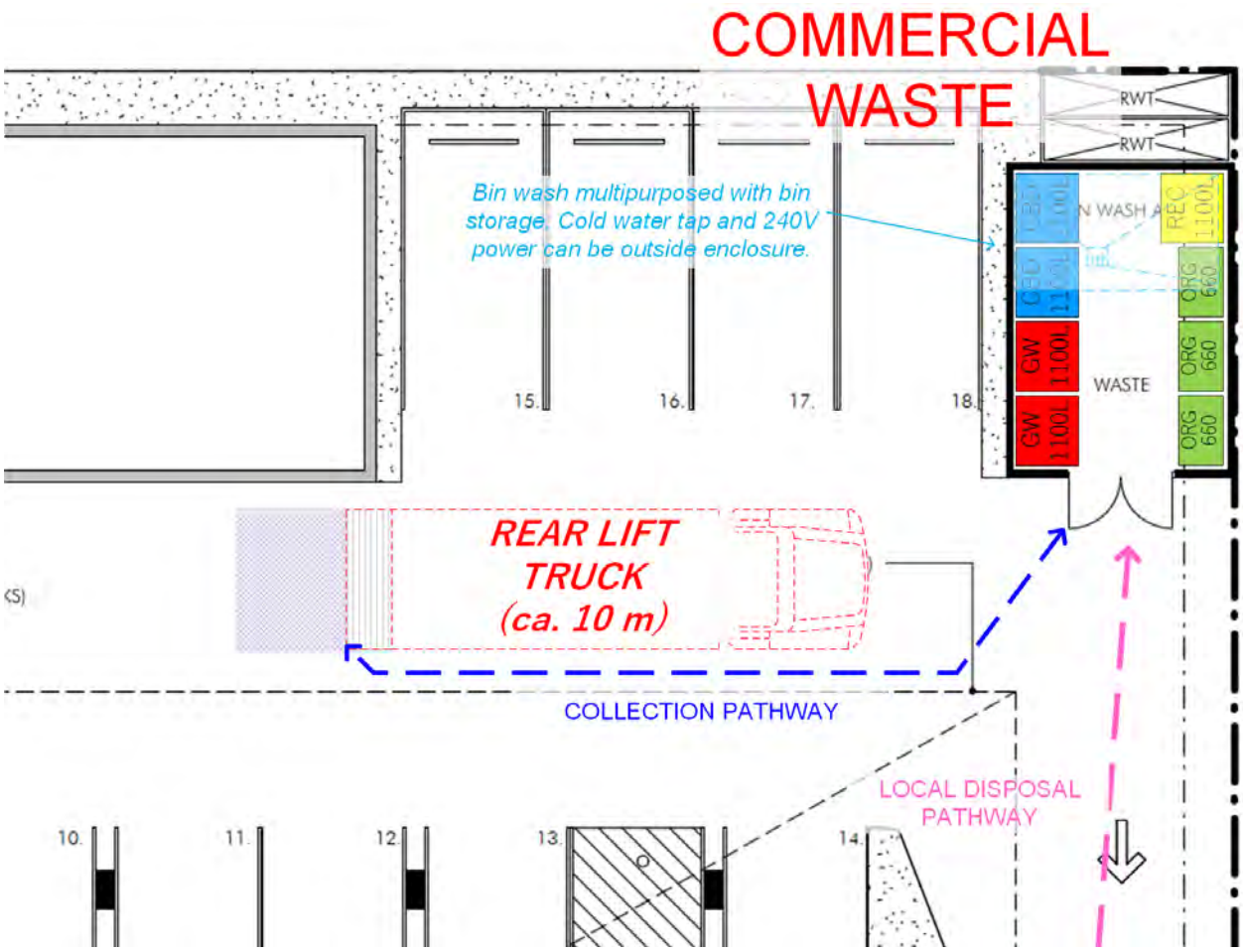


Figure 4-3 Commercial bin enclosure, Ground Floor

4.2 Commercial Waste

- Commercial tenancies will be fitted out with bins within each tenancy, suitable for the activities undertaken (to be determined at time of fitout).
- Staff or cleaners would transfer the waste from each tenancy and dispose of it in the bins provided in this area.
- Space is provided for:
    - 2 x 1,100 L General Waste Skip Bin.
    - 2 x 1,100 L Cardboard and Paper Bin.
    - 3 x 660 L Food Waste Bin
    - 1 x 1100 L Mixed Recycling Bins
- Bins will be collected by a private waste collection contractor. Cost of waste collection is to be shared amongst the commercial tenants, with costs to be appropriately allocated to each tenant by the Body Corporate.
- Presentation of the skip bins is not required as the private contractor could provide a pull in/pull out service to collect the bins directly from the commercial waste storage area.
- Collection of all Commercial waste would be carried out by Private contractors using rear-lift trucks.
- The rear-lift truck would enter the site (forward entry) from Lambert Road via the Right of Way and temporarily park on site as shown in Figure 2-1 (page 4) to collect the waste. The rear-lift truck would then exit onto Payneham Road (forward exit).
    - Collections would be 2 to 5 minutes per collection.
- It is proposed that collections be scheduled between 7am and 7pm to comply with EPA noise restrictions associated with the residential tenancies.

4.3 At-call Services

4.3.1 Hard/E-Waste

- Tenants would organise for private hard/e-waste collection direct from the tenancy as needed.
- The waste contractor delivering the services would temporarily park in the property. They would then collect the waste directly from the tenancy.
- The Building User Manual(s) for commercial tenants at the Development would advise on availability and/or organizing Hard /E-waste collection services.

4.3.2 Maintenance Services

Waste would be generated by some maintenance services or activities in the common areas of the Development (e.g. garden waste, lighting, repair work, etc.). These maintenance-generated waste materials would be handled and disposed of by the contractor undertaking these services. Dedicated on-site storage for these waste materials is therefore not needed.

4.3.3 External

Tenants would be able to dispose of smaller waste items, such as printer cartridges, batteries and lighting, to publicly available external drop off points (e.g. supermarkets, Office works, telco retail stores, etc.), which accept these materials.

4.4 Bin cleaning

Bin cleaning at the Development could be outsourced to an external contractor (e.g. http://binforce.com.au/).

- *These external contractors generally have self-contained bin washing systems on back of a ute or truck that enable them to clean bins on site – e.g. Figure 4-4 below.*
    - *Or some will remove bins from site, replacing them with an empty spare, clean the bins, then return them to site.*

Figure 4-4 – On-site bin wash system for rear-lift trucks on back of ute. *Source: http://binforce.com.au/*

If preferred, a bin wash area can be set up (in accordance with PO 11.1 / Design in Urban Areas / SA Planning & Design Code) within the bin storage area. The wash bay can be co-located with bin storage. The wash bay should be a non-porous surface, with easy clean (smooth/polished) surface, draining to sewer via a 2mm basket screen. Power and cold water tap should be provided within or adjacent to the waste enclosure.

4.5 Transfer pathways

There are a range of transfer pathways for the waste systems at the Development. The following is provided as a guide for sizing and designing these transfer pathways.

- *Transfer pathways –*
    - *User disposal –Free of steps, no grades greater than 1:15, and cater for mobility impaired users.*
    - *Local disposal points to central storage – enough width to accommodate relevant bins, trolley, or waste loads being transferred, free of steps, no grades greater than 1:12*
    - *Collection – less than 35m with no steps or grades greater than 1:10*
- *Corridor widths –*
    - *240L MGBs or smaller bins / loads – min. 1,000 mm (1,200mm preferred)*
    - *660L skip bins – min. 1,200mm (1,400mm preferred)*
    - *1,100L skip skips and/or other waste loads – min. 1,400mm (1,600mm preferred)*
- *Doors –*
    - *Local disposal access – 800mm*
    - *Transfer pathways– Appropriate to the size of bin to be transported, e.g.*
        - *240L MGB (or smaller) – min. 800mm*
        - *660L skip – min. 1,200mm*
        - *1,100L skip – min 1,400mm*
- *Floors – Hard surfaces where bins and skips are to be carted.*
- *Lifts – All lifts should be sized to allow for bulky hard waste items*

Based on current plans, these requirements for transfer pathways in the Development appear to be generally satisfied. All relevant transfer pathways should be reviewed and confirmed at detailed design stage to ensure they are appropriate.

4.6 Collection & Traffic

The waste collection points for the Development introduced above are reiterated below.

- Would be by Private Rear-lift truck (Commercial waste) and Council / EastWaste Rear-Lift truck (subject to Council/EastWaste approval) which will stop temporarily within the development as shown in Figure 2-1 on page 4.
- Access to the site would be from Lambert Road (forward entry) and forward exit to Payneham Road.
- Turning paths for the waste trucks have been assessed by the Traffic Engineer (Stantec). Please refer to the traffic engineering report for this assessment.
- The Contractor would manoeuvre into position and temporarily stop, collect bins from waste storage area, empty them and finally replace them in the waste storage area.
- Collections would occur within the site boundary.
- Commercial collections would be twice weekly for General Waste and Cardboard/paper, and up to three times weekly for food waste.
- Residential collections would be weekly.
- The time required to lift bins should be 2 to 5 minutes for each service.
- The collections should be scheduled to
    - Fit in with collection contractor requirements
    - Avoid peak times for vehicle movements in the carpark
    - Comply with any EPA noise restrictions

4.7 Waste system Operation and Management

4.7.1 Responsibilities

Table 4-2 summarises the responsibilities of different parties / stakeholders for proposed waste management and operational activities at the Development. In summary, the Building / Facilities Manager would manage the waste system, including ensuring that good waste management outcomes by tenants were achieved.

Table 4-2 Management & operational responsibilities for the waste systems at the Development

Activity	Responsible party
Local Disposal & External Disposal	Tenants / Residents
Waste Storage Areas, Hard Waste, Hygiene, Odour Management & Cleaning	Building maintenance staff
Presentation of bins for collection	Building maintenance staff to present residential bins Commercial bins to use a pull in / pull out service from the bin enclosure.
Collection services – Waste & Recycling	Commercial / Private Contractor(s) Council Contractor
Management	Building Manager
Education, Training & Engagement (tenants)	Building Manager / Council

4.7.2 Implementation & Communication

The following should be put in place.

- ***Site Management System / Manual*** – Advice and instructions on waste management and using the waste systems should be provided for tenants, including contact information for further information, questions and issues.
- ***Tenant / Resident Induction –*** Should include guidance on how to correctly use waste bins as well as the site approach to waste and recycling.
- ***Clear signage*** – At all disposal points. Consider providing signs with multiple languages and photographic and/or pictorial guides.
- ***Emergency Response or Site Management Plan(s) –*** Should include response measures (or contingencies) for:
    - Waste collection services suspended or not available;
    - Incorrect use by tenants of the waste systems;
    - Illegal dumping on-site; and
    - Poor waste management outcomes (including cleanliness, odour and/or low diversion).

4.8 Other Waste System Design or Management Issues

The following would be considered and/or implemented for waste systems at the Development. More details for some of these items can be resolved at detailed design stage with the waste contractor and/or Council.

1) **Bins** – These would comply with Australian Standard for Mobile Waste Containers (AS 4213).
2) **Signage** –
    - Appropriate signage in all Local Disposal and Waste Storage Areas should be used to ensure correct disposal of waste and recycling.
    - This signage should conform to the signage requirements of Council and/or the State Guideline (Zero Waste SA, 2014). EastWaste may assist with Residential waste signage.
      Signs should be in multiple languages and include photos for guidance.
3) **Vermin, hygiene & odour management (inc. ventilation)**
    - ***Inspection & Cleaning*** –
        - An inspection and cleaning regime would be developed and implemented by the Building / Facilities Manager for waste systems at the Development, including ensuring that surfaces and floors around disposal areas, transfer pathways and waste storage areas are kept clean and hygienic and free of loose waste and recycling materials.
            - Where putrescible general waste or food waste is being stored, Local Disposal and Waste Storage areas should be graded to a sewer drain with tiling or epoxy coating to floors and adjacent walls to waterproof the area and for cleaning.
    - ***Odour Control*** –
        - All Waste Storage Areas –

- It should be a requirement for food waste bins in Waste Storage areas that waste is disposed within compostable, tied off bags and that lids are closed after use.
- *Residential bin room should include mechanical ventilation, exhausting outside the building in compliance with all applicable statutory requirements.*

4) **Access & security** –
   - o All Waste Storage Areas in the Building should be secure and only accessible by key or fob or access code.
     - This key or fob or access codes would be provided to tenants, property management staff and/or waste contractor(s) collecting from these areas.
     - CCTV is recommended to monitor waste disposal practices in all Waste Disposal and Waste Storage Areas.

5 PLANNING & DESIGN CODE OBJECTIVES

The applicable policies relating to Waste are provided in the following table. The third column states how these policies have been addressed in the proposed design.

General Development Policies Design		
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view	DTS/DP 20.1 None are applicable	Response: Waste volumes and bin numbers have been determined in accordance with the SA Better Practice Guidelines, a similar Fasta Pasta restaurant, and the consultant's experience with similar businesses. Calculations are provided in Table 4.1. Bins are to be stored in an enclosure screened from public view (Commercial waste) and an enclosed basement room (Residential waste).
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) Located away, or screened, from public view, and (b) Conveniently located in proximity to dwellings and the waste collection point	DTS/DPF 26.3 None are applicable	Response: Commercial bins are located in an enclosure screened from public view and naturally ventilated. Residential bins are stored in a room with mechanical ventilation. The room is within 25m of each dwelling entrance.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	Response: Bins are stored more than 3m from any habitable room.
PO 26.5	DTS/DPF 26.5 None are applicable	Response:

Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.		The waste contractor would enter the site from Lambert Road (forward entry) and retrieve the waste while onsite. The contractor would then exit onto Payneham Road (forward exit). These truck movements have been reviewed by a traffic engineer and have been deemed to be suitable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view	DTS/DPF 30.4 None are applicable	Response: Bins for both general waste, cardboard/paper, food waste, and mixed recycling are to be provided. Bins are to be stored in an enclosure / room screened from public view.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.	Response: Bins are located in a bin enclosure / room screened from public view and naturally ventilated. The enclosure is more than 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time	DTS/DPF 30.6 None are applicable	Response: As per PO 26.5

Design in Urban Areas		
PO 11.1 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.	DTS/DPF 11.1 None are applicable	Response: Collection systems are provided for general waste, cardboard/paper, food waste, and mixed recycling. The site would utilise a mobile bin washing service, or a suitably designed bin wash installed within the ground level bin storage enclosure.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space, and dwellings	DTS/DPF 11.2 None are applicable	Response: Bins are located in a bin enclosure / room screened from public view and naturally or mechanically ventilated.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable	Response: Residential bins are located in a basement bin room with mechanical ventilation.

PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable	Response: The waste contractor would enter the site from Lambert Road (forward entry) and retrieve the waste while onsite. The contractor would then exit onto Payneham Road (forward exit). These truck movements have been reviewed by a traffic engineer and have been deemed to be suitable.
PO 11.5 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	DTS/DPF 11.5 None are applicable	Response: Adequate space is provided in the bin enclosure for food waste bins to service several food businesses on site. Food waste could be collected up to 3 times per week as required.

6 REFERENCES

Zero Waste SA. (2014). South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments.

APPENDIX 6. SITE CONTAMINATION DECLARATION FORM

APPENDIX 7. PSI: SITE HISTORY REPORT

APPENDIX 8. PSI: SOIL, VAPOUR AND GROUNDWATER

Kieran Fairbrother

From: Jason Cattonar
Sent: Friday, 26 July 2024 9:10 AM
To: Kieran Fairbrother
Cc: Domenic Parella; Ben Preston
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Kieran,

Thanks for taking my call this morning.

As discussed, I think the EPP absolutely plays a role here, and I will expand on my previous reasoning.

IBLU PO 2.1 intends for non-residential uses to not unreasonable impact the *amenity* of sensitive receivers through its hours of operation. It is widely accepted that the term *amenity* includes impacts associated with noise emissions.

IBLU PO 4.1 provides policy guidance that is specific to noise emissions, and the corresponding DPF references the EPP as the *standard* way a development can achieve compliance with PO 4.1.

As outlined in my initial email, it makes sense to align the Sunday to Thursday hours of operation with the 'Day' period defined biny the EPP given that the dBA criteria prescribed by the EPP for commercial activities is the same for 9pm and 10pm.

Regards,

JASON CATTONAR
Associate Director

FUTURE URBAN

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E.
W. www.futureurban.com.au
A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

From: Kieran Fairbrother
Sent: Tuesday, 23 July 2024 9:55 AM
To: Jason Cattonar
Cc: Domenic Parella ; Ben Preston
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Jason,

Thank you for your response.

With respect to the hours of operation proposed for the shops, I appreciate your argument regarding consistency with the EPP. However, in my opinion, a more appropriate comparison to draw (or "consistency" to create) would be between the hours proposed and the hours suggested by DPF 2.1 of the Interface Between Land Uses module which

suggests, in the case of a shop that is not a restaurant, that appropriate hours of operation are 7am to 9pm, Monday to Friday and 8am to 5pm on weekends.

I believe there is scope to operate beyond the hours suggested by the DPF on weekends, given the desire for this type of development in the Zone and the desire for this development to encourage pedestrian activity in daylight and evening hours, as you have rightly pointed out. But, I am not convinced that consistency with the EPP alone (which I note is not a factor for consideration described in the Performance Outcome) is sufficient justification for extending the shops hours to 10pm and 11pm.

I am happy to consider further arguments you may wish to put forward in this respect.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

From: Jason Cattonar
Sent: Monday, July 22, 2024 3:52 PM
To: Kieran Fairbrother
Cc: Domenic Parella ; Ben Preston
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Kieran,

Sorry for the delay… got back from leave today. As discussed, a few moments ago, our responses are below:

Landscaping (Apartments 1, 2 & 3)

- The Level 1 garden beds around the perimeter of the balconies are planter boxes measuring 1100mm high. The planter boxes range in width from 600mm, 900mm and 1200mm.
- The lawned areas will be artificial turf and we note that;
  - artificial turf absorbs less heat and is cooler than tiles and other hard surfaces;
  - trees and other vegetation in the planter boxes will provides shade; and
  - the balconies receive direct morning sunlight and will be shaded in the afternoon (the hottest period of the day).

Hours of Operation
The client's preference is for both the restaurant and shop uses to have operating hours as follows:

- Sunday to Thursday, 7am to 10pm
- Friday and Saturday, 7am to 11pm

The basis for our position is that the *Environment Protection (Commercial and Industrial Noise) Policy 2023* (**EPP**) categorises the "*Day*" period as between 7:00am to 10:00pm and "*Night*" as between 10:00pm and 7:00am on the following day.

In relation to the Zone policies, I note that PO 1.2 envisages *"Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents."*

Whilst we accept that 'evening hours' are generally characterised as the hours between 6pm and 9pm, it makes sense to align the hours of operation for the commercial uses with the "*Day"* period as defined by the EPP to prevent inconsistency.

I trust the above assist. Please give me a call to discuss if you have any queries.

Regards,

JASON CATTONAR
Associate Director

FUTURE URBAN

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A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

From: Kieran Fairbrother
Sent: Friday, 19 July 2024 11:18 AM
To: Jason Cattonar
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Jason,

I have a couple more requests with respect to this DA (sorry, should be the last one!)

With respect to the landscaping on Level 1, particularly the lawn, ground covers and tree plantings proposed, are you or the architect able to provide a statement as to how this expected to work? My understanding from a previous conversation with a landscape architect is that implementing lawn on an above-ground level of a building is extremely difficult and expensive, and with only a 500mm bulkhead between the ground floor and Level 1 I have doubt about the feasibility of the landscaping plan proposed.

With respect to the non-residential uses on the ground floor, I am going to recommend a condition that restricts the hours of operation for the restaurant and the shop uses – the offices will be self-regulating so I have no concerns with them. Before I do, however, I wanted to run the proposed hours past you, to see if your client is okay with these, or whether they wish to make a case for extended hours? I believe the hours below provides sufficient scope for future occupants to operate within, while also striking the right balance between the nature of development anticipated in the SMS Zone and mitigating impacts to both the dwellings that are part of this development and surrounding residential development.

Restaurant:	Sunday to Thursday, 7am to 9pm Friday and Saturday, 7am to 11pm
Shop:	Monday to Saturday, 7am to 9pm Sunday & Public Holidays, 8am to 6pm

Thanks again for your help with this one. Looking forward to your response.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
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Website www.npsp.sa.gov.au

From: Kieran Fairbrother
Sent: Thursday, July 18, 2024 11:03 AM
To: 'Jason Cattonar'
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Jason,

Sorry, another question.

Can you please check something with your engineer at TMK? The table below is taken from the calculations accompanying the SMP. The cover/summary page for the SMP states that the pre-development discharge rate was calculated at 36.80L/sec. However, the table below shows the allowable discharge as 26.80L/sec… but the note to the right appears to show 10.00L/sec for basement discharge (that doesn't currently exist on the site?)

Can your engineer please explain how they arrived at a pre-development discharge rate of 36.80L/sec? (Is it simply a typo in bold in the table below?)

2. PRE-DEVELOPMENT SITE DISCHARGE

Design Storm Event	20	% AEP
Time of Concentration	5 min	
Run-off Coefficient (C)	0.81	
Rainfall Intensity	81.60	mm/hr
Catchment Area	2004	m^2
Allowable Discharge	**26.80**	**L/sec**

Thanks in advance!

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

From: Jason Cattonar
Sent: Thursday, June 27, 2024 5:09 PM
To: Kieran Fairbrother
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Kieran,

I have attached the last draft that was prepared. It still shows the original FFLs.

I will make enquiries with the guys at Piteo to see if an updated plan has been prepared, and if not, what the timing may be to get one.

As a contingency, would it be possible to apply conditions to the planning consent to deal with the FFLs and stormwater calcs noting that:

- Council's engineers have clearly specified the required FFLs and I note that the height increase is marginal at only 170mm (48.88 to 49.05) for the building, and 200mm for the threshold (47.9 to 48.1).

- Similarly, the stormwater calculations can be conditioned as the engineering requirements are clearly stated with a high degree of specificity "*detention requirements reducing post development 100 year ARI peak outflow from the site to the pre-development 5 year ARI peak outflow*".

Thanks again for the follow up.

Regards,

JASON CATTONAR
Associate Director

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W. www.futureurban.com.au
A. Level 1, 74 Pirie Street, Adelaide, SA, 5000

From: Kieran Fairbrother
Sent: Thursday, 27 June 2024 4:52 PM
To: Jason Cattonar
Subject: RE: 263-277 Payneham Road, Royston Park (ID 23020223)

Hi Jason,

I am just working on this DA and putting everything together for the CAP. Do you have an updated civil plan with the amended FFLs as required by our flooding engineer (49.05 mAHD)? Unless I have missed it an email, I can't seem to find an amended civil plan. I have attached their advice again for your convenience.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

5.2 DEVELOPMENT NUMBER 23018653 - TIA CONSULTING PTY LTD – 14 HARROW ROAD, COLLEGE PARK

DEVELOPMENT NO.:	23018653
APPLICANT:	TIA Consulting Pty Ltd
ADDRESS:	14 HARROW RD COLLEGE PARK SA 5069
NATURE OF DEVELOPMENT:	Construction of a carport, tennis court fence and lighting, swimming pool and safety fence and two storey pool house
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Hazards (Flooding) • Historic Area • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Frontage (Minimum frontage for a detached dwelling is 18m) • Minimum Site Area (Minimum site area for a detached dwelling is 600 sqm) • Maximum Building Height (Levels) (Maximum building height is 1 level) • Site Coverage (Maximum site coverage is 50 per cent)
LODGEMENT DATE:	25 Aug 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	2023.12
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Edmund Feary Senior Urban Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	David Brown

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development involves a series of different elements relating to ancillary structures and the backyard.

Firstly, this involves the construction of a "pool house" (defined for the purposes of the Code as ancillary accommodation). This building is in the southern corner of the site, and would be two storeys in height (6.3m). This would contain a bathroom, studio, entertaining area and gym.

The "pool house" also includes a vertical louvre system on the upper floor windows in lieu of providing frosted glazing, with the intent to direct views into the yard of the subject site rather than neighbouring properties.

Integrated into the pool house is a pergola structure with retractable sails over a deck area.

The next element is the tennis court with associated lighting and fencing. The applicant has provided a report demonstrating compliance with AS/NZS 4282:2019 *Control of the obtrusive effects of outdoor lighting*. The fencing would be 3m high, with lighting installed at differing heights in order to account for representors' concerns. The tennis court would comprise an artificial turf, with the applicant having agreed to construct this using a permeable material.

There is also a proposed carport which replaces an existing carport. The existing carport is non-original, and the new carport is to be constructed in substantially the same location (along the southeastern side boundary) albeit longer (to allow the parking of two vehicles in a stacked arrangement) with a new bin enclosure behind.

Finally, a new swimming pool is proposed adjacent to the southeastern side boundary, along with further landscaping works.

It should be noted that the application was lodged prior to the *Planning, Development and Infrastructure (Regulated and Significant Trees) Amendment Regulations 2024*, and as such, there are no regulated trees on the site for the purposes of this application.

BACKGROUND:

The application was submitted on 27 June 2023, but required additional information prior to lodgement, which was completed on 25 August 2023. Further requests for information and negotiations meant that the application was sent for public notification from 4-25 March 2024, with a response to representations provided on 17 May 2024.

The site previously contained a tennis court, which was decommissioned around 2006 in favour of the landscaping now seen on the site.

SUBJECT LAND & LOCALITY:

Site Description:

The site is a large residential allotment which reflects the original land division pattern of College Park.

Location reference: 14 HARROW RD COLLEGE PARK SA 5069
Title ref.: CT 6136/536 **Plan Parcel:** D371 AL38 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	mostly rectilinear (rear boundary is at an angle of approximately 7.25 degrees off perpendicular to the side boundaries)
Frontage width:	22.5m (approx.)
Area:	1572m^2 (approx.)
Topography:	slightly undulating with a peak in the centre of the block some 500mm above top of kerb and 620mm above a low point towards the rear of the block.

Existing Structures: Existing bay-window villa constructed around 1890 (based on Valuer-General's data)- is identified as a Representative Building within the Historic Area Overlay. There are a series of later additions including a dwelling addition at the rear, carport, pergola and swimming pool.

Existing Vegetation: formal style garden in front of the property, with a relatively densely vegetated rear yard. Mostly non-native trees, none of which are considered regulated.

Locality

The locality is generally defined by large, historic homes, with large allotments, though there are some later infill dwellings such as the residential flat buildings to the northwest.

Tennis courts are not uncommon in the locality, with existing tennis courts at 6 and 12 Harrow Road, and another decommissioned former tennis court at 9 Marlborough Street.

Large ancillary buildings are also relatively common such as at 6, 10 and 12 Harrow Road, and at 9, 13 and 15 Marlborough Street.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Swimming pool or spa pool and associated swimming pool safety features: Code Assessed - Performance Assessed
  Other - Residential - Tennis court fencing and lighting: Code Assessed - Performance Assessed
  Carport: Code Assessed - Performance Assessed
  Ancillary accommodation: Code Assessed - Performance Assessed
  Demolition: Code Assessed- Performance Assessed
  Deck: Code Assessed- Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code; No other pathways available under the Established Neighbourhood Zone where the site is also in the Historic Area Overlay. Note that the demolition element is of an excluded building (being an existing carport)

PUBLIC NOTIFICATION

- **REASON**
  Established Neighbourhood Zone - Table 5 - Point 3, 1 (building height)

- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position	Wishes to be heard?
Nastasja	Agerman		Opposed	No
Peter	Balan	46 Fourth Avenue, St Peters*	Supportive with concerns	Yes
Timothy	Kleinig	Not given**	Supportive	No
David Burton on behalf of John and Laura Rogers		15 Marlborough Street, College Park	Support, with concerns	Yes

*Mr Balan is the owner of Unit 7 16-18 Harrow Road, College Park, immediately to the north of the subject site. He has advised that his concerns have been resolved by the applicant's response to representations, and he no longer wishes to be heard.

**While Mr Kleinig did not state an address in the address section of the representation form, the body of the representation refers to 12 Harrow Road, College Park.

- **SUMMARY**

The opposed representor was concerned with the proposed removal of vegetation from the rear yard. Other representors' concerns were primarily related to fencing, with some discussion of overlooking. In response to these concerns, the applicant has amended the proposed tennis court fencing to accord with the suggestions of the representors, and has agreed to retain existing fencing where possible, as well as planting new creeper vines to soften its appearance.

The supportive representor noted that the fence along the southeastern boundary is proposed to be retained, along with the existing mature hedge.

The applicant sought to make amendments to the application to address concerns from the representors. Mr Burton's provided further commentary in response to the changes provided by the applicant. These comments, the applicant's response to these comments, and a further response by the representor, is provided in **Attachment 7**, along with correspondence with the assessing officer relating to privacy conditions.

AGENCY REFERRALS

None required.

INTERNAL REFERRALS

- Heritage Advisor
  - The application was initially referred to Council's Heritage Advisor, but in verbal conversations with him, it was determined that a formal referral was not required as the only street facing element was the carport, which is largely the same as what is already there. He indicated verbally that he had no objection to the proposal.

- Hydrological Engineer
  - The application was referred to Council's consultant hydrological engineer, who provided advice which is outlined in the Flooding section below.

PLANNING ASSESSMENT

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

Land Use

The proposed development is ancillary to the existing residential use. This is consistent with the forms of development envisaged under the Established Neighbourhood Zone, as PO 1.1 envisages, "predominantly residential development".

The entertaining room on the pool house is shown as having a bar and a fridge, but this is not considered to represent a kitchen, and therefore the proposed building is not considered to be a self-contained residence and therefore is not a dwelling. The definition of ancillary accommodation also states that there should be no more than two rooms capable of being used as a bedroom. In this case, the entertaining area is not considered to constitute such a room, in the same manner as an open plan kitchen/dining room is not a room capable of being used as a bedroom. In any event, as it is not a self-contained residence, it cannot be a dwelling, so it must be either ancillary accommodation or an undefined form of development.

While being undefined would trigger notification, the application triggered notification anyway due to its two-storey nature, so this has no material implications for the procedural matters of the application, and there are also no material differences in the merits of the proposal either way.

Building Height

The proposed pool house is two storeys, despite the TNV for the area being one storey.

Established Neighbourhood Zone Performance Outcome 4.1:
Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

While it is two storeys, the building height of 6.43m (noting that the floor level needs to be raised by an additional 130mm for flood protection, as per the flooding section below) is relatively limited, being broadly commensurate with the 6m ridge height of the main dwelling.

It is also notable that it is proposed to be set among a cluster of outbuildings, abutting outbuildings on each of the three adjoining allotments. Notably, the garage at 12 Harrow Rd incorporates a loft element in the roof space, and the alterations and additions currently underway at 15 Marlborough St are two storey in nature.

The site is on the border between two different areas within the Historic Area Overlay, with this site being in "The Avenues (NPSP20)" but the allotments facing Marlborough St in "College Park (NPSP1)". Nonetheless, the respective Historic Area Statements are relatively similar in their stipulations regarding building height:

- The Avenues: *"Predominantly single-storey, up to two storeys in some locations."*
- College Park: *"Single storey, two storey in some locations."*

Historic Area Overlay PO 2.2:
Development is consistent with the prevailing building and wall heights in the historic area.

Established Neighbourhood Zone PO 4.1:
Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

Two of the three allotments which abut the location of the proposed outbuilding also feature two storey development, either in an ancillary structure or as a dwelling addition. While a broader consideration of the locality shows a lesser prevalence of two storey development, there is a sufficient prevalence of two storey development that the proposed two storey form is complementary to the height of nearby buildings.

It is also noted that no representors expressed concern with the building height.

Setbacks, Design & Appearance

The proposal does include relatively extensive boundary walling along two sides, however both of these would abut existing boundary walls for either all or most of their length. The wall on the southeastern boundary would extend 3.5m beyond the existing wall on the neighbouring property, however it would abut and retain the existing fence with vine creeper, minimising its impact. This section of wall would also be abutting the neighbouring driveway, again minimising its impact.

Along the southeastern side the proposed boundary wall would be 3m high, consistent with Established Neighbourhood Zone DPF 11.1. The southwestern would be taller at 3.45m, but this would be invisible behind the abutting structure which has a wall height of approximately 4.5m.

The upper floor of the pool house has a side setback of 1.8m. With a wall height of 6.47m (based on the ground level shown on the plans and factoring in the increase in floor level of 130mm as outlined in the flooding section), Established Neighbourhood Zone DPF 8.1 would seek a side setback of 2.06m. However, it should be noted that it is difficult to determine natural ground level as the ground is undulating in this part of the site. It would also have a rear setback of 3.36m, which is short of the 5m expected under DPF 9.1.

While Established Neighbourhood Zone Table 3 does not show PO 8.1 and 9.1 as relevant policies for ancillary accommodation, this is because it does not generally expect ancillary structures to be two storey, and it expects that the guidance provided in PO 11.1 will be sufficient. While they are perhaps not directly applicable, in that some leeway should be provided given that ancillary structures will have a lower impact than dwellings, these policies can be instructive in terms of what the Code expects is a “reasonable” impact.

Given that the proposed pool house abuts ancillary structures on both boundaries, with another ancillary building to the south as well, its visual impact is considered to be reasonably limited. It is also noteworthy that no representors objected to the building’s visual impact.

The proposed pool house has a contemporary styling, which provides a complimentary contrast to the historic building with which it is associated. The variation in colours, setback and roof form provides visual interest and it is considered to not detract from the other buildings surrounding it.

Heritage

No alterations to the original fabric of the representative building are proposed and, noting that the proposed carport is substantially similar to the existing carport in its street-facing presentation, the proposed works will be largely imperceptible from the street. This is therefore not considered to have any impact on the heritage value of the Representative Building, or the Historic Area.

Council’s Heritage Advisor indicated verbally that he had no objection to the proposal.

Traffic Impact, Access and Parking

The proposed carport is 11m in length, therefore accommodating two stacked vehicles given the standard length of 5.5m per vehicle. The available driveway width is 5m, but the internal dimension of the carport is 5.4m allowing for two cars to park side-by-side as well, allowing for four undercover spaces.

Access is via the existing crossover, with no further impacts on the local road network.

Light Spill

The relevant P&D Code policy in this instance is Interface Between Land Uses module 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).

The applicant has provided an obtrusive lighting analysis demonstrating compliance with *AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting* within the non-curfew hours.

In order to provide enforcement of the curfew hours provided, a condition is recommended which would require the lights to remain off from 11pm-6am.

While some adjustments have been made to the lighting layout subsequent to the analysis in response to concerns from representors, the engineer who prepared the analysis has confirmed to the applicant that the proposed amendments would still result in compliance with the standard.

While there is no DPF associated with PO 6.1 above, it is considered that compliance with the standard is sufficient to comply with the PO.

Fencing

With tennis courts being relatively common in the locality, tennis court fencing is also a fairly common feature of the locality. The proposed height of 3m is generally consistent with expected height for such fencing. The nature of tennis court fencing is lower impact than typical boundary fencing due to being visually permeable.

The applicant has also made changes to accommodate the representors' concerns as outlined in the response to representations, primarily involving retaining existing fencing where possible, and growing a new climbing plant in order to minimise the impact of the fence.

There is some contention between Mr Burton and the applicant as to the alignment of the fence, with Mr Burton suggesting that it should be aligned to be parallel to the baseline of the tennis court, with landscaping as a buffer between the two fences. The applicant has rejected this, and is seeking for the tennis court to be on the subject land, abutting the existing colorbond fence.

The relevant Performance Outcome is Design in Urban Areas 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.

Given the number of such fences in the locality, it is considered that having a tennis court fence on the boundary might be reasonably expected. While Mr Burton's proposal to realign the fence such that it would be further from the boundary would reduce its visual impact, the PO above considered "unreasonable impact" rather than "minimisation". While the impact could be further minimised, the impact is not considered unreasonable.

Landscaping

The proposal includes 207sqm of soft landscaping- some 13.2% of the site's total area. This is well below the 25% sought by Design in Urban Areas DPF 22.1 and is primarily due to the tennis court comprising an artificial turf.

Design in Urban Areas PO 22.1:

Soft landscaping is incorporated into development to:
- *minimise heat absorption and reflection*
- *contribute shade and shelter*
- *provide for stormwater infiltration and biodiversity*
- *enhance the appearance of land and streetscapes.*

Each of these outcomes is addressed in turn below:

Urban Heat
The proposed pool would contribute an additional 32sqm of area which would contribute to heat absorption. The existing dwelling has a relatively light-coloured roof, and the overall level of tree canopy in the suburb will remain very high.

Shade and Shelter
It is noted that the trees on the site are all considered unregulated for the purposes of this application, and as such could be removed without approval. It has not been determined whether any of these trees could now be regulated, since it is immaterial to the application.

The proposed landscaping plan does nonetheless propose the planting of three new trees, along with a variety of shrubs and groundcovers. While these would be immature and there would be a net reduction of tree canopy as a result of this application (at least temporarily, depending on the mature canopy of the trees), it is considered on balance not to be sufficient justification to refuse the application.

There is also notable hard shelter provided in the form of the existing pergola and the proposed verandah integrated into the design of the pool house.

Stormwater Infiltration
The applicant has agreed to construct the tennis court from a permeable artificial turf material. This will allow the additional 445sqm of permeable area, meaning that some 652sqm of the site would be permeable, or some 41.5%. This is sufficiently substantial that the site's stormwater infiltration is suitable.

Biodiversity
The Code provides very little guidance on the expected level of biodiversity, since 25% of a given site could be lawn which contributes very little to biodiversity, and this would be sufficient to comply with the DPF. Most of the existing trees on the site are non-native, and the replacement trees would still provide some contribution to biodiversity.

Enhanced Appearance
The proposed development would not result in major changes to the site when viewed from the street or neighbouring properties. The applicant is proposing to retain existing hedging where possible, however where this is not possible, are proposing to plant a new creeper which will suitably soften the appearance of the development.

Privacy

The relevant Performance Outcome relating to overlooking from windows is Design in Urban Areas 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.*

The associated DPF is:

> *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.*

The Code defines "direct overlooking" as:

> *In relation to direct overlooking from a window, is limited to an area that falls within a horizontal distance of 15 metres measured from the centre line of the overlooking window and not less than 45 degree angle from the plane of that wall containing the overlooking window*.

The proposed upper floor window has louvres which would restrict opening to between 0 and 90 degrees, with zero meaning that the louvres were closed and there would be no visibility at all. The site plan provided by the applicant shows the fields of view taken from the centrepoint of the windows as outlined in the definition above. However, the sectors shown by the applicant only extend to the boundaries of the site, rather than showing the 15m outlined in the definition.

Once this is factored in, the view to the west would allow for a very small amount of direct overlooking when the louvres are in the 90-degree open position. This would amount to a small triangle of land in the garden bed behind the pool of 15 Marlborough St, which would likely be obscured by the fencing in any event.

To the east, there would be some direct overlooking of the driveway, but the 15m radius would not reach any windows or private open space.

In the 45-degree position, there is no direct overlooking of the adjoining land.

Noting that PO 10.1 above seeks only to "minimise" direct overlooking, and the context of the nature of the spaces that would be overlooked, it is considered that the extent of overlooking when the louvres are in the 90-degree position is acceptable. However, if the panel were sufficiently concerned about this to seek a condition limiting the louvres to the 45-degree position, such a condition could read:

> *The proposed louvres for the upper floor windows of the pool house herein approved shall be limited to opening between 0-45 degrees in order to prevent direct overlooking.*

Nonetheless, this condition is not recommended as it is considered unnecessary for the purposes of satisfying PO 10.1.

The proposed deck would be at a slightly lower level than the ground floor of the pool house, meaning that any overlooking implications from this can be managed by the existing fencing and hedge.

Flood Risk

The site is located in both the Hazards (Flooding) and Hazards (Flooding- General) Overlays. The application was referred to Council's consultant Hydrological Engineer who provided the following commentary:

> *The 1% flood level on the site is 41.43 mAHD. I would suggest a freeboard allowance of at least 200 mm to the proposed addition giving a minimum FFL of 41.63 mAHD.*
>
> *I note that there are no levels provide for either the pool and its surrounding paving or the tennis court. Given that much of this area is shown to be flooded, I would be concerned about filling both these areas above a level of 41.25 mAHD, as I suspect that filling to a higher level may impact flooding on other properties (12 Harrow Road and properties facing Marlborough Street)*

This would result in a floor level for the pool house which is some 130mm higher than is shown on the plans provided. A Reserved Matter is recommended in order to address these points.

Consideration of Seriously at Variance

Having considered the proposal against the relevant provisions of the Planning and Design Code version 2023.12, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- The land use is a residential use in line with Established Neighbourhood Zone PO 1.1; and
- The forms of development proposed are consistent with others in the locality;

CONCLUSION

The proposal includes a series of different elements, with the main one being the construction of an ancillary accommodation building known as a "pool house". While the pool house is two storey in nature, this is consistent with a series of other two storey buildings in the immediate vicinity. Overlooking is suitably managed by proposed louvres which will direct views into the subject site and block views of neighbouring land.

The proposed tennis court would remove a substantial number of established trees, but the proposed landscaping plan and the proposal to construct the tennis court from a permeable surface will allow the proposal to suitably comply with Design in Urban Areas Performance Outcome 22.1.

Lighting associated with the tennis court complies with AS/NZS 4282:2019 and fencing has been amended by the applicant to address concerns from representors.

The proposed carport is consistent in its appearance with the existing carport on the site, while allowing additional space for parking more vehicles undercover.

Overall, the proposal is considered to sufficiently comply with the provisions of the Planning and Design Code so as to warrant consent.

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 23018653, by TIA Consulting Pty Ltd is granted Planning Consent subject to the following reasons/conditions/reserved matters:

RESERVED MATTER
Planning Consent

Updated plans shall be provided reflecting the following:

1. That the Finished Floor Level of the proposed pool house is to be no less than 41.63 mAHD; and,
2. That the Finished Level of the pool paving and tennis court shall be no higher than 41.25 mAHD.

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matters.

Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.

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 stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does 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 3
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the premises to the reasonable satisfaction of the Assessment Manager and such plants, as well as any existing plants which are shown to be retained, 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 Council or its delegate.

Condition 4
The tennis court lighting herein approved shall be maintained in a manner consistent with AS/NZS 4282:2019, and shall only be operated in the “non-curfew” hours as specified by AS/NZS 4282:2019 i.e. outside the hours of 11pm-6am.

Condition 5
The proposed louvres shown to the upper floor of the “pool house” herein approved shall be installed prior to the occupation of the building, and shall be maintained at all times in a manner which reasonably restricts views from the room marked “gym” to the reasonable satisfaction of the Assessment Manager.

ADVISORY NOTES
Planning Consent

Advisory Note 1
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 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
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 4
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 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.

Advisory Note 6
The Applicant is advised that construction noise is not allowed:

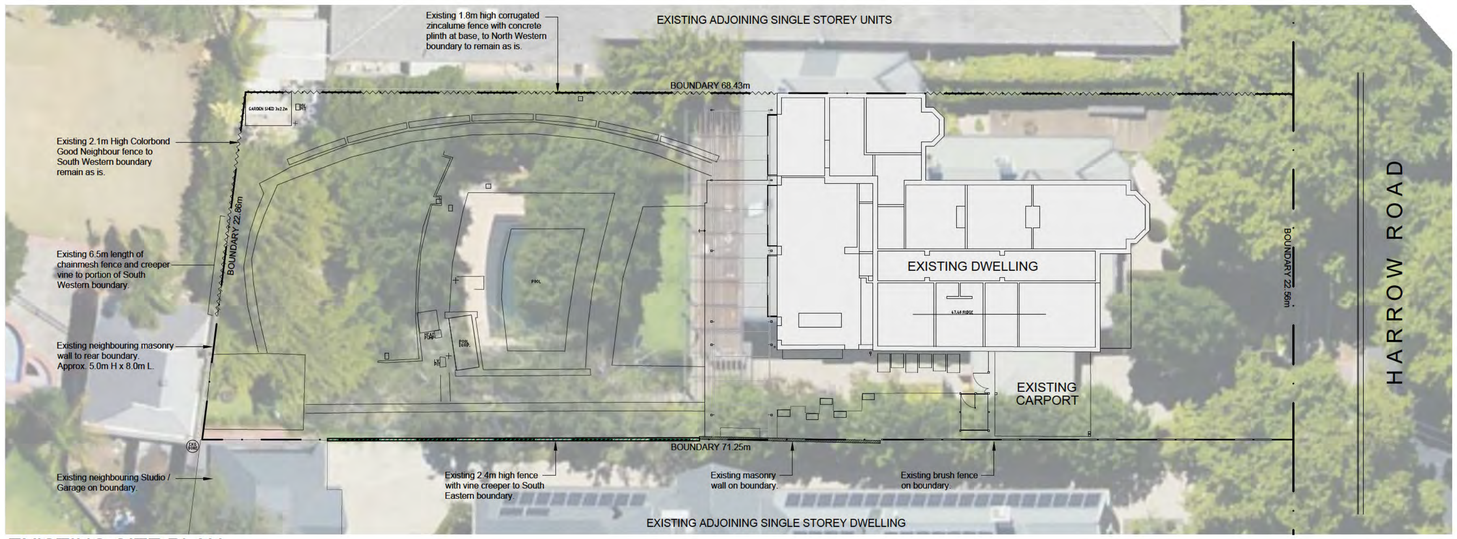
1. on any Sunday or public holiday; or
2. after 7pm or before 7am on any other day

Advisory Note 7
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 8
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.

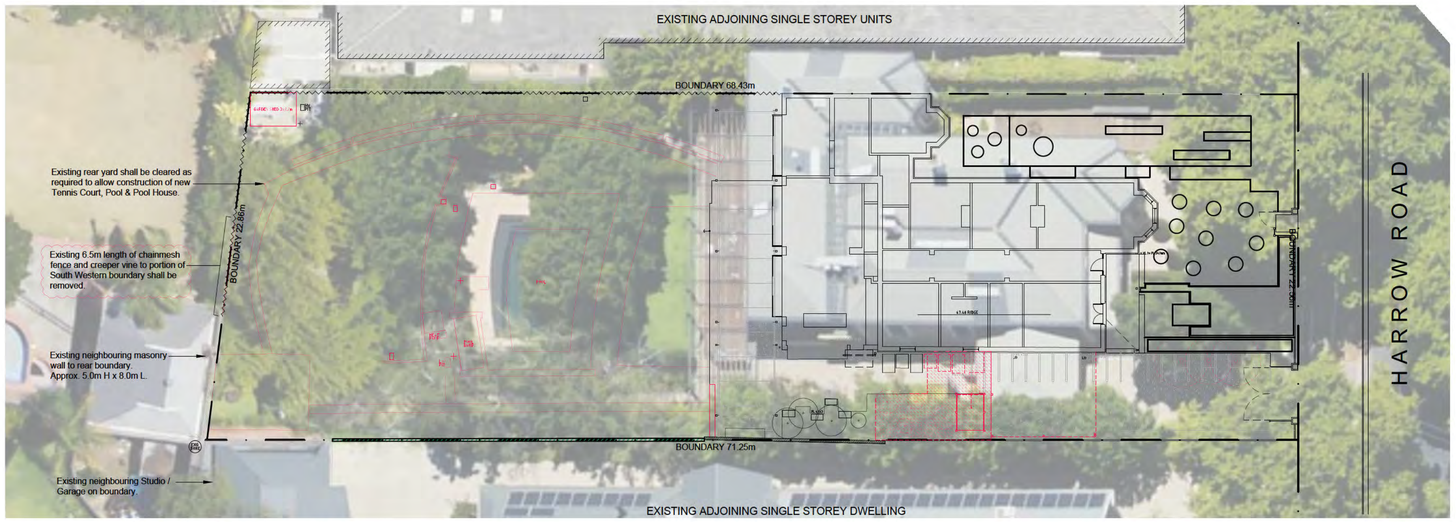
Advisory Note 9
The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.

NORTH



EXISTING SITE PLAN

SCALE 1:200



PROPOSED DEMOLITION PLAN

SCALE 1:200

23.7.2024 'C' Minor amendments to rear Tennis Court fencing, as per owner's requests.
21.6.2024 'B' Existing 6.5m length of remnant tennis court fence and vine to be removed and not replaced, as per representation feedback.
12.4.2024 'A' Amendments made in response to Public Consultation feedback.

AMENDMENTS

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Building Design | Construction | Project Management
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ACN-093 560 591 | BLD 166 100
Since 1984
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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
EXISTING SITE PLAN & PROPOSED DEMOLITION PLAN

SCALES	DRAWN	
1:200	SO	
DATE	JOB NO.	SIZE
©FEB.2023	22060	A1
	SHEET NO.	REV.
22060 PL1	of 8	C

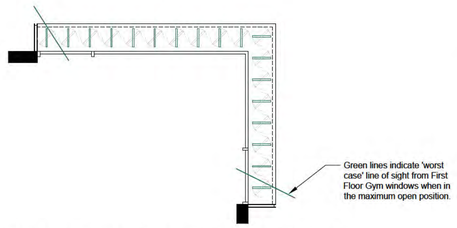
PLANNING DRAWINGS
FOR PLANNING ASSESSMENT
NOT FOR CONSTRUCTION

CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS.

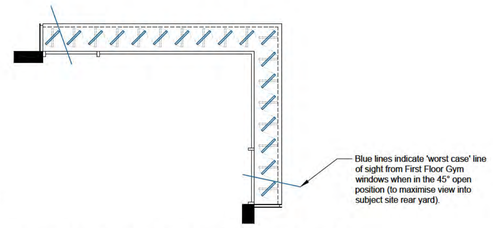
NORTH

LEGEND:

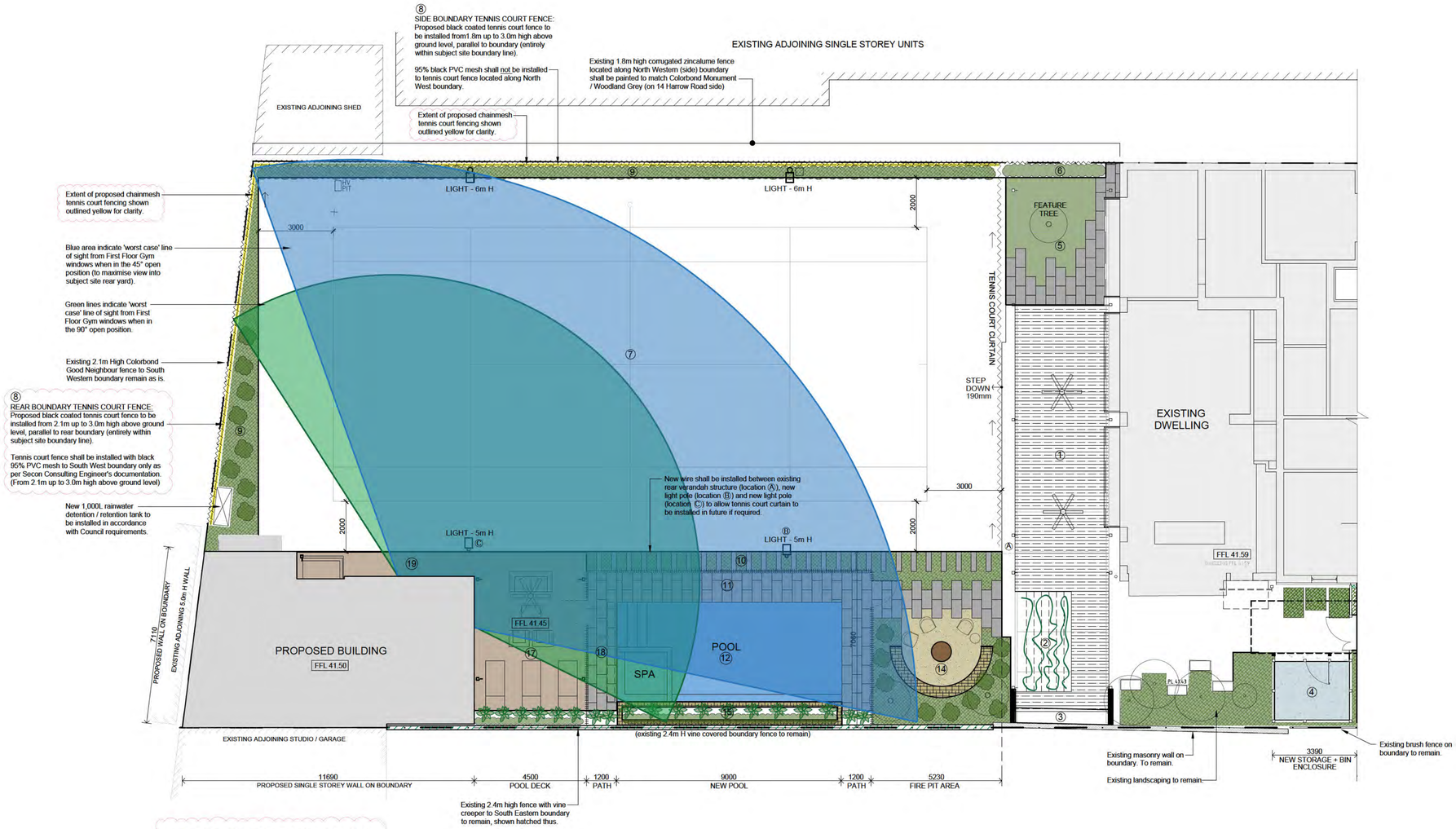
1. New Thermoclear (or similar) roof sheeting, track lighting and ceiling fans to be installed to existing Verandah framing. Grind existing verandah concrete slab by approximately 2mm and pressure clean.
2. New stainless steel wires to be installed between existing steel rafters to create area for overhead vines.
3. New Outdoor Kitchen bench & storage cupboards. Incorporate new BBQ, Underbench Fridge and sink. Existing wall to boundary shall be returned both sides of Outdoor Kitchen bench, and new splashback installed.
4. New Storage and bin enclosure with roof.
5. Feature Tree to be planted amongst low level planting. New paving to be installed.
6. New climber to fence to provide screening.
7. New permeable artificial grass Tennis Court. Playing area 23.77 x 10.97m
   - 2m run off to sides
   - 3m run off at ends
   - New LED tennis Court Lighting as shown.
   - Black tennis court curtain along NE end of tennis court where shown.
8. Black coated tennis court fencing.
9. Proposed landscaping.
10. Stone steppers with groundcover between. Stone steppers to match pool edge.
11. New stone paver tiles to perimeter of pool.
12. New tiled pool 9.0m L x 4.0m W Type of pool edge to be confirmed Pool depth from 1.2m to 1.8m 2.0x2.0m spa (depth to be confirmed)
13. Texture coated wall behind landscaping.
14. Fire Pit Area. Compacted gravel surface. Feature stone seat to match stone wall to pool area.
    - Screen planting along boundary, low level planting elsewhere.
15. • Feature landscaping along Pool & Deck areas.
16. (Item removed)
17. New structural steel verandah over Deck, to match main dwelling. (With Thermoclear roof sheets over & retractable sail over part of verandah) Ceiling fan to match main dwelling Verandah.
18. Remco Retractable Pool Cover to be integrated and concealed beneath deck. 'Swimroll' model or similar.
19. New timber deck to continue to front of New Building to Porch.



MOVABLE BLADE LOUVRE DETAIL
MAXIMUM OPEN POSITION 90°
SCALE 1:50



MOVABLE BLADE LOUVRE DETAIL
45° ANGLED POSITION
SCALE 1:50



PROPOSED SITE PLAN
SCALE 1:100

23.7.2024 'G' Minor amendments to rear Tennis Court fencing, as per owner's requests.
21.6.2024 'F' Amendments made in response to Public Consultation feedback.
12.4.2024 'E' Amendments made in response to Public Consultation feedback.
16.2.2024 'D' Proposed overlooking information added as per Council requests.
18.12.2023 'C' Proposed Stormwater / Drainage Plan notes added as per council requests.
17.8.2023 'B' Proposed Tennis Court Lighting shown as per Council requests.
3.4.2023 New wire to South Eastern side of tennis court shown for future curtain to be installed.

AMENDMENTS

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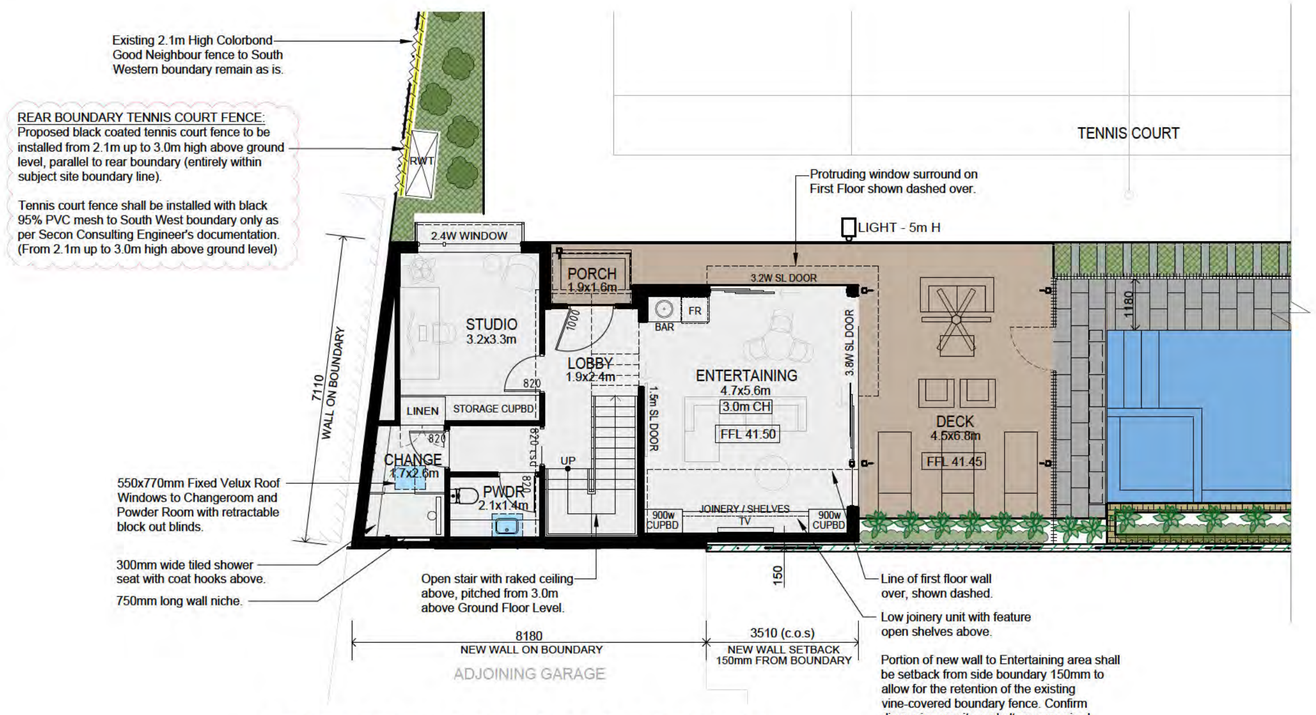
PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED SITE PLAN

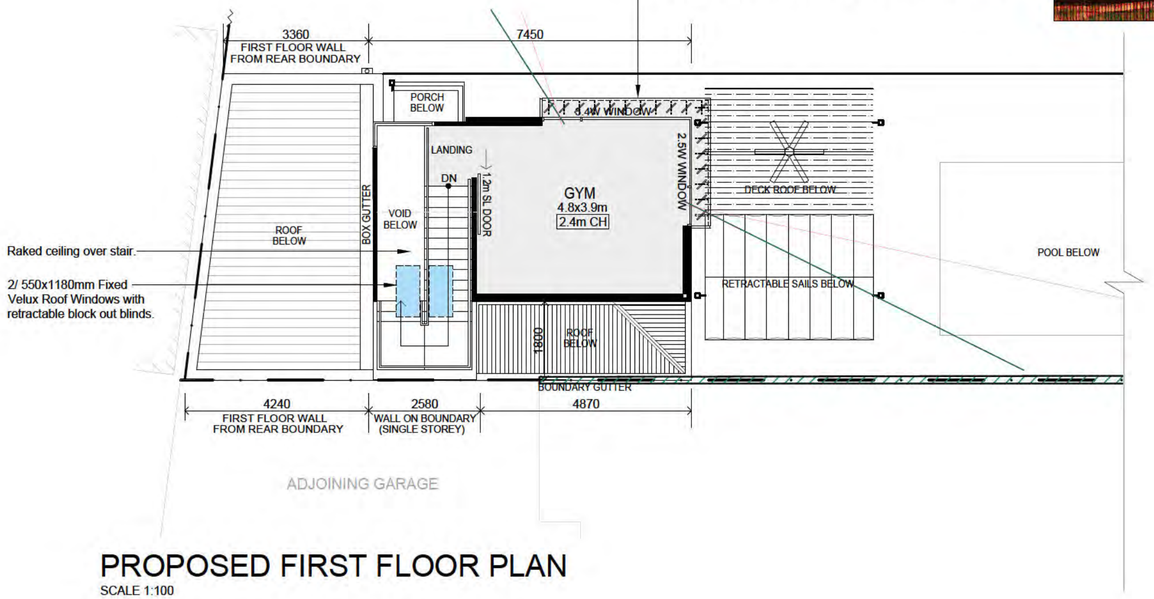
SCALES	DRAWN
1:100	SO
DATE	JOB NO. / SIZE
©FEB.2023	22060 / A1
22060 PL2 of 8	REV G

PLANNING DRAWINGS
FOR PLANNING ASSESSMENT
NOT FOR CONSTRUCTION



PROPOSED GROUND FLOOR PLAN

SCALE 1:100



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

AREAS:

SITE AREA	1,580m² Approx.

EXISTING AREAS (approx)

MAIN DWELLING	305m²
CARPORT	34m²
FRONT VERANDAH	12m²
REAR VERANDAH	81m²
TOTAL EXISTING BUILDING	432m²

PROPOSED AREAS

GROUND FLOOR	72m²
FIRST FLOOR	23m²
DECK	29m²
PORCH	3m²
TOTAL PROPOSED BUILDING AREA	127m²

CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS.

NORTH

23.7.2024 'D' Minor amendments to rear Tennis Court fencing, as per owner's requests.
21.6.2024 'C' Amendments made in response to Public Consultation feedback.
5.2.2024 'B' Proposed pervious artificial tennis court grass noted, and fixed vertical blade louvres shown to First Floor Gym windows, as per Council requests.
18.12.2023 'A' Proposed Finished Floor Levels shown as per Council's requests.

AMENDMENTS

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED GROUND & FIRST FLOOR PLANS

SCALES	DRAWN	
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DATE	JOB NO.	SIZE
© FEB.2023	22060	A2
	SHEET NO.	REV.
22060 PL3	of 8	D

PLANNING DRAWINGS
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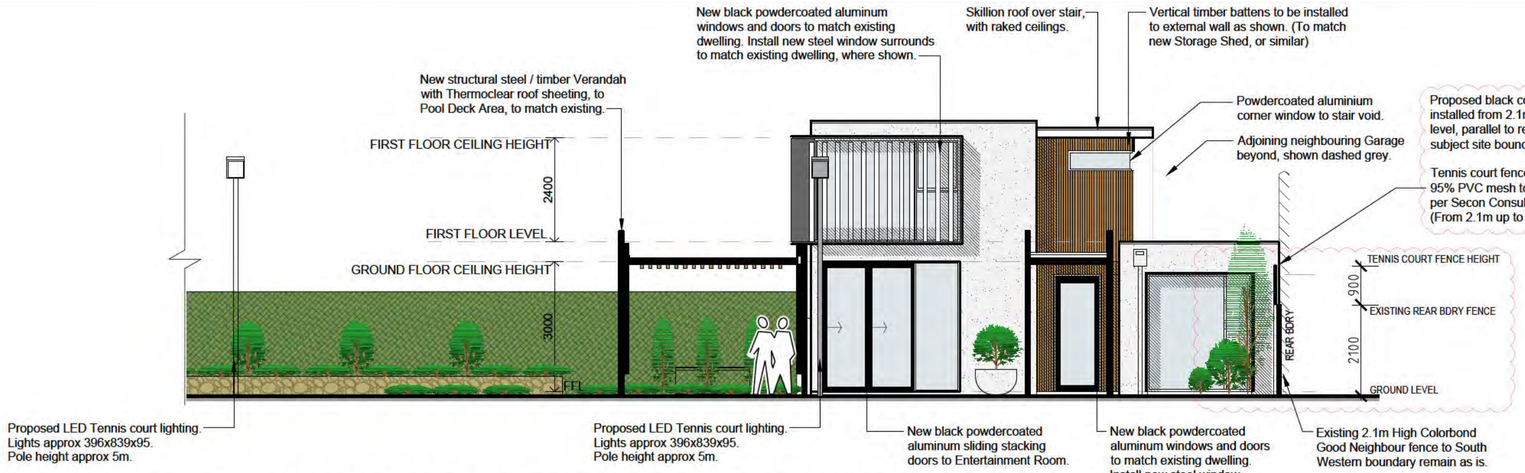
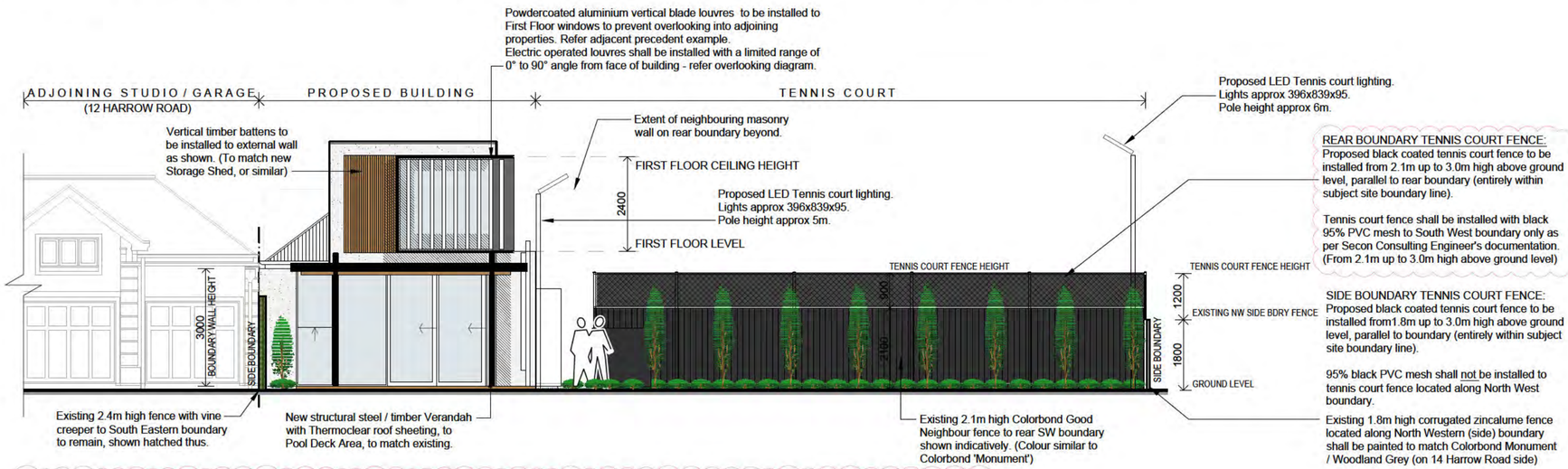
NOT FOR CONSTRUCTION

PLANNING DRAWINGS
FOR PLANNING ASSESSMENT
NOT FOR CONSTRUCTION

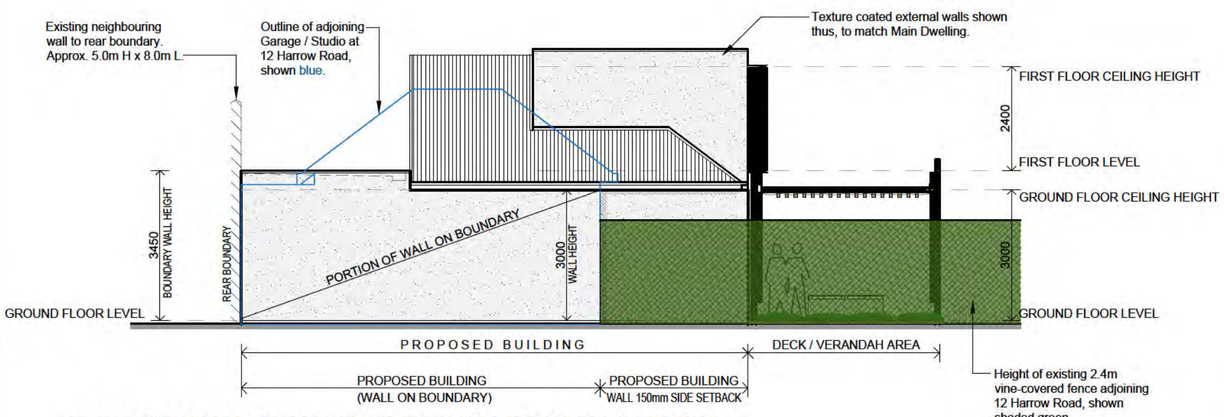
CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS.



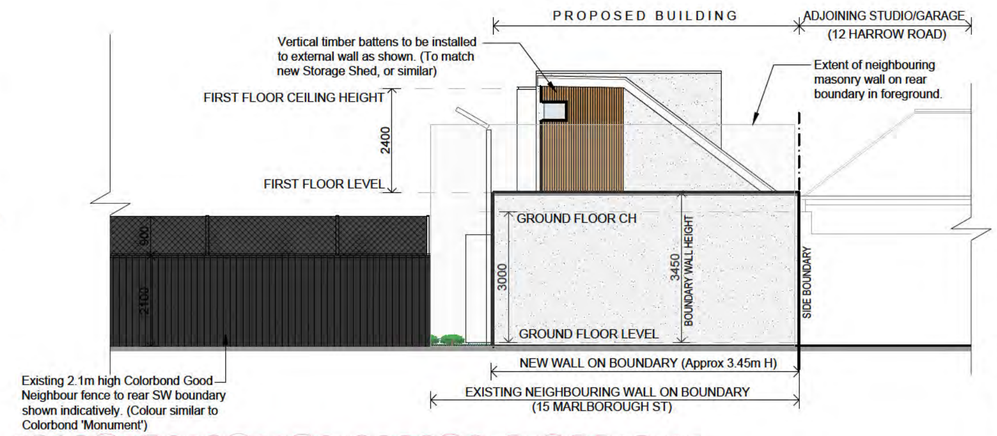
PROPOSED ELEVATION (NORTH-WEST) LOOKING FROM TENNIS COURT
SCALE 1:100



PROPOSED ELEVATION (NORTH-EAST) LOOKING FROM MAIN DWELLING
SCALE 1:100



PROPOSED SIDE ELEVATION (SOUTH-EAST)
SCALE 1:100



PROPOSED REAR ELEVATION (SOUTH-WEST)
SCALE 1:100

23.7.2024 'E' Minor amendments to rear Tennis Court fencing, as per owner's requests.
21.6.2024 'D' Amendments made in response to Public Consultation feedback.
12.4.2024 'C' Amendments made in response to Public Consultation feedback.
5.2.2024 'B' Vertical blade louvres shown to First Floor Gym windows, as per Council requests.
17.8.2023 'A' Proposed Tennis Court Lighting + fencing shown as per Council requests.

AMENDMENTS

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED ELEVATIONS

SCALES	DRAWN
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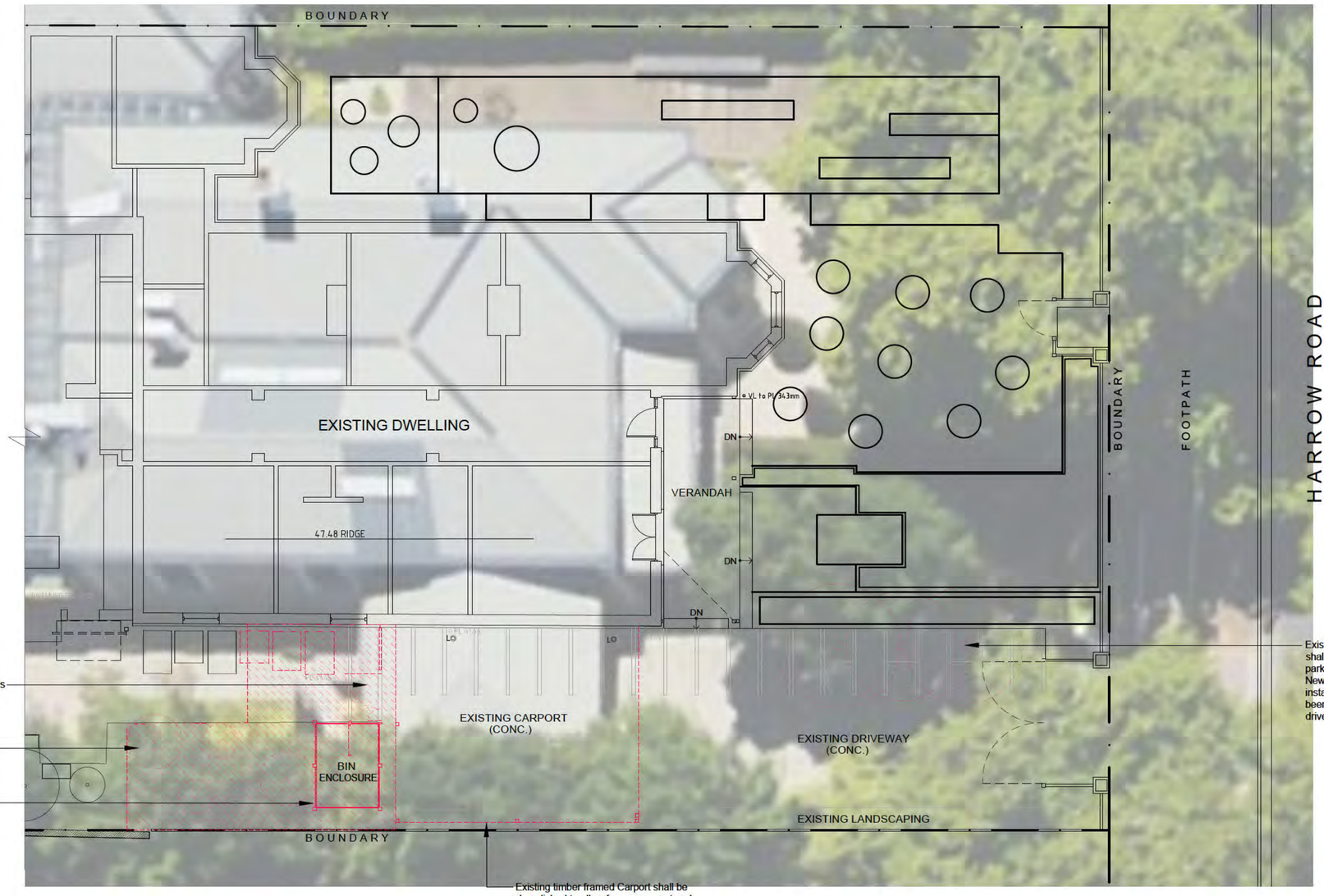
22060 PL4	SHEET NO. of 8 / REV. E



PROPOSED CARPORT - DEMOLITION PLAN

SCALE 1:100

29.5.2023 'A' Amendment to Bin & Storage Enclosure size as per owner's requests.

AMENDMENTS

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED CARPORT DEMOLITION PLAN

SCALES	DRAWN	
1:100	SO	
DATE	JOB NO.	SIZE
© FEB.2023	22060	A2
	SHEET NO.	REV.
22060 PL5	of 8	A

PLANNING DRAWINGS
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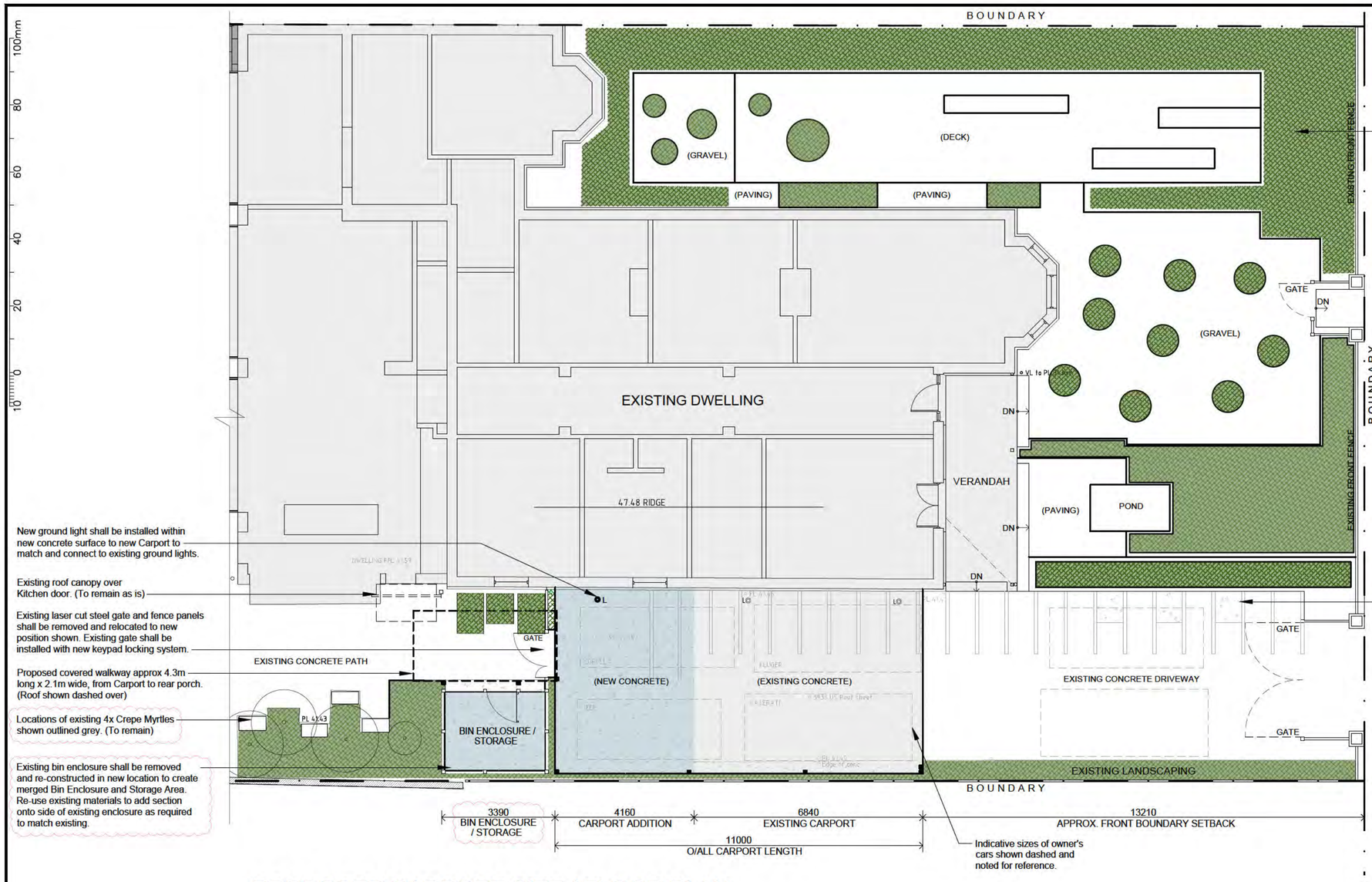
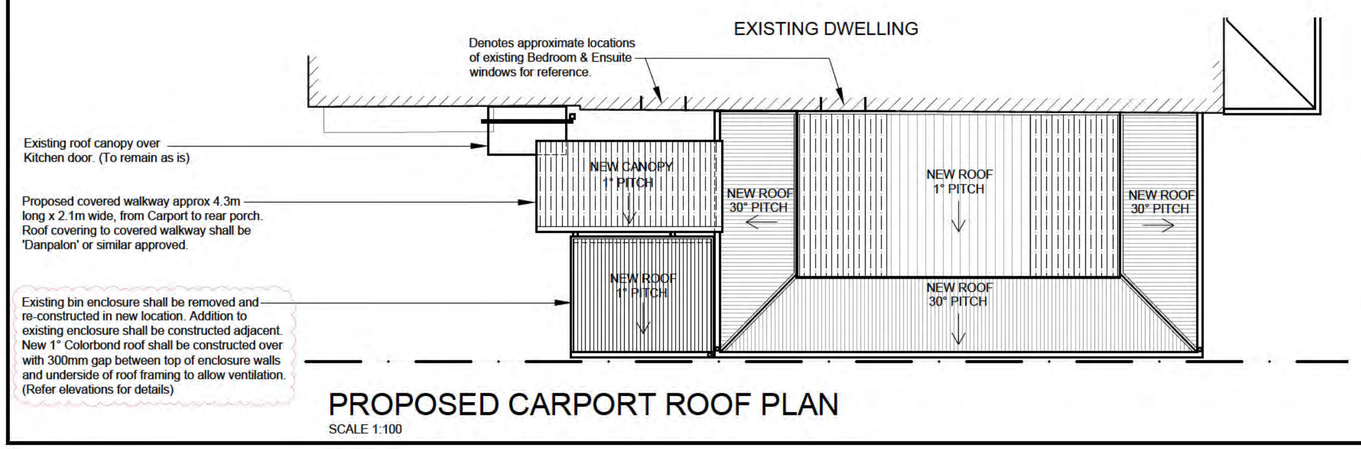
NOT FOR CONSTRUCTION

CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS.



PROPOSED CARPORT SITE / FLOOR PLAN

SCALE 1:100



PROPOSED CARPORT ROOF PLAN

SCALE 1:100

ROOFING LEGEND:

THERMOCLEAR (DANPALON, OR SIMILAR APPROVED)

COLORBOND CUSTOM-ORB

PLANNING DRAWINGS
FOR PLANNING ASSESSMENT
NOT FOR CONSTRUCTION

29.5.2023 'B' Amendment to Bin & Storage Enclosure size as per owner's requests.
29.5.2023 'A' Amendment to Bin & Storage Enclosure size as per owner's requests.

AMENDMENTS

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED CARPORT SITE / FLOOR PLAN & ROOF PLAN

SCALES	DRAWN
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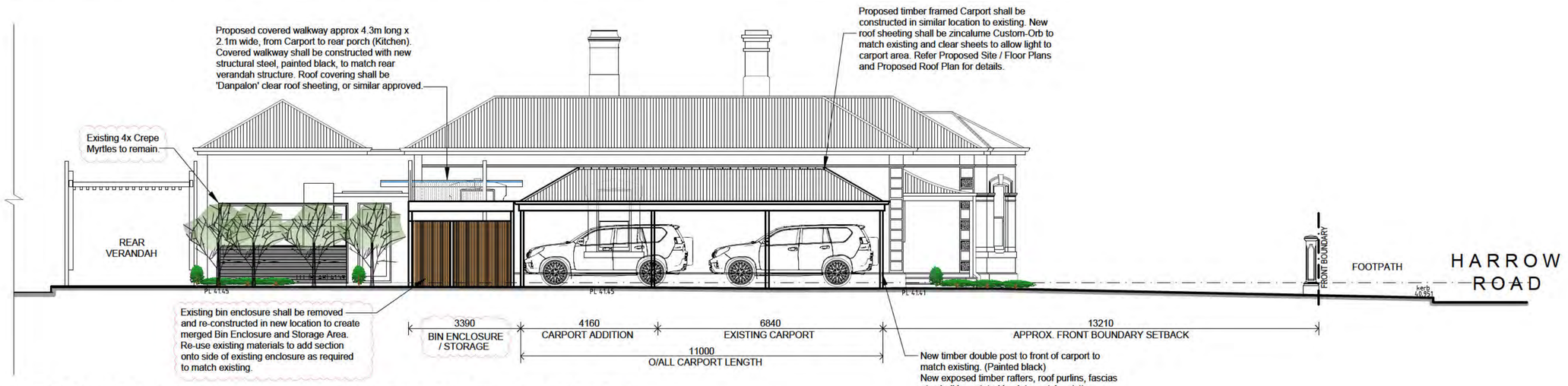
22060 PL6 of 8	B

CHECK ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

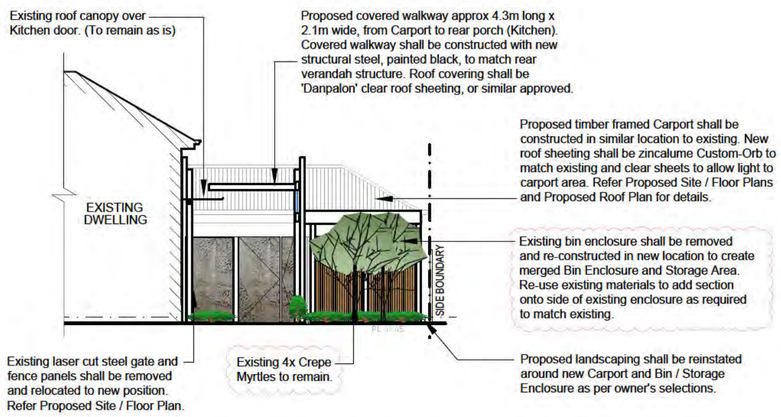
PROPOSED CARPORT FRONT (NORTH EAST) ELEVATION

SCALE 1:100



PROPOSED CARPORT SIDE (SOUTH EAST) ELEVATION

SCALE 1:100



PROPOSED CARPORT REAR (SOUTH WEST) ELEVATION

SCALE 1:100

PLANNING DRAWINGS
FOR PLANNING ASSESSMENT
NOT FOR CONSTRUCTION

29.5.2023 'A' Amendment to Bin & Storage Enclosure size as per owner's requests.

AMENDMENTS

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED CARPORT ELEVATIONS

SCALES	DRAWN	
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DATE	JOB NO.	SIZE
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	SHEET NO.	REV.
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INDICATIVE PROPOSED ELEVATION (NORTH-WEST) LOOKING FROM TENNIS COURT

NOT TO SCALE

INDICATIVE PROPOSED CARPORT FRONT (NORTH EAST) ELEVATION

NOT TO SCALE

INDICATIVE PROPOSED CARPORT REAR (SOUTH WEST) ELEVATION

NOT TO SCALE

PLANNING DRAWINGS - FOR PLANNING ASSESSMENT
NOT FOR CONSTRUCTION

16.2.2024 'A' Vertical blade louvres shown to First Floor Gym windows, as per Council requests.

AMENDMENTS

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PROJECT
PROPOSED ALTERATIONS & ADDITIONS AT 14 HARROW ROAD, COLLEGE PARK, SA

CLIENT
ELISE & GARRY WINTER

TITLE
PROPOSED 3D RENDERS

SCALES	DRAWN	
1:100	SO	
DATE	JOB NO.	SIZE
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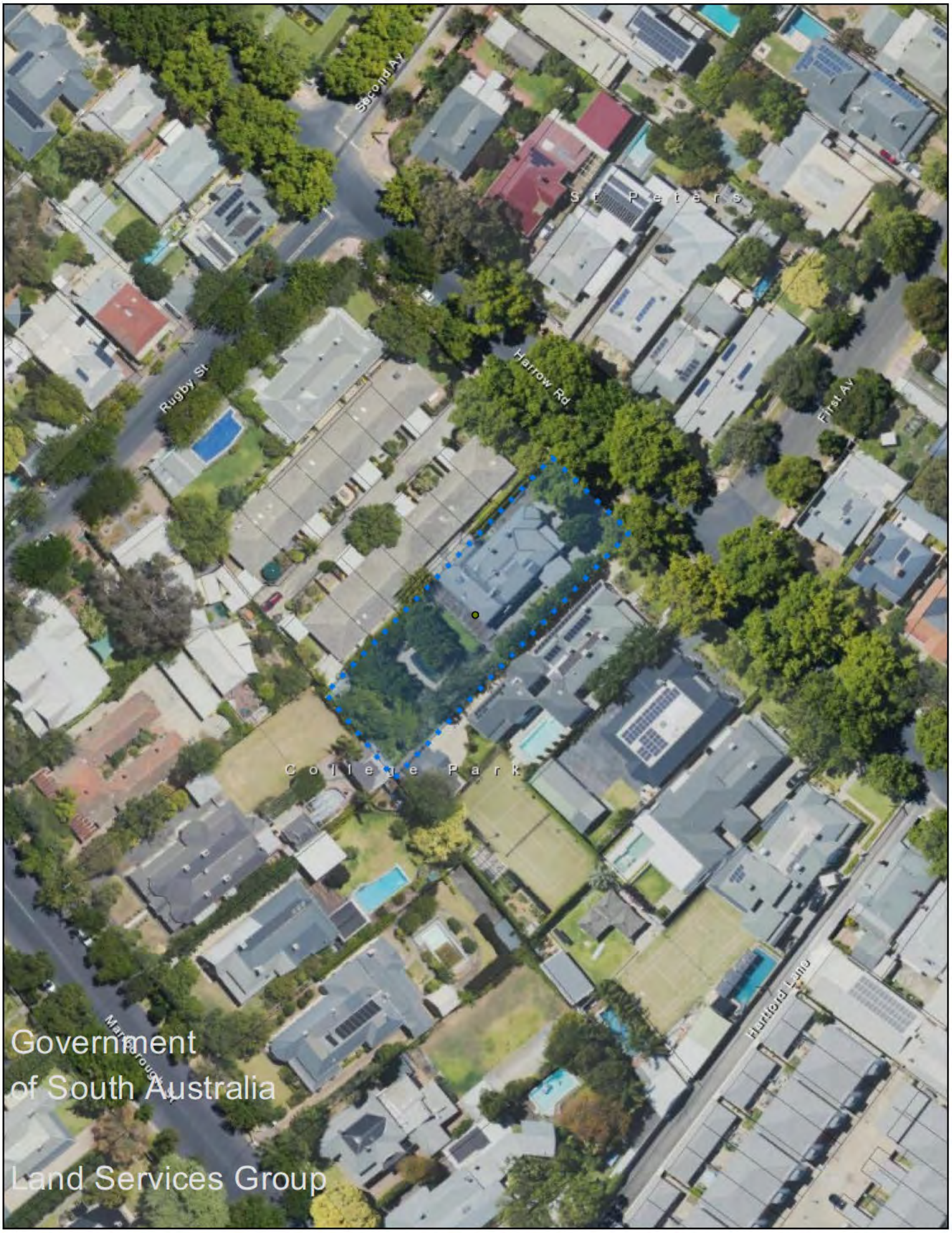
22060 PL8	of 8	A

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:
June 4, 2024

Subject Land Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:
June 4, 2024

Zoning Map

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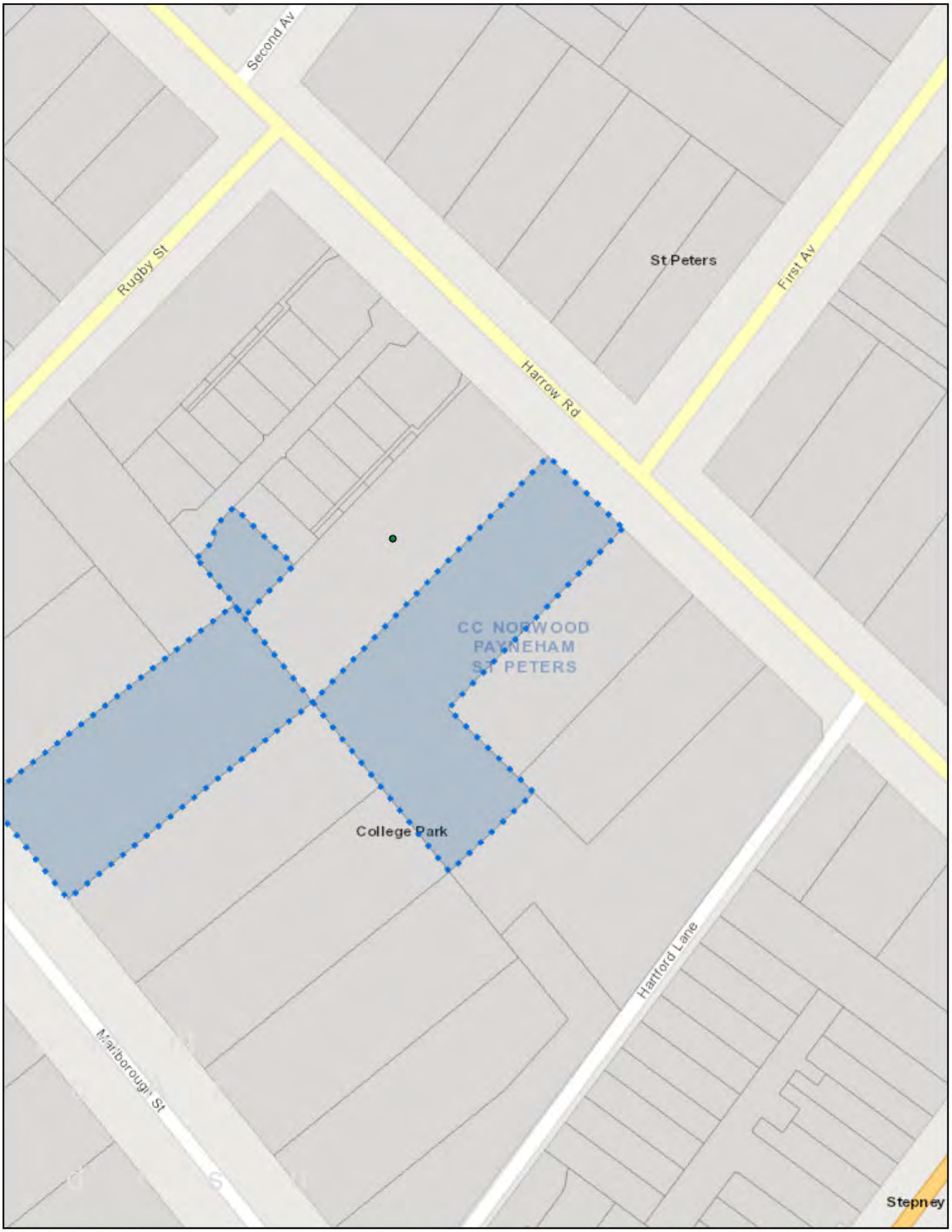
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Date created:
June 4, 2024

Representation Map



Details of Representations

Application Summary

Application ID	23018653
Proposal	Construction of a carport, tennis court fence and lighting, swimming pool and safety fence and two storey pool house
Location	14 HARROW RD COLLEGE PARK SA 5069

Representations

Representor 1 - Nastasja Agerman

Name	Nastasja Agerman
Address	
Submission Date	04/03/2024 04:24 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
Proposed plans do not discuss tree removal however google maps images show plenty of greenery and tree canopy over the property. Considering the lack of canopy in this area, it is gravely concerning they are wishing to remove more and not replace any lost.

Attached Documents

Representations

Representor 2 - Peter Balan

Name	Peter Balan
Address	46 FOURTH AVENUE ST PETERS SA, 5069 Australia
Submission Date	22/03/2024 02:32 PM
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 support the development with some concerns
Reasons See attached Representation	

Attached Documents

RepresentationFromMrPeterBalan-7800747.pdf

Tala Aslat

From: Peter Balan
Sent: Friday, 22 March 2024 12:24 PM
To: Development Assessment
Subject: Application 23018653, 14 Harrow Road, College Park
Attachments: 14 Harrow Road College Park Representation-on-Application-Version-3.docx

Dear Development Staff,
I attach my representation regarding this application.
Yours sincerely,
Peter Balan
46 Fourth Avenue St Peters

BTW, the following link did not work: plan.sa.gov.au/have_your_say/notified_developments

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	TIA Consulting Pty Ltd
Development Number:	23018653
Nature of Development:	Ancillary accommodation, Carport, Dwelling & Other - Residential
Zone/Sub-zone/Overlay:	Click here to enter text.
Subject Land:	Title CT6136/536, Plan Parcel D371AL38, 14 Harrow Road
Contact Officer:	
Phone Number:	
Close Date:	25 March 2024

My name*: Peter Balan	My phone number:
My postal address*: 46 Fourth Avenue, St Peters	My email

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☒ I support the development with some concerns (detail below)
- ☐ I oppose the development

I am the owner of Unit 7, 16-18 Harrow Road that shares the NW boundary fence with 14 Harrow Road.

My concerns relate to the height and materials used for the boundary fence. (I refer to p.13 of the drawings for this application)

The boundary fence is specified as: "1.5 m high fence + 3m high 95% density PVC mesh along north west and south west boundary".

My concerns are:
1. The height of a fixed fence (specified as 1.5m) is inadequate, and should be 1.8m. The existing fence on the whole NW boundary is 1.8m zincalume on a concrete base. The existing fence is in good condition, and there appears to be no need to replace it. If the applicant wishes the fence to have a particular colour, it could be spray-painted on the side of Number 14 Harrow Road.
2. The use of 95% PVC privacy mesh for the 3m high fence is inappropriate for aesthetic reasons The dark colour of the proposed material would make it visually intrusive, particularly when viewed from my property, as well as adjoining units. It would be preferable for this fence to be a standard chain-link/chainwire fence that is most commonly used for tennis courts and oval boundaries. (https://fieldquip.net/wp-content/uploads/4.-Oval-boundary-fenceopt.jpg) The colour could be galvanised, black or green

3. The use of 95% PVC privacy mesh for the 3m high fence is inappropriate for temperature control reasons. The privacy mesh restricts air circulation, and during hot weather, the proposed fence would trap hot air in the narrow space between the proposed fence and the dwellings. This would have a significant and adverse effect on all dwellings. In addition, dwellings have air-conditioning units housed between the boundary and the dwelling. Hot air trapped between the dwelling and the proposed fence would make these units inefficient and might damage them due to overheating.
4. A further reservation about the PVC Privacy mesh is that the product is likely to have a limited life (8 to 10 years), compared with chainwire fencing and is likely to collect dust and become unsightly over its lifetime.

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Click here to enter text. [*list any accepted or deemed-to-satisfy elements of the development]*.

I:	☒ wish to be heard in support of my submission*
	☐ do not wish to be heard in support of my submission
By:	☒ appearing personally
	☐ being represented by the following person: Click here to enter text.

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

Signature:  Date: 22 March 2024

Return Address: 46 Fourth Avenue, St Peters 5069

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Representations

Representor 3 - Timothy Kleinig

Name	Timothy Kleinig
Address	5069 COLLEGE PARK SA, 5069 Australia
Submission Date	23/03/2024 02:24 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

Reasons
This will increase the utility of the next door neighbour property which will indirectly enhance the value of surrounding properties. While doing this the Winters have kindly been flexible in their plans, agreeing in writing to not demolish and maintain the current 2.4m boundary fence with 12 Harrow Road (as shown in the photo) during the renovation, maintaining the back entertaining outlook and hence value of our property.

Attached Documents

fence-1349944.jpg

Representations

Representor 4 - David Burton

Name	David Burton
Address	C/O 3/28 Franklin Street ADELAIDE SA, 5000 Australia
Submission Date	25/03/2024 01:57 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 support the development with some concerns
Reasons Please see attached	

Attached Documents

Rogers-Representation-for-DA-23018653-1350402.pdf

Williams Burton Leopardi —

25 March 2024

City of Norwood, Payneham & St Peters
Representation for DA 23018653
Construction of tennis court fence and lighting, swimming pool and safety fence and two storey pool house at 14 Harrow Road, College Park. by TIA Consulting for Elise and Garry Winter

For and on behalf of John and Laura Rogers
15 Marlborough Street, College Park

To the Planner,

I represent John and Laura Rogers, immediate rear neighbours to the subject site.

With reference to the above application, my clients wish to lodge the following representation:

In general, my client has concerns remaining about some of the proposed resolutions for the scope of work proposed specifically around fencing proposed, privacy and overlooking.

1. Fencing
   There is contradictory information between the planning documents from TIA and the supporting engineering documents from Secon.
   - Secon's calculations and drawings are for a tennis court fence lined with 95% PVC mesh to 3.0m above a colorbond fence to 1.5m on the boundary.
   - TIA indicate that the tennis court fence is aligned and parallel with the rear of the court with a 3.0m offset to the court baseline i.e. **not** on the rear boundary, allowing for a noted planting buffer and rainwater tank between the tennis court fence and the boundary fence.

   Representation:
   - *The existing boundary fence is a good neighbour modular fence circa 2.1m high and should remain as it is new and there is no agreement to replace it (or need to)*
   - *There exists a current remnant tennis court fence from a previous iteration on the boundary extending approx. 6.5m from the red brick outbuilding on my client's site, which accords with the planting area indicated on TIA's plan. It would be our preference that this section of fencing (which currently acts a visual screen and is covered in creeper) remains as part of the landscaping solution and to provide additional screening and privacy of and from the proposed two storey pool house/gym.*
   - *TIA's indication of the alignments of the new tennis court fence should be as built - NOT Secons indication i.e. NOT on the boundary but parallel to the playing surface of the court and offset 3.0m from the baseline.*

GPO Box 1044
28 Franklin Street
Adelaide SA 5000
abn 93 008 090 873

Williams Burton Leopardi —

- *The planting strip between the rear boundary and the tennis court fence should be capable of cultivating trees/plants to the height of at least the tennis court fence in time across the rear boundary with my client's property.*
- *We do not have an objection to the 95% mesh proposed on the new section of tennis court fence to the height of 3.0m, providing this fence is as noted NOT on the boundary.*

2. Pool House/Gym
   The upper-level gym will impact visually on my client's property from the private open space around the pool, acknowledging that my client's own (heritage) outbuilding will screen the new construction from their outdoor entertaining area. Notwithstanding this, the pool area is the most likely to be affected if overlooking and privacy provisions are not sufficient.

   Representation:
   My clients wish to emphasize the importance in maintaining planting zone that can provide visual screening within the zone proposed between their boundary and the proposed new tennis court fence. They also wish to emphasise the importance of retaining the remnant tennis court fence, which is covered with vines, as an additional screening element.
   - *The PVC mesh on new tennis court fence is supported (providing it is offset as per TIA's plan)*
   - *The louvres suggested to prevent overlooking from the gym appear to address major overlooking issues, However, we would like a condition of approval to be that the council lists this as a reserve item to be checked upon installation. As the likely most exposed area is around my client's pool, they are especially sensitive to ensure that the proposed solution is as effective in allowing no oblique views of this private open space.*

We would appreciate a response from the applicant that addresses the queries regarding the fencing alignment.

- Confirming that the alignment is as per TIA's plans.
- Confirming that the remnant tennis court fence/existing planted screen can remain.

We would ask that Council reserve the item regarding the proposed louvre screen subject to an inspection post installation to ensure that it performs to expectation obscuring any chance of overlooking my client's pool area.

Kind regards,

David Burton
Director

GPO Box 1044
28 Franklin Street
Adelaide SA 5000

abn 93 008 090 873

17.5.2024

Our ref: 22060

Edmund Feary
City of Norwood, Payneham and St. Peters
PO Box 204
8366 4531
nfeary@npsp.sa.gov.au

14 HARROW ROAD, COLLEGE PARK
APPLICATION ID 23018653

Construction of a carport, tennis court fence and lighting, swimming pool and safety fence and two storey pool house.

Dear Ned,

In response to the 4x representations received as part of the public consultation period, please find attached a copy of the latest amended Architectural Plans, along with the following information, for your further assessment.

Response to Representations:

Representor #1 – Vegetation removal
Item 1: The amount of soft landscaping shown on the amended plans has been confirmed as acceptable by Council.

Representor #2 – Height & Materials of NW Boundary fence.
Item 1: The owner agrees to retain the existing 1.8m high corrugated zincalume fence along the NW boundary.

Item 2: Secon Consulting Engineers have advised that the black 95% PVC privacy mesh can be omitted from all sides of the proposed tennis court fencing, by implementing the following:

1. Mount the tennis court lights at the pool side at a non-standard height of 5m
2. Provide a larger back shield (1120 mm (W) x 750 mm (H)) to the boundary line pole lights (Lights mounted at 6m)

The 3.0m high tennis court chainmesh fencing, has been specified on the Architectural drawings as black.

Item 3: As above

Item 4: As above

Representor #3- Retention of existing vine covered fence

Item 1: We agree to retain the existing vine covered fencing located along the boundary between No. 12 + No. 14 Harrow Road.

Proposed works which are to be undertaken along the boundary between No. 12 & No. 14 Harrow Road shall be constructed entirely within the subject site approximately 150mm within the boundary line.

The 150mm boundary setback should allow the existing vine covered fence to remain.

Efforts will be made to protect the existing vines throughout the construction period.

Representor #4

Item 1: We agree to retain the existing 2.1m high Good Neighbour Colorbond fence, which currently exists to the boundary located between No. 14 Harrow Road & 15 Marlborough Street.

The existing 6.5m long (approx.) chainmesh fence located along the rear boundary is in average condition & may require significant repairs. The creeper which has grown on the chainmesh fence is dead.

We understand that a chainmesh fence and creeper would act as a good privacy screen, therefore, we propose the following:

- Remove the existing 6.5m length (approx.) of existing chainmesh fence and dead creeper.
- Install a new 3.0m high black coated chainmesh tennis court fence to the whole length of the rear boundary. (Excluding where new and/or existing building structures are located on the rear boundary)
- New chainmesh fence shall be installed entirely within the boundary lines of No. 14 Harrow Road, so the existing Colorbond Good Neighbour fence can remain.
- Plant new creeper vines to grow on the new 3.0m high chainmesh fence to provide privacy between No. 14 Harrow Rd & 15 Marlborough Street.

The new tennis court fencing has been shown on the Architectural drawings as parallel with the rear boundary, not parallel with the tennis court baseline.

The planting to the rear of the property will be as selected by the owner of 14 Harrow Road. However, consideration will be given to the type of planting as per the suggestions of the representor.

The PVC Mesh has been removed from the proposed tennis court fencing.

Item 2: Overlooking into 15 Marlborough Street from the proposed Gym room of 14 Harrow Road will be addressed by installing vertical louvre blades to the windows. The louvres have been specified on the Architectural drawings to have a limited range of motion which will only allow occupants of the proposed Gym to overlook into the rear yard of the subject site.

TIACONSULTING

The 3.0m high new tennis court fence with the new creeper vine will provide privacy, supplementary to the vertical louvres as suggested by the representor.

We trust that we have satisfactorily addressed all outstanding queries and feedback provided by Council and representors.

If you have any questions, or require any further information, please don't hesitate to contact me.

Kind Regards,

Stacey Osborne
Building Designer
TIA Consulting Pty Ltd
stacey@tiaconsulting.com.au

Ned Feary

From: Ned Feary
Sent: Friday, 31 May 2024 11:01 AM
To:
Subject: Representation on Development Application- 14 Harrow Road, College Park
Attachments: Representation- David Burton.pdf

Hi David,

My name's Ned Feary, I'm the planner assessing this application which you submitted a representation on in March while it was on public consultation, on behalf of John and Laura Rogers. We have now received a response from the applicant and I thought I would ask you whether this resolves or changes your/your clients' concerns at all.

I understand that the concerns primarily relate to fencing and privacy. I have attached a copy of your representation should it be helpful.

The response provided by the applicant is as follows:

Item 1: We agree to retain the existing 2.1m high Good Neighbour Colorbond fence, which currently exists to the boundary located between No. 14 Harrow Road & 15 Marlborough Street.

The existing 6.5m long (approx.) chainmesh fence located along the rear boundary is in average condition & may require significant repairs. The creeper which has grown on the chainmesh fence is dead.

We understand that a chainmesh fence and creeper would act as a good privacy screen, therefore, we propose the following:

- *Remove the existing 6.5m length (approx.) of existing chainmesh fence and dead creeper.*
- *Install a new 3.0m high black coated chainmesh tennis court fence to the whole length of the rear boundary. (Excluding where new and/or existing building structures are located on the rear boundary)*
- *New chainmesh fence shall be installed entirely within the boundary lines of No. 14 Harrow Road, so the existing Colorbond Good Neighbour fence can remain.*
- *Plant new creeper vines to grow on the new 3.0m high chainmesh fence to provide privacy between No. 14 Harrow Rd & 15 Marlborough Street.*

The new tennis court fencing has been shown on the Architectural drawings as parallel with the rear boundary, not parallel with the tennis court baseline.

The planting to the rear of the property will be as selected by the owner of 14 Harrow Road. However, consideration will be given to the type of planting as per the suggestions of the representor.

The PVC Mesh has been removed from the proposed tennis court fencing.

Item 2: Overlooking into 15 Marlborough Street from the proposed Gym room of 14 Harrow Road will be addressed by installing vertical louvre blades to the windows. The louvres have been specified on the Architectural drawings to have a limited range of motion which will only allow occupants of the proposed Gym to overlook into the rear yard of the subject site.

The 3.0m high new tennis court fence with the new creeper vine will provide privacy, supplementary to the vertical louvres as suggested by the representor.

Does this change your/your clients' views on the application at all? Please let me know by Friday 7 June whether you would still like to be heard at the Council Assessment Panel with respect to your representation (if we do not hear from you, we will assume that you do still wish to be heard).

Please let me know if you would like me to clarify any of the above.

Thanks,
Ned Feary
Senior Urban Planner

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Ned Feary

From: David Burton
Sent: Friday, 7 June 2024 6:26 PM
To: Ned Feary
Cc: Yuko Nakayama; John S. Rogers; Laura Rogers; Sophia Leopardi; David Handsaker
Subject: RE: Representation on Development Application- 14 Harrow Road, College Park

Importance: High

Dear Ned

My apologies for the late hour of this response.

Unfortunately, I will be overseas at the time of the meeting and will not be able to attend.

However, further to the applicants' responses below, our representation **still stands** as per the comments below:

Applicants Response
Item 1*: We agree to retain the existing 2.1m high Good Neighbour Colorbond fence, which currently exists to the boundary located between No. 14 Harrow Road & 15 Marlborough Street.* **This supported**

The new tennis court fencing has been shown on the Architectural drawings as parallel with the rear boundary, not parallel with the tennis court baseline. **This is NOT supported**

Representation
TIA's drawing 22060 PL2 indicates the tennis court fence parallel with the tennis court. It also indicates a planting buffer behind this – between the subject site and our client's property with indications of planting and a 1000Lit rainwater tank. **This original configuration is Supported.**

The applicant appears to be saying in their response that they propose to run a new 3.0m high tennis court fence along the boundary of the subject site and our client's property – with no PVC mesh - and planting a creeper – which will take along time to grow and presumably will not have a specific planting strip outside of the playing surface – in which case we doubt it will propagate.

> *We understand that a chainmesh fence and creeper would act as a good privacy screen, therefore, we propose the following:*
> - *Remove the existing 6.5m length (approx.) of existing chainmesh fence and dead creeper.*
> - *Install a new 3.0m high black coated chainmesh tennis court fence to the whole length of the rear boundary. (Excluding where new and/or existing building structures are located on the rear boundary)*
> - *New chainmesh fence shall be installed entirely within the boundary lines of No. 14 Harrow Road, so the existing Colorbond Good Neighbour fence can remain.*
> - *Plant new creeper vines to grow on the new 3.0m high chainmesh fence to provide privacy between No. 14 Harrow Rd & 15 Marlborough Street.*

This NOT supported

Again, TIA's drawing 22060 PL2 indicates the tennis court fence parallel with the tennis court. It also indicates a planting buffer behind this – **this is supported** **alongside the applicant's consideration as per their response as below:**

The planting to the rear of the property will be as selected by the owner of 14 Harrow Road. However, consideration will be given to the type of planting as per the suggestions of the representor.

If this planting buffer BETWEEN the tennis court fence and the boundary fence is committed to – as per the TIA consulting drawing 22060 PL2, we are prepared to withdraw the request to the retention of the remnant 6.5m of chain mesh fence and "ailing" creeper on that currently exists.

We would note that if the tennis court fence is on the boundary with the planter between it and the playing surface (as per Secons drawings) the tennis court fence will be ineffectual (and the applicant will lose a lot of tennis balls in the planting!)

We would also seek that the 95% PVC mesh originally noted on Secons drawings to control light spill and privacy be retained on the tennis court fence and NOT removed from the application

Applicants' response

Item 2: Overlooking into 15 Marlborough Street from the proposed Gym room of 14 Harrow Road will be addressed by installing vertical louvre blades to the windows. The louvres have been specified on the Architectural drawings to have a limited range of motion which will only allow occupants of the proposed Gym to overlook into the rear yard of the subject site.

Representation

We acknowledge the design and detail presented. We would like a condition of approval to be that an inspection of the louvres is undertaken by council when installed to confirm they are satisfactory in relation to overlooking.

Conclusion

My clients reside overseas and are looking forward to moving back in July. They are very much intending to have good neighbourly relations. The representation is merely reinforcing:

- that the alignment of the tennis court fence to the *playing surface* is the most acceptable solution (and most logical for all parties)
- the planting buffer being OUTSIDE the playing area as per TIA Consulting drawing 22060 PL2, between the tennis court fence and the boundary alignment will create the most logical and sensible area to plant substantial screening elements
- the originally specified 95% mesh will satisfy light spill and privacy concerns

We are happy to support the application **IF** the above three points are adhered to.

In my absence I would appreciate any further correspondance to be directed to Sophia Leopardi and Yuko Nakayama at this studio.

sleopardi@designbywbl.com.au
ynakayama@designbywbl.com.au

Kind regards

David Burton
B.Arch RAIA
Director
Level 3 Darling Building
28 Franklin Street
Adelaide SA 5000

Williams Burton
Leopardi —

Ned Feary

From: Ned Feary
Sent: Tuesday, 11 June 2024 10:00 AM
To: 'David Burton'
Cc: Yuko Nakayama; John S. Rogers; Laura Rogers; Sophia Leopardi; David Handsaker
Subject: RE: Representation on Development Application- 14 Harrow Road, College Park

Hi all,

Thank you for that David, acknowledging that I have received it and put those points back to the applicant.

Firstly, regarding the panel meeting, if David is unable to attend, please let me know if someone else will be attending the meeting instead (though I assume this may depend on whether these issues are resolved prior to the meeting!). For what it's worth, the decision will have to be made by the panel regardless of your response.

I will confirm a few things regarding the fencing and will get back to you on that point. Nonetheless, I can confirm that there will be a condition that the landscape buffer is planted out and is retained.

Regarding the condition relating to overlooking, generally I wouldn't apply a condition requiring that we undertake an inspection since a condition shouldn't require something from anyone other than the applicant. The wording of the condition that I have proposed at the moment would be:

> *The proposed louvres shown to the upper floor of the "pool house" herein approved shall be installed prior to the occupation of the building, and shall be maintained at all times in a manner which reasonably restricts views from the room marked "gym" to the reasonable satisfaction of the Assessment Manager.*

We could then arrange an inspection to confirm adherence to the condition once it is complete, if it is thought necessary. Please let me know if you have any concerns with that approach.

Thanks,
Ned Feary
Senior Urban Planner

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone 8366 4531
Email nfeary@npsp.sa.gov.au
Website www.npsp.sa.gov.au

Ned Feary

From: David Handsaker
Sent: Wednesday, 12 June 2024 10:21 AM
To: Ned Feary; David Burton
Cc: Yuko Nakayama; John S. Rogers; Laura Rogers; Sophia Leopardi
Subject: RE: Representation on Development Application- 14 Harrow Road, College Park

Thankyou for the confirmation & responses Ned. I will be reviewing & responding to correspondence in David Burtons absence.

As you suggest, we will await response from the applicant regarding the requested details before deciding on attendance at the meeting.

The wording you have outlined in the condition regarding the louvres seems ok, although using the term reasonable makes it a fairly subjective condition. Would it be possible to include a reserved matter that the detail is confirmed in construction documents prior to DA being granted?
I am not sure about the omission of requirement for council inspection – that being the case, I take it issue would need to be raised by our clients in order for the trigger of 'if it is thought necessary' to occur?

Kind regards,
David

David Handsaker
B.Arch Senior Associate
Level 3 Darling Building
28 Franklin Street
Adelaide SA 5000

Williams Burton
Leopardi —

Ned Feary

From: Ned Feary
Sent: Wednesday, 12 June 2024 11:23 AM
To: 'David Handsaker'; David Burton
Cc: Yuko Nakayama; John S. Rogers; Laura Rogers; Sophia Leopardi
Subject: RE: Representation on Development Application- 14 Harrow Road, College Park
Attachments: Louvre Detail- 14 Harrow Rd College Park.PNG

Hi David,

Thanks for your email. Firstly letting you know that the applicant has asked to defer the meeting in order to have more time to resolve these concerns, so the meeting date will now be the 15th of July.

Including the term “reasonable” is also standard for conditions- sometimes there will be trifling differences which make no difference to the actual outcome, so providing at least a little bit of “wiggle room” is important. As far as a reserved matter is concerned, I’m not sure that there is much detail to reserve. They have already supplied the detail in terms of the spacing, angles etc of the louvres (see attached), so I don’t think there is much more detail that any construction documents could tell us that would be useful, but please do let me know if you think there is something that you think is missing from this. I have written the condition more to ensure that they are installed correctly as per that detail.

Generally yes it would be if a complaint was made that we would undertake an inspection. We try to inspect 25% of new developments but this is not always achieved. In this case, the applicant has acted in very good faith throughout so I have no reason to doubt them.

Please let me know if I can clarify anything further.

Thanks,
Ned Feary
Senior Urban Planner

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23.7.2024

Our ref: 22060

TIACONSULTING
Building Design | Construction | Project Management

Edmund Feary
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14 HARROW ROAD, COLLEGE PARK - APPLICATION ID 23018653
Construction of a carport, tennis court fence and lighting, swimming pool with safety fence and two storey pool house

Dear Ned,

In response to the representation made by David Burton, Williams Burton Leopardi / 15 Marlborough Street, please find attached the newly amended TIA Consulting Architectural Planning Drawings, which include the following amendments:

1. The proposed tennis court fence at the Southwestern end, has been shown parallel with the existing 2.1m high Colorbond Good Neighbour rear boundary fence.

   The new tennis court fence to be installed entirely within the subject site. It is proposed that the tennis court fence is installed from 2.1m up to 3.0m above ground level.

   The owners have considered David Burton's request of installing the tennis court fence parallel with the tennis court baseline and planting landscaping between the rear boundary fence, and the new tennis court fence.

   After consideration and discussions, our clients are not willing to compromise on this request, as it would result in a loss of approximately 17m² of usable rear yard space and would also decrease the 'run-back' area beyond the baseline, which affects the functionality of the tennis court.

   The owners have expressed that they are willing to grow a vine over the rear portion of tennis court fence, and then remove the 95% PVC mesh once the vine is suitable established, if this is preferred by David Burton.

   We have compromised on all other item representatives have requested; however, the owners have expressed that they are not willing to compromise on this item, which we believe is fair and reasonable.

2. 95% Black PVC mesh has now been noted to be installed to the proposed tennis court fence at the Southwestern end, to provide additional privacy between 15 Marlborough Street and 14 Harrow Road as per David Burton's requests. (From 2.1m up to 3.0m above ground level)

3. We would be happy to accept a condition of the Planning Consent that Council shall inspect and approve the privacy louvres to the First Floor windows once installed.

If you have any questions, or require any further information, please don't hesitate to contact me.

Kind Regards,

Stacey Osborne
Building Designer
TIA Consulting Pty Ltd
stacey@tiaconsulting.com.au

Ned Feary

From: David Burton
Sent: Friday, 26 July 2024 6:52 PM
To: Ned Feary
Cc: Yuko Nakayama; 'John S. Rogers'; 'Laura Rogers'; Sophia Leopardi; David Handsaker
Subject: RE: Representation on Development Application- 14 Harrow Road, College Park

Hi Ned

Forgive me if I'm coming across as obstructive or requiring too much clarification, this is not the intent. But I am still a bit unclear by the response from TIA.

The owners have considered David Burton's request of installing the tennis court fence parallel with the tennis court baseline and planting landscaping between the rear boundary fence, and the new tennis court fence.
After consideration and discussions, our clients are not willing to compromise on this request, as it would result in a loss of approximately 17m² of usable rear yard space and would also decrease the 'run-back' area beyond the baseline, which affects the functionality of the tennis court.

I was not requesting a compromise. The submission from TIA has **always** shown a **planting buffer AND a rainwater tank within** the 17sqm strip but the original document (Dwg 22060 PL2 Rev D) did not denote the actual location of the fence. It merely indicated that the playing surface was rectangular. Dwg 22060 PL4 rev B did not indicate any planting to the boundary and was inconclusive about the height or location of fencing.

Our representation sort *clarification* on this, assuming that as per tennis court design logic, the backstop would be parallel to the court, and suggested that an existing vine covered remnant fence on the boundary would potentially compliment the "buffer" planting in the 17sqm wedge. (We later accepted that assuming the planting buffer was remaining between the boundary and the proposed tennis court backstop, this existing remnant fence could be removed.)

The assumption was that the engineering document accompanying the proposal showing the tennis court fence on the boundary with the planting buffer, water tank etc *inside* the playing area denoted by the fencing was *incorrect* as it is contradictory to practicalities and functionality of playing tennis.

The proponents statement above now seems to imply that the "run back for the court" (the 17sqm useable space) is dedicated to the tennis court. Yet the plan continues to show a green planting wedge "within" the confines of the proposed tennis court backstop, and the elevations show pencil pines etc also within the confines of the tennis court.

The owners have expressed that they are willing to grow a vine over the rear portion of tennis court fence, and then remove the 95% PVC mesh once the vine is suitable established, if this is preferred by David Burton.

This statement implies that there will "only" be a vine grown over the backstop, and when read in conjunction with the first statement again implies that the 17sqm of useable space is dedicated to the tennis court surface.

The revised drawings (dwg 22060 PL2 rev G) have not compromised or altered the fundamentals for the proponent apart from

- Confirming black mesh, which we thank the proponent for
- Noting that the tennis court fence will now be 'inside' the boundary rather than replacing the near new fence (that was installed by my client over 12 months ago entirely at their expense) which we thank the proponent for clarifying.

The Northwest elevation (dwg 22060 PL4 E) now does show tall planting and low planting inside the tennis court fence – great for catching balls and hiding balls and not so good for 17sqm of "useable space", as does the Northeast elevation continue to show what appears to be pencil pines. The proposed rear elevation (South West) has altered now to indicate a uniform dark "monument" colour presentation to 3.0m, which

whilst acknowledging the bottom section of this is an existing fence (woodland grey), reinforces why our preference *remains* for the "buffer planting" to provide some relief between the backstop and the boundary fence.

I am aware that we cannot dictate or expect to have influence on the landscaping elements within a neighbour's boundary – and nor would I suggest we should be setting precedent. However, when the application continuously references planting and vines as a reason to approve the application, then it retains some relevance.

Our concern remains the effect of a sombre 3.0m + 16m long dark mass on the ambience of the rear garden of our clients. (clearly indicated on the Proposed Southwest elevation on 22060 PL4)

I accept we are talking first world problems. As such the representation still remains and we will seek to convey this at the meeting.

As a design professional, I cannot see the logic of the location of buffer planting *inside* a playing area, which is functionally a poorer outcome for the proponent and visually a poorer outcome for the neighbour.

Especially when a design solution exists that benefits BOTH parties . Without wishing to flog a dead horse, or further complicate matters, If I were designing the space for the Winter, there would be no rear backstop at all, but a sports court curtain parallel with the playing surface which would enable the buffer planting to be rich and verdant - providing a visually excellent backdrop to the Winters (and also allowing a element of greenery above the fence for the neighbours). When the court was in play, the curtain would be drawn, and tennis would be enjoyed with out constantly fishing a ball out of the bushes.

I accept that this is not the application, but it exists as a serious and beneficial proposition should the proponent wish to consider a superior solution. It would also result in the withdrawing of our representation.

Kind regards

David Burton
B.Arch RAIA
Director
Level 3 Darling Building
28 Franklin Street
Adelaide SA 5000

Williams Burton
Leopardi —

5.3 DEVELOPMENT NUMBER 23006477 – JOSEPH CAMERLENGO & GARETH TOH – 7 GRAY STREET, NORWOOD

DEVELOPMENT NO.:	23006477
APPLICANT:	Joseph Camerlengo Gareth Toh
ADDRESS:	7 GRAY ST NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Demolition of a detached dwelling (pre 1920's); and the construction of a two-level detached dwelling and an inground swimming pool
ZONING INFORMATION:	**Zones:** • Established Neighbourhood **Overlays:** • Airport Building Heights (Regulated) • Historic Area • Heritage Adjacency • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy **Technical Numeric Variations (TNVs):** • Minimum Site Area (Minimum site area is 200 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	3 Apr 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	2023.5 30/03/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Mark Thomson - Consulting Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	David Brown - Heritage Advisor

CONTENTS:

BACKGROUND:

Development Application 23006477 was lodged on 3 April 2023. Public notification was first undertaken between 7 and 27 November 2023.

In response to concerns raised by representors and the Assessment Manager's delegate, the applicant varied the development application in April 2024. The changes can be summarised as follows:

- the addition of a transverse gable across the roof to assist in hiding the upper level portion of the house;
- the car parking area is now set under a lower roof and set back from the main front façade.

Pursuant to Section 119 (9) of the *Planning, Development and Infrastructure Act 2016*, a relevant authority may permit an applicant to vary an application, provided that the essential nature of the proposed development is not changed. The nature of the variations were not considered to change the essential nature of the proposed development and the applicant was permitted to vary the application.

When an application which has previously undergone public notification is varied, there is a requirement pursuant to Regulation 35(3) of the *Planning, Development and Infrastructure (General) Regulations 2017* to subject the varied application to public notification, unless the variations are not substantial. In this respect, the changes were considered to be a substantial change and as such, public notification of the varied application took place between 10 May and 24 May 2024.

In response to concerns raised by representors and the Assessment Manager's delegate, the applicant varied the development application again in June 2024. The changes can be summarised as follows:

- a reduction in the width of the carport doors, with a commensurate increase in dwelling facade width.

The applicant was permitted to vary the application and as this was not considered a substantial change, public notification was not repeated.

DETAILED DESCRIPTION OF PROPOSAL:

Planning consent is being sought for the demolition of an existing dwelling and the construction of a replacement dwelling on the subject land.

The existing dwelling is a single fronted 1880's hipped roof cottage. Although not listed as a heritage place or identified as a representative item, demolition requires planning consent due to the subject land being located within the Historic Area Overlay.

The proposed replacement dwelling is a two-level detached dwelling, with the upper level being confined to the rear portion. The dwelling contains two bedrooms, two living areas, a home office and a single car carport. It has a total floor area of 228m2, of which 92m2 is at the upper level.

The façade of the dwelling has a 3.5m wall height and is proposed to be clad in sandstone. The remaining external ground level walls comprise face brick. A simple flat-roof verandah extends 1.5m forward of the façade. The carport is set back 1.5m behind the façade and has a lower 3.0m wall height. A combination of hips and gables are proposed for the roofing over the single storey section of the dwelling, all of which is to be custom orb 'colorbond' at 35 degree pitch.

The upper level has an external wall height of 6.7m and is proposed to be clad in James Hardie Axon vertical cladding. The roof is concealed behind the walling.

Vehicular access to the carport is proposed via an existing crossover on the western side of the frontage. Landscaping is proposed to comprise a *murraya* hedge along the western side of the driveway and a mix of small trees (*magnolia*) and small shrubs (*kangaroo paws*) in the front yard.

An inground swimming pool is proposed alongside the eastern boundary at the rear of the dwelling.

Stormwater management is proposed to comprise rainwater tanks adjacent the rear boundary with 4,000 litres retention capacity and 1,000 litres detention capacity, with overflow directed to the street water-table.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 7 GRAY ST NORWOOD SA 5067

Title ref.: CT 5089/171	**Plan Parcel:** F100194 AL33	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

The subject land is a rectangular shape allotment with a frontage to Gray Street of 8.22m, a depth of 30.5m and an area of 250m^2. It contains a single fronted 1880's hipped roof cottage in poor condition. The land is essentially flat, with a slight fall of approximately 350mm from front to back. There are no Regulated or Significant trees on the land. A mature *Queensland Box* street tree is located directly adjacent the land in the Council verge. A crossover provides vehicular access to the site, to the west of the street tree.

Locality

Gray Street is a narrow local street characterised by small scale, single storey historic cottages in detached and semi-detached configuration, located close to the street. Front fencing is a prominent feature of the locality, with many fences being high. Mature *Queensland Box* trees are also a prominent streetscape element, combining with the historic buildings to provide a high level of amenity.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Demolition
  New housing
  Swimming pool, spa pool or associated
  safety features: Code Assessed - Performance Assessed
  Demolition: Code Assessed - Performance Assessed
  Detached dwelling: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**

Table 5 - Procedural Matters (PM) - Notification
The demolition of a building (except an ancillary building) in a Historic Area Overlay requires public notification.

LIST OF REPRESENTATIONS

Given Name	Family Name	Address	Position on Application	Wishes to be Heard
Nastasja	Agerman		Opposed	No
Irene	Moraw	Unit 518 Vaughan Place, Adelaide	Opposed	Yes
Tony	Frances	2 Gray Street, Norwood	Opposed	Yes

- **SUMMARY**

Ms Agerman has stated that her reason for opposing the application is that it includes the demolition of a pre 1920's dwelling and that no trees are being planted.

Ms Moraw has raised a number of concerns with the proposed development, which can be summarised as follows:

- the proposed two storey dwelling will be visually dominant, despite the addition of a transverse gable across the roof to assist in hiding the upper level portion;
- a two storey dwelling is not in keeping with the cottage style and charm of the area and will dwarf adjacent homes;
- the upper level will be visually dominant from the backyard of 5 Gray Street (and presumably 9 Gray Street) due to running the length of the property;
- the upper level will be dominant for the property owner at 7 Gray Street to the rear;
- the upper level windows will result in a loss of privacy to occupants of adjacent properties;
- the carport is dominant and not in keeping with the character of the area, despite being under a lower roof and set back from the main façade;
- the proximity of the western wall of the proposed dwelling to the eastern wall of the dwelling at 5 Gray Street raises potential privacy issues and may interfere with access to a hot water service on the eastern wall at the rear of 5 Gray Street. Access down the eastern side of 5 Gray Street is also essential for maintenance purposes; and
- The demolition and construction works may cause cracking and other damage to neighbouring properties.

Through his representative, Sandy Wilkinson, Mr Frances has raised concerns regarding the demolition of the existing dwelling and the appearance of the replacement dwelling. His specific concerns are summarised as follows:

- whilst very neglected, the cottage is in very original condition and could be readily restored;
- both the engineering and QS reports cover the entire building inside and out, rather than be limited in scope to just the parts that should be retained;
- the damage evident in the frontage is not severe or irreparable, including the 10-12mm crack over the front door;
- salt damp is evident in almost all late nineteenth century buildings which have not been properly underset or siloxane injected and is not irreparable;
- rotten timberwork is readily repaired or replaced;
- existing roofs are not required to be brought up to modern code, however if there is any failure or deflection of the ceiling and roof structure, it can be reinforced with additional timbers or completely replaced;
- stone footings generally perform perfectly adequately once stormwater is managed properly around the building;
- the 3.4m wide carport and 3.0m wide carport door needlessly dominate the street frontage and exceed the 30% maximum set out in Policy 24 (c); and

- as a consequence of the needlessly wide carport door the width of balance of the house is narrow and disproportionate.

In response to the representations, the applicant submitted amended plans which reduce the width of the carport to 3.0m and the width of the carport door to 2.55m. The width of the dwelling façade was increased commensurately from 4.3m to 4.75m.

In response to the concern raised by Ms Moraw regarding access to a hot water service and for maintenance, the applicant has advised that the site boundaries will be accurately surveyed, and where necessary new fencing will be constructed on the true boundary, preserving the lawful access arrangements.

The opinions of Mr Garth Heynen, Town Planning Consultant, have been provided in response to the various other concerns raised by the representors.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

The application was referred to the Council's Heritage Advisor, Mr David Brown, for advice on the suitability of the proposed replacement dwelling, due to being located in a Historic Area Overlay and Heritage Adjacency Overlay. The advice received is discussed within the assessment below under the heading of Heritage.

PLANNING ASSESSMENT

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

Demolition

Performance Outcome 7.1 of the Historic Area Overlay states:

"*Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:*

- *the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style*
  or
- *the structural integrity or safe condition of the original building is beyond reasonable repair."*

The cottage on the land demonstrates the following historic characteristics which are expressed in the Historic Area Statement:

"*Eras, themes and context – Late 19th Century (pre 1920s). Residential. Range of dwelling types.*"

Therefore, pursuant to PO 7.1, the cottage should not be demolished unless either the front elevation has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style, or the structural integrity or safe condition of the original building is beyond reasonable repair.

There has been no suggestion by the applicant that the front elevation has been substantially altered, nor is there any evidence of such. Rather, the applicant has provided expert advice on the structural integrity of the building and the reasonableness of repairing it. In particular, reports have been prepared by Mr James Denton, an Engineer for Denlin Consulting and Mr Stephen Sentschuk, an Estimator for BPI Adelaide – Building and Pest Inspections.

The report from Denlin Consulting identifies a range of structural defects and/or dilapidated elements of the cottage. The defects which are considered most relevant to the assessment of the structural integrity and safe condition of the building are summarised below:

- front wall footing movement resulting in cracking and displacement of masonry;
- distortion of the façade as a result of soil shrink/heave phenomenon, resulting in crack width of 10-12mm;
- significant rear wall footing movement resulting in cracking and movement in wall, crack width above windows range from 5-10mm;
- substantial historical damp (salt damp) issues along the base of the western external wall;
- extensive cracking to internal walls, with typical crack widths ranging from 2-5mm to 10-15mm;
- as a result of movement and distortion within the building, some doors and windows jam;
- large portions of the floors frames are bouncy/spongy as a result of suspected subsidence/settlement/movement within floor frame supports (footings/dwarf walls etc);
- due to the severity of cracking and historical movement elsewhere in the building, the roof frame is expected to be displaying signs of distress such as split or cracked timber members, water damage timber due to failed (rusted or missing) roof cladding / flashings, failed rafter / ridge joints and or failed under purlins, dislodged roof struts, compromised ceiling frame due to water ingress, and corroded fixings.

Extensive photographs are provided in the report by Denlin Consulting, substantiating the written observations. Given the severity and extent of movement and damage to the structural elements of the building, it is evident that the structural integrity and safe condition of the building is substantially compromised.

Having determined that, the next consideration is whether or not the structural integrity and safe condition is beyond reasonable repair. Importantly, this is a different consideration to that which arises when assessing an application to demolish a Local Heritage Place. In that case, the consideration is whether or not the "*structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair*". The important distinction is that in the case of a building not listed as a Local Heritage Place, it is relevant to consider whether it is reasonable for the building to be repaired, whereas in the case of a Local Heritage Place, it is only relevant to consider whether it is repairable.

The report provided by BPI Adelaide includes itemised costs for the various defects identified by Denlin Consulting. The total cost estimate of approximately $400,000 is considered to be of limited use to the assessment, as it includes costs to repair non-structural elements such as a new bathroom fitout. The costs associated with this type of work can be reasonably expected when renovating an ageing house, regardless of its structural integrity.

Notwithstanding that, the report by BPI Adelaide is considered to adequately demonstrate that although the building can be repaired, the structural integrity and safe condition of the building is beyond reasonable repair. As such, the proposed demolition is considered to satisfy PO 7.1.

Site Coverage

Performance Outcome 3.1 of the Established Neighbourhood Zone 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 associated Designated Performance Feature (DPF 3.1) specifies a standard outcome of 50%. Due to the small allotment sizes in the locality, the pattern of building footprints in the neighbourhood is that of buildings occupying a large proportion of their sites; often more than 50%. As such, DPF 3.1 is not considered an appropriate standard to apply in this instance.

The proposed extent of site coverage is 63%, which is considered to be consistent with the character and pattern of the neighbourhood and provide sufficient space around the dwelling to limit visual impact, provide an attractive outlook and access to light and ventilation.

Building Height

Policies relating to the height of new buildings can be found in the Historic Area Overlay provisions and the Established Neighbourhood Zone provisions.

Performance Outcome 2.2 of the Historic Area Overlay states:

"*Development is consistent with the prevailing building and wall heights in the historic area.*"

The reference in PO 2.2 to "the historic area" relates to the specific historic area within which the subject land is located, which in this case is *Historic Area (NPSP11)*. Therefore, in order to conform with PO 2.2, it is not necessary for the proposal to be consistent with the prevailing wall heights in the locality, but rather the prevailing wall heights in Historic Area (NPSP11).

In relation to building height, the Historic Area Statement relevant to *Historic Area (NPSP11)* notes the valued attributes as being *"up to two storeys".* Therefore, despite the locality of the subject land being characterised by single storey buildings, the proposed two storey building is consistent with PO 2.2 because it is consistent with the prevailing building and wall heights in the historic area, as stated in the Historic Area Statement.

Performance Outcome 4.1 of the Established Neighbourhood Zone states:

"*Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.*"

The associated Designated Performance Feature (DPF 4.1) provides a maximum building height standard outcome of 2 levels.

The term "neighbourhood" in PO 4.1 is considered to relate to a wider area than a locality, likely extending from The Parade to Beulah Road and from Fullarton Road to Sydenham Road. This neighbourhood has a prevailing character of one and two level buildings, which the proposed two storey dwelling would contribute to. With the upper level set back from the street, the proposed dwelling is considered to complement the height of nearby buildings.

Historic Character

Performance Outcomes 2.1, 2.3 and 2.5 of the Historic Area Overlay state respectively:

"*The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area*."

"*Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area."*

"Materials are either consistent with or complement those within the historic area."

As the subject land is adjacent to a Local Heritage Place at 5 Gray Street, the Heritage Adjacency Overlay is applicable. Performance Outcome 1.1 of the Heritage Adjacency Overlay states:

"*Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place*."

The application was referred to the Council's Heritage Advisor, Mr David Brown for advice on the extent to which the proposal accords with the above policies. In summary, Mr Brown has advised:

- the revised design is a much better outcome with the higher roof and additional ridge line and gable. This goes a long way to hiding the upper level;
- the upper level at the rear is still a modern rectilinear form, but given its greater setback it is less likely to have an adverse impact on the streetscape;
- the large area of front glazing has been reduced now so there is more stone on the front of the house, and the verandah section forward of the carport has been removed, meaning the garage is visibly set further back on the block;
- the revised and confirmed materials are much more recessive, paler and less contrasting. This is a positive outcome for the streetscape and adjacent traditional dwellings;
- the proposed design is at a point where it could be considered as an acceptable contemporary infill dwelling in the historic streetscape.

Having regard to the advice of Mr Brown, the proposal is considered to sufficiently accord with the policies contained in the Historic Area Overlay and Heritage Adjacency Overlay relating to historic character.

Setbacks and Boundary Wall

Performance Outcome 2.4 of the Historic Area Overlay states:

"*Development is consistent with the prevailing front and side boundary setback pattern in the historic area*."

Historic Area NPSP11 is characterised by dwellings sited close to the street, as is the case in Gray Street. The dwellings on the properties either side of the subject land are set back approximately 4m from the street to the building line, with verandahs coming forward closer to the street. The proposed setback of 4m is consistent with those setbacks and the prevailing front setback pattern in the area.

With respect to side boundary setbacks, the typical pattern for historic cottages in the street and wider area is for setbacks to be provided to both side boundaries, usually with one setback being greater than the other. On narrow sites containing single-fronted cottages, the side setbacks are generally insufficient to park a car and hence do not typically contain carports.

The proposed dwelling is inconsistent with the prevailing side boundary setback pattern, as the carport element extends to the western side boundary and the kitchen element extends to the eastern side boundary.

From a streetscape perspective, the proposed development would appear to provide a setback to the eastern side boundary, as the kitchen element located on the boundary is set well back on the allotment. The carport on the other hand would be readily visible and would not result in visual separation to the western side boundary.

With the carport height being lower and set back 1.5m behind the facade of the proposed dwelling and also the façade of the dwelling on the adjoining land, it would be a recessive element in the streetscape, while the primary façade would be the principal element, with space on either side. As a result, although the failure to provide a setback to the western boundary is a shortcoming of the proposal, the impact on the streetscape is considered to be reasonably mitigated through the design.

Performance Outcome 8.1 of the Established Neighbourhood Zone is similar to PO 2.4 of the Historic Area Overlay insofar as it seeks setbacks from side boundaries to provide separation between buildings that complement the established character of the locality, but it also seeks setbacks to provide access to natural light and ventilation for neighbours.

Designated Performance Feature (DPF 8.1) specifies a standard outcome of 900mm setbacks for walls up to 3m high and 0.9m plus one third of the additional height over 3m for higher walls. In the case of the proposed upper level, this equates to a distance of 2.1m. With the exception of the boundary walls, the proposed dwelling is set back between 600mm and 900mm for lower level walls and between 900mm and 1m for upper level walls.

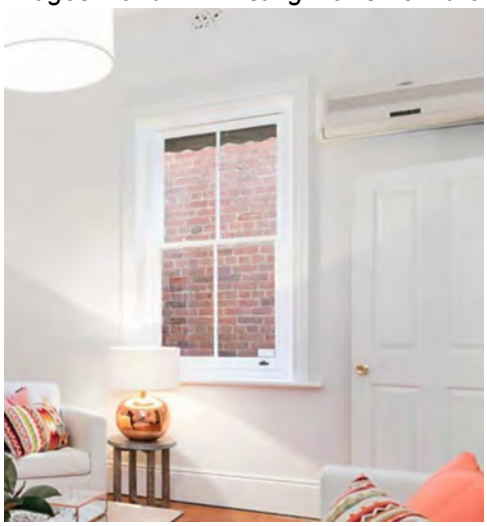
With respect to boundary walls, Performance Outcome 7.1 states:

"*Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.*"

Despite not achieving the standard outcome for side setbacks in the Established Neighbourhood Zone, the proposed setbacks and boundary walls are considered to provide suitable access to light and ventilation for neighbours. In the case of the neighbour to the west at 5 Gray Street, that dwelling has a blank wall facing the subject land, with the exception of small windows of non-habitable rooms (a bathroom and likely a laundry) at the rear of the dwelling. All living areas of the dwelling face either west or north. As the proposed dwelling extends only approximately 1.8m further north than the rear of the dwelling at 5 Gray Street, any visual impacts from private open space at the rear would be minimal, despite being two storey in this location.

In the case of the neighbour to the east at 9 Gray Street, that dwelling has a bedroom window and a living area window which are located adjacent to the location of the proposed boundary wall. It also has a separate living / dining room at the rear with a window facing the proposed alfresco. Due to the fact that the existing dwelling on the subject land is located very close to the boundary and has high external walls, the proposal is unlikely to have a significant impact on the amount of light or ventilation experienced from the neighbouring property. The images below which were taken during the sale of the property in 2017, show the views from the said windows currently.

Images 1 and 2. Existing views from the lounge and bedroom windows of 9 Gray Street



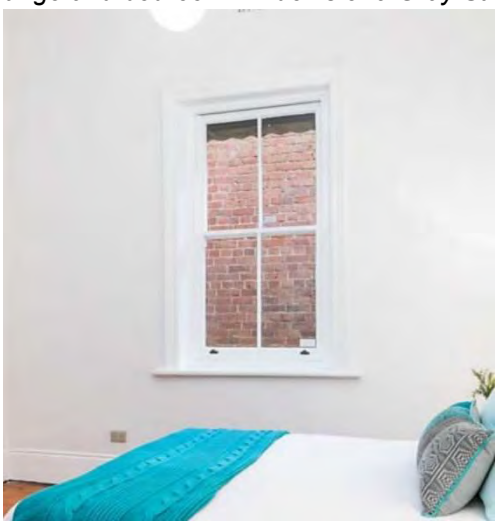
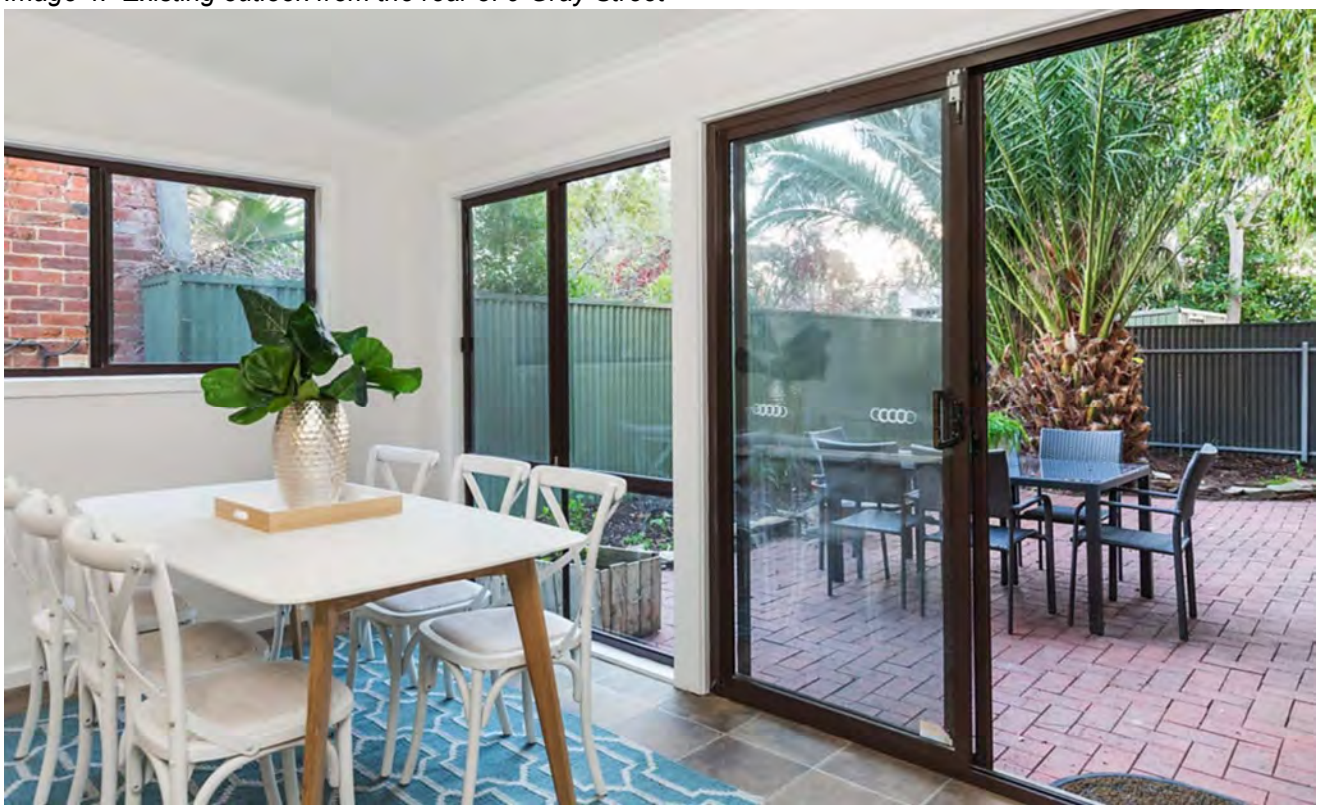


Image 3. Existing view from the living/dining window of 9 Gray Street

The proposed dwelling extends approximately 4m further north than the rear of the dwelling at 9 Gray Street. As a result, the two-storey dwelling would be visible in views from the rear of 9 Gray Street, including from within the living / dining room and the outdoor area. Image 4 below demonstrates that the primary outlook from these areas is towards the north and would be unaffected by the proposal.

Image 4. Existing outlook from the rear of 9 Gray Street



With respect to rear setbacks, Performance Outcome 9.1 states:

"Buildings are set back from rear 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
c) private open space
d) space for landscaping and vegetation."

The associated Designated Performance Feature (DPF 9.1) specifies a standard outcome of 4m for the first building level and 6m for the second building level.

The proposed rear setbacks of 6.2m to the ground level and between 4.4m and 5.4m to the upper level, are inconsistent with DPF 9.1, but are considered sufficient to achieve PO 9.1. Several dwellings within the locality are sited closer to their rear boundaries than the distances specified in 9.1. This is likely a factor of the small allotment sizes in the locality and resultant compact siting characteristics.

With a site area of 250m^2, the relevant private open space minimum rate specified in Table 1 – Private Open Space is 24m^2 and the relevant soft landscaping minimum rate specified in DPF 22.1 is 20%. The proposal includes 63m^2 of private open space and includes sufficient space around the building to achieve 20% soft landscaping.

That said, the indicative landscaping layout shown on the site plan indicates that much of the rear yard is intended to be hard paved. Combined with the proposed pool, this would leave limited space available for soft landscaping. If the Panel determines to grant planning consent, it is recommended that a reserved matter be imposed, requiring a revised and more detailed landscaping plan to be provided to the reasonable satisfaction of the Assessment Manager, which increases the amount of soft landscaping at the rear of the dwelling.

Overlooking

Performance Outcome 10.1 of the Design in Urban Areas section of the General Development Policies addresses overlooking and states:

"*Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.*"

The associated Designated Performance Feature (DPF 10.1) specifies a standard of 1.5m high window sills or obscure glass to a height of 1.5m.

The proposed side windows are unlikely to result in loss of privacy as they face in the direction of the roofs of adjoining properties. Notwithstanding that, the applicant has advised that they would be accepting of a condition which requires that all upper level windows either have a sill height of 1.5m above floor level or contain fixed obscure glass to a height of 1.5m above floor level.

Consideration of 'Seriously at Variance'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2023.5 30/03/2023), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- Demolition of buildings within the Historic Area Overlay is contemplated subject to (amongst other considerations) how reasonable or otherwise it is to restore structural integrity;
- The proposed land use is envisaged within the Established Neighbourhood Zone per PO/DPF 1.1;

- Two storey dwellings are envisaged within the Established Neighbourhood Zone per DPF 4.1 and Historic Area Overlay Performance Outcome 2.2 in combination with the Historic Area Statement.

CONCLUSION

The existing dwelling on the subject land is in very poor condition. The structural damage to the building resulting from uncontrolled soil moisture is extensive and remediation is considered an unreasonable expectation in this instance.

The proposed replacement dwelling has a mostly single storey presentation to the street, ensuring that it is compatible with the scale of nearby dwellings. The Code anticipates dwellings containing two levels in this particular historic area and therefore to the extent that the upper level is visible from the street and neighbouring properties, this is considered acceptable.

The site coverage, side and rear setbacks do not conform with the standard outcomes of the Code for dwellings in the Established Neighbourhood Zone, however this is understandable due to the small site areas and compact siting pattern in the locality. The two adjoining properties to the east and west are unlikely to be adversely affected by the proposal having regard to the location and orientation of their living room windows and private open space.

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 23006477, by Joseph Camerlengo and Gareth Toh is granted Planning Consent subject to the following conditions and reserved matter:

RESERVED MATTER
Planning Consent

An amended and more detailed landscaping plan shall be provided to the reasonable satisfaction of the Assessment Manager, including an increased amount of soft landscaping at the rear of the site and showing a suitable mix and density of trees, shrubs and groundcovers.

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matters.

Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.

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.

Condition 3
The driveway crossover between the back of kerb and the property boundary shall be shaped to provide a verge slope no greater than 2.5% fall towards the road where a footpath is present and a maximum 5% where no footpath is present, suitable for pedestrian traffic and in accordance with Council's current standards.

Condition 4
All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does 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 5
The approved development must include rainwater tank storage which is:

1. connected to at least 60% of the roof area;
2. connected to one toilet and either the laundry cold water outlets or hot water service;
3. with a minimum retention capacity of 2000 litres;
4. if the site perviousness is less than 30%, with a minimum detention capacity of 1000 litres; and
5. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank

within 12 months of occupation of the dwelling(s).

Condition 6
Either:

1. Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
2. Where provided for by any relevant off-set scheme established under section 197 of the Planning, Development and Infrastructure Act 2016 (as at the date of lodgement of the application), payment of an amount calculated in accordance with the off-set scheme may be made in lieu of planting/retaining 1 or more trees as set out in the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). Payment must be made prior to the issue of development approval.

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.

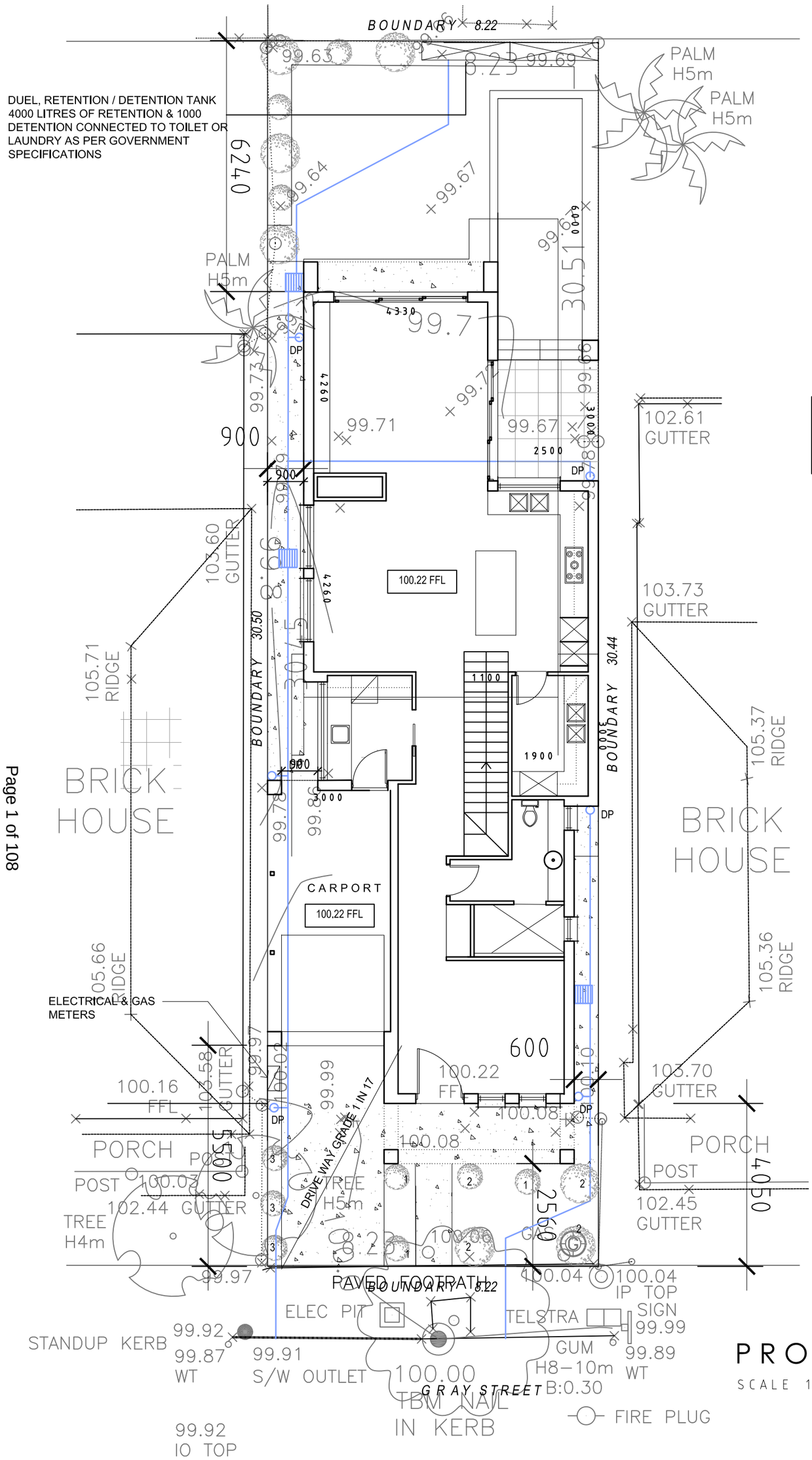
Advisory Note 7
Appeal Rights - General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.

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.



GLAZING:

ALL GLAZING IN ACCORDANCE WITH A.S. 1288

TERMITE PROTECTION

BIFLEX TERMITICIDE CHEMICAL TERMITE PROTECTION IN ACCORDANCE WITH A. S. 3660. 1 - 2000

BRICK LAYER NOTE:

BRICK LAYER TO USE 0. 54th VISCOURSE DPC PROTRUDING MIN 10mm BEYOND EXTERNAL FACE OF BRICK WORK

W/C DOOR NOTE :

WC DOORS TO SWING OUTWARDS OR ALTERNATIVLY TO HAVE REMOVABLE HINGES FROM OUTSIDE FACE FOR WC, BATHROOM & ENSUITE DOORS SPECIFICALLY

S DENOTES SMOKE ALARM IONIZATION TYPE POWERED FROM 240V SEPARATE CIRCUIT & WITH INTEGRAL BATTERY BACKUP. ALARMS TO BE INTERCONNECTED & INSTALLED TO MANUFACTURES DETAILS, FINAL POSITION TO BE DETERMINED ON SITE WITH REGARD TO LIGHT FITTINGS & TO COMPLY WITH AS 3786.

STORMWATER PIPE 100Ø P.V.C (SEALED)

STORMWATER PIPE 90Ø P.V.C (MIN. FALL 1:100)

AREA	
GROUND FLOOR LIVING	97.00
CARPORT	21.00
ALFRESCO	7.50
FIRST FLOOR LIVING	97.00
TOTAL	228.00
SITE AREA	250.00

ALL FENCING 1800 HIGH COLORBOND FENCING

PLANTING SCHEDULE

1 KANGAROO PAW

2 MAGNOLIA

3 MURRAYA HEDGE

4 ASPLENIUM AUSTRALASIUM

NOTE

NO REGULATED TREES WILL BE AFFECTED BY THIS DEVELOPMENT

PROPOSED SITE PLAN

SCALE 1:200

REV	DESCRIPTION	DATE
0	CONCEPT APPROVAL	27.01.23

REV	DESCRIPTION	DATE
0 01	7 GRAY STREET, NORWOOD	18.12.23

CLIENT: GARETH & ALEX TOH

PROJECT: DOUBLE STOREY DWELLING

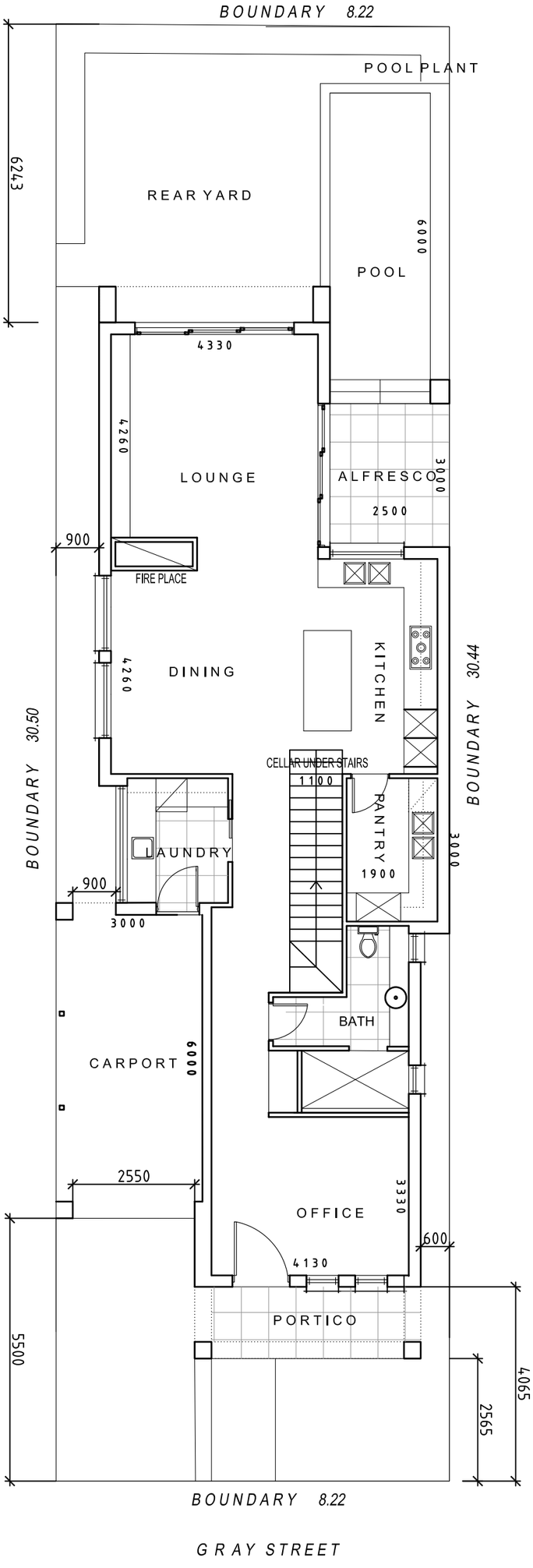
DRAWING TITLE: SITE PLAN

SCALE	DRAWN BY	DRAWING NUMBER
1: 200	JC	S01

CAMERLENGO

46 NORTH PARKWAY LIGHTSVIEW SA MOBILE : 0421034699 EMAIL : JOE@CAMERLENGO.COM.AU

CREATIVELY DESIGNED & BUILT



AREA	
GROUND FLOOR LIVING	110.00
CARPORT	21.00
ALFRESCO	00.00
FIRST FLOOR LIVING	97.00
TOTAL	228.00
SITE AREA	250.00

GLAZING:

ALL GLAZING IN ACCORDANCE WITH A.S. 1288

TERMITE PROTECTION

BIFLEX TERMITICIDE CHEMICAL TERMITE PROTECTION

BRICK LAYER NOTE:

BRICK LAYER TO USE 0. 54th VISCOURSE DPC PROTRUDING MIN 10mm BEYOND EXTERNAL FACE OF BRICK WORK IN ACCORDANCE WITH A. S. 3660. 1 - 2014

W/C DOOR NOTE :

WC DOORS TO SWING OUTWARDS OR ALTERNATIVLY TO HAVE REMOVABLE HINGES FROM OUTSIDE FACE FOR WC, BATHROOM & ENSUITE DOORS SPECIFICALLY

S DENOTES SMOKE ALARM IONIZATION TYPE POWERED FROM 240V SEPARATE CIRCUIT & WITH INTEGRAL BATTERY BACKUP. ALARMS TO BE INTERCONNECTED & INSTALLED TO MANUFACTURES DETAILS. FINAL POSITION TO BE DETERMINED ON SITE WITH REGARD TO LIGHT FITTINGS & TO COMPLY WITH AS 3786.

GROUNDFLOOR PLAN

REV	DESCRIPTION	DATE
0	CONCEPT APPROVAL	23.06.23
1	CONCEPT APPROVAL	18.12.23

REV	DESCRIPTION	DATE
0	7 GRAY STREET, NORWOOD	18.12.23

CLIENT: GARETH & ALEX TOH

SCALE: 1: 100 | DRAWN BY: JC | DRAWING NUMBER: S02

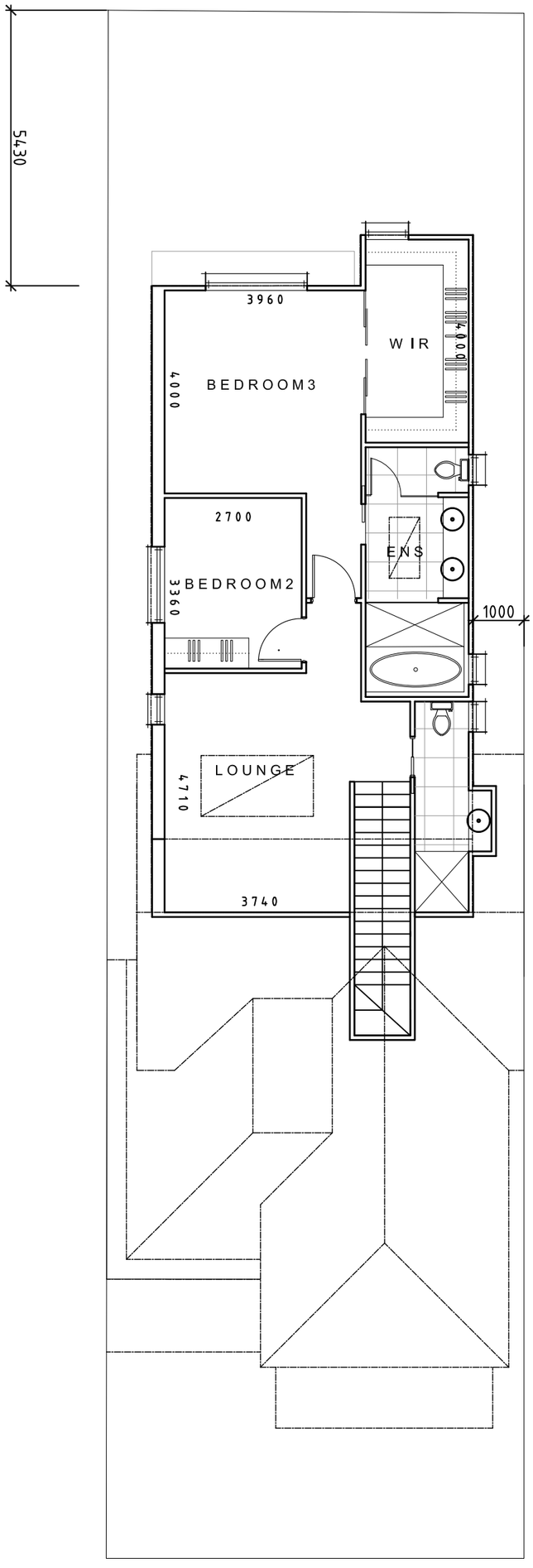
PROJECT

DRAWING TITLE: NEW GROUND FLOOR PLAN

CAMERLENGO

46 NORTH PARKWAY LIGHTSVIEW SA MOBILE : 0421034699 EMAIL : JOE@CAMERLENGO.COM.AU

CREATIVELY DESIGNED & BUILT



AREA	
GROUND FLOOR LIVING	97.00
CARPORT	21.00
ALFRESCO	00.00
FIRST FLOOR LIVING	92.00
TOTAL	228.00
SITE AREA	250.00

GLAZING:

ALL GLAZING IN ACCORDANCE WITH A.S. 1288

TERMITE PROTECTION

BIFLEX TERMITICIDE CHEMICAL TERMITE PROTECTION

BRICK LAYER NOTE:

BRICK LAYER TO USE 0. 54th VISCOURSE DPC PROTRUDING MIN 10mm BEYOND EXTERNAL FACE OF BRICK WORK IN ACCORDANCE WITH A. S. 3660. 1 - 2014

W/C DOOR NOTE :

WC DOORS TO SWING OUTWARDS OR ALTERNATIVLY TO HAVE REMOVABLE HINGES FROM OUTSIDE FACE FOR WC, BATHROOM & ENSUITE DOORS SPECIFICALLY

S DENOTES SMOKE ALARM IONIZATION TYPE POWERED FROM 240V SEPARATE CIRCUIT & WITH INTEGRAL BATTERY BACKUP. ALARMS TO BE INTERCONNECTED & INSTALLED TO MANUFACTURES DETAILS. FINAL POSITION TO BE DETERMINED ON SITE WITH REGARD TO LIGHT FITTINGS & TO COMPLY WITH AS 3786.

FIRSTFLOOR PLAN

REV	DESCRIPTION	DATE
0	CONCEPT APPROVAL	27.01.23

REV	DESCRIPTION	DATE
0	7 GRAY STREET, NORWOOD	27.01.23

CLIENT: GARETH & ALEX TOH

SCALE: 1:100 | DRAWN BY: JC | DRAWING NUMBER: S03

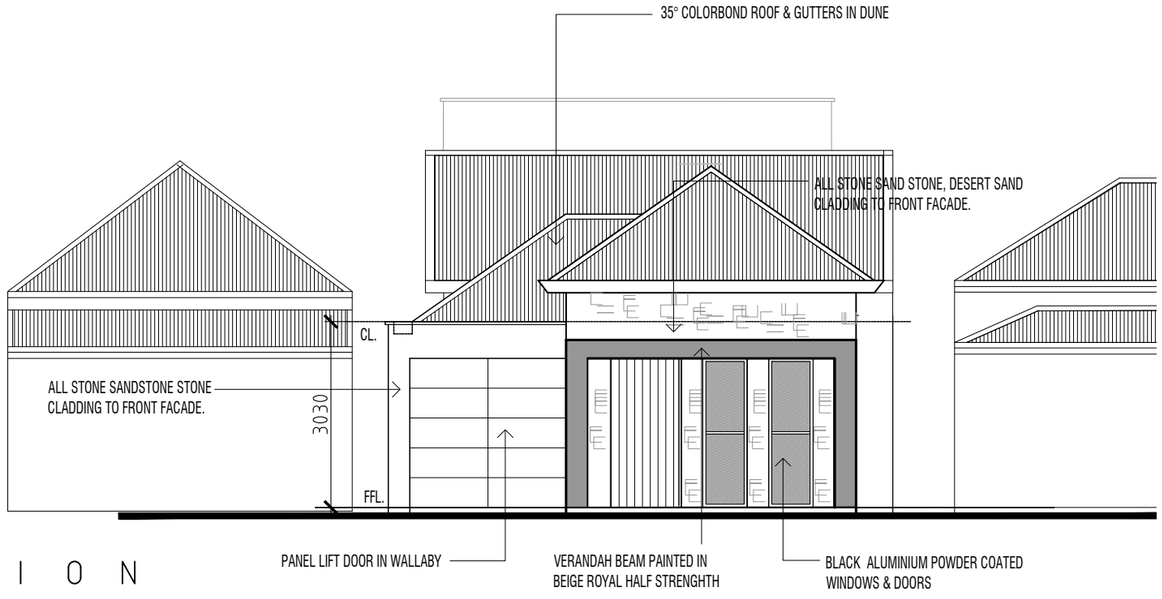
PROJECT: NEW 2 STOREY DWELLING

DRAWING TITLE: FIRST FLOOR PLAN

CAMERLENGO

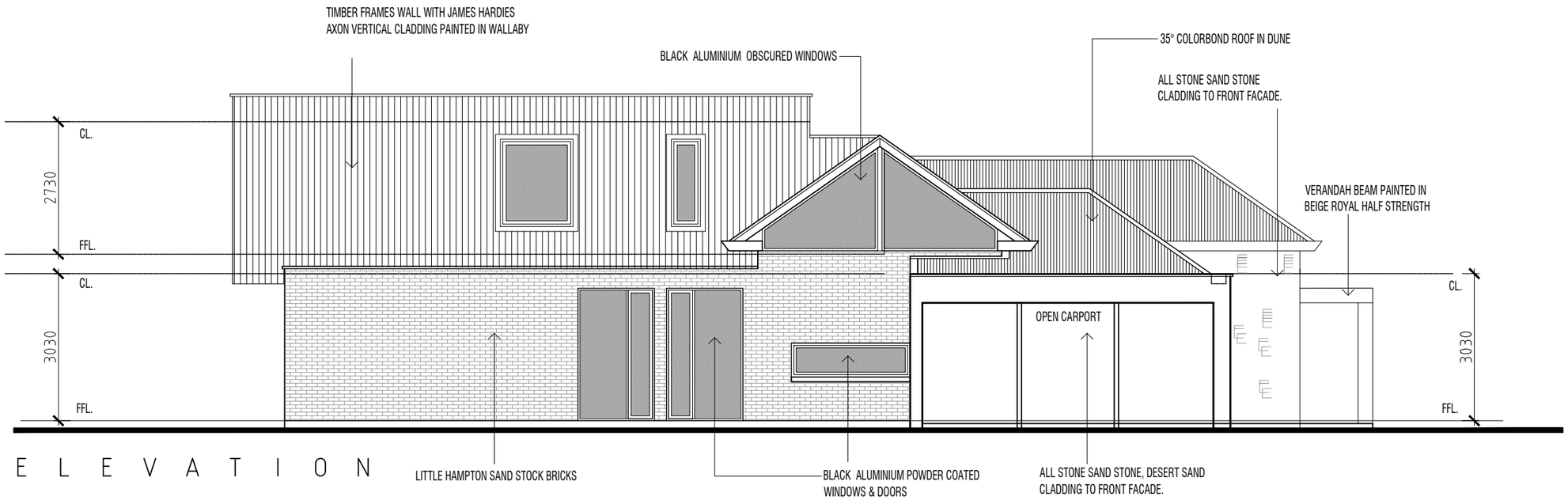
46 NORTH PARKWAY LIGHTSVIEW SA MOBILE : 0421034699 EMAIL : JOE@CAMERLENGO.COM.AU

CREATIVELY DESIGNED & BUILT



S O U T H E L E V A T I O N

SCALE 1:100



W E S T E L E V A T I O N

SCALE 1:100

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	CONCEPT APPROVAL	29.09.22			
1	CONCEPT APPROVAL	18.12.23			

CAMERLENGO

46 NORTH PARKWAY LIGHTSVIEW SA MOBILE : 0421034699 EMAIL : JOE@CAMERLENGO.COM.AU

C R E A T I V E L Y D E S I G N E D & B U I L T

CLIENT: GARETH & ALEX TOH

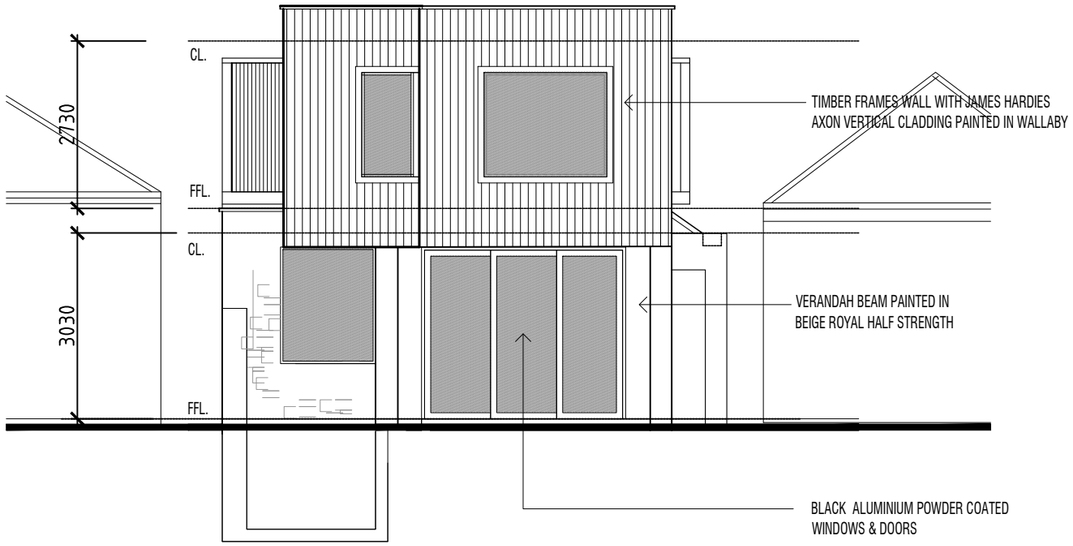
PROJECT: 7 GRAY STREET, NORWOOD

DRAWING TITLE: ELEVATIONS

STATUS: FOR COUNCIL APPROVAL

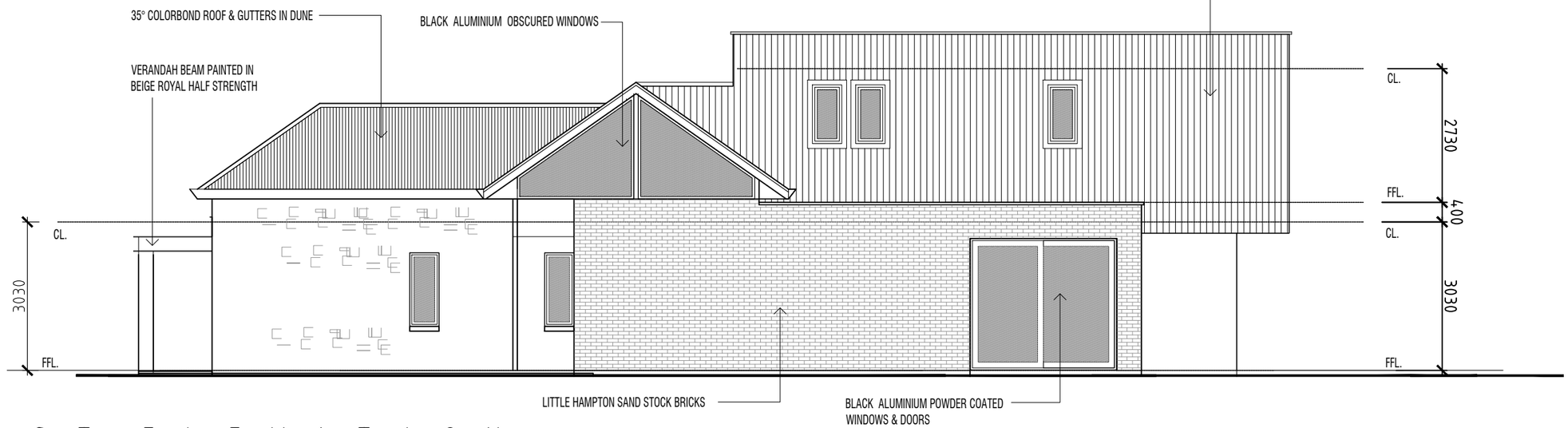
SCALE	DRAWN BY	CHECKED BY	CHECKED DATE
1:100	JC	JC	27.01.23

JOB NUMBER	DRAWING NUMBER	REV
NORWOOD 01	S04	0



N O R T H E L E V A T I O N

SCALE 1:100



E A S T E L E V A T I O N

SCALE 1:100

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	CONCEPT APPROVAL	29.09.22			
1	CONCEPT APPROVAL	18.12.23			

CAMERLENGO

46 NORTH PARKWAY LIGHTSVIEW SA MOBILE : 0421034699 EMAIL : JOE@CAMERLENGO.COM.AU

C R E A T I V E L Y D E S I G N E D & B U I L T

CLIENT: GARETH & ALEX TOH

PROJECT: 7 GRAY STREET, NORWOOD

DRAWING TITLE: ELEVATIONS

STATUS: FOR COUNCIL APPROVAL

SCALE	DRAWN BY	CHECKED BY	CHECKED DATE
1:100	JC	JC	27.01.23

JOB NUMBER	DRAWING NUMBER	REV
NORWOOD 01	S05	03

DENLIN CONSULTING
ABN 91 385 463 671

PO Box 545
Torrens Park SA
5062

14 September 2023

Mr Gareth Toh (owner)
7 Gray Street
NORWOOD SA

Dear Gareth

UPDATED STRUCTURAL CONDITION ASSESSMENT OF EXISTING BUILDING
RESPONSE TO COUNCIL REQUEST FOR INFORMATION

SITE – 7 Gray Street NORWOOD SA

At your request I attended the abovementioned address on 24th March 2023 to visually inspect and assess the buildings existing condition, with respect to structural defects and dilapidation. Subsequently, we have reviewed request for information by Council, dated 26th June 2023, and updated this report in response.

We advise that this report shall be read in conjunction with all other available information regarding the building conditions and estimated repair costs.

This report outlines our observations and provides assessment/recommendations regarding the observed structural defects, considering the additional information available.

We note that our inspection was generally to all areas of the building (where visible), but we did not access the roof space or subfloor space due to safety concerns and restrictive access respectively.

We did not specifically inspection for; mould, asbestos, damp, salt damp, termites, or other matters which are not directly commented on in this report. However, we note that all appeared present within the building.

GENERAL CONSTRUCTION

The original building is of solid non-articulated masonry construction, circa 1910, with a timber framed roof structure and sheet metal roof cladding (corrugated).

The building appears to be founded on stone footings, with a timber floor diaphragm with pinus floor boards over.

We note that the external stone and brickwork front façade is partially painted/render, a technique historically employed to seal bricks of poor quality to reduce severity of fretting and other degradation over time.

A rear lean-to structure (thought to be original) is of masonry construction also with a timber roof structure and a combination of timber and concrete floors to the wet areas.

The concrete floor to the bathroom area (wet area) is severally cracked and is separated from the walls. The wet area is not habitable in its current condition (and would require full reconstruction to make it habitable). The lean-to incorporates what would have been the kitchen, lobby, WC and bathroom.

Generally, the building is currently in very poor structural condition with many dilapidated elements and areas which deem the building to be uninhabitable and in parts unsafe.

CONDITION ASSESSMENT

We refer to Appendix 1 for room identification and Appendix 2 for structural defect identification.

Summary of observed structural defects and or dilapidated elements are provided below, for external and internal areas of the building.

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Externally

Façade (southern elevation)

- Evidence of footing movement resulting in cracking and displacement of masonry.
- Distortion of the façade as a result of soil shrink/heave phenomenon, resulting in crack width of 10-12mm.
- Cracking patterns either side of front window are consistent with above.
- Damp (salt damp) noted in stonework on façade.
- Rotten timberwork on façade and failed (rusted through) gutters noted on southern facade.

Rear Elevation

- Evidence of significant footing movement resulting in cracking and movement in wall, crack width above windows range from 5-10mm.
- Cracking patterns consistent with substandard footing performance, resulting in distortion within window openings which are visually evident.
- Fretting and damp (salt damp) noted in brickwork, including high level brickwork and chimneys.
- Rotten timberwork and failed (rusted through) gutters noted on northern alignment.
- Roof cladding missing from entirety of lean-to.

Western Elevation (driveway side)

- Evidence of substantial historical damp (salt damp) issues exist along the base of the western wall, which has been underset with modern brick and DPC.
- Treatment of undersetting believed only to be to external brick leaf, as damp (salt damp) remains present internally.
- Vertical steel angle and associated wire rope tension cables (exposed internally) have been installed from the western side to eastern side (in several locations), but incomplete in other locations. In our opinion, the effectiveness of the cable ties is considered negligible.
- Evidence of rot in timberwork and window frames is present.

Internally

Generally, all rooms within the building display signs of structural distress and compromised integrity, as a result of poor footing performance over an extended period of time or other causes, we note the following examples;

Front Bed & Middle Bedroom

- Cracking to walls within both rooms was observed, with typical crack widths ranging 2-5mm and 10-15mm.
- Such cracking correlates to historical movement noted on external alignments.
- Cracking typically exists at corners of the rooms, adjacent chimney breasts and above and or below doors and windows.
- The observed cracking patterns are typical of soil shrink/heave phenomenon and result from substandard footing performance of stone footings, exacerbated by non-existent site drainage.
- As a result of movement and distortion within the building, some doors and windows jam.
- Evidence of termite damage to floor boards was observed from within the rooms. However, access to the subfloor space was not possible due to restrictive access, therefore we are unable confirm precise extents of termite damage and or whether termites are still active within the building.
- Large portions of the floors frames were observed (experienced) to be bouncy/spongy (at the time of inspection), as a result of suspected subsidence/settlement/movement within floor frame supports (footings/dwarf walls etc), due to inadequate footings.

Lounge Room

- Lounge room displays cracking to walls, which correspond to historical movement noted on external alignments.

- Cracking exists at adjacent chimney, in the range of 10-12mm, and similarly above and or below doors and window.
- Cracking patterns are typical of soil shrink/heave phenomenon and result from substandard footing performance and poor site drainage.
- External wall displays significant damp/salt damp with delaminating paintwork and plaster.
- Portions of the floor frame were observed (experienced) to be bouncy/spongy (at the time of inspection), as a result of suspected subsidence/settlement/movement within floor frame supports (footings/dwarf walls etc), due to inadequate footings.

Hallway

- Floor in hallway has distortion and movement noted underfoot, as a result of inadequate footing performance.
- Archway within hallway displays cracking and distortion, due to inadequate footing performance. Crack width range 5-10mm.
- Some hard plaster noted as drummy, evidence of further movement in masonry behind the hard plaster.

Lean-to Kitchen & Wet Areas

- These areas display significant evidence of historical movement and cracking and water damage.
- Crack widths to walls range from 10-15mm.
- Original lathe and plaster ceiling have failed due to water ingress (water damage). Ceiling is not repairable.
- Cracking exists at corners of the rooms and above and or below doors and window.
- Fretting of masonry/hard plaster as a result of damp (salt damp) in lobby and surround is visually obvious.
- Bathroom slab and walls are cracked with no affective waterproofing possible. Slab is not repairable.
- Bathroom/kitchen and associated areas are considered uninhabitable.

Roof & Ceiling Structure

Although we did not visually inspect the roof space and structural timber frame (due to safety concerns), given the severity of cracking and historical movement elsewhere in the building, we would expect the roof frame to be displaying signs of distress.

Whilst the roof frame may not be completely compromised, signs of distress may include, but not limited too;

- Split or cracked timber members
- Water damage timber due to failed (rusted or missing) roof cladding/flashings.
- Failed rafter / ridge joints and or failed under purlins
- Dislodged roof struts
- Compromised ceiling frame due to water ingress
- Corroded fixings (original steel nails expected)

SUMMARY

It is our considered professional opinion that the building is structurally compromised, in parts considered unsafe and has numerous structural defects.

These are summarized as follows;

- Structural cracking and distortion of masonry walls, as a result of substandard footing structure(s), i.e., stone footings on suspected highly reactive clay soil profile, exacerbated by non-existing site drainage system(s).
- Structural damage to floor and roof frames due to; water ingress (missing roof cladding), footing movement and termite damage (precise extents unknown).
- Damp (rising damp, salt damp), albeit some undersetting has historically been undertaken to external masonry leaf.
- Rotten timber work and window frames.
- Failed (missing) roof cladding and gutters.

Based on the ***BPI Adelaide*** cost estimates, to repair and make good all the structural defects which exist in this building, with a view to returning it to its original safe condition, it remains DENLIN Consulting professional opinion that the

estimated repair costs are well in excess of what could be considered reasonable to (a) remediate the structural integrity of the building and (b) make the building safe for habitation.

We comment by example; that for new wet area construction (to 'repair the existing'), a new concrete footing and slab would be required, which (albeit within the foot print of the existing) would be required to conform to AS2870-Residential Slabs & Footings. Likewise for waterproofing and tiling relevant parts of the NCC would apply.

Similarly, to our understanding, all relevant codes for new plumbing (AS3500) and electrical works (AS3000) within a new wet area, would apply.

CLOSURE

We confirm that the building is in very poor structural condition and in our view maintains very little structural value due to the number and severity of structural defects and its state of dilapidation.

It is our opinion that estimated repair costs far outweigh the cost to remove and dispose of the building from the site, and therefore are unreasonable. Furthermore, should all the structural defects and dilapidated elements be corrected, the associated costs may over capitalize the property, thereby making the required repairs economically unviable.

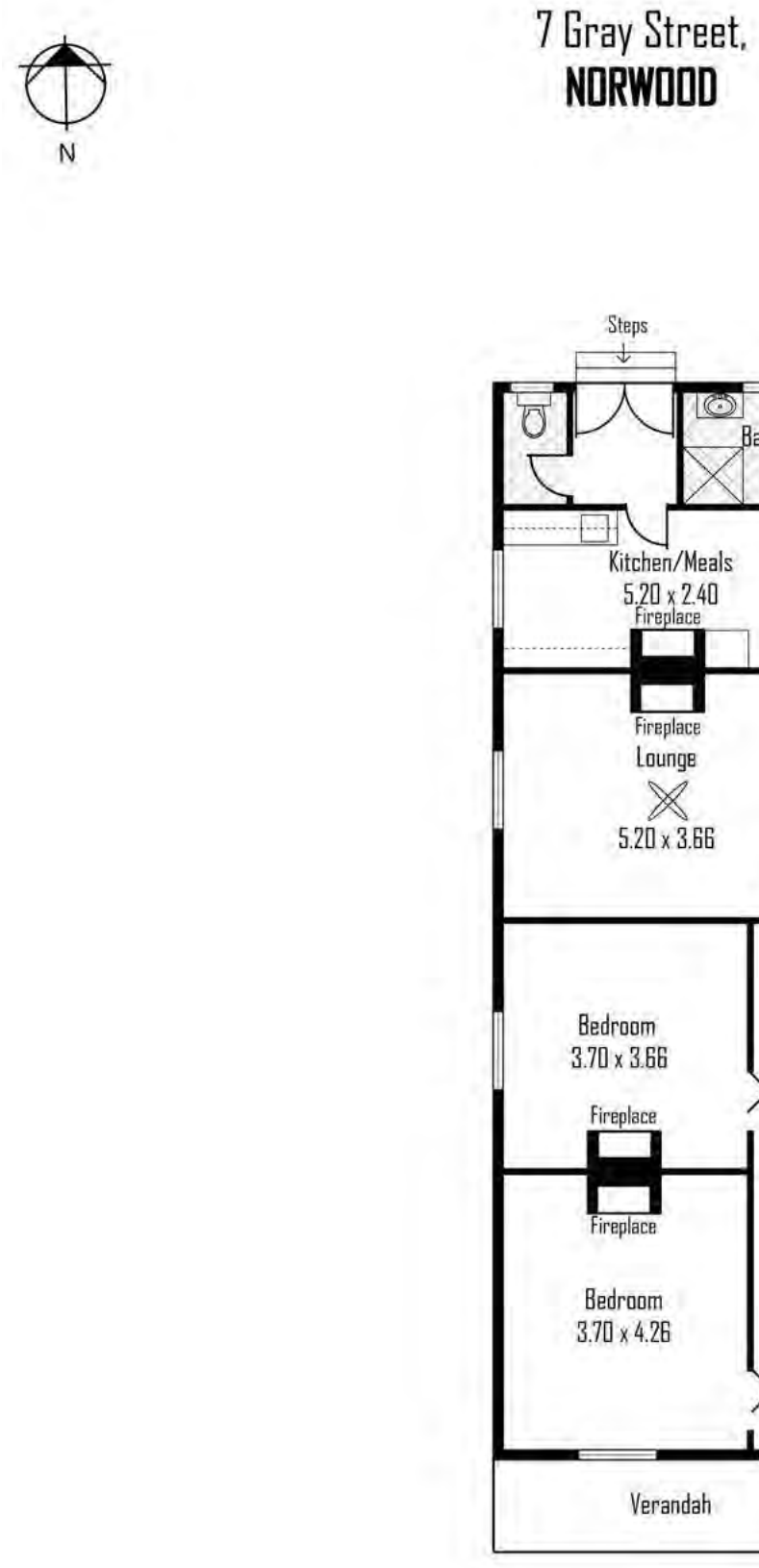
We therefore conclude that although the building is a heritage adjacency item within the local area, its currently compromised structural integrity, related safety concerns and state of dilapidation surpasses the point where repatriation to its original form is deemed reasonable.

Should you require clarification or additional information, please contact me.

Regards,

James Denton BEng Civil (Hons) BAppSc MIEAust CPEng NER
Director / Principal Engineer
DENLIN Consulting

Appendix 1 – Room and Building Identification



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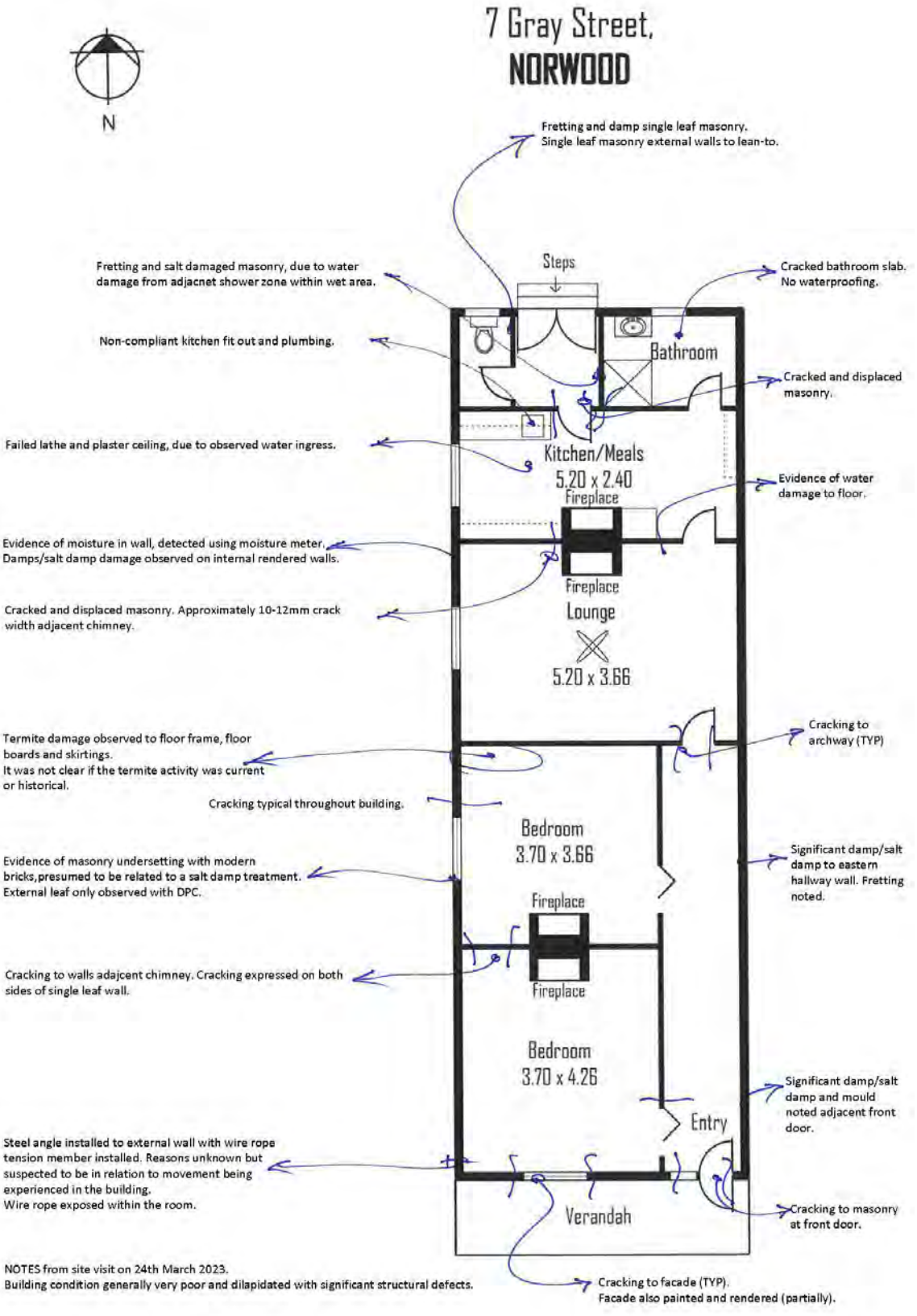
Appendix 2 – Identification of Structural Defects and Dilapidated Elements



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Appendix 3 – Images from Site Inspection

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Melbourne
Concert
Hall

DENLIN CONSULTING

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

PROPERTY ADDRESS:

7 Gray Street, Norwood

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

CONTENTS

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

ACCOUNT AND INSPECTOR DETAILS

INSPECTOR:	Stephen Sentschuk.
OBCA BUILDERS LICENCE NO:	BLD 53 533
INSURANCE POLICY NO:	83CON1659627

CONTACTS

CLIENT:	Gareth Toh
ADDRESS:	15 Paddington Avenue, Northgate
CONTACT NUMBER:	0478 002 050
JOB NO/REFERENCE:	N/A

BRIEFING

This report is not a structural report; however, it does include a photographic record of the main structural defects visible at the time of inspection. The report contains a list of minor defects that are found in nearly all buildings (general wear and tear, minor cracking, unevenness, and blemishes). We have also reported on finishes to the building such as paint, walls, tiled and concrete flooring. The report is exclusively for the use of ***7 Gray Street, Norwood*** and is not to be used for any other purpose. No responsibility/liability is accepted as the result of the use of this report by any other party. The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access. This includes, but is not limited to the following: furnishings, wall and floor coverings, areas that are concealed by stored goods, locked areas or any objects that could be covering defects in the structure. The existence of asbestos products or other hazardous material if applicable, has not been reported on. Some photographs provided in this report are of general areas and do not necessarily show defects. This report records the existing conditions of the surrounding areas of the building. This report shall not be construed as a certificate of warranty of the building. The report does not cover issues such as building services, hazardous materials, fire safety, drainage, plant, machinery, illegal building works, nor does it consider requirements of the National Construction Code. Certification of any buildings or surrounding areas.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

DETAILS OF INSPECTION

DATE AND TIME OF INSPECTION:	8.30am on Friday, 21st July 2023.
WEATHER CONDITIONS AT THE TIME OF INSPECTION:	Sunny.
RECENT WEATHER CONDITIONS:	Showers / overcast.
BUILDING TENANCY:	Vacant.
SCOPE:	Dilapidation Report and Budget Estimate.
INFORMATION PROVIDED:	Engineers report and verbal consultation with client.
ELECTRONIC EQUIPMENT USED:	Moisture meter – Tramex Moisture Meter

DESCRIPTION OF STRUCTURE(S) INSPECTED

MAIN STRUCTURE:	Single storey, detached cottage, circa 1910.
MAIN PURPOSE:	Residential.
DIRECTION:	South
SITE TOPOGRAPHY:	Generally flat.
GROUND CONSTRUCTION:	Brick piers and strip footings.
OUTER WALL CONSTRUCTION:	Cavity brick.
ROOFING:	Galvanized, corrugated iron sheets.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

APPROVALS

Any amendments made to the building envelope that could potentially affect any services or systems, for example, fire rating, air conditioning, hydraulic, electrical, gas, signage, structural or any other change, must be approved by a licenced building certifier or the relevant local council panel prior to any works being undertaken.

All changes made to surfaces or structure by individual tenants, post building completion and handover, must be approved by the Strata and a licenced building certifier**.**

BRUSH FENCING

All properties that have brush fencing need to check their local government body for any council specific requirement, in relation to the location of any fence requiring repairs, abutting habited buildings.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

EXECUTIVE SUMMARY

SUMMARY ONLY - THE REPORT MUST BE READ IN FULL.

This Summary is supplied to allow a quick and superficial overview of the inspection results. It is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the Report and not in isolation. If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

GENERAL OVERVIEW:

The client, Gareth Toh, engaged BPI Adelaide - Building and Pest Inspections to carry out a building condition inspection and budget estimate, to establish costs required to rectify issues / damage to the dwelling. The main focus of the report is to establish the cost to replace if required and / or repair the dwelling to a minimum, habitable state. No allowance has been made for high end finishes and materials. A basic range of budget style selections has been used for costing purposes.

No allowance has been made for any structural underpinning works or specific engineering requirements, that may be required to ensure the longevity of the dwelling, other than those that are specifically noted in the report below. It is assumed that a reasonable amount or re-supporting will be required, and this will require engineering specification, prior to costing, with an expected budget being in excess of $35-$50K.

The dwelling is in poor condition for its age and was uninhabitable, at the time of inspection. Various health and safety issues were evident at the time of inspection, including, but not limited to, electrical installation, gas works, and the absence of water (hot or cold) or sewage, connected to the property.

The front verandah support posts have been removed and temporary steel posts installed. The rear walls are leaning and collapsing in some locations. The rear lean-to has no roof lining. The kitchen and wet areas were not habitable.

NOTE: Some materials and building construction techniques/styles, used originally in the construction of this dwelling, may not be able to be replicated, and meet the current National Construction Code and Australian Standards. These works may require further consultation with the local council, engineers and specialist planning advice, prior to any works being undertaken.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL – FRONT	1.	Front verandah.	Posts have been cut and relocated. The verandah requires new posts, gutters and fascia. Replace front verandah framing, sheeting and restore satisfactory surface water drainage.	***$9 000.00***

Figure 1: Replace front verandah, posts, supports, fascia, sheeting, gutters and downpipes.

Figure 2: Replace front verandah, posts, supports, fascia, sheeting, gutters and downpipes.

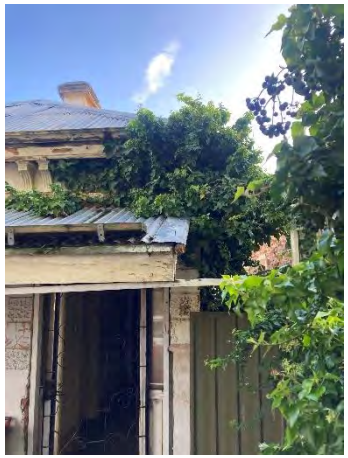

Figure 3: Replace front verandah, posts, supports, fascia, sheeting, gutters and downpipes.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - FRONT	2.	Front façade.	Brickwork above the front porch is cracked, loose and weathered. Damage, cracking and rising damp at the base of the walls is evident to plasterwork. No falls or adequate draining is present to paths. Repairs to brickwork and plasterwork is required, including decorative quoin work. Repairs and damp treatment to lower brickwork required, to minimise rising damp.	***$23 000.00***

Figure 4: Repairs to brick work, salt damp, quoin work required to front facade.

Figure 5: Repairs to brick work, salt damp, quoin work required to front facade.

Figure 6: Repairs to brick work, salt damp, quoin work required to front facade.

Figure 7: Repairs to brick work, salt damp, quoin work required to front facade.

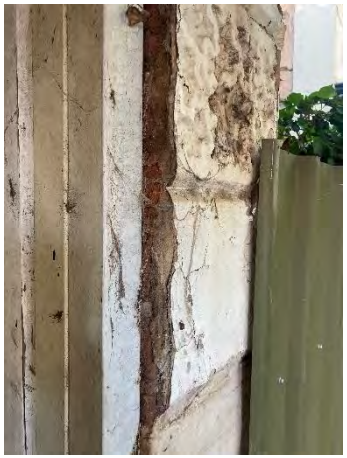

Figure 8: Repairs to brick work, salt damp, quoin work required to front facade.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - GENERAL	3.	Surface water drainage.	No surface water drainage evident. Install a new, subterranean stormwater system to the street. Run a new line to the rear of the property with a new downpipe / pavement connections. Install new stormwater connections to the driveway and front paving.	 ***$8 000.00*** ***$6 000.00***

Figure 9: No stormwater discharge point to the street.

Figure 10: New stormwater system required to kerbside.

Figure 11: New stormwater system required to kerbside.

Figure 12: New grates to the driveway and front paving required.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - FRONT	4.	Driveway.	No drainage / pavement falling away from the dwelling was evident from the western side. Install driveway pavement, including suitable base preparation.	 ***$15 000.00***

Figure 13: Install base and driveway to control water pooling against the building's edge.

Figure 14: Install base and driveway to control water pooling against the building's edge.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - GENERAL	5.	External brickwork. Note: Eastern façade may require work. No access to inspect.	The lean-to, at the rear of the dwelling, has evidence of past patching and repairs. There is some evidence of new repaired brickwork, above the bluestone footings. The north-western corner, is subsiding and requires additional support (80mm lean evident.) Brick lintels require removal and replacement. Re-support lean-to. Install added support to the corners and lean-to footings. Additional brick repairs required to the western side.	***$25 000.00***

Figure 15: Brickwork to the side and rear façade.

Figure 16: Brickwork to the side and rear façade.

Figure 17: Brickwork to the side and rear façade.

Figure 18: Brickwork to the side and rear façade.

Figure 19: Brickwork to the side and rear façade.

Building Report and Budget Estimate

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EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - REAR	6.	Rear paths.	No rear paths evident. Install paths to the buildings edge, to ensure water falls away from the dwelling.	***$4 000.00***

Figure 20: Rear paths required to control water pooling against the building's edge.

Figure 21: Rear paths required to control water pooling against the building's edge.

Figure 22: Rear paths required to control water pooling against the building's edge.

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EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - ROOF	7.	Roof sheets, gutters and fascia.	Roof sheeting, gutters and fascia are damaged and worn beyond repair. Remove existing sheeting, gutters and fascia and replace with new, Install new downpipes. Tight access scaffold included.	***$29 000.00***

Figure 23: New roof sheeting , gutter and flashing is required.

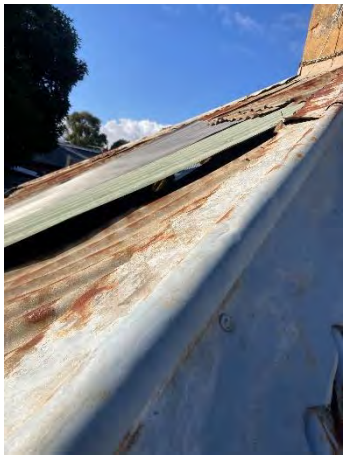

Figure 24: New roof sheeting , gutter and flashing is required.

Figure 25: New roof sheeting , gutter and flashing is required.

Figure 26: New roof sheeting , gutter and flashing is required.

Figure 27: New roof sheeting , gutter and flashing is required.

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EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL - GENERAL	8.	Windows and doors.	Windows and doors to the rear of the dwelling are damaged beyond repair and require replacement. Windows and door to the western side require repair. Replace windows and door that are beyond repair with new. Repair side and front windows and doors that are able to be restored.	***$13 500.00***

Figure 28: Repairs required to the western side and front façade.

Figure 29: New windows and doors to the rear required. Repairs required to the western side and front façade.

Figure 30: New windows and doors to the rear required. Repairs required to the western side and front façade.

Figure 31: New windows and doors to the rear required. Repairs required to the western side and front façade.

Figure 32: New windows and doors to the western side required. Repairs required to the western side and front façade.

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EXTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
EXTERNAL – ROOF	9.	Chimney.	Chimneys require render and mortar repairs. Specialist height access required. Arrange scaffold access to the chimney and repair render and brick jointing.	 ***$5 500.00***

Figure 33: Chimney repairs required.

Figure 34: Chimney repairs required.

Figure 35: Chimney repairs required.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	10.	Ceilings.	Lathe ceilings are in various states of disrepair and degradation. Some may be salvable, but others will need complete replacement. Demolition of rear lathe ceilings and the removal, repair and replacement of various internal ceilings required. Standard cornice and roses allowance only.	

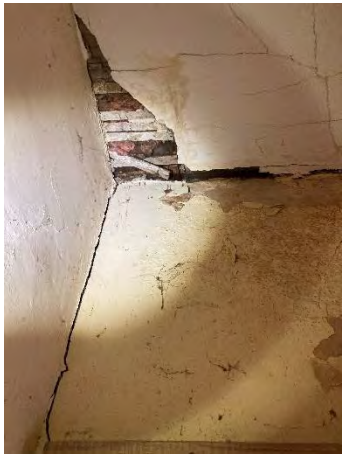

Figure 36: Extensive repairs and / or new ceilings required to dwelling.

Figure 37: Extensive repairs and / or new ceilings required to dwelling.

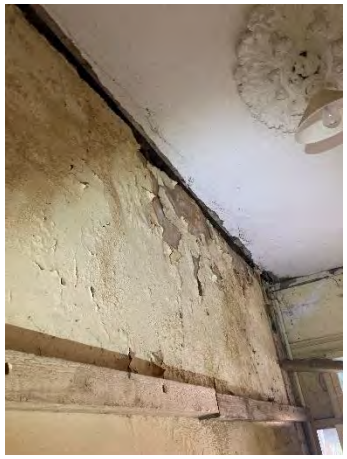

Figure 38: Extensive repairs and / or new ceilings required to dwelling.

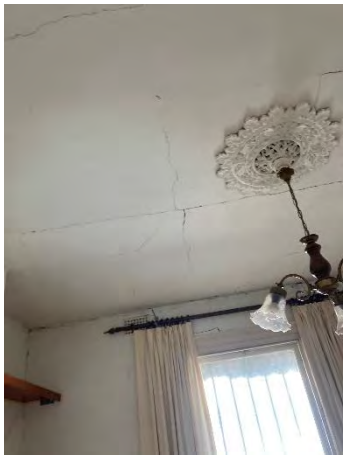

Figure 39: Extensive repairs and / or new ceilings required to dwelling.

Figure 40: Extensive repairs and / or new ceilings required to dwelling.

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INTERNAL ITEMS

HAZARD CLASSIFICATION	NO.	LOCATION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	10.	Ceilings. - Continued.		***$13 500.00***

Figure 41: Extensive repairs and / or new ceilings required to dwelling.

Figure 42: Extensive repairs and / or new ceilings required to dwelling.

Figure 43: Extensive repairs and / or new ceilings required to dwelling.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	11.	Plasterwork.	Plasterwork is loose and moisture damaged. Skirting and architraves are damaged. Repair and re-render damaged plasterworks. Remove damaged skirting and architraves and replace or repair.	

Figure 44: Extensive removal of and repairs and / or replacement of solid render required.

Figure 45: Extensive removal of and repairs and / or replacement of solid render required.

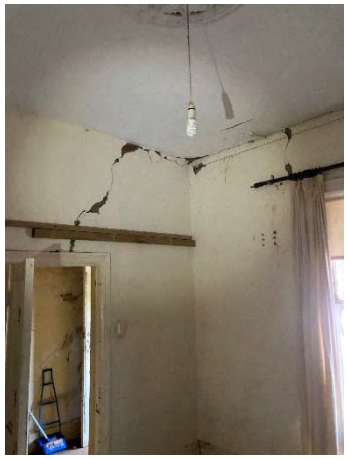

Figure 46: Extensive removal of and repairs and / or replacement of solid render required.

Figure 47: Extensive removal of and repairs and / or replacement of solid render required.

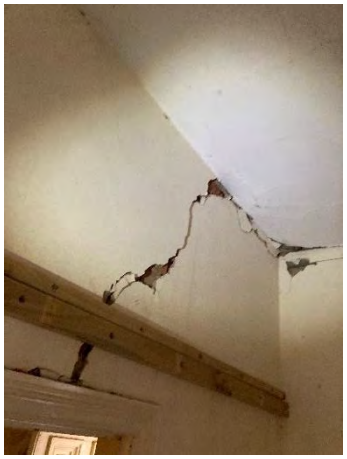

Figure 48: Extensive removal of and repairs and / or replacement of solid render required.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	11.	Plasterwork. - Continued.		***$23 500.00***

Figure 49: Extensive removal of and repairs and / or replacement of solid render required.

Figure 50: Extensive removal of and repairs and / or replacement of solid render required.

Figure 51: Extensive removal of and repairs and / or replacement of solid render required.

Figure 52: Extensive removal of and repairs and / or replacement of solid render required.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	12.	Internal walls.	Rising salt damp evident to multiple internal walls. A chemical treatment is required to minimise rising damp to internal walls.	

Figure 53: Damp walls require a chemical treatment, once dried out.

Figure 54: Damp walls require a chemical treatment, once dried out.

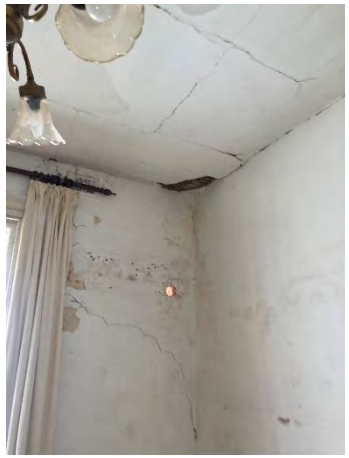

Figure 55: Damp walls require a chemical treatment, once dried out.

Figure 56: Damp walls require a chemical treatment, once dried out.

Figure 57: Damp walls require a chemical treatment, once dried out.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	12.	Internal walls. - Continued.		***$6 000.00***

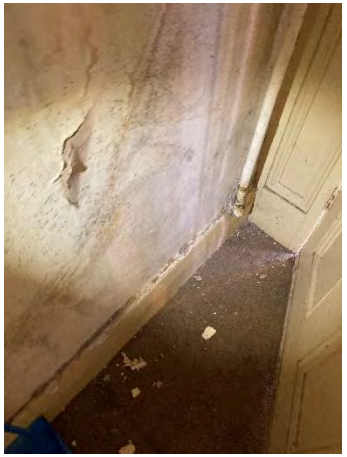

Figure 58: Damp walls require a chemical treatment, once dried out.

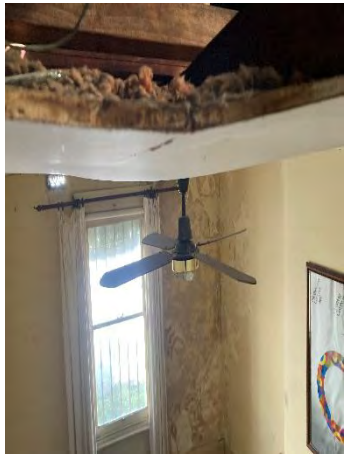

Figure 59: Damp walls require a chemical treatment, once dried out.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	13.	Floorboards and sub-floors.	Extensive termite damage is evident to bedroom 2. Some floor joists require replacement. It is expected that the remainder of the flooring will also have been damaged. *Note: Access was restricted to all floors, at the time of inspection. Possible, further damage, not visible, at the time of inspection is expected.* Install termite treatment in accordance with AS 3660. Repair or replace damaged joists and boards.	***$15 500.00***

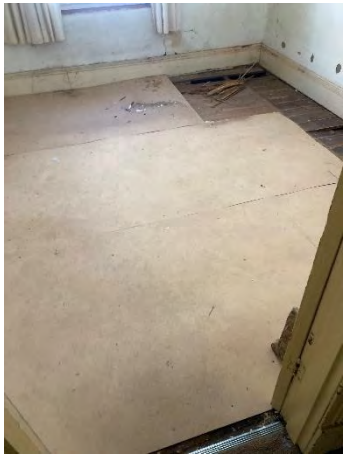

Figure 60: Past termite damage to floor joists, boards and skirting, require treatment and repair.

Figure 61: Past termite damage to floor joists, boards and skirting, require treatment and repair.

Figure 62: Past termite damage to floor joists, boards and skirting, require treatment and repair.

Figure 63: Past termite damage to floor joists, boards and skirting, require treatment and repair.

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GENERAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
GENERAL	14.	Electrical works.	No access to the meter box, at the time of inspection. Allowance for a new, electrical board and fit out is required. Access to the meter box and RCD (Residual Current Device) is required. The board may be required to be relocated to facilitate inspection in the future. Further investigation recommended.	***$8 000.00***

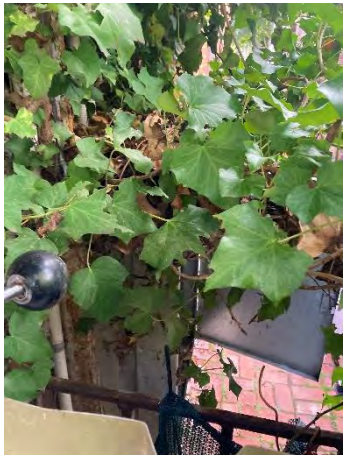

Figure 64: No access to the meter box, at the time of inspection as it is located in the neighbouring property.

Figure 65: Wiring requires upgrading and safety repairs.

Figure 66: Wiring requires upgrading and safety repairs.

Figure 67: Wiring requires upgrading and safety repairs.

Building Report and Budget Estimate

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	15.	Internal doors.	Doors to the rear of the dwelling require replacement. Replace 5 doors, at the rear of the dwelling.	 ***$3 000.00***

Figure 68: Internal doors and door frames require repair or replacement.

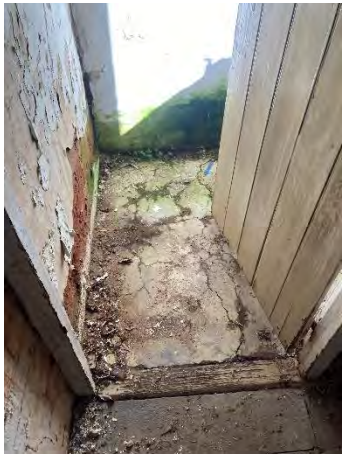

Figure 69: Internal doors and door frames require repair or replacement.

Figure 70: Internal doors and door frames require repair or replacement.

Figure 71: Internal doors and door frames require repair or replacement.

Building Report and Budget Estimate

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	16.	Kitchen.	The kitchen is not usable nor salvageable. Cabinetry, appliances, plumbing and splashback, require complete replacement. Remove old kitchen and install new kitchen fit out with a basic appliance package.	***$20 000.00***

Figure 72: New kitchen required.

Figure 73: New kitchen required.

Figure 74: New kitchen required.

Figure 75: New kitchen required.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	17.	Bathroom.	Bathroom is not usable nor salvageable. Cabinetry, waterproofing, tiling, sanitary ware and plumbing require complete replacement. Floor paving blocks are cracked and loose. Ceiling requires replacement as the roof has been compromised and is unsafe. Remove old floor and wall tiles and install new bathroom fit out with a basic sanitaryware package. Replace ceiling and replace paving blocks to floor, before fit out commences.	***$23 000.00***

Figure 76: New bathroom fit out required, including waterproofing, tiles, sanitaryware. No allowance made for new sewer line.

Figure 77: New bathroom fit out required, including waterproofing, tiles, sanitaryware. No allowance made for new sewer line.

Figure 78: Loose pavement squares to bathroom floor.

Figure 79: New bathroom fit out required, including waterproofing, tiles, sanitaryware. No allowance made for new sewer line.

Figure 80: New bathroom fit out required, including waterproofing, tiles, sanitaryware. No allowance made for new sewer line.

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GENERAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
GENERAL	18.	Sewer waste and plumbing works.	No hot or cold water connected to the dwelling at time of inspection . Sewer connection and hot /cold water required. Install new, gas, instantaneous hot water unit and upgrade sewer line.	 ***$10 000.00***

Figure 81: New hot / cold water and gas hot water unit required.

Figure 82: New hot / cold water and gas hot water unit required.

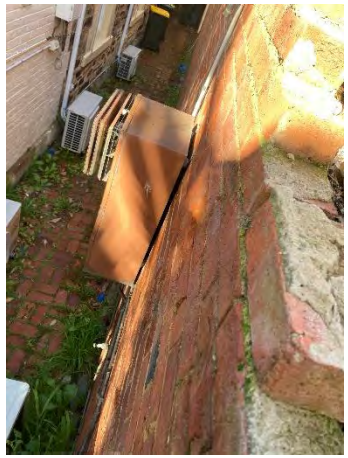

Figure 83: New hot / cold water and gas hot water unit required.

Figure 84: New hot / cold water and gas hot water unit required.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	19.	Rear airlock lean-to.	Moisture damage is evident to the brickwork of lean-to. Floor, ceiling, roof and door all require replacement. Replace or repair, walls, ceiling, floors and roof, as required.	***$4 000.00***

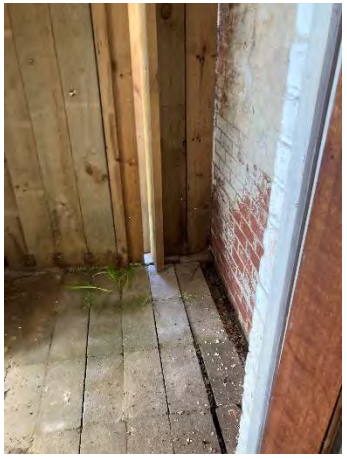

Figure 85: Rear airlock (lean-to) requires repairs to floors, walls, ceilings and roof.

Figure 86: Rear airlock (lean-to) requires repairs to floors, walls, ceilings and roof.

Figure 87: Rear airlock (lean-to) requires repairs to floors, walls, ceilings and roof.

Figure 88: Rear airlock (lean-to) requires repairs to floors, walls, ceilings and roof.

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INTERNAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
INTERNAL - GENERAL	20.	WC room.	Damage evident to walls, ceiling, floor and sanitary ware. No water available for testing WC operation. Remove and replace wall rendering, floor and ceiling linings. Install new sanitaryware.	***$4 500.00***
	21.	General demolition.	General waste removal as required. Remove all rubbish and damaged items. Bin allowance required.	***$10 000.00***

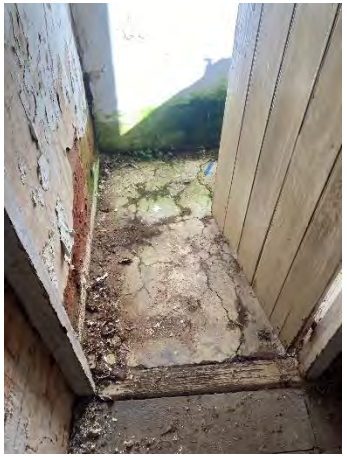

Figure 89: WC walls, ceiling and sanitaryware require replacement.

Figure 90: WC walls, ceiling and sanitaryware require replacement.

Figure 91: General waste removal and demolition required.

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GENERAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
GENERAL	22.	Roof framing.	Roof framing requires additional support. It was not safe to enter the roof space, at the time of inspection. Lift ceiling joists and repair and re-support, as required. *Note: Additional works will be required upon engineers report, not included in this budget. It is expected that some additional works should be factored in once the roof space has been made safe and can be inspected by an engineer, and any works required quantified.*	***$26 000.00***

Figure 92: Roof framing requires upgrading and additional support.

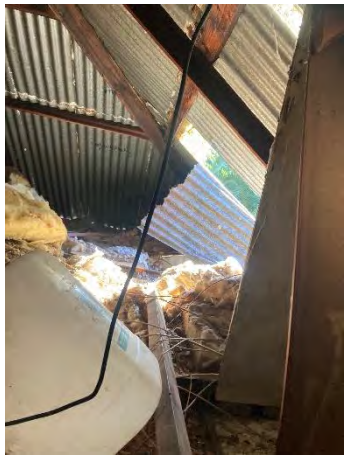

Figure 93: Roof framing requires upgrading and additional support.

Figure 94: Roof framing requires upgrading and additional support.

Figure 95: Roof framing requires upgrading and additional support.

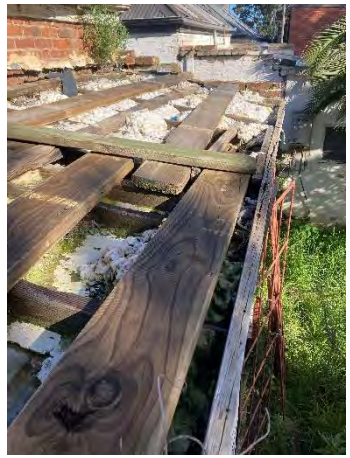

Figure 96: Roof framing requires upgrading and additional support.

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GENERAL ITEMS

LOCATION	NO.	DESCRIPTION	ISSUE / ACTION REQUIRED	COSTING BUDGET
GENERAL	23.	Painting - external and internal.	Various surfaces require repainting. Prepare and repaint walls, ceilings and internal woodwork. Prepare and repaint all external timber work, render and exposed framing.	***$13 000.00***

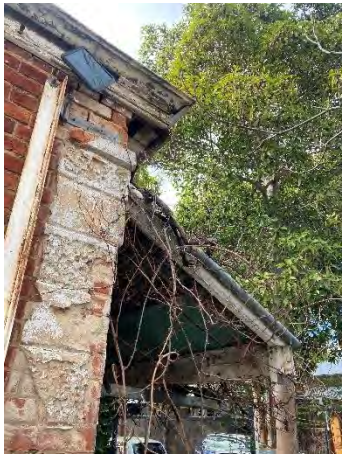


Figure 97: External and internal painting required.

Figure 98: External and internal painting required.

Figure 99: External and internal painting required.

Figure 100: External and internal painting required.

Figure 101: External and internal painting required.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

SUMMARY OF COSTS

EXTERNAL WORKS	*$138 000.00*
INTERNAL WORKS	*$ 121 000.00*
GENERAL WORKS	*$57 000.00*
SUBTOTAL	***$316 000.00***
PROJECT MANANGEMENT FEE (15%)	*$ 47 400.00*
GST	*$ 36 340.00*
TOTAL	***$399 740.00***

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

INSPECTORS DETAILS

The Inspection and Report was carried out by:

Stephen Sentschuk from BPI Adelaide – Building and Pest Inspections.

OBCA Builders Supervisors Lic. No.
53 533.

Insurance Policy No:
83CON1659627.

Date of Inspection:

Friday, 21st July 2023

Signature:

Contact the Inspector:
1800 609 065 or 0417 762 584

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

Building Report and Budget Estimate

PREPARED BY:

BPI Adelaide - Building and Pest Inspections

TERMS AND CONDITIONS

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report.

Inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level. This report does not comment on whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*)

SCOPE OF REPORT

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without inference with or removal of any of the structure including fixtures or fittings within
the building. This Report does not contain any assessment or opinion in relation to any item or any matter where the inspection or assessment of which is solely regulated by Statute. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues, noise levels, health and safety issues including the presence of asbestos or lead, heritage concerns, security or fire protection, analysis of site drainage apart from surface water drainage, detection and identification of illegal and unauthorised building and plumbing work and durability of exposed finishes are not included in this report. Further inspections may be required by qualified professionals.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector including but not limited to any area(s) or section(s) so specified by the Report.

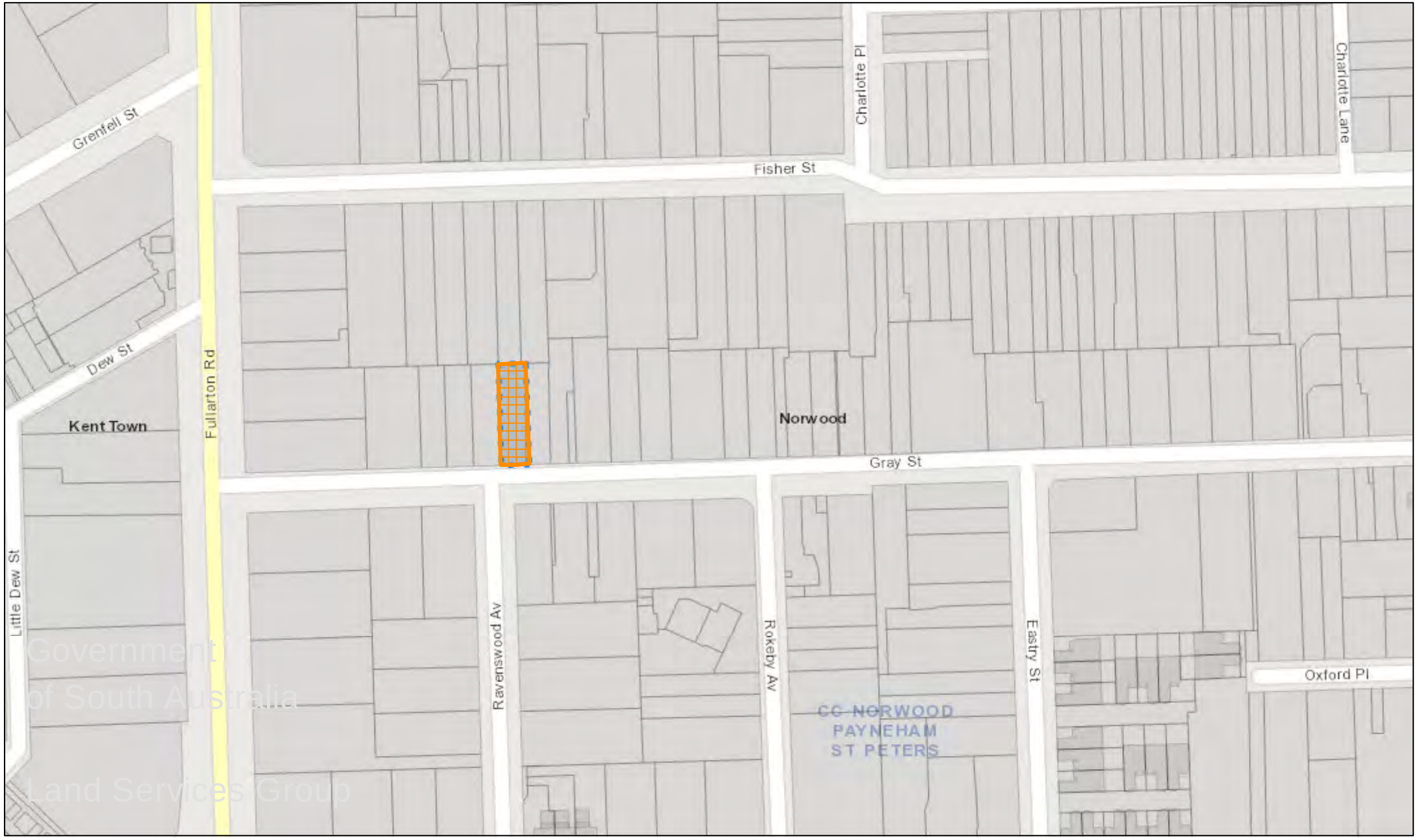
THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

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

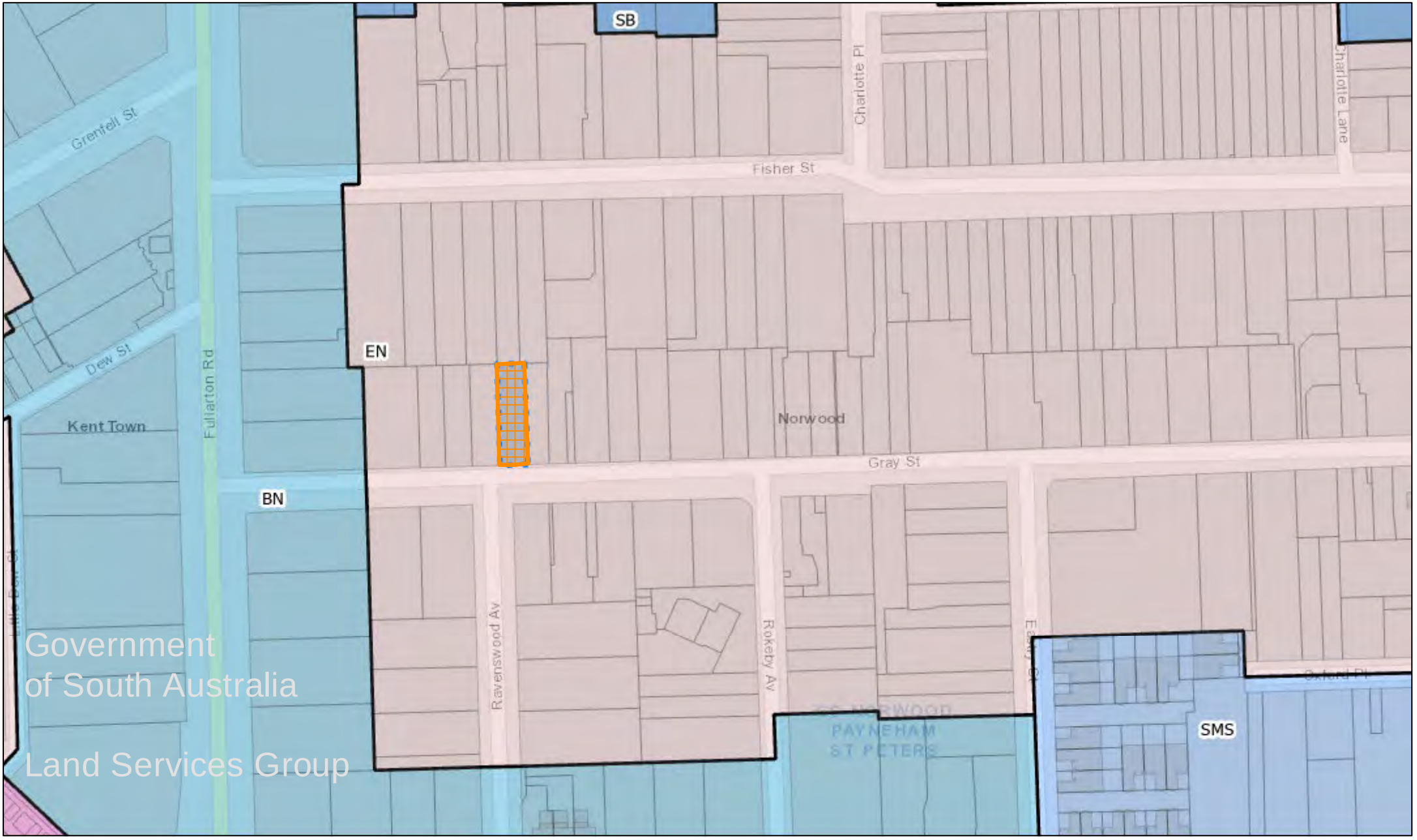
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

LEGEND:

SB	Suburban Business
EN	Established Neighbourhood
BN	Business Neighbourhood
SMS	Suburban Main Street

Attachment 3



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

SAPPA Report

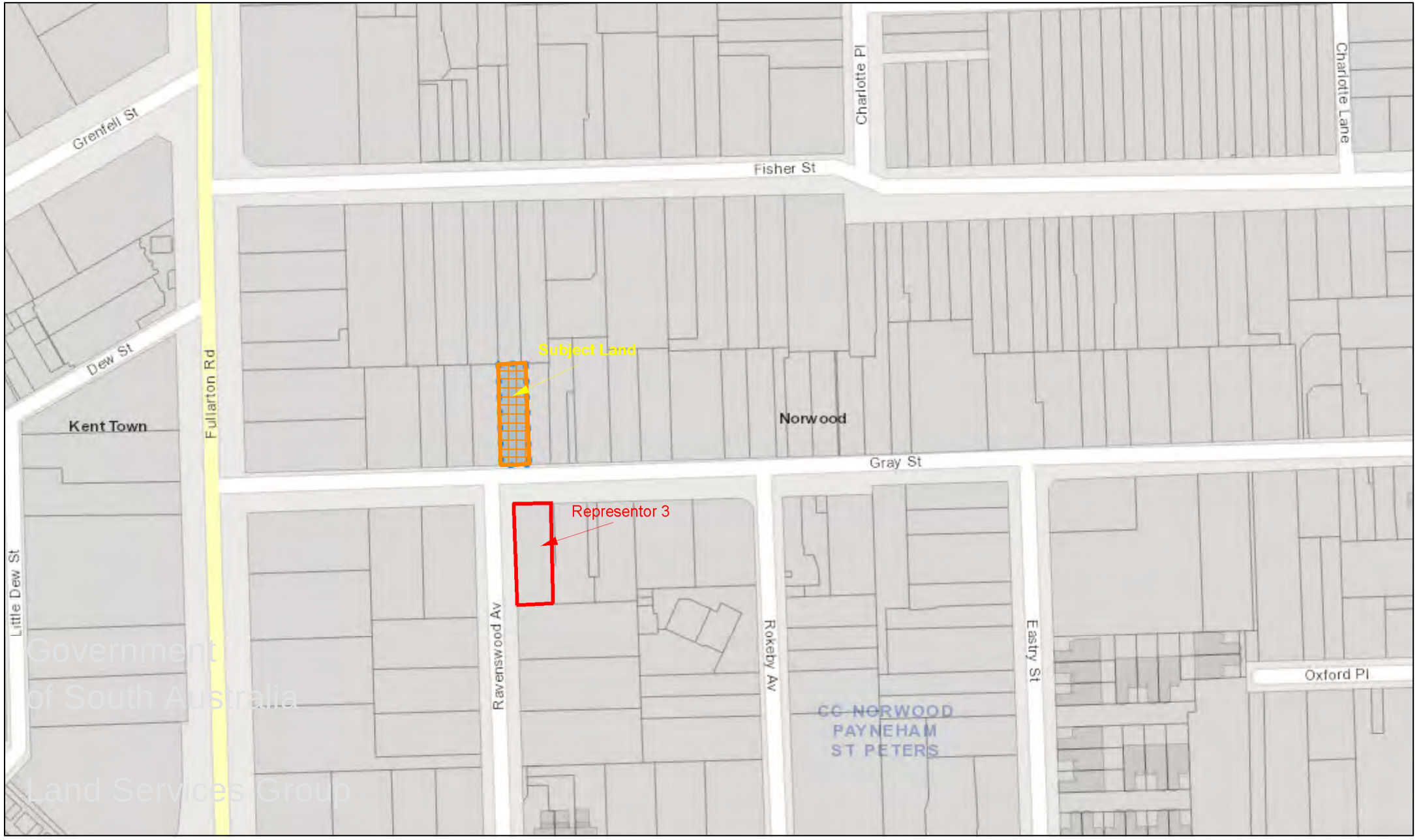
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Out of Map Range:

Representor 1 - Mount Barker
Representor 2 - Unit 518, 15 Vaughan Place, Adelaide

Attachment 4

Representations Map



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Details of Representations

Attachment 5

Application Summary

Application ID	23006477
Proposal	Demolition of a detached dwelling (pre 1920's); and the construction of a two-level detached dwelling and an inground swimming pool
Location	7 GRAY ST NORWOOD SA 5067

Representations

Representor 1 - Nastasja Agerman

Name	Nastasja Agerman
Address	
Submission Date	10/05/2024 04:12 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
Demolition of a detached dwelling (pre 1920's), no information in the submission about said dwelling? No trees are being planted.

Attached Documents

Representations

Attachment 5

Representor 2 - Irene Moraw

Name	Irene Moraw
Address	UNIT 518 15 VAUGHAN PLACE ADELAIDE SA, 5000 Australia
Submission Date	31/05/2024 05:31 PM
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 Form and attachment letter	

Attached Documents

MsIreneMorawRepresentationForm-8321915.pdf
Attachment_ireneMorawRepresentation_developmentApplicationId23006477-8321916.pdf

Attachment 5

Tala Aslat

From:	Irene Moraw
Sent:	Friday, 31 Ma
To:	Development Assessment
Subject:	Development Application ID: 23006477 - Representation (Irene Moraw)
Attachments:	Irene Moraw Representation_Development Application ID 23006477.pdf; Attachment_Irene Moraw Representation_Development Application ID 23006477.pdf

Attention: Assessment Panel at City of Norwood, Payneham and St. Peters

Please refer to the two attached documents in relation to this Development Application,

Regards,

Irene Moraw

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Joseph Camerlengo Gareth Toh
Development Number:	23006477
Nature of Development:	Demolition of a detached dwelling (pre 1920's); and the construction of a two-level detached dwelling and an inground swimming pool
Zone/Sub-zone/Overlay:	Established neighbourhood
Subject Land:	7 GRAY ST NORWOOD SA 5067
Contact Officer:	City of Norwood, Payneham and St. Peters
Phone Number:	(08) 8366 4530
Close Date:	Friday, 31 May 2024 at 11:59 pm (Australia/Adelaide)

My name*: Irene Moraw	My phone number:
My postal address*: 518/15 Vaughan Place, Adelaide SA 5000	My email:

** Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

Please refer to the Attachment (4 pages) for the specific reasons I believe that consent should be refused.

Government of South Australia
Department for Trade and Investment

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
  - Click here to enter text. [*list any accepted or deemed-to-satisfy elements of the development]*.

I:	☒ wish to be heard in support of my submission*
	☐ do not wish to be heard in support of my submission
By:	☒ appearing personally
	☐ being represented by the following person: Click here to enter text.

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

Signature: Irene Moraw Date: 31/5/24

Return Address: Click here to enter text. *[relevant authority postal address]* or

Email: developmentassessment@npsp.sa.gov.au

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments

Attachment

RE: Application ID 23006477
Representation by Irene Moraw

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

1. Deficiencies in the consultation process

- The Public Notification Document (PND) comprises only the architectural drawings for a proposed new dwelling at 7 Gray Street, Norwood. This appears to assume that demolition of the existing building is not a matter for consultation, and that a new construction of some description is fait accompli. As the neighbouring owner at 5 Gray Street, I oppose the demolition at 7 Gray Street. It has stood in a row of four identical cottages since the turn of the last century and should be preserved in whatever way possible, to respect the heritage recognised area in which we've purchased these homes.
- I also think it's unacceptable that rate payers have been given no information about the Council's stance on the current development application. We were privy to at least some of Council's views with the previous development application. I am concerned that the disregard the current application demonstrates for the history of the area is not a priority for Council.
- Whilst the PND associated with the previous November 2023 development application provided all the necessary information an interested party might need to make an informed representation to the Assessment Panel about a new dwelling at 7 Gray Street, the PND for the current development application falls very much short in being able to achieve this by only making available architectural drawings.
- Further, given the current development application has presumably come about because of opposition to the original development application, I expected at the very least there would be some comments attached to the current drawings to make explicit how the concerns raised in response to the previous application have been addressed in the current one. It is difficult for the lay person to make sense of this by looking at architectural drawings alone. It's even more difficult for anyone new to what is being proposed at 7 Gray Street, Norwood and hasn't seen last year's development application to get an understanding of what's led to this point.
- This inconsistency in communication / information sharing from one development application to the next is not only confusing and unhelpful, it also risks raising red flags in the community about transparency in process regarding the consultation process.

2. Unsatisfactory response to my concerns about the current Public Notification Document

- When I raised concerns about the lack of information contained in the current PND with Marie Molinaro, Urban Planner for the Council, Marie initially suggested that she would have Mark Thomson, from Thomson Planning, ring me to discuss. I wasn't satisfied with a verbal response as I felt that any additional information should be in writing. It also shouldn't just be provided to me, it should be available on the PlanSA site as part of the PND for all to see.
- No additional information was made available on the PlanSA site but I did have some email communication with Mark Thomson, who sent me the following summary of the differences between the two PNDs:

  - *"Redesigned with the addition of a transverse gable across the roof to assist in hiding the upper level portion of the house;*
  - *The car parking area is now set under a lower roof and set back from the main front façade."*
- There was some further back and forth email communication with Mark, in which he advised me that *"the current plans…clearly depict the current application"*. I obviously didn't agree with this or I wouldn't have been asking questions, in particular questions about how / whether the concerns that stemmed from the first application got addressed in the second one. Mark also said that *"if a person has difficulty reading plans they will typically ask for assistance, such as from a friend or family or Council planning staff"*. Friends / family have also struggled to work out if the new plans alleviate any of the concerns that were had about the original plans (and we're all reasonably intelligent people). I'd already asked questions of Council planning staff, which resulted in Mark emailing me the two dot points of summary about the differences between the PNDs.
- Ultimately, the two summary points provided by Mark have not left me feeling any more confident about the current development application. I will address this in more detail below.

3. Inadequacy of current development application in addressing the visual dominance of a two storey dwelling by *"the addition of a transverse gable across the roof to assist in hiding the upper level portion of the house"*

- I have looked at the architectural drawings in the current PND and compared them to last year's drawings. I don't see that this transverse gable would make any discernible difference in hiding the upper level portion of the house. It really only appears to try and offer a distraction, but without actually obscuring the 'box' shaped structure that forms the upper level. Further, a two storey dwelling is not in keeping with the cottage style and charm of the area, and its streetscape. Its proposed construction on such a very narrow block, and in such a very narrow street in this tightly packed neighbourhood, will not only present aesthetic issues, it will also potentially have the effect of dwarfing adjacent homes.
- The view from the backyard of my house at 5 Gray Street would possibly be even worse than from the street, with the visual dominance of the upper story running the length of the property. Presumably the same would apply for 9 Gray Street, and the upper level is also going to be dominant for the property owner over the back fence from 7 Gray Street. There are also the added privacy issues which would be created by the proposed upper level for each of the immediate neighbouring properties. No one wants to feel like they're living in a fish bowl. (There are other potential privacy issues created by the additional windows on the western side of the proposed new dwelling, in particular if one / any of these new windows is opposite / facing the bathroom window on the eastern wall at 5 Gray Street.)
- The plan to build a two storey dwelling has presumably come about because there's not sufficient land area to build a big enough single level house, which the purchaser of course would have known at the time of buying 7 Gray Street. This decision, and any subsequent new development at 7 Gray Street, should not be to the detriment of the rest of the neighbourhood though.

4. Inadequacy of current development application in addressing the visual dominance of the garage by setting *"the car parking area under a lower roof and set back from the main front façade"*

- I don't see how setting the car parking area under a lower roof would significantly detract from the visual dominance of the garage structure.

- Further, having compared the architectural drawings in the current PND with last year's drawings, I'd thought the fact there is now a lower roof would be clearly evident to me from the drawings, especially given Mark Thomson specifically alerted me about this. The drawings do not make this clear to me though, yet there do appear to be other differences in the 'south elevation' drawings which I didn't receive specific explanatory comment about.
- I also can't see from the current architectural drawings that the car parking area is now set back any further from the main façade, as was suggested by Mark in his summary dot points. I thought this would be evident to me from the 'ground floor plan' but the current ground floor plan appears to me to be identical to the original ground floor plan from last year. I accept that I may still be having difficulty reading some of the drawings, even with the summary dot points provided by Mark.
- My sense is that the purchaser of 7 Gray Street is intent on having off street parking but there isn't sufficient land available to locate this more discreetly / less visibly from the street. When I bought my property at 5 Gray Street in 1995 I accepted that I would be parking on the street, as do a number of other residents in the neighbourhood. If off street parking was important to me I would have bought a larger property.
- I do not support a garage essentially being a feature or focal point at 7 Gray Street. Much like my concerns about the two storey design of the proposed new dwelling, the garage would not be an aesthetically appealing prospect to have to view from the street and, again, it's simply not in keeping with the character of the area and its streetscape.

5. Proximity of new proposed dwelling to my house at 5 Gray Street, Norwood

- Council had made comment regarding the previous development application last year about the new proposed dwelling being built to both boundaries. Whilst the architect's design response at that time addressed this by making some changes at the eastern boundary of 7 Gray Street, there has evidently been no response made regarding the western boundary. I also can't see anything on the current 'proposed site plan' to indicate any changes to the extent to which the new proposed dwelling is being built to the western boundary. It appears there are no plans to construct a fence at the western boundary.
- I am extremely concerned about the western boundary situation, in particular the proximity of the western wall of the new proposed dwelling to the eastern wall of my house at 5 Gray Street. I've already mentioned that there is a bathroom window to the rear of the house on the eastern wall of 5 Gray Street and the potential privacy issues with that. There is also a hot water service on the eastern wall at the rear of 5 Gray Street. It is essential that there is ready access to the hot water service as I shouldn't be required to relocate it in order to meet the building requirements of the proposed new dwelling, and I certainly shouldn't be liable for any costs of this nature. Ready access down the eastern side of my property at 5 Gray Street is also essential so that any routine maintenance can occur, such as gutter cleaning, any roof repairs, or even any repairs / re-painting of the wall itself.
- It has also come to my attention that there are potential issues associated with the impact of demolishing the existing building on 7 Gray Street and constructing a new dwelling, ie; the possibility of cracking and other damage to neighbouring properties which are in close proximity, such as my own. I would need to be extremely clear about where I stand with this as I also shouldn't be liable for any costs relating to repairing this sort of damage to my property.

In closing, I reiterate that I do not support the demolition of 7 Gray Street, Norwood. Were the demolition to happen, I also don't support the construction of the proposed new dwelling. It seems to me that it would be built to fit an area of land that is really too small to achieve what the purchaser wants in a house, resulting in a structure that's not going to be aesthetically pleasing or respectful of the history and heritage of the area.

You may be aware that I have also raised my concerns with the Office of Cressida O'Hanlon, Labor Candidate for Dunstan.

Regards,

Irene Moraw

Attachment 5

Tala Aslat

From: Tala Aslat
Sent: Thursday, 6 June 2024 8:57 AM
To: Tala Aslat
Subject: FW: 7 Gray Street, Norwood Submission
Attachments: 2024.05.31 7 Gray Street Submssion.pdf; 2024.05.30 7 Gray Street Submssion.pdf

---

From: Sandy Wilkinson <sandy@alexanderwilkinson.com.au>
Sent: Friday, May 31, 2024 11:59 PM
To: Mark Thomson <MThomson@npsp.sa.gov.au>; tonyfrancis@eastendmarketing.com.au
Subject: 7 Gray Street, Norwood Submission

Mark Thomson

Dear Mark

Please find attached our representation in relation to 7 Gray Street, Norwood

Give me a call if you have any questions or queries.

Sandy

cc Tony Francis of 2 Gray Street, Norwood

Alexander Wilkinson
B.A.(Planning) B.Arch.hons (Conservation) MPIA M.ICOMOS

Director

ALEXANDER WILKINSON (he/him)
design+planning by design

112 Osmond Terrace
Norwood SA 5067
0407 493 192 mobile
sandy@alexanderwilkinson.com.au

ACCREDITED PROFESSIONAL
Planning, Development and Infrastructure Act 2016

Attachment 5

30 May 2024

Assessment Manager
City of Norwood Payneham & St Peters
Level 1, 267 Melbourne Street
North Adelaide SA 5006

per email: mark@thomsonplanning.com.au

Planning Representation
on behalf of Tony Francis of 2 Gray Street, Norwood

Application ID 23006477

Demolition of a detached dwelling (pre 1920's); and the construction of a two-level detached dwelling and an inground swimming pool

ALEXANDER WILKINSON
design + planning by design
Violet Bank
Cnr Old + New Street
North Adelaide, SA 5006
Telephone 0407493192
sandy@alexanderwilkinson.com.au
www.alexanderwilkinson.com.au

Introduction

I have been engaged by Tony Francis of 2 Gray Street who lives directly opposite the subject property.
Tony Francis purchased his late nineteenth century villa in what was then a Historic (Conservation) Zone on the understanding that his house and the other late nineteenth century around his house, including the subject late nineteenth century cottage could not be demolished, thereby protecting his amenity and property value.


View looking down side of Tony Francis' house to 7 Gray Street opposite.

Tony Francis' concerns are with the proposed demolition of the Victorian era cottage and the garage dominated disproportionate replacement house.

I will deal with this representation in two parts:
1. The proposed total demolition of a late nineteenth century single fronted cottage.
2. The proposed replacement house.

1. Proposed Total Demolition of late nineteenth century single fronted cottage.

Demolition	
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless: (a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style or (b) the structural integrity or safe condition of the original building is beyond reasonable repair.	DTS/DPF 7.1 None are applicable.
PO 7.2 Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	DTS/DPF 7.2 None are applicable.
PO 7.3 Buildings or elements of buildings that do not conform with the values described in the Historic Area Statement may be demolished.	DTS/DPF 7.3 None are applicable.

PO 7.1 (a) the cottage has been superficially altered with the following:

1. The verandah iron is original, looking at the original eau de nil paint on the underside, but has been modified, by way a part cantilevered support to enable a car park to park diagonally in the front setback.
   (likely without Council consent)
2. The lower portion of the Aldgate Sandstone front façade has been smeared over with render, likely a poor attempt to cover up salt damp.
3. The top portion of Aldgate Sandstone front façade has just been painted over with acrylic paint.
4. The front window opening has been cut down to ground with the original box frame sash window intact.
5. The picket fence has been removed, as it has for this whole group of four (4) matching single fronted cottages.

Response

The applicant has not sought to argue that the frontage has been substantially altered and cannot be restored in a manner consistent with the building's original style.

This would be because the cottage whilst very neglected, is in very original condition, the only one in the group of four (4) to have the original decorative plaster chimneys and roof with original small ogee gutters and even original limewash evident on the plaster dressings and the restoration of the front elevation could be readily and authentically restored by:

1. Replacing the altered verandah with an authentic verandah similar to 1 Gray Street, original details of original verandah post size with ogee capital and bolexion mouldings. An impression can be seen on the quoin of one of the adjacent matching cottages at 3 Gray Street.
2. Removing the render smeared over the sandstone on the lower section of the wall.
3. Removing the acrylic paint from the Aldgate Sandstone and plaster dressings.
4. Reinstating the window sill and masonry below the extant front window.
5. Reinstating a traditional 1m high picket fence.

PO 7.1 (b) the structural integrity or safe condition of the original building is beyond reasonable repair.

Typically, with applications to demolish a representative building, within an historic area overlay, the applicant has engaged their own engineer and QS to substantiate that the original building is beyond reasonable repair.

As a Heritage Consultant myself, I am aware of how a consultant engaged by the applicant is likely to conclude what their client wants, otherwise another consultant who will is engaged instead.

There has even been no independent engineering or QS review/critique of the applicant's supplied engineering and QS reports, let alone a 'independent' report procured by the NPSP Council.

Both the engineering and QS reports cover the entire building inside and out, rather than be limited in scope to just those elements that would be sought/required to be retained, namely the frontage and side wall returns to the depth of one or two rooms only. Thereby exagerating the purported unreasonable degree and cost of restoration required.

There are a number of issues with the reports prepared by James Denton of DENLIN Consulting Engineers & QS as follows over page:

The description of the building is described as such:

> *solid non-articulated masonry construction*
> *The building appears to be founded on stone footings*

Response

All buildings built in late nineteenth century are built with pure lime mortar(1 lime:3 sand), which accommodates movement across the whole extent of the walls, thereby not requiring articulated masonry, ie control joints, that were not invented until 1920 when cement mortars came into being, that are brittle and don't have the give that lime mortar walls do.

> The origins. Emil Witzenmann was considered the inventor of expansion joints. In 1920, he applied for a patent for the first so-called flexible metal tube expansion joint, German Reichspatent No. 367 185, from **29 July 1920**.

> *Façade (southern elevation)*
> *• Evidence of footing movement resulting in cracking and displacement of masonry.*
> *• Distortion of the façade as a result of soil shrink/heave phenomenon, resulting in crack width of 10-12mm.*
> *• Cracking patterns either side of front window are consistent with above.*
> *• Damp (salt damp) noted in stonework on façade.*
> *• Rotten timberwork on façade and failed (rusted through) gutters noted on southern facade.*

Detail view of front elevation showing original front door & window & painted over stone

Response

The house has no doubt been neglected by the long-term previous owner with poor, if any proper stormwater drainage causing seasonal shrinking and swelling, which invariably causes some degree of cracking and displacement of masonry, however the damage evident in the frontage as seen above is not severe or irreparable, including the 10-12mm crack over the front door.

Salt damp is evident in almost all late nineteenth century buildings which have not been properly underset or siloxane injected and is certainly not irreparable.

Rotten timberwork (appears to be fascia) is readily repaired or replaced.
Naturally any renovation involves the replacement of roof and rusted through gutters.

Western Elevation (driveway side)
• Evidence of substantial historical damp (salt damp) issues exist along the base of the western wall, which has
been underset with modern brick and DPC.
• Treatment of undersetting believed only to be to external brick leaf, as damp (salt damp) remains present
internally.
• Vertical steel angle and associated wire rope tension cables (exposed internally) have been installed from the
western side to eastern side (in several locations), but incomplete in other locations. In our opinion, the
effectiveness of the cable ties is considered negligible.
• Evidence of rot in timberwork and window frames is present.

Diagonal view of cottage showing western red brick side wall

Response

Again salt damp is evident in almost all late nineteenth century buildings that have not been properly underset, as is the case here, but it is certainly not irreparable.
As stated by DENLIN engineers, this wall has been poorly underset, likely by the previous owner who has only replaced the lower 4-5 course of the outer skin of this sandstock wall roof.
The vertical steel angles and wire rope tension cables, likely also done by the previous owner, is stated by DENLIN engineers to be ineffective, as such should and could probably just be removed.
Wood rot of the side window timber frame is neither here nor there and could readily be repaired or replaced.

Internally
Generally, all rooms within the building display signs of structural distress and compromised integrity, as a result of poor
footing performance over an extended period of time or other causes, we note the following examples;
Front Bed & Middle Bedroom
• Cracking to walls within both rooms was observed, with typical crack widths ranging 2-5mm and 10-15mm. etc etc

Internally various cracking, problems with ceilings and floors are discussed.

Response

Most of this analysis is irrelevant as the Historic Area Overlay provisions do not seek to preserve internal elements of a building that are not visible from the streetscape as set out in PO 7.2 below.

Accordingly, the Historic Area Overlay provision PO7.2 does not preclude partial demolition of a building, where that portion to be demolished **does not contribute to the historic character of the streetscape.**

Therefore demolition of all internal walls would be permitted, other than the chimney breast supporting the front chimney only. Likewise, all of the ceilings which would be replaced in any renovation anyway, could be removed and replaced, as would the floors also likely be replaced or repaired.

PO 7.2	DTS/DPF 7.2
Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.	None are applicable.

I would interpret this provision to require the retention of side wall returns **only** to the extent that can be readily seen from the streetscape.

Accordingly in my view all that needs to be retained and importantly assessed, as whether or not it can reasonably be repaired is the front stone wall, external sandstock brick side walls to the depth of even one or perhaps two rooms and the front chimney, which are the elements that contribute to the historic character of the streetscape per PO 7.2.

Everything else beyond these elements can be demolished, and analysis of these other elements is immaterial to the interpretation of PO7.1 (b).

Roof & Ceiling Structure
Although we did not visually inspect the roof space and structural timber frame (due to safety concerns), given the
severity of cracking and historical movement elsewhere in the building, we would expect the roof frame to be displaying
signs of distress.
Whilst the roof frame may not be completely compromised, signs of distress may include, but not limited too;
- *Split or cracked timber members*
- *Water damage timber due to failed (rusted or missing) roof cladding/flashings.*
- *Failed rafter / ridge joints and or failed under purlins*
- *Dislodged roof struts*
- *Compromised ceiling frame due to water ingress*
- *Corroded fixings (original steel nails expected)*

The Planning Code Provisions do not seek to retain the concealed structure of a hipped roof such as this. Only the roof form and material is sought to be retained, which could be achieved whilst replacing all of the roof framing if sought.
Any new replacement build would require a whole roof framing structure to be built.

All late Victorian buildings have similar ceiling and roof framing, typically ceiling joists at 460 (1½ foot) centres and rafters every three joists with 75 square purlins.
Existing roofs are not required to be brought up to modern code, however if there is any failure or deflection the ceiling and roof structure, it can be reinforced with additional timbers or completely replaced, as though one was building a new roof.

SUMMARY
It is our considered professional opinion that the building is structurally compromised, in parts considered unsafe and
has numerous structural defects.
These are summarized as follows;
• Structural cracking and distortion of masonry walls, as a result of substandard footing structure(s), i.e., stone
footings on suspected highly reactive clay soil profile, exacerbated by non-existing site drainage system(s).
• Structural damage to floor and roof frames due to; water ingress (missing roof cladding), footing movement
and termite damage (precise extents unknown).
• Damp (rising damp, salt damp), albeit some undersetting has historically been undertaken to external masonry
leaf.
• Rotten timber work and window frames.
• Failed (missing) roof cladding and gutters.

Response

The criticism of substandard footing structure ie stone could be levelled at any stone building built before the invention of concrete footings.
Stone footings generally perform perfectly adequately once stormwater is managed properly around the building.
We did a job in Eastwood where the front wall was leaning out 70mm due to poor stormwater drainage, far worse than any wall on this building.
We had quotes to underset the building, but found that, after a year of having fixed the stormwater the cracks stabilised and we were able to have the wall, not rebuilt, but just pushed back to plumb for about $20K.
There is also a company call Eurothane Solutions that inject the ground to a depth of about 4m to economically support the existing footings and enable pushing walls back to plumb if required again for about $20K for an entire side wall.
That said there don't appear to be any walls on this property that require pushing back to plumb that I could see.

2. The Proposed New Replacement House

If the NPSP Council CAP is unconvinced that the demolition is not justified, one must then consider the appropriateness of what is proposed to replace it.

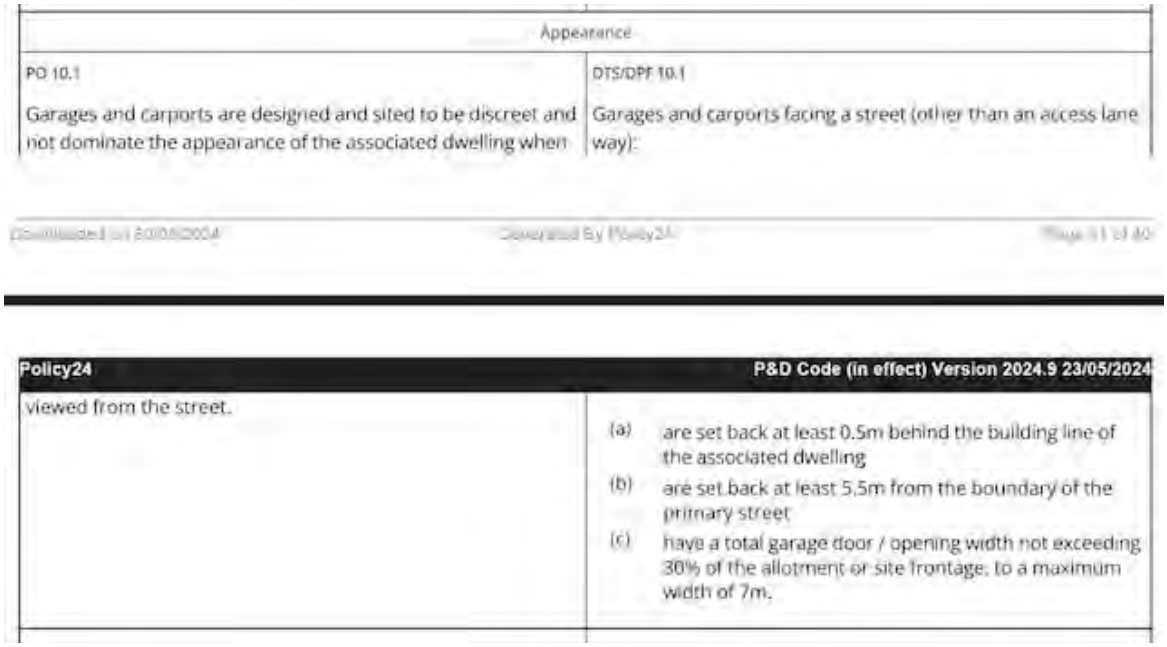
The design has been significantly improved since the original proposal, which was not supported by Council staff, however, notwithstanding the demolition is not warranted, it still does not adequately satisfy the Code Provisions for a new dwelling.

One of the notable characteristics of Gray Street is that none of the houses have a driveway to Gray Street.

Context and Streetscape Amenity	
PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.	DTS / DPF 6.1 None are applicable.

Hence the provision of an on-site garage, in lieu of parking on the street as every house in the street does, is not consistent with the prevailing width of driveways of the historic area. Of note one house up the road recently sold for $2m with only on-street parking.

The garage is 3440 is 41.8% of 8.22 allotment width, which together with its roof that crabs over the main roof needlessly dominates the street frontage.
Garage door width of 3000 is also needlessly wide and is resultingly 36.5% of 8.22m allotment width, exceeding the 30% maximum set out in Policy 24 (c).



Appearance	
PO 10.1	DTS/DPF 10.1
Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.	Garages and carports facing a street (other than an access lane way): (a) are set back at least 0.5m behind the building line of the associated dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.

Policy24 P&D Code (in effect) Version 2024.9 23/05/2024

A garage door width of 2400 per the development I did in Brown St would be 29% of 8.22m allotment width.
A garage door of 2450 would be about 30% of 8.22m allotment width consistent with Policy 24.

As a consequence of the needlessly wide garage door the width of balance of the house is ridiculously narrow and disproportionate.
If the garage door was reduced by 600mm the width of the house itself could be increased by 600mm thereby making it a wider proportion relative to its height that would sit better within the streetscape.

Declaration

Following the auction of the property on 19/12/2021 I spoke with the new owner who subsequently engaged me to come up with concepts for the property. The concepts that I provided all entailed retaining and restoring the original cottage and adding 2-storey additions and a pool to the rear.
I also suggested the option of dismantling the front section of the house, reusing all the original masonry, front door & window, corbells etc and reconstructing just the front section 600mm further east to create a useable driveway on the western side.

Conclusion

I consider that the engineering and QS reports have irrelevantly investigated internal elements, internal bathrooms and elements at the rear such as the brick lean-to, that would never be required to be retained by the Historic Area Overlay Code Provisions for this property and therefore exaggerates the impost of retaining and restoring this cottage.

Only those elements that contribute to the historic character of the streetscape are required to be retained, which would entail the front stone façade, visible extent of side wall returns, front chimney and hipped roof form.

This cottage forms part of a group of four matching cottages at 1,3, 5 & 7 Gray Street, and constitutes an important part of this historic character of Gray Street which the Historic Overlay seeks to protect.

The replacement development will spoil the group of four matching cottages and, as proposed, present as a garage dominated **'shrinky dink'** narrow house that makes a mockery of the zone provisions in my view.

We wish to be heard by the CAP in support of our representation.

If you have any questions or queries, please feel free to contact me.

Yours Faithfully

ALEXANDER WILKINSON
B.A(Planning)B.Arch.hons(Conservation) M.ICOMOS MPIA

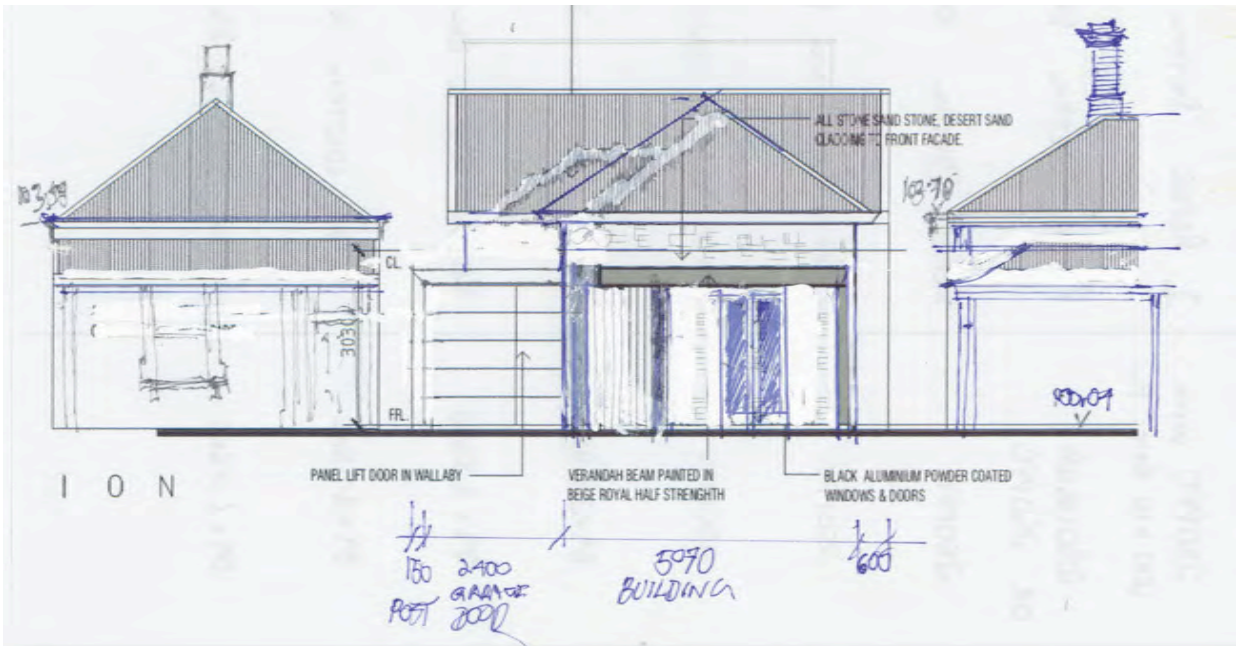
ALEXANDER WILKINSON DESIGN PTY LTD

Set of four (4) identical matching cottages

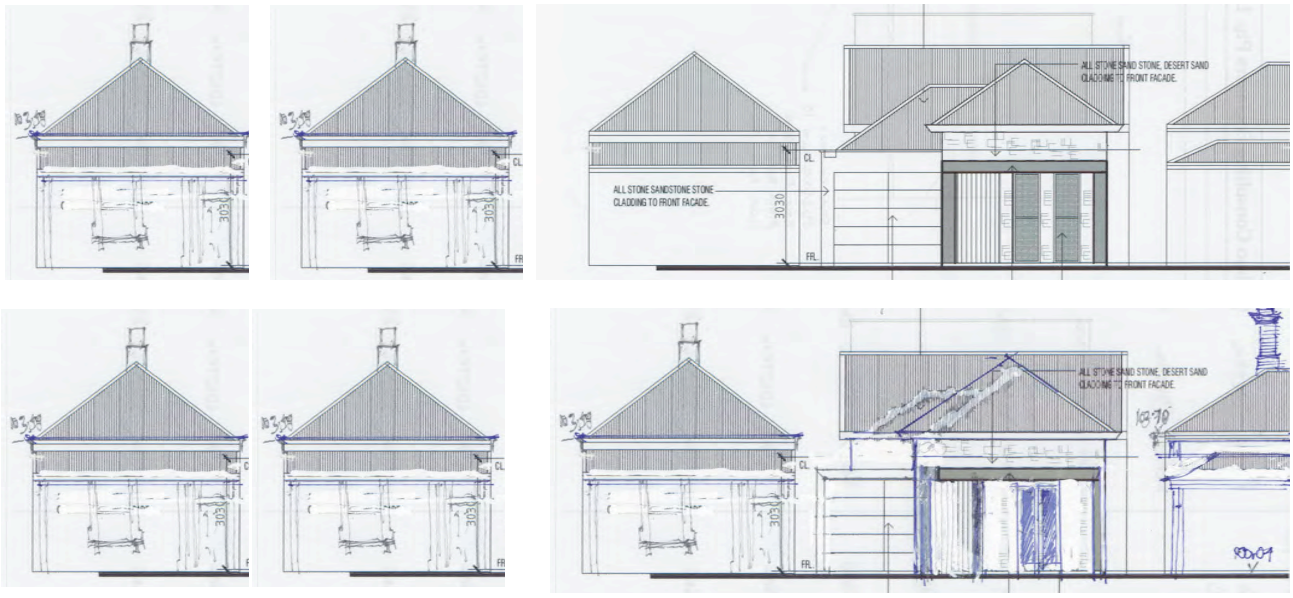
			
1 Gray Street	3 Gray Street	5 Gray Street	7 Gray Street
			subject property

Satellite view of complete set of four (4) identical matching cottages including the subject cottage at 7 Gray Street.

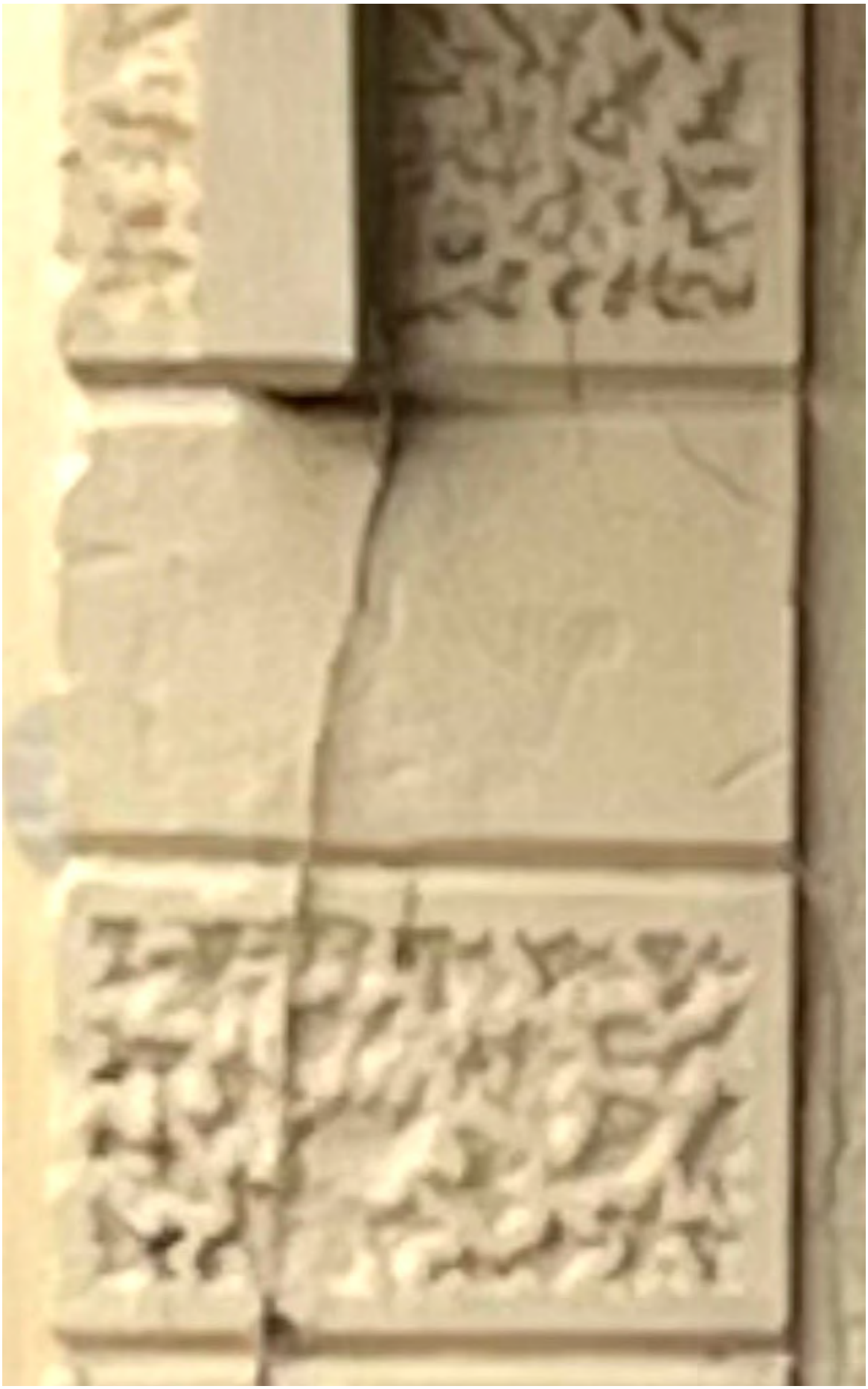
7 GRAY STREET, ELEVATION AS PROPOSED WITH NEEDLESSLY WIDE GARAGE DOOR + NARROW HOUSE



7 GRAY STREET, ELEVATION AS PROPOSED WITH NARROWER GARAGE + WIDER MORE PROPORTIONATE HOUSE



PROPOSED AND ALTERNATE ELEVATION IN CONTEXT OF ROW OF MATCHING COTTAGES



Quoin detail of 3 Gray Street showing original profile of 4" verandah post with ogee capital moulding.

HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

26 June 2024

City of Norwood, Payneham & St Peters
ATT: Mark Thomson

By Upload

Dear Mark

RE: 23006477 – 7 GRAY STREET, NORWOOD

I understand that Council has undertaken public notification for a second time in relation to the demolition of the existing dwelling and construction of a dwelling and pool at 7 Gray Street, Norwood. This "round" of notification was determined as necessary by Council due to the amendments made by the applicant in relation to the development as originally notified.

For completeness, the amendments made as a consequence of the first round of notification included:

(a) the western wall of the garage was deleted and was replaced with two posts and two pillars;
(b) the laundry door was removed from the south facing Laundry elevations so as to "face" west;
(c) the garage western red cedar door was removed entirely so as to convert the covered car park to an open area;
(d) feature shrouds were added to the north and east facing windows;
(e) the ceiling height associated with the office was reduced such that the roof line was consistent with the single storey ridgeline and the external cladding was to be finished so as to match the single storey roof line;
(f) the setback of the upper level from the primary street frontage consequently increased from 10.1 m;
(g) the stone selected from the street facing façade changed from "Arctic Ice Stone" cladding to "Sand Stone" cladding; and
(h) the verandah beam colour was altered from Shale Gray to "Wallaby".

Subsequent to the above amendments, further feedback was received from Council and further amendments were made to reflect comments made by Councils heritage advisor (Mr David Brown) to the applicant via email of 14 February 2024, inclusive of a design sketch of 13 February 2024 as prepared by Mr Brown (see Appendix 1).

Prior to the original round of public notification, advice was also directly sought from Council with respect to whether the following provision of the Planning and Design Code (the Code) was achieved (my underlining added):

> **Historic Area Overlay**
> PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:…
>
> (b) the structural integrity or safe condition of the original building is <u>beyond reasonable repair</u>.

The request was put to Council upon supply of the following:

- Planning Opinion, Heynen Planning Consultants, dated 18 September 2023;
- Building Report and Budget Estimate, prepared by BPI Adelaide, date of inspection 21 July 2023; and
- Updated Structural Condition Assessment, prepared by Denlin Consulting, dated 14 September 2023.

On 17 October 2023 email correspondence from Mr Mark Thomson of Council was received that advised:

> "I have reviewed all of the information which has been uploaded in response to my request for information. I'm feeling a lot more comfortable with the demolition and have referred the application to David Brown for his advice on the suitability of the revised new dwelling design in the historic context. I think it's a good idea to get some comfort around that before going ahead with public notification."

The response from Mr Thomson facilitated the subsequent review of the development by Mr Brown and the commencement of the original round of public notification on the basis that the "threshold question" regarding demolition per Heritage Area Overlay PO 7.1(b) had been addressed in full.

Put another way, undertaking public notification would be superfluous if the demolition of the existing dwelling was not warranted.

Returning to the second notification period I note that 3 representations were again received. I confirm that the applicant has requested my opinion on the relevant items raised within the representations.[1]

AMENDED AND UPDATED PLANNING DRAWINGS

After consideration of the representations the applicant has further amended and updated the planning drawings. These include (herein uploaded):

- Site Plan, Dwg No. S01, prepared by Camerlengo, date 26.03.24;
- Ground Floor Plan, Dwg No. S02, prepared by Camerlengo, date 26.03.24;
- First Floor Plan, Dwg No. S03, prepared by Camerlengo, date 27.01.23;
- Elevations, Dwg No. S04, prepared by Camerlengo, date 26.03.24; and
- Elevations, Dwg No. S05, prepared by Camerlengo, date 27.01.23.

By way of summary, the amendments include:

(i) reduction in the width of the carport to 3 m (from 3.44 m);
(ii) reduction of the carport opening and roller door to 2.55 m in width (from 3 m); and
(iii) increase in the width of the Portico and Office wall façade to 4.75 m (from 4.31 m).

RESPONSE TO THE REPRESENTATIONS

For brevity the various items raised have been summarised and paraphrased in *Italics*, with my opinion following each topic.

[1] Noting for example that complaints regarding the consultation process in general are relevant to the planning assessment to be undertaken

Before doing so, I note that one representation raised some items due to the proximity of the proposed development to the residence at 5 Gray Street, Norwood. These include concern regarding the extent of construction on the western boundary and reference to a bathroom window and hot water services to be maintained for that dwelling.

In response, I have been advised by the applicant that the site boundaries will be accurately surveyed, and where necessary new fencing will be constructed on the true boundary. The lawful access arrangements will therefore be preserved. In relation to proximity of the proposed dwelling to the western boundary only a carport will be constructed on that boundary with the remainder of the development being setback 900 mm from the shared boundary.

It is also evident, per Figure 1 that no visual impact will arise with respect to the land at 5 Gray Street.

Figure 1: East Facing (White) Wall – 5 Gray Street Norwood

In my opinion, these comments from the representor have been or will be addressed.

I turn now to the remaining matters.

- *The demolition of the existing dwelling is not justified*
- *The applicant has not sought to justify that the front elevation of the cottage has been substantially altered per PO 7.1(a)*
- *The justification by BPI Adelaide and Denlin Consulting should be limited in scope to just those elements that would be sought/required to be retained, namely the frontage and side wall returns to the depth of one or two rooms only*

I recall the background to the notification process whereby Councils support for the demolition of the building was sought as a key assessment issue. This support was subsequently confirmed and the notification process was progressed.

In my opinion the justification of the demolition of the dwelling has been well made, and in this regard it is not incumbent on the applicant to address Historic Area Overlay PO 7.1(a) and (b). As noted overleaf, the correct interpretation of this provision is that PO 7.1(a) “or” (b) can be applied (my underlining added):

Historic Area Overlay
PO 7.1 Buildings and structures, or features thereof, that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:…

(a) the front elevation of the building has been substantially altered and cannot be reasonably restored in a manner consistent with the building's original style

or

(b) the structural integrity or safe condition of the original building is beyond reasonable repair.

It is not a reasonable criticism that the applicant has only applied clause (b) above.

Additionally, the correct interpretation of PO 7.1(b) above is that the "test" of structural integrity or safe condition relates to the original building and not only the front elevation and side wall returns. As previously put to Council in my opinion of 18 September 2023, in the absence of a definition provided by the Code, "reasonable" can be taken to mean:

Reasonable, *adjective*
based on or using good judgment and therefore fair and practical:
(Cambridge Dictionary)

Reasonable, *adjective*
3. not exceeding the limit prescribed by reason; not excessive
4. moderate, or moderate in price
(Macquarie Dictionary)

On review of the Building Report and Budget Estimate, prepared by BPI Adelaide and the Updated Structural Condition Assessment, prepared by Denlin Consulting I note the following comments of relevance:

BPI Adelaide at page 7:

"The dwelling is in poor condition for its age and was uninhabitable, at the time of inspection. Various health and safety issues were evident at the time of inspection, including, but not limited to, electrical installation, gas works, and the absence of water (hot or cold) or sewage, connected to the property."

In conclusion, BPI Adelaide estimates a cost of $399,470 to return the building to the base level of accommodation. The associated report includes a substantial number of internal and external items evident with the dwelling

Denlin Consulting at page 1:

"Generally, the building is currently in very poor structural condition with many dilapidated elements and areas which deem the building to be uninhabitable and in parts unsafe."

Denlin Consulting at page 4:

"Based on the **BPI Adelaide** cost estimates, to repair and make good all the structural defects which exist in this building, with a view to returning it to its original safe condition, it remains DENLIN Consulting professional opinion that the estimated repair costs are well in excess of what could be considered reasonable to (a) remediate the structural integrity of the building and (b) make the building safe for habitation."
"We therefore conclude that although the building is a heritage adjacency item within the local area, its currently compromised structural integrity, related safety concerns and state of dilapidation surpasses the point where repatriation to its original form is deemed reasonable."

In this regard, it cannot be, in my opinion, considered "fair and practical" that the building can be returned to a dwelling that is fit for habitation and in "safe condition" given:

(a) the extent and substantial nature of the required works; and
(b) the substantial cost associated with the required works.

Furthermore, in my opinion, the reparation costs cannot be considered to be "moderate", but rather are excessive when noting the modest footprint of the existing building. Put another way, the existing building has a floor area of 93 m^2 and accordingly, the rebuild and repair work estimated by BPI Adelaide equates to a rate of $4,295 per m^2. In my experience, this is a substantial cost for a conventional and base level residential development and clearly "based on or using good judgment" the expense is not reasonable.

In my opinion, the demolition of the existing dwelling is well justified and in accordance with the Code.

Finally, the representation addresses various partial demolition provisions in the Code. Respectfully, this concept is not relevant to the proposed development.

- *The appearance and the proposed car park as viewed from the street*
- *The prominence of the garage relative to the main façade*
- *Houses on Gray Street do not have a driveway to the street*
- *The garage door is needlessly wide and a 2450 opening would be about 30% of the allotment width consistent with Policy 24*

In my opinion, the inclusion of parking on-site is anticipated and desired by the Code and typically Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements seek one covered and one uncovered parking space on site. The proposed development achieves this in full.

Furthermore, per Figure 3, on site parking is entirely desirable and reasonable given (a) the 2 hour parking restriction from 9am to 5 pm Monday to Friday applied on-street and (b) the existing driveway crossover supplied to the site.

Figure 2: Parking Restriction and Existing Driveway Crossover

In relation to the carport presentation, and as per the suggestion in one representation, the amended planning drawings have reduced the width of the carport opening to 3 m, the opening width to 2.5 m and increased the relative façade width to 4.75 m.

As a consequence the ground floor façade of the proposed dwelling presents to the site frontage as:

- 30% carport opening; and
- 58% dwelling façade.

The proposal as amended is entirely consistent with the Code as follows:

> **Established Neighbourhood Zone**
> PO 10.1 Garages and carports are designed and sited to be discreet and not dominate the appearance of the associated dwelling when viewed from the street.
>
> DTS/DPF 10.1
> Garages and carports facing a street (other than an access lane way):
>
> (a) are set back at least 0.5m behind the building line of the associated dwelling
> (b) are set back at least 5.5m from the boundary of the primary street
> (c) have a total garage door / opening width not exceeding 30% of the allotment or site frontage, to a maximum width of 7m.

- *The large upper level will run the entire length of the property and dominate neighbouring properties*
- *Potential privacy issues*

Turning firstly to potential overlooking issues, I note that the east facing upper level windows all relate to wet areas and it is normal practice for bathrooms, ensuites and toilet windows to be obscure glazed. In relation to the WIR and Bedroom 3 (north facing) and Bedroom 2 and Lounge window (west facing) I have been advised that the applicant is willing to accede to a condition of consent requiring the following:

> Upper level windows associated with WIR, Bedroom 3 and Bedroom 2 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

I understand that such a condition of consent would be ordinarily applied by Council in any event, and in which case overlooking will be resolved in a manner consistent with Code.

In relation to the length of the building relative to adjoining properties this relationship is illustrated per Figure 3, and in my opinion, the comment made in the representation is not well founded with respect to the building length.

Furthermore, I note the following characteristics:

- The total width of the upper level is only 6.2 m;
- The width of the upper level is separated into two planes, namely the 4.1 m width of Bedroom 3 and 2.1 m width of the WIR;
- Side boundary setbacks of 900 mm (west) to 1 m (east) are achieved to create clear space around the upper level;
- The majority of the upper level walls align the neighbouring roof lines;
- Rear boundary setbacks 5.43 m and 4.4 m are proposed; and
- The rear level elevation is to apply vertical cladding in light Wallaby tone, so as to create a textured and lightweight appearance.

Figure 3: Proposed Dwelling Length Relative to Adjoining Dwellings

In my opinion, the proposed extent of the upper level is appropriate and consistent with the following Code provisions:

> **Established Neighbourhood Zone**
> 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.
>
> PO 9.1 Buildings are set back from rear 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…

- *Two storey development is not in keeping with the cottage style and charm of this area*
- *The upper level will be visually dominant and the box shaped structure is not fully obscured*

Noting the justification of demolition of the existing dwelling, it follows that a new residence will be constructed on the site.

Furthermore, a new dwelling need not be "slavish" or apply mimicry to the original residence. Rather, new dwellings should be consistent with the Code guidance, see for example:

> **Established Neighbourhood Zone**
> DO 1 A neighbourhood that includes a range of housing types, with new buildings sympathetic to the predominant built form character and development patterns.:

It is common planning practice that the term sympathetic is taken to mean development that is complementary. Furthermore, the matter of *Vikhlyaev v City of West Torrens Assessment Manager* [2023] SAERDC 1 defines "complementary" as follows (my underlining added):

> 84 Unhelpfully, the authors of the Code have used the terms "consistent", "complementary" and "compatible" interchangeably throughout the most relevant Zone POs and its DO…
>
> 86 Notwithstanding the lack of rigour in the drafting of the Zone provisions, I expect it was intended that the words carry essentially the same meaning….
>
> 87 The term "compatibility" was considered in the decision of this Court in Lodge Construction and Building Pty Ltd v City of Salisbury (No. 2) where the Commissioner referred to a decision of the NSW Land and Environment Court in the matter Project Venture Developments v Pittwater Council. At paragraph 22 of the LEC decision it made the following observations:
>
> There are many dictionary definitions of compatibility. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.

The relevance of complementary development (i.e. in sympathy with) is reinforced by the Code as follows (my underlining added):

> **Established Neighbourhood Zone**
> PO 10.2 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.

Accordingly, a more contemporary form within the streetscape and in the locality is an entirely appropriate form of development.

Turning then to the height of the proposed dwelling, the Code provides guidance including:

> **Historic Area Overlay**
> PO 1.1 All development is undertaken having consideration to the historic streetscapes and built form as expressed in the Historic Area Statement.
>
> PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.

Relevantly, the Code identifies the following with respect to building height:

> **Established Neighbourhood Zone**
> DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:
> (a) the following:
> Maximum building height is 2 levels
>
> **Norwood 1 Historic Area Statement (NPSP11)**
> Building height Up to two storeys.

From the above Code provisions, it is clear that two storey development is contemplated within the Established Neighbourhood Zone and the Historic Area Overlay.

Put another way, an objection to development on the basis that it incorporates two storeys is not of itself a reasonable concern having regard to the Code. Furthermore, the locality demonstrates the following examples of two storey dwellings which form part of the overall character and context in which to consider the proposed development.

Figure 4: Two Storey Building at Rear of 64 Fullarton Road (Abutting Ravenswood Avenue)

Figure 5: Two Storey Dwelling at 3 Ravenswood Avenue

Figure 6: Two Storey Dwelling at 1 Ravenswood Avenue

Figure 7: Two Storey Addition at Rear of 4 Gray Street (midground) and Upper Level Terrace at 2 Gray Street (foreground)

Figure 8: Two Storey Addition at Rear of 1 Gray Street

Figure 9: Two Storey Addition at Rear of 1 Gray Street

In my opinion, the streetscape and character of the locality is properly described as incorporating predominantly narrow front dwellings circa 1900, with some double fronted cottages each displaying verandahs and relatively simple roof forms, evidence of stone and brick facades, consistent wall heights and minimal front setbacks with associated minimal landscaping interspersed with some two storey components to the rear portion of the associated dwelling.

In response, the amended dwelling design adopts "historic streetscapes and built form" and the "prevailing historic characteristics of the historic area" by means of the following outcomes:

1. well proportioned and simple stone clad facade;
2. simple iron roof line in Wallaby;
3. simple interpretation of a traditional verandah;
4. identifiable single fronted cottage presentation to the street;
5. minimal front setback and position in line with adjoining dwellings;
6. single width driveway and open carport;
7. single storey wall height consistent with adjoining dwellings;
8. complementary eave line compared to adjoining dwellings;
9. low contrast external colour palette;
10. a window that presents to the street as taller than it is wide; and
11. minimal side boundary setbacks.

It is evident that the dwelling incorporates "themes" and "characteristics" from "the historic streetscapes and built form as expressed in the Historic Area Statement" (Historic Area Overlay PO 1.1). It follows that the forward presentation of the proposed dwelling is consistent with the following provisions:

> **Historic Area Overlay**
> PO 2.1 The form and scale of new buildings and structures that are visible from the public realm are consistent with the prevailing historic characteristics of the historic area.
>
> PO 2.2 Development is consistent with the prevailing building and wall heights in the historic area.

PO 2.3 Design and architectural detailing of street-facing buildings (including but not limited to roof pitch and form, openings, chimneys and verandahs) complement the prevailing characteristics in the historic area.

PO 2.4 Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

PO 2.5 Materials are either consistent with or complement those within the historic area.

PO 6.1 The width of driveways and other vehicle access ways are consistent with the prevailing width of existing driveways of the historic area.

Turning to the upper level, in my opinion, the simple and geometric form, which is clad in Axon Vertical cladding in Wallaby, is a contemporary and common "design solution" which serves to accentuate the street facing component of the proposed dwelling, rather than "confuse" the streetscape by addition of a "second stepped" roof line, an overly angled roof pitch or dormer windows (which in my experience are rarely desirable outcomes).

This design approach, in my opinion, (which was also applied 1 and 3 Ravenswood Avenue – see Figures 5 and 6) is consistent with the Code see for example:

Established Neighbourhood Zone
PO 4.1 Buildings contribute to the prevailing character of the neighbourhood and complements the height of nearby buildings.

I note also that the amended planning drawings illustrate that the upper level roof transitions to the lower height of the transverse single storey ridgeline (see Figure 10).

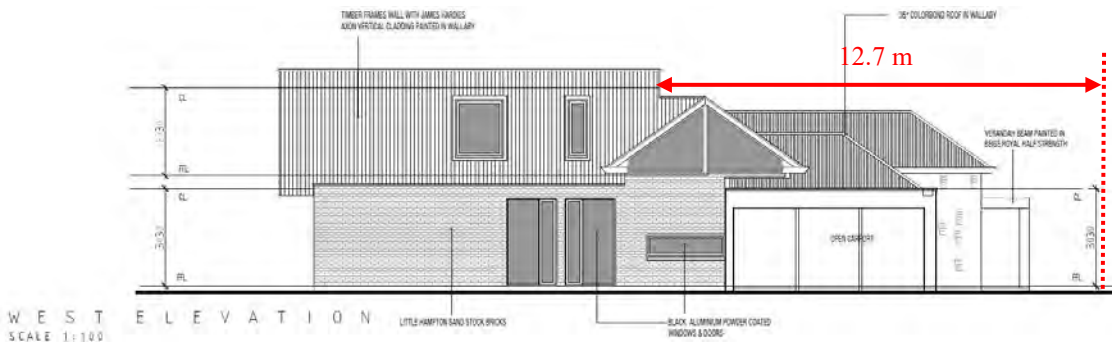


Figure 10: Upper Level Recessive Presentation

As a consequence, the upper level is setback 12.7 m as measured from the street frontage, and well "behind" the single storey component of the dwelling. In the context of the locality and the characteristics displayed by the built form and general siting of buildings I am of opinion that the proposed development will not be prominent in the streetscape and will maintain existing built scale, form and features as exhibited on Gray Street and Ravenswood Avenue (noting that the subject land is positioned at the "head" of the intersection of these two roads).

- *A tree is not provided*

On review of the Site Plan I note that the "front yard" soft landscaped area is 13.4 m^2 and that Magnolia are to be planted in this space. My understanding of the Magnolia tree species is that the mature habit will be consistent with the "small tree" definition per the Code (i.e. 4 m height and 2m spread), while the dimensions of the soil area are also consistent with Table 1 Tree Size of the Urban Tree Canopy Overlay DTS/DPF 1.1.

In my opinion, the representations do not raise points which diminish the planning merit of the development, noting also that the updated planning drawings adopt some of the "advice" provided in relation to the carport opening width and the relative width of the dwelling facade.

SUMMARY

Having considered the representations, reviewed the amended planning drawings supplied by the applicant and assessed the Code provisions I am of the view that the development displays substantial planning merit.

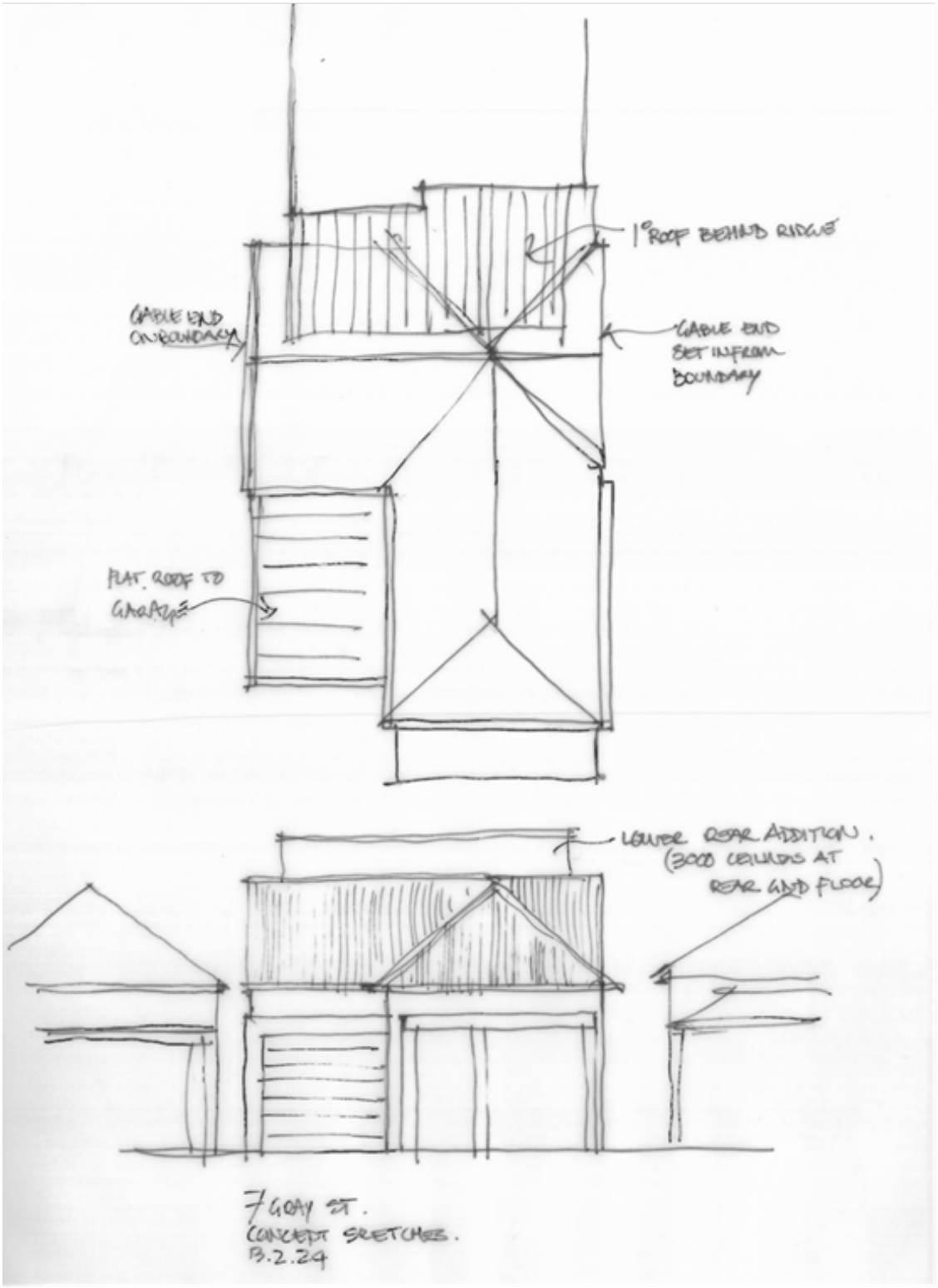
I understand that this application will be considered by the Council Assessment Panel. Should the opportunity arise to speak before the CAP, the applicant (or representative) has expressed an interest in doing so.

Yours faithfully

Garth Heynen, MPIA
BA Planning, Grad Dip Regional &Urban Planning, Grad Dip Property

cc. Mr J Camerlengo, by email
Mr G Toh, by email

APPENDIX 1: Concept Sketch Provided by Mr David Brown



HERITAGE IMPACT REPORT

bbarchitects

PROPERTY ADDRESS:	**7 Gray St Norwood**
APPLICATION NUMBER:	**23006477**
DATE:	23 April 2024
PROPOSAL:	Demolition of exiting dwelling, new two level dwelling.
HERITAGE STATUS:	NORWOOD 1 HISTORIC AREA OVERLAY
HERITAGE ADVISOR:	David Brown, BB Architects
PLANNER:	Mark Thomson

City of Norwood Payneham & St Peters

ADVICE SOUGHT

I have met with the applicant several more times to discuss revised designs. This is the fourth written report I have prepared.

DESCRIPTION

The building is a single fronted 1880s hipped roof cottage in the Established Neighbourhood Zone within the Norwood 1 Historic Area Overlay.

PROPOSAL

The proposal is to demolish the existing dwelling, then to construct a new two level detached dwelling.

Demolition

The house is in very poor condition as it has been neglected for decades. The uncontrolled soil moisture and leaks have taken their toll on the building.

New dwelling

The proposed new dwelling has been redesigned with the addition of a transverse gable across the roof to assist in hiding the upper level portion of the house. The car parking area is now set under a lower roof and set back from the main front façade.

COMMENTS

Setbacks

The proposed new dwelling is built to the eastern boundary, with the open sided carport also on the western boundary. The front portion of the house is slightly off the eastern boundary, which when viewed from the street is an improvement. The front setback is in line with the adjacent historic buildings.

Form

The revised design is a much better outcome with the higher roof and additional ridge line and gable. This goes a long way to hiding the upper level. The upper level at the rear is still a modern rectilinear form, but given its greater setback it is less likely to have an adverse impact on the streetscape.

The large area of front glazing has been reduced now so there is more stone on the front of the house, and the verandah section forward of the carport has been removed, meaning the garage is visibly set further back on the block.

Materials

The revised and confirmed materials are much more recessive, paler and less contrasting. This is a positive outcome for the streetscape and adjacent traditional dwellings.

CONCLUSION

The after many changes and discussions, the proposed design is finally at a point where it could be considered as an acceptable contemporary infill dwelling in this historic streetscape.

5.4 DEVELOPMENT NUMBER 24012200 – DAVID FRAZER & SIN POH CHAI - 417 MAGILL ROAD ST MORRIS

DEVELOPMENT NO.:	24012200
APPLICANT:	David Frazer Sin Poh Chai
ADDRESS:	417 MAGILL ROAD ST MORRIS SA 5068 CT 6148/199
NATURE OF DEVELOPMENT:	Two storey detached dwelling, part masonry front fence and combined fence & retaining walls
ZONING INFORMATION:	**Zones:** • Suburban Main Street **Overlays:** • Airport Building Heights (Regulated) • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Maximum Building Height (Levels) (Maximum building height is 2 levels)
LODGEMENT DATE:	6 May 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.7 18/04/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes – public notification period 12 June 2024 to 2 July 2024
RECOMMENDING OFFICER:	Marie Molinaro Urban Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for a part two-storey detached dwelling on a vacant allotment in the Suburban Main Street Zone. By way of background, Development Approval was granted for a land division to create one additional allotment – ref. 22038741. The proposal is contained to allotment 98 as per the approved land division, the other allotment is known as allotment 99. The new titles have not yet been issued, so by default the land is captured as 417 Magill Road, St Morris. Allotment 98 only has a frontage to Thomas Avenue, St Morris.

The dwelling will comprise the following:

- Lower level – two (2) bedrooms with attached bathrooms, open plan kitchen dining and living room, separate study, laundry, toilet and double garage with attached pergola. Upper level – two (2) bedrooms with attached bathrooms, open plan living area, study and storage space.
- The total floor area is 356 square metres.
- Site coverage is approximately 57.3 per cent.

The dwelling setbacks are as follows:

- Primary street (Thomas Avenue) – 1.7m - 2.7m at ground level and 2.5m - 3.5m at the upper level.
- Side Boundaries – 960mm -1.5m at ground level to the northern side, with garage wall on the southern side boundary and 8.09m at the upper level to the northern side and 2.4m to the southern side.
- Rear boundary – 1m - 4.5m at ground level and 4m at the upper level.
- The maximum wall height of the dwelling is 7.8m at the southern end. The dwelling incorporates a skillion roof over the two-storey part and a flat roof over the single storey part.

External materials and colours are as follows:

- Walls – Hebel panels rendered in Dulux ‘Vivid White’ with feature Basket Range stonework on the front façade. The applicant has advised the elevations and perspective showing dark grey dwelling walls are indicative only.
- Roof – Colorbond ‘Wallaby’ (dark grey).

Associated with the proposed dwelling is the following:

- A 1.9m high rendered Colorbond ‘Wallaby’ masonry fence along a portion of the front boundary for a length of 4.8m.
- Creation of a new driveway cross-over on the southern side of the land and closure of an existing driveway cross-over on the northern side of the land.
- Planting of landscaping comprising lawn, small trees and shrubs between the dwelling and the front boundary and on the northern side of the dwelling.
- Landscaping comprises approximately 19 per cent of the site area (exclusive of the indicative landscaping shown in front of the land).
- Provision of approximately 55 square metres of private open space behind the front wall (building line) of the dwelling.
- Earthworks comprise mostly filling of land, to a maximum height of 400mm on the northern side of the land. The earthworks are to be retained by concrete sleeper retaining walls along the northern side boundary and a portion of the rear boundary. 1.8m high Colorbond ‘Wallaby’ fencing is to be installed atop the retaining walls. The maximum height of combined fence & retaining wall structures is 2.2m.

- Stormwater will be directed to the street.

The application plans are included in ***Attachment 1 – Application Documents***.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
9 March 2023	22038741	Torrens Title Land Division (creating one additional allotment)
17 July 2017 (Lapsed - Development Plan Consent only)	155/164/17 Development Act application (Allotment 99)	Demolition of a dwelling, outbuildings and swimming pool and the construction of a two-storey building comprising consulting rooms and two (2) dwellings, with associated car parking area, landscaping and fencing
1 September 2017 (Lapsed - Development Plan Consent only)	155/253/17 Development Act application (Allotment 98)	Construction of a pair of semi-detached dwellings facing Thomas Avenue with associated fencing and landscaping (non-complying)
1 December 2016 (Lapsed)	155/91/16 Development Act application (Allotment 99)	Community Strata Title Land Division creating two (2) additional allotments
19 December 2016 (Lapsed)	155/84/16 Development Act application (Allotment 98)	Torrens Title Land Division creating two (2) additional allotments with party wall rights facing Thomas Avenue

An assessment report for development approval 22038741 could not be found, so a rationale to support the division is not clear.

However, the approved boundaries of the allotments are the same as for the lapsed Development Act land division approvals. On this basis therefore, it is presumed development approval was granted on the basis that allotment 98 would be used for residential purposes in-line with the lapsed Development Act authorisations.

Under the Development Act, development applications were assessed against Council Development Plans. 417 Magill Road, St Morris was within the Local Shopping Zone under the Council Development Plan. The Local Shopping Zone primarily sought the development of non-residential uses, mostly in the form of shops, offices and consulting rooms.

Therefore, despite development approval 2202038741 being assessed against the Planning & Design Code the land use outcomes desired by the current zoning and the former zoning in the Council Development Plan are similar. However, the Suburban Main Street Zone anticipates a broader range of non-residential uses.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 417 MAGILL RD ST MORRIS SA 5068

Title ref.: CT 6148/199	**Plan Parcel:** D1984 AL3	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Allotment 98 is rectangular in shape with a frontage to Thomas Avenue of 24.6m and depth of 15.85m. The site is on the western side of Thomas Avenue, with a site area of 390 square metres. It is vacant, with a slight cross-fall to the north. There is a footpath and Council Street trees in front of the land. Thomas Avenue is a Council roadway, with upright kerb & gutter.

The land is on the fringe of the Suburban Main Street Zone, bordering the Established Neighbourhood Zone to the north. Thomas Avenue to the north is wholly residential, containing mostly detached dwellings of single storey height visible from Thomas Avenue.

The adjoining use to the west is commercial and the adjacent site to the east on the corner of Thomas Avenue and Magill Road is also commercial. Magill Road is a State maintained road.

Allotment 99 from land division approval 22038741 is to the south of allotment 98, on the corner of Magill Road and Thomas Avenue. The primary frontage is to Magill Road. It is vacant, with further Community Title land division approval granted via Development Authorisation 22038744.

The subject land is identified in ***Attachment 2 – Subject Land Map***. The zoning is shown in ***Attachment 3 – Zoning Map***.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  New housing
  Detached dwelling: Code Assessed - Performance Assessed
  Fences and walls
  Fence: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  The proposal is not listed as Accepted, Deemed-to-Satisfy or Restricted development in the Planning & Design Code, so it defaults to being a Performance Assessed type of development.

PUBLIC NOTIFICATION

- **REASON**
  Per Table 5 procedural matters of the Suburban Main Street Zone, a dwelling not above a non-residential building level is not exempt from public notification. Therefore, public notification was required.

- **LIST OF REPRESENTATIONS**
  Two (2) opposing representations were received during the public notification period. One (1) of the representors wishes to be heard in support of their written representation.

The representor details are below:

Representor Name	Representor's Address	Wishes to be Heard	Nominated Speaker (if relevant)
Liana Jurjevic	1 Thomas Avenue, St Morris	No	
Chris Jurjevic	1 Thomas Avenue, St Morris	Yes	Chris Jurjevic

- **SUMMARY**
  The issues contained in the representations can be briefly summarised as follows:
    - Concern and seeking clarity regarding street addressing.
    - Concern regarding the impact of a two-storey building, specifically concerned with setbacks, overlooking potential and impact on streetscape character.
    - Concern and comment on the design of the proposal not incorporating enough storage space and inference that the garage will be used for storage, resulting in on-street parking congestion on Thomas Avenue.
    - Comment on the size of allotment 98 being out of character – too small.
    - Comment on a preceding development application.

The representor's location is shown in ***Attachment 4 – Representation Map*** and their written representations are included in ***Attachment 5 – Representations***. The applicant's response is provided in ***Attachment 6 – Response to Representations***.

No changes to the proposal were made following public notification.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

Land Use & Land Use Compatibility

Land use and land use compatibility matters are considered to be fundamental and are addressed in the Suburban Main Street Zone and Interface between Land Uses module provisions.

Suburban Main Street Zone

Desired Outcome (DO) 1

A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.

Performance Outcome (PO) 1.1

Retail, office, entertainment and recreation uses are supplemented by other businesses that provide a range of goods and services to the local community.

Performance Outcome (PO) 1.3
Ground floor uses contribute to an active and vibrant main street.

Performance Outcome (PO) 1.4
Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places.

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 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.

The Zone is intended primarily to be developed with a mix of retail, office, entertainment and recreation uses. Residential development is also anticipated, but for it be associated with non-residential development.

PO 1.4 is interpreted further through corresponding Designated Performance Feature (DPF) 1.4 which speaks to the siting of residential development in the Zone to be contained to the upper levels of buildings or behind non-residential uses on the same allotment.

Whilst the proposal is at variance with PO 1.4 as it is for a stand-alone dwelling, the intent of the Zone is not considered to be prejudiced. The site, contained to allotment 98 from the preceding land division approval does not front the main street (Magill Road). Preceding development authorisation 155/164/17 demonstrates that allotment 99 in the preceding land division approval can be developed with non-residential uses, which is the main intent of the Zone and specifically PO 1.3 and PO 1.4 which seek the making of main street precincts framed by active (lively and vibrant) uses.

With regard to land use compatibility matters, the design of the proposed dwelling is considered to mitigate adverse effects from the future development of non-residential use(s) on adjoining allotment 99 fronting Magill Road as desired in the Zone.

The design of the proposed dwelling is such that on the lower level the garage and nominated service courtyard abuts the rear of allotment 99, which is considered likely to be the car-park area of future built form on this site. On the upper-level, solid south-facing walls separate bedrooms 2 and 3 from the rear of allotment 99. The car-park area of the anticipated non-residential uses is considered most likely to be the source of land use conflict through vehicle noise, lighting and waste storage. However, many of the anticipated non-residential uses in the Suburban Main Street Zone, including shops, offices, consulting rooms and tourist accommodation themselves are for the most part considered to be quite low-key in terms of amenity impact.

With this in mind, the existing adjoining non-residential use on Magill Road is a consulting room (physiotherapy). The adjacent non-residential use on the opposite corner of Thomas Avenue and Magill Road is a restaurant. Restaurants are considered to have greater potential impact on residential amenity, however in this instance impacts on adjacent residential amenity are minimised as the restaurant includes a mostly brick wall along most of the Thomas Avenue frontage.

The contemplated mix-use, residential and non-residential development of the Suburban Main Street Zone signals that residential development can sit comfortably with common and anticipated non-residential main street development types.

Building Height and Setbacks

Building height and setback matters are addressed in the Suburban Main Street Zone provisions.

Suburban Main Street Zone

Performance Outcome (PO) 3.1

Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or is low-to-medium rise, where the height is commensurate with the development site's frontage and depth as well as the main street width, to complement the main street character.

Performance Outcome (PO) 3.2

Buildings mitigate visual impacts of building massing on residential development in a neighbourhood type zone.

Performance Outcome (PO) 3.6

Buildings that area set back from rear boundaries (other than street boundaries) minimise impacts on neighbouring properties, including access to natural light and ventilation.

Performance Outcome (PO) 3.8

Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is 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 Performance Outcomes in the Suburban Main Street Zone speak mostly to main street appearance, which in the assessment of this proposal do not hold particular relevance as allotment 98 does not front Magill Road.

In consideration of this, and the wholly residential nature of the proposal it is considered relevant to have regard to building height and setback provisions of the adjoining Established Neighbourhood Zone.

With respect to building height, PO 3.1 anticipates building height as low-to-medium which is defined in the Planning & Design Code as up to 2 building levels but to complement main street character. This is consistent with corresponding Designated Performance Feature (DPF) 3.1 which as a guide lists 2 building levels as the desired maximum building height.

As the site does not front the main street (Magill Road) achievement of Performance Outcome 3.8 is considered to hold more weight. Adjoining the site to the north on Thomas Avenue is the Established Neighbourhood Zone. The Performance Outcome seeks for development in this scenario to provide an orderly transition to the built form scale envisaged in the adjoining neighbourhood-type zone. The intent of this being to complement streetscape character.

Built form scale in this context is mostly considered in terms of height. Thomas Avenue north of the subject land is wholly residential in nature and consistent in terms of a single storey building height. There is one part two-storey dwelling in the locality on the eastern side of Thomas Avenue, however it is single-storey to the street. Thomas Avenue is also within a Character Area Overlay (Trinity Gardens/St Morris) that recognises single storey building height as a valued character attribute to be recognised in future development.

Nonetheless, the proposed two-storey dwelling is considered to achieve an orderly height transition to the adjoining single storey Character Area as the upper-level is not wholly over the lower level, with the two-storey part sited towards the Magill Road end of the site. The upper-level is 8m from the northern side boundary, which is considered to be a generous setback assisting in achieving the desired visual transition.

These factors are also considered to demonstrate achievement of Performance Outcome 3.2 in mitigating the visual impact of building mass on residential development.

Further regarding building height, whilst single storey development is the prevailing existing character and desired future character of Thomas Avenue, the subject site is an anomaly in terms of site area. The site area of allotment 98 is approximately 464 square metres smaller than 1 Thomas Avenue, which is consistent with existing allotments on the street. The smaller site area of the subject site is considered to be a mitigating factor in consideration of a two-storey building.

In addition, the layout of allotment 98 being more wide than deep is considered to preclude a part-two storey design that is single storey at the street and two-storey at the rear, similar to the example of this on the eastern side of Thomas Avenue.

Whilst the size of allotment 98 was raised as a concern in the representations, this application is only for built form. The land division has already received Development Approval.

With respect to setbacks, the proposed setbacks (lower and upper-level) to Thomas Avenue are considered to need the most analysis.

Performance Outcome 5.1 of the Established Neighbourhood Zone seeks for buildings to be setback from primary street frontages to be consistent with the existing streetscape. The corresponding Designated Performance Feature (DPF) 5.1 in this case as a guide seeks an 8.5m setback, the same as the existing dwelling at 1 Thomas Avenue, St Morris.

Allotment 98, the subject site is only 15m deep, so an 8.5m setback to Thomas Avenue is not achievable.

Due to allotment 98 originally forming part of a corner site it is also considered relevant to view the proposal in terms of the secondary street boundary setback provisions.

In this case, Designated Performance Feature (DPF) 6.1 of the Established Neighbourhood Zone as a guide seeks buildings to be setback a minimum of 1m at ground level and 3m at the upper level. The proposed setbacks to Thomas Avenue meet this DPF.

The Suburban Main Street Zone is silent on setbacks to secondary street boundaries, further reinforcing built form outcomes mostly focus on main street appearance.

On balance, considering all of the above, the proposed setbacks to Thomas Avenue are acceptable.

The proposed northern side boundary setbacks with the adjoining residential use meet or exceed the desired side boundary setbacks set-out in Designated Performance Feature 8.1 of the Established Neighbourhood Zone.

<u>Design in Urban Areas module</u>

Desired Outcome (DO) 1
Development is:

- *(a) contextual by a comprising, recognising and carefully responding to its natural surrounding 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, or 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 (PO) 17.1
Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

Performance Outcome (PO) 17.2
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

Performance Outcome (PO) 20.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling.

Performance Outcome (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.

Performance Outcome (PO) 20.3
The visual mass of larger buildings is reduced when viewed from public streets.

The proposed dwelling design is considered to be of a high standard, appropriately addressing Thomas Avenue.

The façade of the dwelling includes the use of varying materials, with the floor plan incorporating habitable rooms facing the street and a clear front entry.

The double garage is on the side of the dwelling and set-behind the front wall of the dwelling to ensure it is not a dominate feature.

The mass of the two-storey design is considered to be reduced from Thomas Avenue through the articulated front façade and varying setbacks.

Residential Amenity & Amenity Impact on Adjacent Residential Uses

Amenity matters are addressed in the Suburban Main Street Zone and Design in Urban Areas module provisions.

Suburban Main Street Zone

Performance Outcome (PO) 3.3
Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.

Design in Urban Areas module

Performance Outcome (PO) 4.1
Buildings are sited, oriented and design to maximise natural sunlight access and ventilation to maintain activity areas, habitable rooms, common areas and open spaces.

Performance Outcome (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.

Performance Outcome (PO) 18.1
Living rooms have an external outlook to provide a high standard of amenity for occupants.

Performance Outcome (PO) 21.1
Dwellings are provided with suitable sized areas of useable private open space to meet the needs of occupants.

Performance Outcome (PO) 21.2
Private open space is positioned to provide convenient access from internal living areas.

External amenity impact through overshadowing is nil as the subject site is to the south of the adjoining residential development in the Established Neighbourhood Zone.

Regarding overlooking, and as raised as a concern in the representations, the north side facing upper-level living room window is at least 1.5m above floor level. This is consistent with Designated Performance Feature (DPF) 10.1 as a recognised measure to achieve PO 10.1.

The north facing upper-level stairway window is full-height and not obscure glazed. It however aligns with the front yard of 1 Thomas Avenue. Therefore, it is not considered necessary to include privacy treatment measures to this window as there is no direct overlooking. The west/rear facing upper-level windows are also at least 1.5m above floor level. Recommended condition two (2) requires privacy treatment to the side and rear facing upper-level windows, excluding the stairway window.

Living rooms on the lower-level face toward the street and also provide access to internal private open space and landscaped areas as desired by PO 18.1 and PO 21.2. Private open space at the rear of the dwelling has an area of approximately 55 square metres. Designated Performance Feature (DPF) 21.2 seeks as a guide in this case, the provision of 60 square metres of private open space as a way to achieve PO 21.2. Whilst there is a shortfall, it is supplemented by the screened courtyard area mostly to the side of the dwelling, with some intrusion forward, closer to the front boundary.

Traffic Impact, Access and Parking

Traffic Impact, Access and Parking matters are addressed in the Urban Transport Routes Overlay, Design in Urban Areas and Traffic, Access and Parking modules.

Urban Transport Routes Overlay

Per Overlay procedural matters a referral to the Commissioner of Highways was not required as the proposed access is more than 25m from in the intersection with Magill Road, a State maintained road. The setback is approximately 40m.

Design in Urban Areas module

Performance Outcome 23.1
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

Performance Outcome 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.

Performance Outcome 23.4
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

Performance Outcome 23.5
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

Performance Outcome 23.6
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

Traffic, Access and Parking module

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

Performance Outcome (PO) 5.1

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

(a) availability of on-street car parking

(b) shared use of other parking spaces

(c) in relation to a mixed-use development, where the hours of operation in 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.

Vehicle access to the double garage of the dwelling is proposed via a proposed 3.3m wide cross-over at kerb, flaring out to a 6m width at the property boundary. It is located near the southern end of the site. It is sited between two (2) street trees, a minimum 2.5m separation to each tree is provided, which is satisfactory per Designated Performance Feature (DPF) 23.4. A site inspection showed one (1) tree may need pruning to accommodate vehicle clearance. Recommended advisory note eight (8) reminds the applicant that such activity requires separate Council permit approval. There is no other street infrastructure in the proposed driveway location.

The proposal includes the closure of an existing access point located further north. This will ensure that street parking is optimised, or at least maintained as sought by Performance Outcomes 23.3 & 23.6. Recommended condition five (5) re-enforces re-instatement of the existing cross-over to upright kerb & gutter.

In respect to Performance Outcome 5.1, what is sufficient on-site vehicle parking is assessed against Designated Performance Feature (DPF) 5.1, which seeks off-street car-parking in this instance to be provided at a rate set-out in Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements.

Table 1 for a detached dwelling with two (2) or more bedrooms (including rooms capable or being used as a bedroom) seeks the provision of two (2) on-site car-parking spaces, one (1) of which is to be covered.

The proposal exceeds the minimum on-site car-parking rate set out in Table 1 as two (2) covered car-parking spaces are provided. The dimensions of the double garage are 5.99m x 6.53m with an opening width of 5.2m. This exceeds the minimum dimensions set-out in Designated Performance Feature (DPF) 23.1 to ensure that the enclosed car-parking space is functional.

In response to the representations, in the event that the double garage is used for storage, the end of the garage door is 5.4m from the front boundary to provide uncovered car-parking space on the land. Street parking on Thomas Avenue is not restricted.

Environmental Factors

Earthworks and flooding

The land is in the Hazards (Flooding) General Overlay. Performance Outcome (PO) 2.1 of this Overlay seeks for development to be sited, designed and constructed to prevent the entry of floodwaters likely to result in undue damage or which would compromise ongoing activities within buildings.

The proposed floor level of the dwelling is the same as that for the semi-detached dwellings approved via Development Act application 155/253/17. Notes on this application are that this floor level is acceptable for flood protection. The flood data has not changed since this time.

The required floor level for flood protection has informed the associated filling of land. The land is to be filled by approximately 400mm at the north-western corner of the land to achieve the nominated floor level. The fill is to be supported by retaining walls along part of both the northern side and rear boundaries with 1.8m high Colorbond fencing installed on top of the walls.

Performance Outcome (PO) 9.1 seeks for fences to be of sufficient height to maintain privacy without unreasonably impacting visual amenity of adjoining land. The 2.2m combined retaining and fencing is not considered to unreasonably impact 1 Thomas Avenue. It is not of an excessive height and will replace existing dilapidated fencing.

Recommended condition three (3) requires the retaining walls to be installed prior to construction of the dwelling to manage possible landslip/erosion.

Stormwater Management

Stormwater is to be directed to Thomas Avenue. Recommended condition six (6) controls stormwater management.

Regulated and Significant Trees

The land is in the Regulated and Significant Trees Overlay. There are no regulated trees on the subject land or adjoining land. The Council street trees in front of the land on Thomas Avenue are not regulated or significant.

Landscaping

Performance Outcome (PO) 22.1 of the Design in Urban Areas module seeks for soft landscaping to be incorporated into development to minimise heat absorption, contribute to shade and shelter, provide for stormwater infiltration and biodiversity and to enhance the appearance of land and streetscapes.

Corresponding Designated Performance Feature (DPF) 22.1 as a guide seeks in this instance approximately 20 per cent of the site to be soft landscaped. The proposed 19 per cent soft landscaping is accepted as a minor shortfall, which does not prevent the achievement of Performance Outcome 22.1.

Soft landscaping forward of the dwelling is supplemented with the inclusion of the pergola attached to the front of the garage incorporating a climbing plant on the frame.

Recommended condition seven (7) controls the planting and on-going maintenance of landscaping as shown on the approved plans.

Recommended advisory note eight (8) reminds the applicant to submit a separate permit application for assessment and approval for landscaping (amongst other matters) outside of the land.

Waste Storage and Management

The land is serviced by kerbside Council waste collection. There is space behind the garage for bin storage. The rear of the garage contains a door to wheel bins in and out of the garage to Thomas Avenue. This is consistent with Performance Outcome (PO) 24.1 of the Design in Urban Areas module which seeks for the convenient storage of waste bins in a location screened from public view.

Site Contamination

The former use of the land was residential, so on this basis site history information was not requested. This is consistent with Performance Outcome 1.1 of the Site Contamination module and Practice Direction 14 – Site Contamination Assessment.

Clearance from Overhead Powerlines

Aboveground powerlines are on the opposite side of Thomas Avenue, nevertheless the applicant has completed the declaration that the proposal will not be contrary to the Electricity Act 1996 with regard to separation from above ground powerlines. This is consistent with Performance Outcome 1.1 and Designated Performance Feature (DPF) 1.1 of the Clearance From Overhead Powerlines module.

Other

In response to the street address matter raised in the representations, street numbering is assigned by the Council Rates section. The advice from the Council Rates section is that allotment 98 will be known as 1/1 Thomas Avenue, St Morris and the representor's address will remain 1 Thomas Avenue, St Morris. A further comment from Council Rates is as follows:

"There is no option but to assign allotment 98 with the base number of 1 and have a prefix of 1, i.e. 1/1 Thomas Avenue. Clear identification on letterboxes is essential in these circumstances."

Recommended advisory note ten (10) advises the applicant of the future street address.

CONSIDERATION OF 'SERIOUSLY AT VARIANCE'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.7, 18/04/2024) the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- Residential development is anticipated in the Suburban Main Street Zone, however when forming part of mix-use residential and non-residential proposals.
- Although the proposal is wholly residential in nature it is not considered to not prejudice the desire of the Zone to achieve lively and vibrant main street precincts. The siting of the subject site contained solely to allotment 98 is not on the main street (Magill Road).
- The proposed wholly residential development is not considered to prejudice the future development of desired non-residential uses in the Suburban Main Street Zone or the on-going operation of adjoining and adjacent non-residential uses.

SUMMARY & CONCLUSION

The proposal is for a part two-storey detached dwelling in the Suburban Main Street Zone. The Zone does not contemplate the development of wholly residential land uses. The intent of this though is to ensure main streets are developed as vibrant and lively precincts. The site (allotment 98) is not on the main street itself (Magill Road) and the current preceding land division approval is considered to support wholly residential development on allotment 98.

The built form of the proposed dwelling is considered to manage potential land use conflict with both adjoining residential development within the Established Neighbourhood Zone on Thomas Avenue and existing and future non-residential development on Magill Road.

Further, the built form outcome is considered to be of a high design standard that maximises amenity of dwelling occupants and manages height transition and setback interface matters with the adjoining single-storey residential Established Neighbourhood Zone.

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 24012200, by David Frazer and Sin Poh Chai for two storey detached dwelling, part masonry front fence and combined fence & retaining walls at 417 Magill Road, St Morris is GRANTED Planning Consent subject to the following conditions:

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
The upper floor side and rear facing windows expect for the window adjacent the stairway 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.

Condition 3
The retaining walls indicated on the approved plans are to be constructed prior to the commencement of the construction of the dwelling to ensure that the land is suitably stabilised to prevent slip and pollution through soil erosion.

Condition 4
The driveway crossover between the back of kerb and the property boundary shall be shaped to provide a verge slope no greater than 2.5% fall towards the road where a footpath is present and a maximum 5% where no footpath is present, suitable for pedestrian traffic and in accordance with Council's current standards.

Condition 5
The existing vehicular crossover on Thomas Avenue shall be reinstated to kerb and gutter so as to match the existing adjacent kerb and gutter profile, prior to the occupation of the dwelling to the reasonable satisfaction of the Assessment Manager. All associated costs shall be borne by the owner / applicant.

Condition 6
All stormwater from buildings and paved areas shall be disposed of in accordance with recognised engineering practices in a manner and with materials that does not result in the entry of water onto any adjoining property or any building, and does not affect the stability of any building and in all instances the stormwater drainage system shall be directly connected into the adjacent street kerb & water table.

Condition 7
All areas nominated as landscaping or garden areas on the approved plans shall be planted with a suitable mix and density of trees, shrubs and groundcovers within the next available planting season after the occupation of the dwelling 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.

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
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 4
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 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.

Advisory Note 6
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 7
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, verge landscaping, 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 8
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 9
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 10
The street address for allotment 98 will be 1/1 Thomas Avenue, St Morris.

North East View - Thomas Avenue

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the David Frazer Design. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by David Frazer and is to be used only for work when authorised in writing by David Frazer Design Pty. Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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ASSOCIATION OF AUSTRALIA
Membership No: 2620-18
Life Member

Project Partners
Refer to consultant documentation when directed
- BCA Consultant - **Tecon Australia**
- Civil Engineer - **Herriot Consulting**
- Structural Engineer - **Herriot Consulting**
- Surveyor - **Mattsson & Martyn**

RevID	Comment	Date

Drawn :	D.J.F
Plot Date:	29/05/2024
Project No.	DF 16.1223
Project Status	Planning
Client	**Dr. Michael Ghan**
Climate Zone	5
Wind Region	N1 (28m/s)
Site:	**Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
General
Coverpage

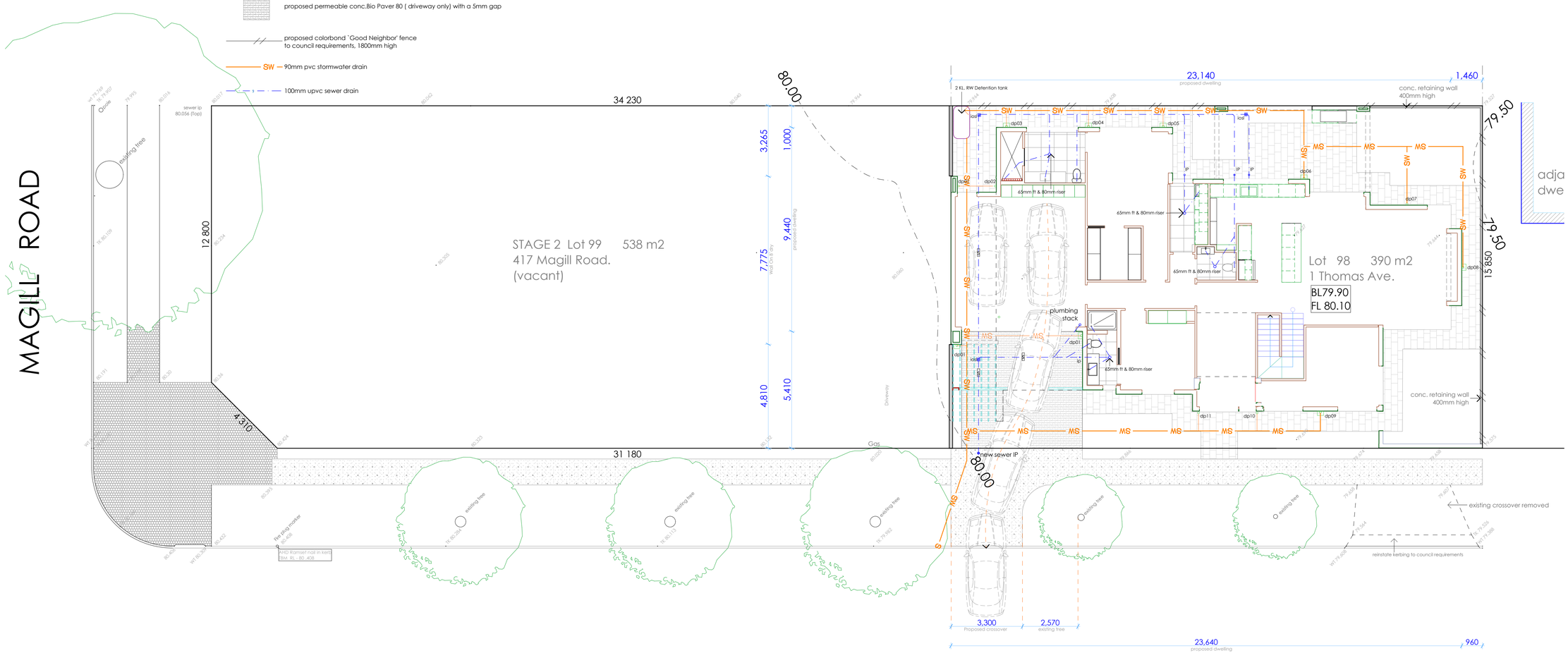
PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.

DRAWING NO.
SK 01

LEGEND

- existing council brushed concrete paving
- existing council conc. brick pavers
- proposed concrete pavers
- proposed permeable conc.Bio Paver 80 (driveway only) with a 5mm gap
- proposed colorbond 'Good Neighbor' fence to council requirements, 1800mm high
- SW — 90mm pvc stormwater drain
- 100mm upvc sewer drain



0.

Services Plan
1:100

NOTE
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- Civil Engineer - **Herriot Consulting**
- Structural Engineer - **Herriot Consulting**
- Surveyor - **Mattson & Martyn**

RevID	Comment	Date
A	Add contours , retaining walls and spot levels as plan	29.05.24
	Dimension driveway location to street tree	
	Indicate car travel direction in driveway.	
	Add site works, bench levels, and drainage details as plan	
	Amend 'soft landscaping' details as plan	
	Add adjacent property to northern side as plan	

Drawn :	D.J.F.
Plot Date:	29/05/2024
Project No.	DF 16.1223
Project Status	Planning
Client	**Dr. Michael Ghan**
Climate Zone	5
Wind Region	N1 (28m/s)
Site:	**Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
Sketch Plans
Site/Service Plan

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.
A

DRAWING NO.
SK 100 A

LEGEND

- existing council conc. brick pavers
- proposed permeable bio paver 80 (Best Pavers) to driveway only
- proposed concrete pavers
- proposed colorbond `Good Neighbor' fence to council requirements, 1800mm high

AREAS M2

GROUND FLOOR	LIVING+ GARAGE	224.43
FIRST FLOOR		131.65
TOTAL		**356.08 M2**

SITE AREA 390 m2
SITE COVERAGE 57.3 %
SOFT LANDSCAPING 75 M2 (19.2%)

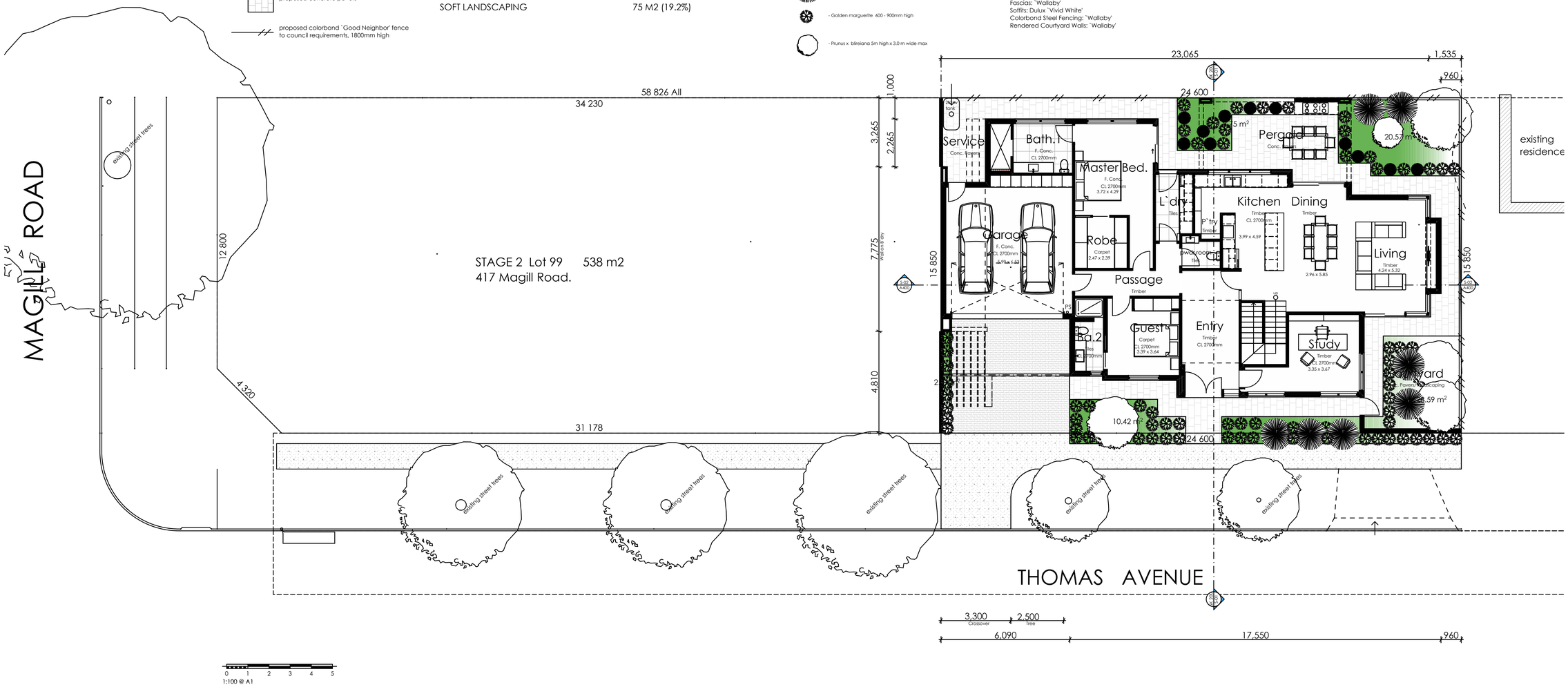
LANDSCAPING SYMBOLS

GROUND COVER
- dwarf willow myrtle
- Dampiera diversifolia
- Erica melanthera

- Golden Thread Cypress (max. height 2.0m x 1.5m wide)
- Golden marguerite 600 - 900mm high
- Prunus x blireiana 5m high x 3.0 m wide max

EXTERIOR MATERIAL AND COLOUR PALETTE

Stonework: Allstone `Basket Range' sawn face random lengths
External Walls : Hebel Panels - render finish with Dulux `Vivid White'
Floors: Ground - Slab on ground with battened timber floors
Upper Floor : Suspended concrete
Door Frames: `Wallaby'
Windows: Rylock Commercial Series 125mm frame Powder Coated aluminium `Wallaby'
Glazing: Double Low-E Glazing
Roof: Colorbond steel `Wallaby'
Fascias: `Wallaby'
Soffits: Dulux `Vivid White'
Colorbond Steel Fencing: `Wallaby'
Rendered Courtyard Walls: `Wallaby'



0.

Floor / Site Plan
1:100

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the David Fraze Design. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by David Fraze and is to be used only for work when authorised in writing by David Fraze Design Pty. Ltd.

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ASSOCIATION OF AUSTRALIA
Membership No: 2620-18
Life Member

Project Partners
Refer to consultant documentation when directed
- BCA Consultant - **Tecon Australia**
- Civil Engineer - **Herriot Consulting**
- Structural Engineer - **Herriot Consulting**
- Surveyor - **Mattsson & Martyn**

RevID	Comment	Date
A	Add retaining walls as plan	
	Dimension driveway location to street tree	
	Amend `soft landscaping' details as plan	

Drawn : D.J.F.
Plot Date: 29/05/2024
Project No. DF 16.1223
Project Status Planning

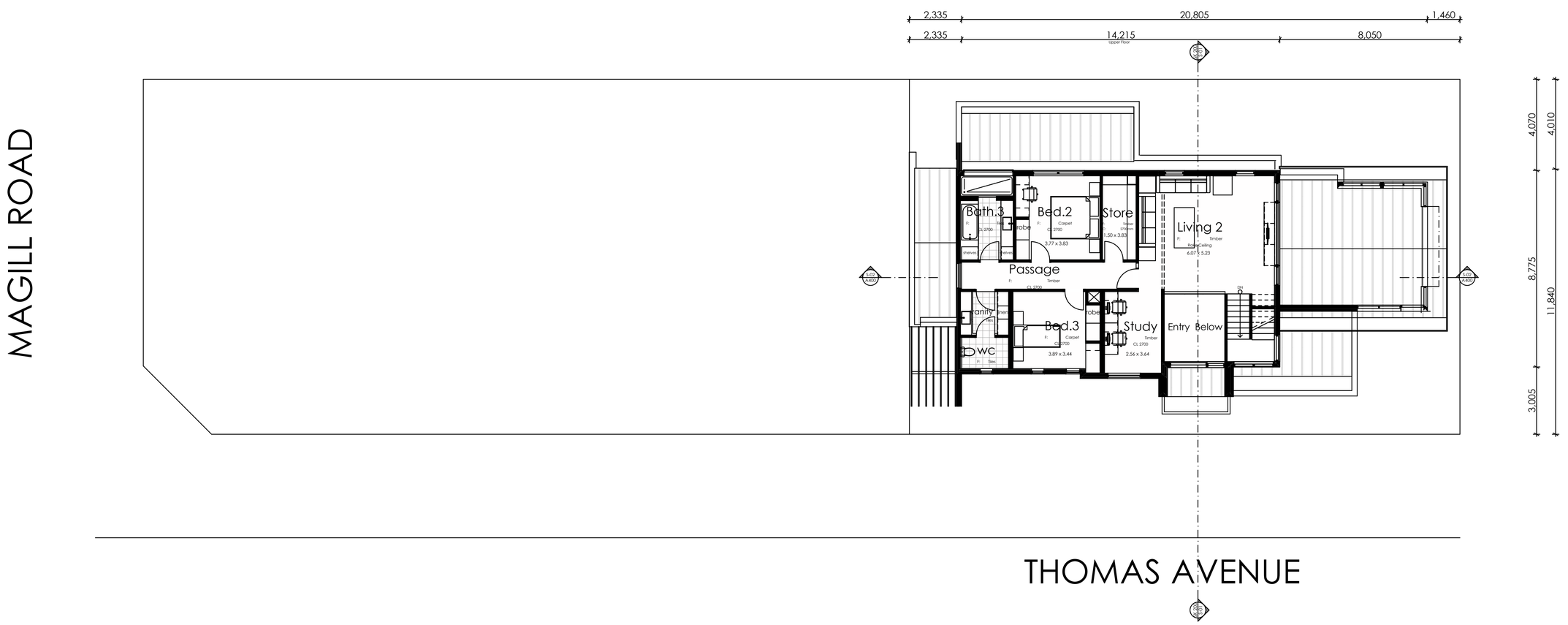
Client **Dr. Michael Ghan**
Climate Zone 5
Wind Region N1 (28m/s)
Site: **Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
Sketch Plans
Ground Floor

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.
A

DRAWING NO.
SK 101 A



1. First Floor Plan
1:100

NOTE
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Project Partners
Refer to consultant documentation when directed
- BCA Consultant - **Tecon Australia**
- Civil Engineer - **Henlol Consulting**
- Structural Engineer - **Henlol Consulting**
- Surveyor - **Mattsson & Martyn**

RevID	Comment	Date

Drawn : D.J.F
Plot Date: 29/05/2024
Project No. DF 16.1223
Project Status Planning

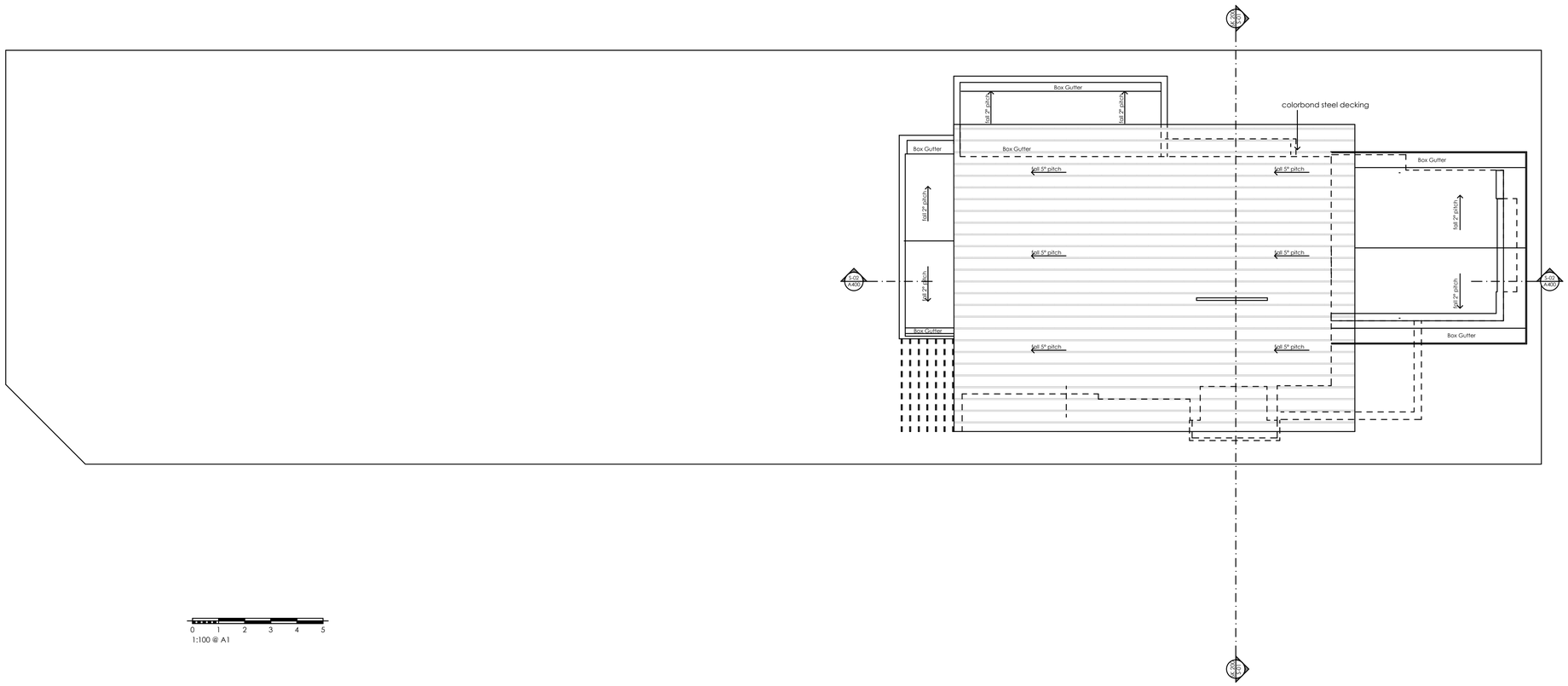
Client **Dr. Michael Ghan**
Climate Zone 5
Wind Region N1 (28m/s)
Site: **Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
Sketch Plans
First Floor

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.

DRAWING NO.
SK 102



2. Roof Plan
1:100

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Project Partners
Refer to consultant documentation when directed
- BCA Consultant - **Tecon Australia**
- Civil Engineer - **Herlof Consulting**
- Structural Engineer - **Herlof Consulting**
- Surveyor - **Mattsson & Martyn**

RevID	Comment	Date

Drawn : D.J.F
Plot Date: 29/05/2024
Project No. DF 16.1223
Project Status Planning

Client **Dr. Michael Ghan**
Climate Zone 5
Wind Region N1 (28m/s)
Site: **Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

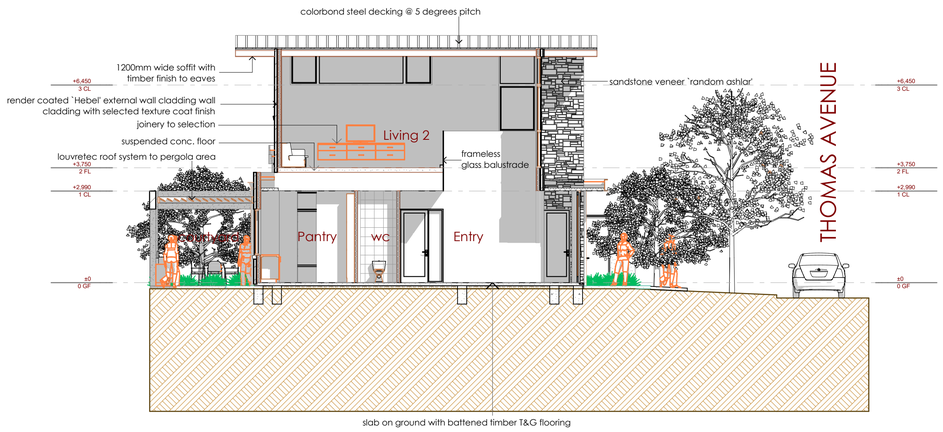
DRAWING TITLE :
Sketch Plans
Roof Plan

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.

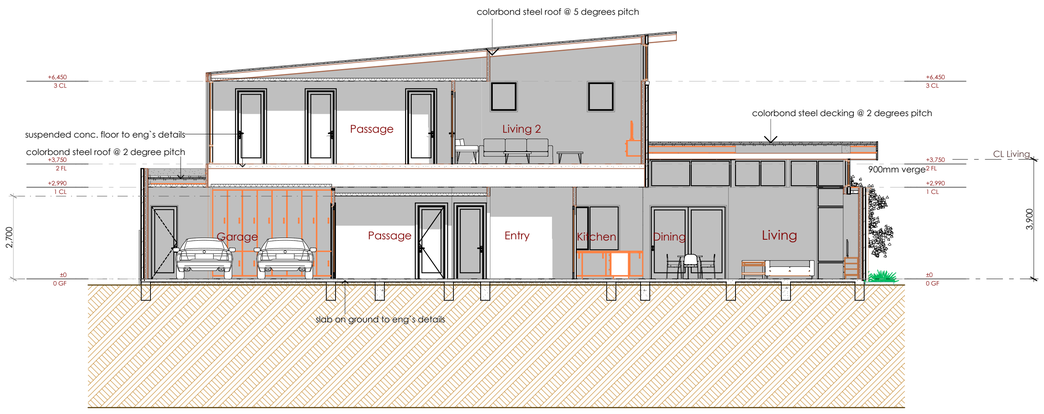
DRAWING NO.
SK 103

Attachment 1



S-01

Section S-01
1:100



S-02

Section S-02
1:100

NOTE
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- Civil Engineer - **Herriot Consulting**
- Structural Engineer - **Herriot Consulting**
- Surveyor - **Mattsson & Martyn**

RevID	Comment	Date

Drawn : D.J.F
Plot Date: 29/05/2024
Project No. DF 16.1223
Project Status Planning

Client **Dr. Michael Ghan**
Climate Zone 5
Wind Region N1 (28m/s)
Site: **Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
Sketch Sections
Sections

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.

DRAWING NO.
SK 200

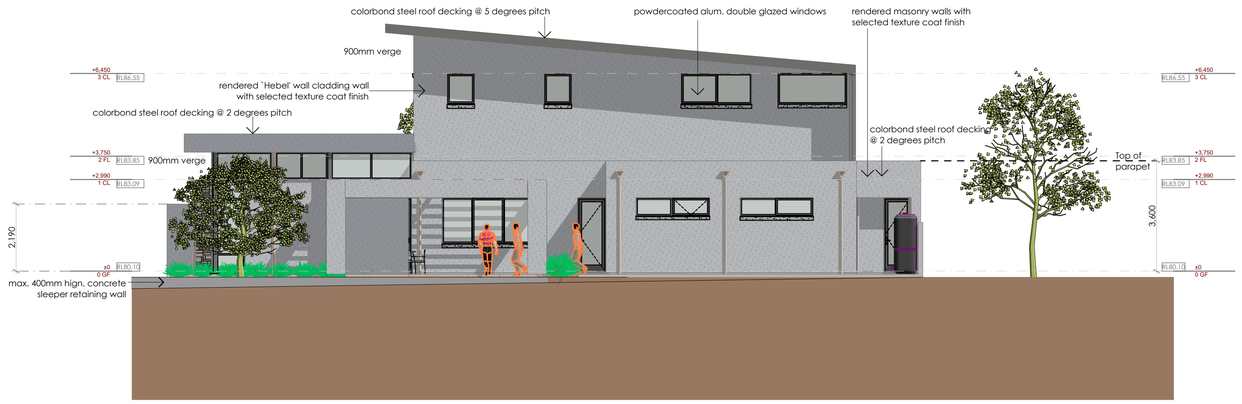
Attachment 1

E-01

East - Thomas Avenue
1:100

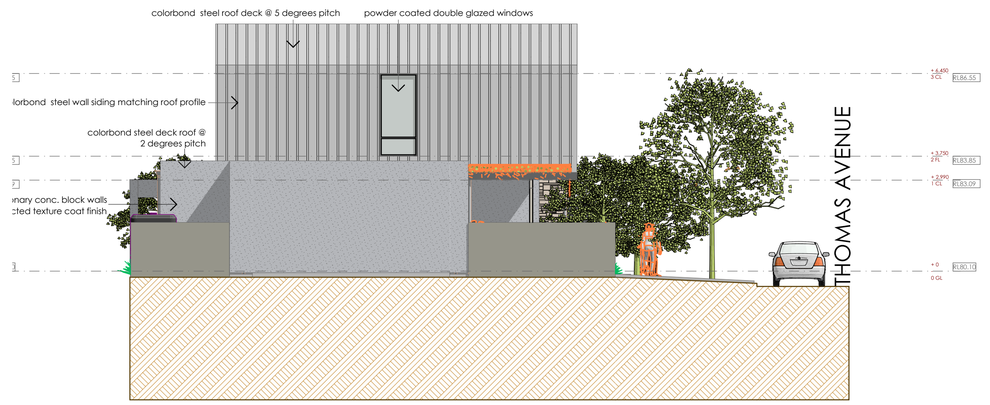
E-02

North
1:100



E-03

West
1:100



E-04

South
1:100

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Membership No: 2620-18
Life Member

Project Partners
Refer to consultant documentation when directed
- BCA Consultant - **Tecon Australia**
- Civil Engineer - **Herriot Consulting**
- Structural Engineer - **Herriot Consulting**
- Surveyor - **Mattsson & Martyn**

Rev'D	Comment	Date
A	Dimension boundary fences as plan	

Drawn : D.J.F
Plot Date: 29/05/2024
Project No. DF 16.1223
Project Status Planning

Client **Dr. Michael Ghan**
Climate Zone 5
Wind Region N1 (28m/s)
Site: **Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
Sketch Elevations
Elevations

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.
A

DRAWING NO.
SK 300 A

South East View

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Membership No: 2620-18
Life Member

Project Partners
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- BCA Consultant - **Tecon Australia**
- Civil Engineer - **Herriot Consulting**
- Structural Engineer - **Herriot Consulting**
- Surveyor - **Maftsson & Martyn**

RevID	Comment	Date

Drawn : D.J.F
Plot Date: 29/05/2024
Project No. DF 16.1223
Project Status Planning

Client **Dr. Michael Ghan**
Climate Zone 5
Wind Region N1 (28m/s)
Site: **Allotment 98, No.1 Thomas Ave., St, Morris S.A. 5068**

DRAWING TITLE :
Conceptual 3D
Perspective

PROJECT NAME :
Two Storey Detached Dwelling

REVISION NO.

DRAWING NO.
SK 400

20 m

N

Scale = 1:926.100

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Attachment 3

Date created:
August 8, 2024

Attachment 3 - Zoning Map

20 m

N

Scale = 1:926.100

Details of Representations

Attachment 5

Application Summary

Application ID	24012200
Proposal	Two storey detached dwelling, part masonry front fence & combined fence & retaining walls
Location	417 MAGILL RD ST MORRIS SA 5068

Representations

Representor 1 - Liana Jurjevic

Name	Liana Jurjevic
Address	1 Thomas Avenue ST MORRIS SA, 5068 Australia
Submission Date	25/06/2024 09:08 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

Development shows a build on Thomas Avenue not Magill Road as stated in application. The two storey build does not represent/protect our residential character. It will be a loss of streetscape and suburban neighbourhood character. It may add to road congestion. Thomas Avenue already congested due to local businesses on Magill Road using car spaces. The new build has double garage but is there enough storage space in new build? It looks compact. Garages can be used as storage space with private cars parking on the road. The new build impacts on our property reducing access to natural light in our bathroom. Further to this their living room top level, seems they see directly into our bathroom through the windows? My property is No 1. I do not accept another property using my number. The front yard is not set back as in line with local area. Total land size 995m2 Allotment 99 538m2 leaving the development Allotment 98 437m2 This is too small for a land block size for our area. I respectfully ask council to not accept a design that doesn't reflect the current area in Thomas Avenue. I'm aware of the high density housing currently being promoted but ask you consider stopping this development and retain our suburban residential local character in Thomas Avenue.

Attached Documents

Representations

Attachment 5

Representor 2 - Chris Jurjevic

Name	Chris Jurjevic
Address	1 Thomas Avenue ST MORRIS SA, 5068 Australia
Submission Date	14/06/2024 02:27 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

Firstly, I don't want to lose my allocated number on Thomas Avenue, being number one (1). Why do the plans have this proposed new development as being number one (1)? This land has a number already allocated on Magill Road. I also have concerns about a two storey development being so close to our boundary, in terms of privacy and view/lighting. This development application does not appear to be any different than the previous application that was rejected by Council. The only difference is the development of part of the block rather than the whole block of land as previous. This still leads to the same issues as raised previously, potential over development of the land in future.

Attached Documents

Attachment 6

ACN 114 638 578
ABN 78 628 288 253

23 Blyth Street, Glen Osmond SA 5064
Ph: 0409 886867
Email: david@davidfrazerdesign.com.au

24rd. July 2024
Norwood , Payneham and St. Peters Council
Planning and Development Services
Attn: Marie Molinaro
E: mmolinaro@npsp.sa.gov.au
Re: Proposed Two Storey Detached Dwelling
Application ID: 24012200
Owner: Dr. M. Ghan
Site: Lot 98 Thomas Avenue , St. Morris S.A. 5068
Zone:

Marie,

In response to the details of representations dated the 14th. and 25th. of June 2024 from Liana and Chris Jurjevic , I would like to make the following observations.

The submitted proposal with the new land division has the address of **Allotment 98, 1 Thomas Avenue St. Morris** nominated by the surveyors Mattsson & Martyn. This address has been used by David Frazer design for the application of a two storey dwelling on this site.

On reviewing the site photos the proposed development sign should be on 1 Thomas Avenue. Currently on the Plan SA web site the allotment is shown as 417 Magill Road and **zoned `Suburban Main Road' which is now outdated given the land division.**

Responses to other issues the adjoining neighbours have raised include:

- `Two Storey build does not represent the residential character'- As shown across the road on Thomas Avenue , (`transitional zones') will create `built form` conflict where there is a two storey scale cream brick commercial building.
- In the next stage of the development the proposed site on Magill Road will provide more off street carparking than similar buildings . This application only deals with the residential site , and adequate off street car parking has been provided for this proposal.
- The proposed design, considers the scale of the built form , being predominately single storey to the north
- This application cannot be compared to the previous submission , give that it is one house
- Storage space has been catered for allowing a section at the rear of the garage, and the provision of a store room upstairs.
- The proposition from the adjoining neighbours that their bathroom would lose privacy is incorrect. The upper floor is set well to the south , with high level windows avoiding the over looking issue.

If any further information is required please do not hesitate to contact me.

regards,

David Frazer
David Frazer Design Pty. Ltd
Member of The Building Designers Association Of SA
Membership No: 010138 cc. M.Ghan & S.P. Chai

5.5 DEVELOPMENT NUMBER 23015730 – DAVID HILLE – 20 BEULAH ROAD, NORWOOD

DEVELOPMENT NO.:	23015730
APPLICANT:	David Hille
ADDRESS:	20 BEULAH RD NORWOOD SA 5067
NATURE OF DEVELOPMENT:	Change of use to a motor repair station
ZONING INFORMATION:	**Zones:** • Suburban Business **Overlays:** • Airport Building Heights (Regulated) • Heritage Adjacency • 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:	13 Oct 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.14 - 12/10/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother Senior Urban Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

This application seeks to change the use of an existing building from office/warehouse to a motor repair station. More specifically, the use involves paint restoration, light mechanical repairs and assembly, vehicle restorations and engine building and restoration. No external alterations are proposed as part of this application, nor are any internal works that require planning consent. Similarly, no works are proposed to the hardstand area in front of the building which is being used for car parking.

BACKGROUND:

On 10 May 2023, the Council received a complaint regarding noise produced by the operations of the business that is the subject of this development application. As a result of investigating this complaint, it came to the Council's attention that the business was operating unlawfully in that development approval had not been obtained to change the use of the land to a motor repair station (from office and warehouse).

Following discussions with the Council's Compliance Officer, Planning Services, the Applicant submitted this development application in May 2023 and the application was lodged in October 2023. It is well-established in planning law that an unauthorised use of land constitutes a breach of the *Planning, Development and Infrastructure Act 2016,* and a new breach is committed each consequent day that the unauthorised use continues. Accordingly, the Council – as a designated authority under that Act – is not time-barred from undertaking enforcement action in respect of an unauthorised land use. Thus, to avoid such action being undertaken, the development application currently before the Panel seeks to regularise this land use by way of planning consent, and ultimately development approval.

The Panel should note that in making its assessment it should consider the application afresh (in other words, as if the proposed land use is not already taking place on the land), and consider if the proposal is appropriate and sufficiently accords with the Planning & Design Code.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 20 BEULAH RD NORWOOD SA 5067
Title ref.: CT 5093/386 **Plan Parcel:** F100172 AL42 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	regular
Frontage width:	approx. 18.5m
Area:	approx. 1071m^2
Topography:	relatively flat
Existing Structures:	a large single storey brick building
Existing Vegetation:	Pencil pines adjacent the eastern side boundary

Locality

The locality is considered to be the area bound by Fisher Street to the south, Charlotte Place and Runge Place the east, Fullarton Road to the west, and including the properties extending approximately 50m north of Beulah Road within these boundaries (Edmund Street), as shown in **Attachment 2**.

This locality is comprised of a mix of land uses (reflected in the mix of zones). Single storey dwellings in the Historic Area Overlay make up the prevailing character of Fisher Street and Charlotte Place, whereas two-storey dwellings dominate the Edmund Street landscape. Beulah Road and Fullarton Road are characterised by a mix of non-residential land uses in both single- and two-storey buildings, including offices, consulting rooms, warehousing, a retail showroom and a service trade premises. This locality currently enjoys a good level of amenity as a result of the complementary non-residential land uses that produce low levels of off-site

impacts. Beulah Road is a key bicycle route that links the eastern suburbs through to the CBD (via Rundle Street) which enjoys the shade and shelter provided by the consistent street tree plantings during hotter periods.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Motor repair station: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  The land use is not exempt from public notification in Table 5 of the Zone

- **LIST OF REPRESENTATIONS**

#	First Name	Family Name	Address	Position	Wishes to be heard?
1	Lachlan	McMichael	PO Box 627 KENT TOWN	Support, with concerns	No
2	Bradley	Thomas	Unit 4, 25 Beulah Road NORWOOD	Support, with concerns	No
4	Ping	Zhang	17 Fisher Street NORWOOD	Opposed	No
5	Rosemary	Wright	1 Fisher Street NORWOOD	Opposed	No

Representor 3 is unable to be identified and this representation is therefore considered to be invalid[2], which is why it is not included in this table or shown in **Attachment 4**.

- **SUMMARY**

Representor 1 was unclear as to why this application was notified since the business was already operating from the premises, and was unable to determine from the application documentation whether a material change in existing operations was being proposed.

The other representors' concerns can be summarised as follows:

- The development utilising on-street parking spaces, adding pressure to an existing strained road network where many dwellings do not have off-street parking provision;
- Noise pollution from the development causing a nuisance to neighbours;
- Whether appropriate chemical and oil storage and disposal methods exist on site, to avoid environmental and stormwater pollution;
- Air pollution from exhaust fumes and chemical vapours; and
- Safety risks associated with the handling of hazardous and potentially flammable materials.

[2] *Planning, Development and Infrastructure (General) Regulations* regulation 50.

PLANNING ASSESSMENT

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

Land Use

This application seeks to change the use of the land to a motor repair station, which is defined by the Planning & Design Code as:

> *"[A]ny land or building used for carrying out repairs, servicing and/or maintenance (other than panel beating or spray painting) to motor vehicles and/or farm machinery."*

Performance Outcome 1.1 of the Suburban Business Zone states:

> *"Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types."*

The corresponding Designated Performance Feature includes motor repair station in a list of land uses that may be considered appropriate land uses in this Zone. Whether the proposed development is appropriate, however, requires consideration of the scale of the development and any off-site impacts generated by the development, especially in the context of the site abutting an Established Neighbourhood Zone that is comprised solely of residential development.

Performance Outcome 1.2 of the Suburban Business Zone states:

> *"Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development."*

There are other zones, such as the Employment Zone, that are intended primarily to host land uses such as motor repair stations and other forms of light industry, where expected amenity levels are typically lower and off-site impacts of such land uses can be more-easily managed. But that does not derogate from the ability of another zone, such as the Suburban Business Zone, from hosting a similar land use.

This development will re-use the existing large warehouse building, with a total gross leasable floor area of 922m^2. On face value, this appears to be a large-scale operation that is perhaps at odds with the abovementioned Performance Outcome in that it has the potential to undermine the function of other zones that are primarily intended to accommodate motor repair stations. However, floor area is not the sole determinant of scale in respect of land uses. As described by the Applicant, the three (3) tenants that operate within the facility offer boutique services and therefore do not operate like a typical motor repair station that might only service and repair vehicles day-in-day-out. Further, the floor plan demonstrates only two vehicle hoists being installed within the building, indicating a lower intensity of the use. The scale of the development provides a local convenience service without undermining the function of other zones, consistent with this Performance Outcome.

Environmental Factors

<u>Noise Emissions</u>

Performance Outcome 1.2 of the Interface Between Land Uses module 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."*

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

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

The corresponding Designated Performance Feature suggests that's compliance with the relevant *Environment Protection (Noise) Policy* criteria is one way of satisfying this Performance Outcome

The subject land is adjacent to several sensitive receivers, as shown in Figure 1 below. For this reason, the Applicant was asked to provide an acoustic report that seeks to demonstrate the proposals compliance with the abovementioned Performance Outcomes.

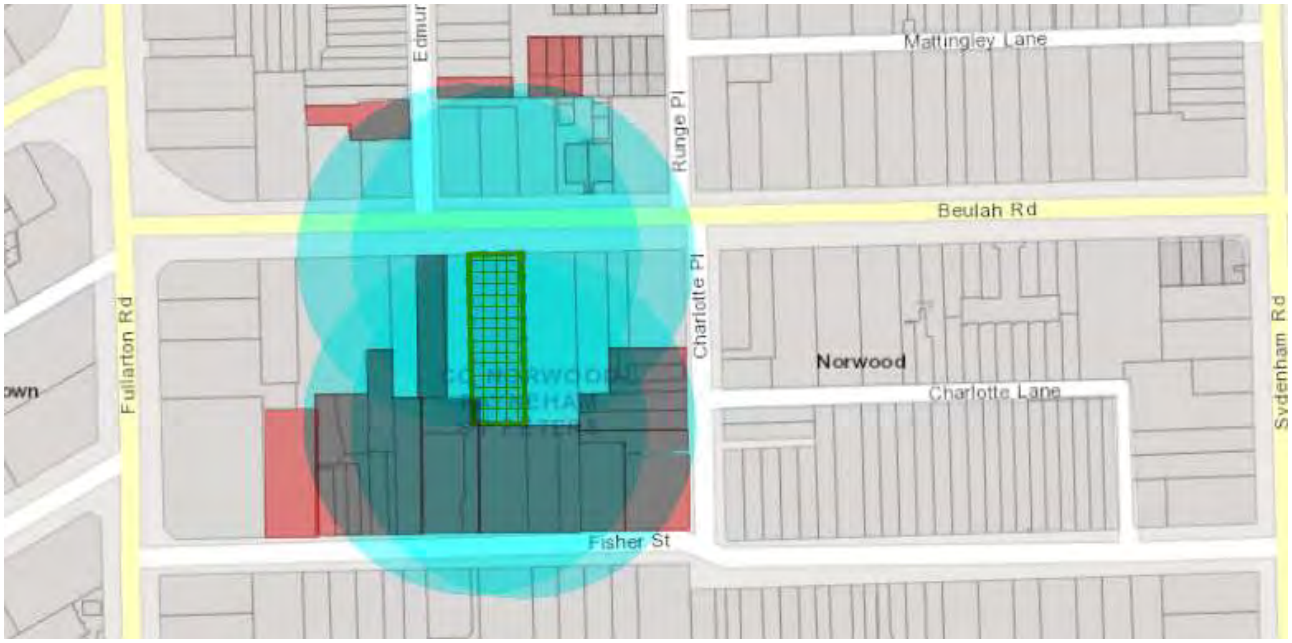


Figure 1: Sensitive Receiver Map

The Applicant provided an acoustic report prepared by Bestec (**Attachment 1**). Due to the existing unlawful use, Bestec were able to undertake noise measurements during the operation of the facility, rather than relying on acoustic modelling to predict noise emissions.

The acoustic report identified the following machinery or tools being operated within the facility as potential noise sources: air compressors, hydraulic hoists, and hand-held tools such as drills. A noise source that does not seem to be considered by Bestec is vehicle noise. The description of the use that has been provided by the Applicant identifies engine assembly and restoration being a component of the use. This will invariably involve some testing of said engines, which will inevitably produce some level of noise. That being said, unless these engines are being tested on a dynamometer or similar machine – where they are being pushed to their limits and tested for torque and power – then the noise produced from such testing should not be unreasonable. There is no intent to install a dynamometer in the premises, but Condition No. 3 has been recommended to ensure this continues to be the case, to ensure the continued protection of the amenity of nearby sensitive receivers.

The acoustic assessment undertaken by Bestec included an attended noise survey, conducted for only one hour, between 3pm and 4pm on a weekday. This survey suggested that the noise generated from the general operations of the workshop will not exceed the relevant day time criteria in the *Environment Protection (Commercial and Industrial Noise) Policy 2023* ("Noise Policy") – appropriately calculated to be a threshold of 50dB(A) – when measured from adjacent sensitive receivers.

The acoustic report was not clear as to how the noise levels provided for the adjacent sensitive receivers were measured. Later discussions with the Applicant's acoustic engineer revealed that on-site noise measurements were not undertaken during the attended noise survey, but instead the noise levels expected to be experienced at these sites were estimated using known acoustic formulae based on the on-site noise levels and the construction material of the subject building (see **Attachment 7**). The use of known formulae to estimate the noise levels for an existing land use is inherently not that different from using acoustic modelling to predict noise levels for a future land use. Accordingly, this method is considered sufficient in the circumstances. Nevertheless, Condition No. 5 is recommended to ensure that the land use continues to operate within the parameters set by the Noise Policy.

Performance Outcome 2.1 of the Interface Between Land Uses module 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:*
>
> *(e) The nature of the development*
> *(f) Measures to mitigate off-site impacts*
> *(g) The extent to which the development is desired in the zone*
> *(h) 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 Applicant suggests that their 'nominal business hours' are between 8am and 9pm, up to 7 days per week, but that they operate on an appointment-only basis. Verbal discussions between Council staff and the Applicant revealed that the premises rarely operates beyond 6pm on a weekday, or at all on weekends and only when business demands require. As highlighted above, the Applicant's acoustic consultant suggests that the operations of the premises will comply with the relevant "daytime" noise criteria in the Noise Policy, which defined as being the hours between 7am and 10pm.

Notwithstanding this, the Suburban Business Zone seeks 'low-impact' non-residential uses that maintain high 'environmental amenity' (Performance Outcome 2.2). The subject land directly abuts an Established Neighbourhood Zone that is rife with sensitive receivers that enjoy a high level of amenity and is adjacent other sensitive receivers to the north that are within the Suburban Business Zone. Accordingly, it is considered appropriate that the hours of the premises be restricted to the following hours of operation, to maintain an appropriate balance between the operational requirements of the premises and the surrounding residential amenity:

- Monday to Friday, 8am to 7pm
- Saturday, 9am to 5pm
- Sunday, 10am to 5pm

The appropriateness of these hours in the context of the premises' operational requirements have been confirmed with the Applicant and are reflected in Condition No. 2.

Waste Management

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

> *"The negative visual impact of … waste management … 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."*

Performance Outcome 43.1 of the Desing in Urban Areas module states:

> *"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:*
>
> *(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:*
> *(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 bank and its subsequent removal off-site on a regular basis."

All waste generated from the development will be stored within the building, out of public view, consistent with Performance Outcome 1.5 above. Condition No 4 reinforces the need to keep waste and other stored materials screened from public view. In their Response to Representations, and through verbal discussions, the Applicant has advised that all waste oil from engines is appropriately drained, collected, stored and disposed of off-site in accordance with industry standards and consistent with Performance Outcome 43.1 above.

Traffic Impact, Access and Parking

Access to the site remains unchanged by this proposal. Although no line marking exists on the site currently, the application shows an intent to line mark five (5) car parking spaces in the area between the building and the front boundary, adjacent the east boundary of the site.

Performance Outcome 5.1 of the Transport, Access and Parking module 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 satisfaction of the applicable car parking rates in the Table 1 or 2 of this module is one way by which this Performance Outcome may be met. The rates contained within Table 1 and 2 reflect the generally well-established approach for determining if a development provides sufficient car parking provision. In this case, the land use proposed is not so unique as to warrant a different assessment, and so the rates prescribed in the applicable Table is considered appropriate for satisfaction of the Performance Outcome. To this end, the subject land is not in a high frequency public transit area (as defined by the Planning & Design Code) and therefore the rates in Table 1 of the module are applicable.

Table 1 prescribes a car parking rate of 3 spaces per service bay for a motor repair station. The floor plan demonstrates two (2) vehicle hoists (service bays) inside the premises, although it is reasonable to expect that detailing and restoration works may occur without needing a hoist. Notwithstanding, the Code therefore expects this development to provide six (6) parking spaces, whereas the development provides for five (5) spaces. This shortfall of one (1) space can be supported because there is ample additional floor area within the building for the storage of vehicles; something that the Applicant has stated they already do.

Further, using the rates in Table 1, the existing land use generates a theoretical demand of 14 spaces (3 for the warehouse and 11 for the offices), Thus, there is an existing shortfall of nine (9) parking spaces – disregarding the absence of any formal line marking – which, per established case law, can rightfully carry over to any subsequent land use. In this context, the shortfall of one (1) on-site car parking space can be justified.

Performance Outcome 3.8 of the Transport, Access and Parking module states:

> *"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 reasonable anticipated."*

The site plan provided with this application has not been drawn to scale and so it is not possible to determine the functionality of the car parking area to determine satisfaction of the abovementioned Performance Outcome. Although five (5) vehicles are able to be parked on the premises in this arrangement – as observed by Council staff during a site inspection – it is not clear whether five (5) car parking spaces can be line marked in accordance with the relevant Australian Standard and whether those spaces allow for adequate manoeuvrability per Performance Outcome 3.8 above.

Accordingly, a Reserved Matter has been recommended, requiring a car parking plan drawn in accordance with the relevant Australian Standard, so that this assessment can be properly undertaken. It is the administration's view that this is not fundamental to the application given the car parking assessment above – it will either be the case that a compliant five (5) or four (4) space car park is possible on this site, and in

either case a shortfall is able to be supported based on the existing on-site shortfall and the room available for parking within the building if required.

The Reserved Matter has been drafted to allow the Assessment Manager to assess the car parking plan, upon receipt of the relevant information; however, the Panel may choose to change this should they wish to undertake that assessment themselves. Upon satisfaction of the Reserved Matter, it is intended that further conditions will be imposed on the planning consent requiring the car parking spaces to be line marked and wheel stopping devices installed.

Consideration of 'Seriously at Variance'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2023.14, 12/10/2023), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- The proposed land use is envisaged within the Suburban Business Zone per PO/DPF 1.1;
- The potential off-site impacts from the proposed land use are not unreasonable, consistent with POs 1.2 and 4.1 of the Interface Between Land Uses module;
- The hours of operation of the land use are not unreasonable per PO 2.1 of the Interface Between Land Uses module; and
- Sufficient on-site car parking provision is able to be provided to cater for the needs of the development, without a reliance on on-street parking spaces.

CONCLUSION

The proposed use of the land is envisaged within the Suburban Business Zone. In this particular case, although the subject land directly abuts an Established Neighbourhood and is adjacent to numerous sensitive receivers, the off-site impacts generated by the land use are considered to be reasonable such that this use is compatible with its environs and is therefore appropriate. The hours of operation of the premises are reasonable in this context. Waste generated from the land use is able to be appropriately collected, stored and disposed without environmental impacts. Sufficient on-site parking is provided to accommodate the needs of the development, and it is appropriate that the proposed Reserved Matter be imposed to ensure a functional car parking area is provided on-site. Consequently, the proposed development warrants planning consent.

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 23015730, by David Hille is granted Planning Consent subject to the following conditions and reserved matter:

RESERVED MATTER
Planning Consent

A site plan, drawn to scale, shall be provided, to the reasonable satisfaction of the Assessment Manager, that shows car parking spaces located and dimensioned in accordance with AS 2890.1:2004.

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matters.

Pursuant to Section 127(1) of the Planning, Development and Infrastructure Act 2016, the power to impose further conditions of consent in respect of the reserved matter(s) above is delegated to the Assessment Manager.

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
The hours of operation for the premises shall be restricted to the following times:

- Monday to Friday, 8am to 7pm
- Saturday, 9am to 5pm
- Sunday, 10am to 5pm

Condition 3
No vehicle dynamometer shall be installed or operated on the subject land.

Condition 4
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 5
Noise from the premises shall not exceed the relevant Environment Protection Noise Policy criteria.

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.

To the City of Norwood, Payneham and St. Peters

NDAUTO, SLT Autoworks, and Carbon H are a co-operative collective specialising in boutique and high-end light mechanical repairs, assembly, and restoration.

NDAUTO is a paint restoration (detailing) and light mechanical expert.

SLT Autoworks specialises in light mechanical repairs, vehicle restorations and engine assembly.

Carbon H specialises in engine building and restoration.

No engine machine work or automotive painting/body repair work is carried out on site. This work is all outsourced.

We also provide secure on-site storage for client's high-end vehicles.

This is a brief overview of the work carried out by the businesses occupying 20 Beulah Rd, Norwood.

We operate on a "by appointment only" basis, however, our nominal business hours are between 8am to 9pm up to 7 days a week depending on workflow.

If you should require any further clarification, please do not hesitate to contact me on

Kind regards,

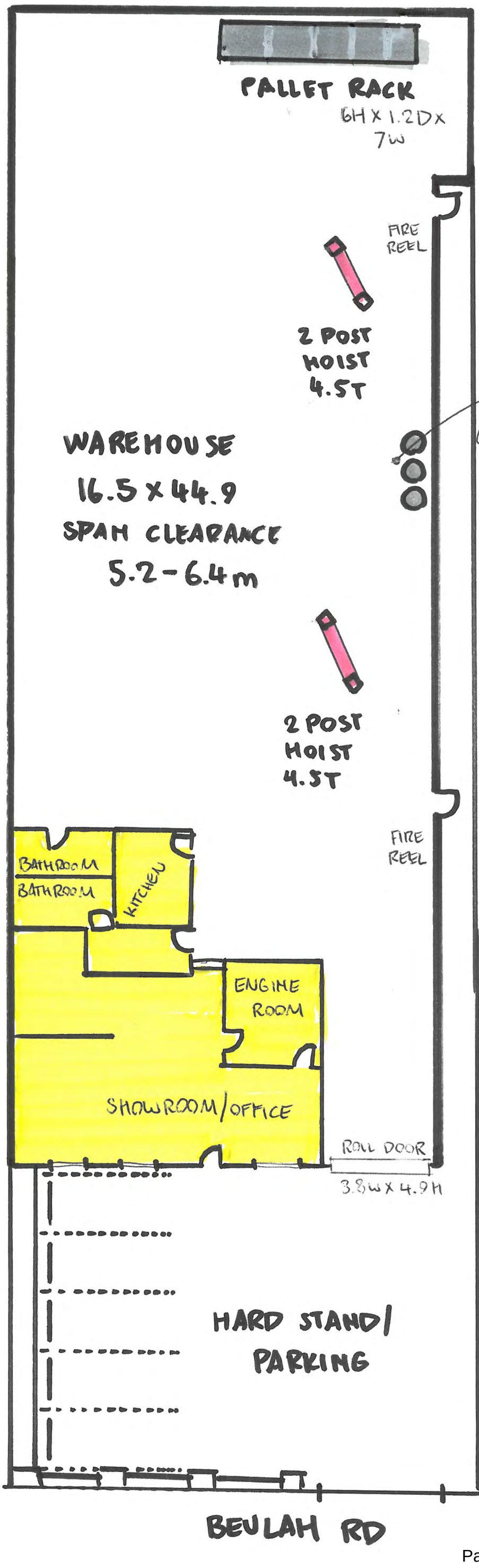
David Hille

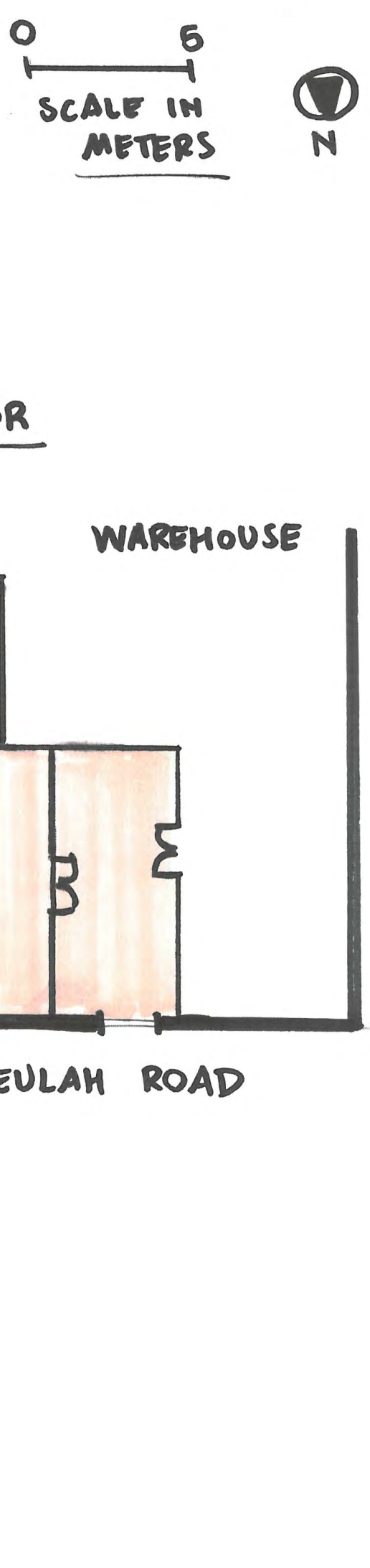
20 Beulah Rd, Norwood, 5067.

20 BEULAH RD

SITE PLAN

WAREHOUSE : 649 sqm
GF OFFICES/AMENITIES : 139sqm
FIRST FLOOR : 134 sqm
SITE : 1071 sqm





Attachment 1

W

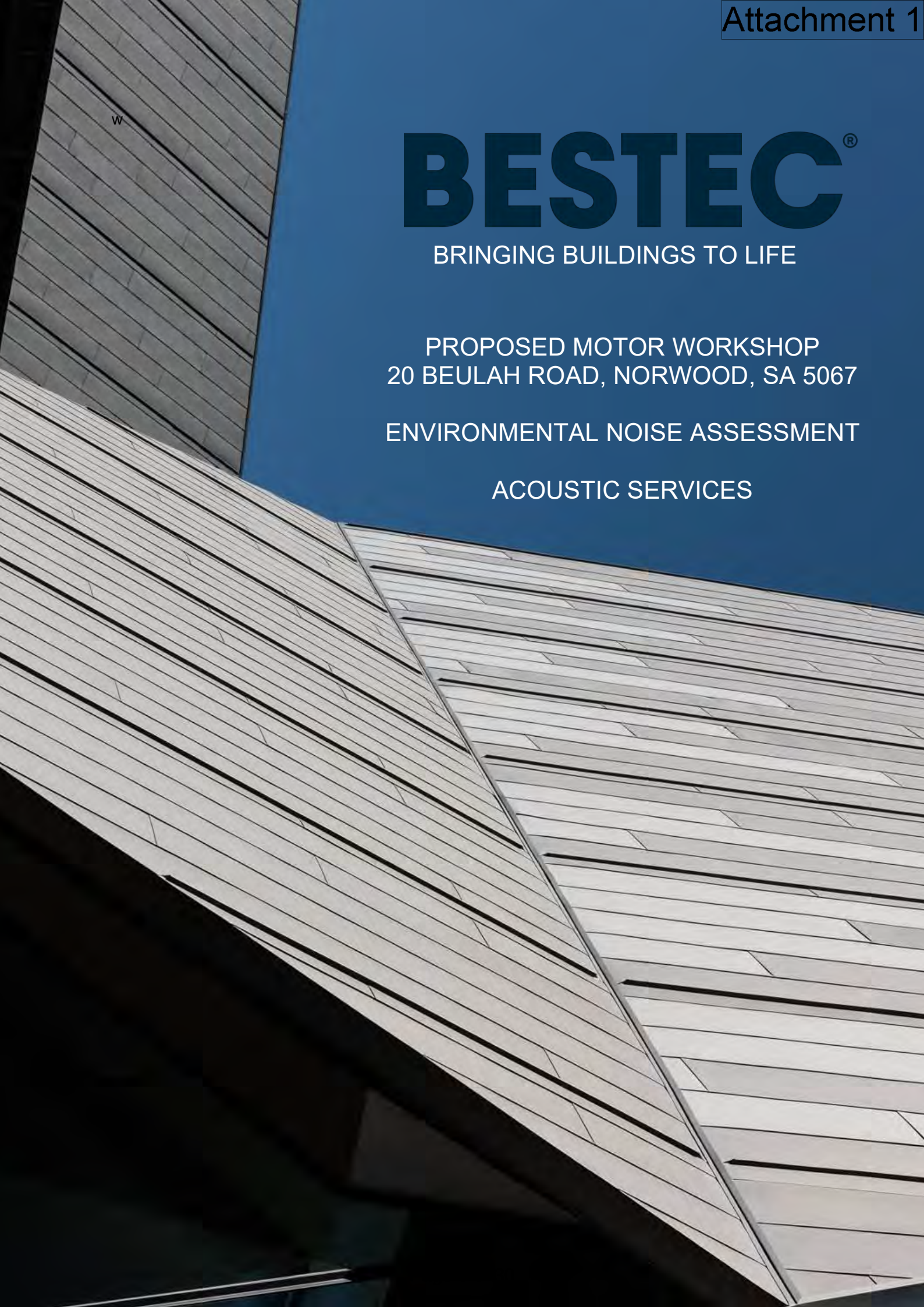
BESTEC®

BRINGING BUILDINGS TO LIFE

PROPOSED MOTOR WORKSHOP
20 BEULAH ROAD, NORWOOD, SA 5067

ENVIRONMENTAL NOISE ASSESSMENT

ACOUSTIC SERVICES



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W. bestec.com.au

ADE: OZH
57826/6/1
09 May 2024

David Hille
20 Beulah Road
NORWOOD SA 5067

Attention: Mr D Hille

Dear Sir

PROPOSED MOTOR WORKSHOP, 20 BEULAH ROAD, NORWOOD, SA 5067
ENVIRONMENTAL NOISE ASSESSMENT
ACOUSTIC SERVICES

As requested, we enclose a copy of our Acoustic Engineering Services report for the above project.

We trust that the report provides sufficient information for your immediate purpose, and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD

AJAY DESHMUKH
ACOUSTIC SERVICES ENGINEER

II

DOCUMENT CONTROL

REVISION	DATE	REVISION DESCRIPTION
00	09.05.2024	Initial Issue

Contents

Introduction

BESTEC Pty Ltd has been engaged to assess an environmental noise impact to the nearest noise sensitive receivers resulting from operation of the proposed motor workshop *(Street Level Tuning as indicated on Google Maps)* on 20 Beulah Road, Norwood, SA 5067. This document presents the proposed environmental noise criteria, the results of the attended survey conducted, predicted noise levels associated with operation of the workshop equipment/ tools and the results of our assessment.

Executive Summary

In summary,

- Appropriate environmental noise criteria have been nominated in accordance with the Environment Protection (Commercial and Industrial Noise) Policy 2023.
- South Australia Planning and Design Code 2024 have been reviewed to determine the relevant planning conditions and requirements applicable to the development.
- An attended noise survey was conducted on 30 April 2024 in the workshop in order to establish the noise emissions generated by operational activities in the workshops and at the nearest noise sensitive receivers on Fisher Street to establish the existing acoustic environment at Fisher Street.
- The collected data were analysed and the noise emissions at the nearest noise sensitive receiver associated with operational activities in workshop were established and assessed against the selected environmental noise criteria.
- The results of our assessment revealed that the calculated continuous noise levels at the nearest noise sensitive receiver due to operational activities in proposed workshop is predicted to be 27dBA, which achieves the day time continuous noise criterion.

Based on above, we conclude that the desired outcome stipulated in the SA Planning and Design Code assessment Provisions (Section interface between Land Uses of the), DO 1: *Development to be located and designed to mitigate adverse effects on or from neighbouring and proximate uses will be achieved.*

For explanation of acoustic terms in the report, please refer to the Glossary of Acoustic Terminology attached to this document (APPENDIX A).

Acoustic Analysis

References

The following documents have been referenced within the preparation of this acoustic report:

[1] SA Planning and Design Code, 2024.

[2] SA Environment Protection (Commercial and Industrial Noise) Policy 2023.

[3] World Health Organisation (1999) “Guidelines for community Noise”.

[4] Site plan sketch provided by David Hille (Owner) proposed motor workshop (Street Level Tuning).

[5] Interactive Map – https://location.sa.gov.au/viewer/, Department of Infrastructure and Transport, Government of South Australia, accessed 30 April 2024.

[6] AS 1055:2018 “Acoustics -Description and measurement of environmental noise”.

[7] Google Maps, https://www.google.com/maps/place/20+Beulah+Rd,+Norwood+SA+5067, accessed 30 April 2024.

Existing Development and Conditions

The proposed workshop is located at 20 Beulah Road, Norwood on land zoned Suburban Business (SB) with nearest residential noise sensitive receivers located within Established Neighbourhood (EN) as defined by the SA Planning and Design Code [1]. The location of the development, with respect to the SA Planning and Design Code is illustrated in Figure 1.

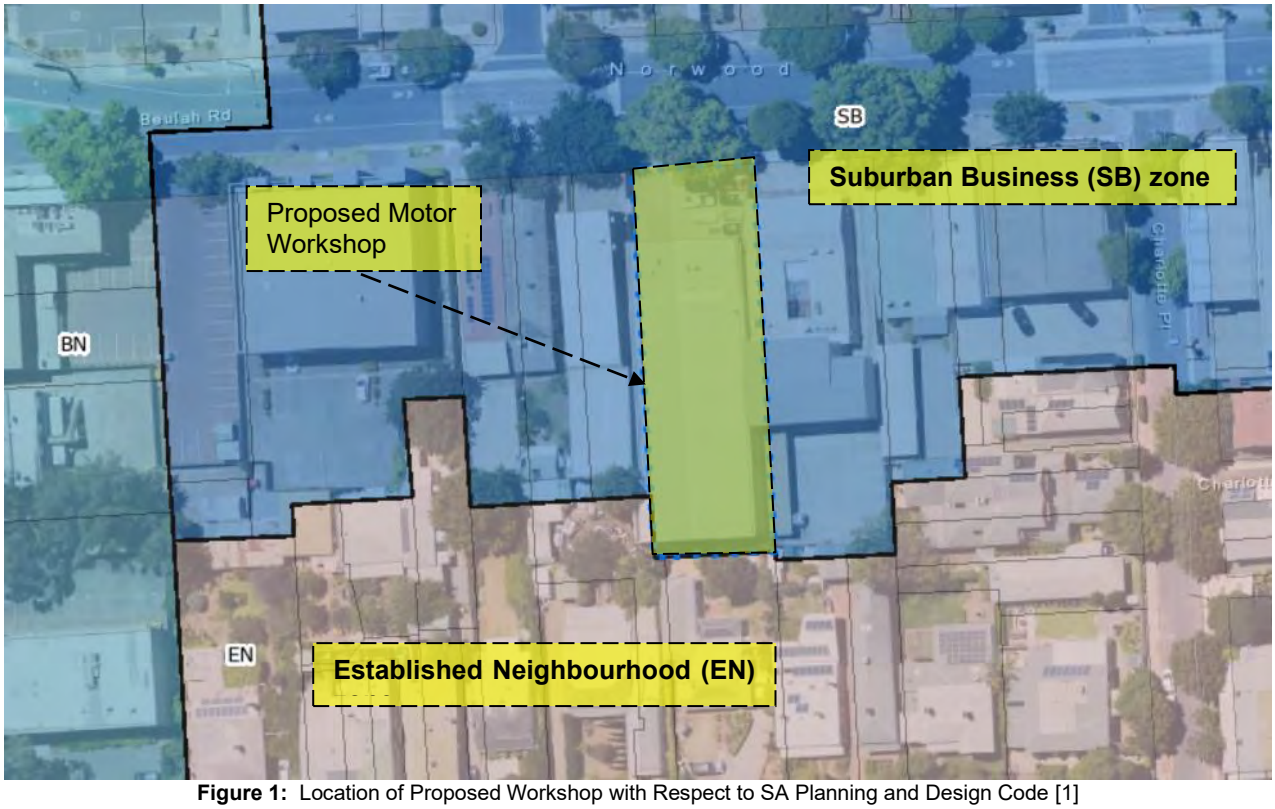


Figure 1: Location of Proposed Workshop with Respect to SA Planning and Design Code [1]

The current hours of operation are detailed below, and we understand they will remain unchanged:

- 08:00 – 18:00 Tuesday to Friday
- Closed on Saturday, Sunday & Monday.

Figure 1 details the noise sensitive receivers with respect to the existing workshop location, the existing workshop facility is bounded by the following boundaries:

- North – Beulah Road separating the site from Commercial developments, which are located within the Suburban Business (SB) zone;
- East, West – adjacent commercial properties located on the land zoned Suburban Business (SB);
- South, South - East and South-West, - residential area (zoned Established Neighbourhood - EN).

Existing Development

The development under assessment is an automotive workshop located on land zoned "Suburban Business" (SB) which primarily accommodates general industrial, logistical, warehousing, storage, research and training etc.

The nearest noise sensitive residential receivers are located on South and South-West, on land zoned "Established Neighbourhood" (EN), which is classified as residential zone in accordance with the SA Environment Protection (Commercial and Industrial Noise) Policy 2023.

The given workshop facility operates the following machinery/tools:

- Air compressor
- Two Hydraulic Hoists
- Handheld tools such as wrench/spanner, rachet and socket, screwdrivers, electrical/battery drill etc.

Conditions

The SA Planning and Design Code [1] sets the Desired Outcome (DO) for developments, which might affect sensitive receivers in adjacent areas as follows:

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

The following requirements (performance outcomes) of the SA Planning and Design Code [1] are relevant to the design and siting of the proposed developments (Section Interface Between Land Uses):

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.

P0 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

PO 2.1 Non-residential development does not unreasonably impact on 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.

A non-residential development is deemed to satisfy the above requirement if the noise emissions that affect the noise sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria (DTS/DPF 4.1).

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved) sensitive receivers.

A non-residential development is deemed to satisfy the above requirement if its operating hours are within 7am to 9pm (Mon to Fri) and 8am to 5pm (Sat and Sun) (DTS/DPF 2.1)

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*

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.*

Attended Noise Survey

An attended noise survey was conducted between 15:00 – 16:00 on the 30 April 2024, using a Brüel & Kjaer Hand-held Analyser Type 2270 (Serial Number: 3006966, last calibrated on the 25 November 2023, due for 25 November 2024, fitted with an approved windshield. The calibration of the analyser was spot checked before and after the measurements and no drift was detected. The Sound pressure levels resulting from operation of different tools as well as reverberant noise levels[1] in the workshop measured during the survey are detailed in Table 1.

Process	L_{Aeq}, dBA	L_{Amax}, dBA	L_{A10}, dBA	L_{A90}, dBA	Notes
Pneumatic Compressor	63	72	65	59	Sound pressure level measured at 1m from the compressor
Hydraulic Hoist	72	87	73	67	Sound pressure level measured approximately 1m from the hoist
Workshop	72	86	77	61	Reverberant sound pressure level measured approximately in the middle of the workshop with normal workshop activities taking place, air compressor and hoists in operation;
Fisher Street	46	70	48	41	Noise Levels measured on Fisher Street to establish existing acoustic environment at Fisher Street.

Table 1: Summary of Attended Noise Survey in the existing workshop (dated 30 April 2024).

Design Criteria

As the Deemed-to-Satisfy/Designed Performance Feature (DTS/DPF 4.1) refers to compliance with relevant Environment Protection (Commercial and Industrial Noise) Policy criteria, the environmental noise assessment was conducted against the criteria set by the Environment Protection (Commercial and Industrial Noise) Policy 2023 [2].

The Environment Protection (Commercial and Industrial Noise) Policy 2023 [2] sets out the maximum allowable continuous noise in terms of the A-weighted Equivalent Continuous Noise Level (L_{Aeq}), based on the time of day and zoning/use of land in which the noise source and receiver are located. With reference to SA planning and Design code 2024 [1], the Workshop facility is located on land zoned “Suburban Business” (SB) with the nearest noise sensitive receivers located on land zoned “Established Neighbourhood” (N). Table 2 shows the indicative noise factors based on time of day and night time for both land-uses as stipulated in Appendix 1: Tables with Discussion (Indicative noise factor guidelines) of the EPA 2023 [2].

Zone	Land Use Category	Day Time (07:00 to 22:00)	Night Time (22:00 to 07:00)
Established Neighbourhood	Residential	52	45
Suburban Business	Residential, Light Industry, Commercial	57	50

Table 2: Indicative noise factors based on time of day and land use.

In accordance with the EPA 2023, if the noise source and noise receiver are located within different land use zones, the indicative noise level is the average of the indicative noise factors for each land use category. In addition, the EPA 2023 [2] states that the predicted continuous noise level due to the proposed development (for application for development authorisation) should not exceed the indicative noise level, minus 5dBA.

[1] The results of the survey indicates that the noise emission contains tonal components

Based on the average of the relevant land use categories, minus 5dBA for planning purposes, the applicable day and night time noise criteria would be as follows:

- Workshop impacting on commercial receivers:
  - Day-time (07:00 to 22:00): 57dBA
  - Night time (22:00 to 7:00): 50dBA
- Workshop impacting on residential receivers:
  - Day-time (07:00 to 22:00): 50dBA
  - Night time (22:00 to 07:00): 43dBA

As the proposed motor workshop operates only during day-time, the environmental noise impact from operation of the proposed workshops will be assessed against the day time criteria only.

Note that if noise emitted by the development contains any tones, modulation, impulsive or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows: -

- Noise containing 1 characteristic - 5dBA penalty added to source continuous noise level.
- Noise containing 2 characteristics - 8dBA penalty added to source continuous noise level.
- Noise containing 3 or 4 characteristics - 10dBA penalty added to source continuous noise level.

Understanding and Assumptions

Our assessment has been conducted considering following understanding and assumptions:

- There is an existing 1,800mm high Good Neighbours fence separating the proposed motor workshop from the adjacent properties to the western side.
- The A-Weighted Equivalent Continuous Noise Levels resulting from operation of pneumatic compressor detailed in Table 1 and used in our assessment was measured over 1-minute interval *($L_{Aeq,1min}$)*.
- The A-Weighted Equivalent Continuous Noise Levels resulting from operation of hydraulic hoist detailed in Table 1 and used in our assessment was measured over 1-minute interval *($L_{Aeq,1min}$)*.
- The reverberant A-weighted Equivalent Continuous Noise Level resulting from operation of general activities in workshop detailed in Table 1 and used in our assessment was measured over 5-minute interval *($L_{Aeq,5min}$)*.
- We assume skylight constructed of minimum 2mm polycarbonate sheeting.
- A penalty of 5dBA has been applied as the measured noise levels exhibited tonal components at low-mid range frequencies.
- Distances[2] to the surrounding receivers (measured from SA location viewer [5]) from front (Facing Beulah Road) shutter door of proposed motor workshop (Street Level Tuning) :
  - 17 Fisher Street (Nearest Noise Sensitive residential receiver on south) – 48m
  - 13 Fisher Street (Noise Sensitive residential receiver on South-west) – 48.4m
  - 19 Fisher Street (Noise Sensitive residential receiver on South-east) – 52.7m

Assessment and Recommendations

The results of the environmental noise assessment with the noise contribution from source to each receiver are summarised in Table 3 below.

[2] Please note that all the distances are approximated for the purpose of assessment, measured from SA location Viewer.

Noise Source	Receiver	Day Time Criterion, dBA	Overall Noise Levels at noise Sensitive Receiver, dBA	Conclusion
Proposed Motor Workshop *(Street Level Tuning)*	17 Fisher Street (South)	50	27	Complies
	13 Fisher Street (South-West)		23	Complies
	19 Fisher Street (South-East)		22	Complies

Table 3: Assessed Environmental Noise Level from Each Source to the nearest noise sensitive receivers.

The analysis of the noise levels at the nearest residential boundaries resulting from operational activities in the workshop demonstrates that the calculated noise levels due to operational activities in proposed workshop impacting the nearest noise sensitive receivers are significantly lower than the selected daytime criterion, hence the environmental day time noise criteria is achieved at all residential boundaries.

Conclusion

An environmental noise assessment of the existing developments has been conducted against relevant environmental noise criteria and SA planning and Design Code. Based on the results of our assessment, we conclude that the desired outcome stipulated in the SA Planning and Design Code assessment Provisions (Section interface between Land Uses of the), DO 1: *Development to be located and designed to mitigate adverse effects on or from neighbouring and proximate uses will be achieved.*

APPENDIX A

GLOSSARY OF ACOUSTIC TERMINOLOGY

dB(A) Also referred to as dBA. A unit of measurement, decibels (A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phones. The table below outlines the subjective rating of different sound pressure levels.

Noise Level (dBA)	Subjective Rating
25-30	Barely audible and very unobtrusive.
30-35	Audible but very unobtrusive.
35-40	Audible but unobtrusive.
40-45	Moderate but unobtrusive.
45-50	Unobtrusive with low levels of surrounding activity.
50-55	Unobtrusive with high levels of surrounding activity.

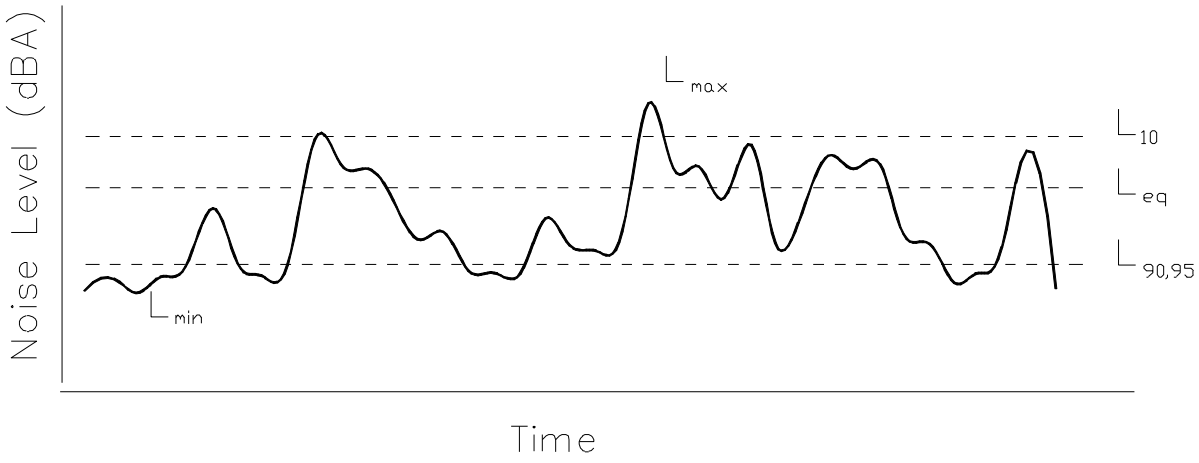
L_1 The noise level which is equaled or exceeded for 1% of the measurement period. L_1 is an indicator of the impulse noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{10} The noise level which is equaled or exceeded for 10% of the measurement period. L_{10} is an indicator of the mean maximum noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{90}, L_{95} The noise level which is equaled or exceeded for 90% of the measurement period. L_{90} or L95 is an indicator of the mean minimum noise level, and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

L_{eq} The equivalent continuous noise level for the measurement period. L_{eq} is an indicator of the average noise level (usually in dBA).

L_{max} The maximum noise level for the measurement period (usually in dBA).



Note: The subjective reaction or response to changes in noise levels can be summarized as follows: A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/R_W Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

Type of noise source	STC/Rw Rating				
	40	45	50	55	60
Normal Speech	Audible	Just Audible	Not Audible		
Raised speech	Clearly Audible	Audible	Just Audible	Not Audible	
Shouting	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Small television/small entertainment system	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Large television/large hi-fi music system	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Just Audible
DVD with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible
Digital television with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible

FSTC/R_W' The equivalent of STC/R_W, unit for sound insulation performance of a building element measured in the field.

C_I, C_{tr} The ratings (R_W, D_{nTw}, L_{nTw}) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic (C_{tr}) or footfalls (C_I). The ratings may be written as R_W+C_{tr}, or $D_{nTw}/L_{nTw}+C_I$.

NNIC/D_{nTw} Normalized Noise Isolation Class, or Weighted Standardized Sound Level Difference. Provides a single number rating of the sound level difference between two spaces, and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/R_W rating.

IIC/L_{nw} Impact Insulation Class, or Weighted Normalized Impact Sound Level. L_{nw} = 110 - IIC. The higher the IIC rating, or the lower the L_{nw} rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

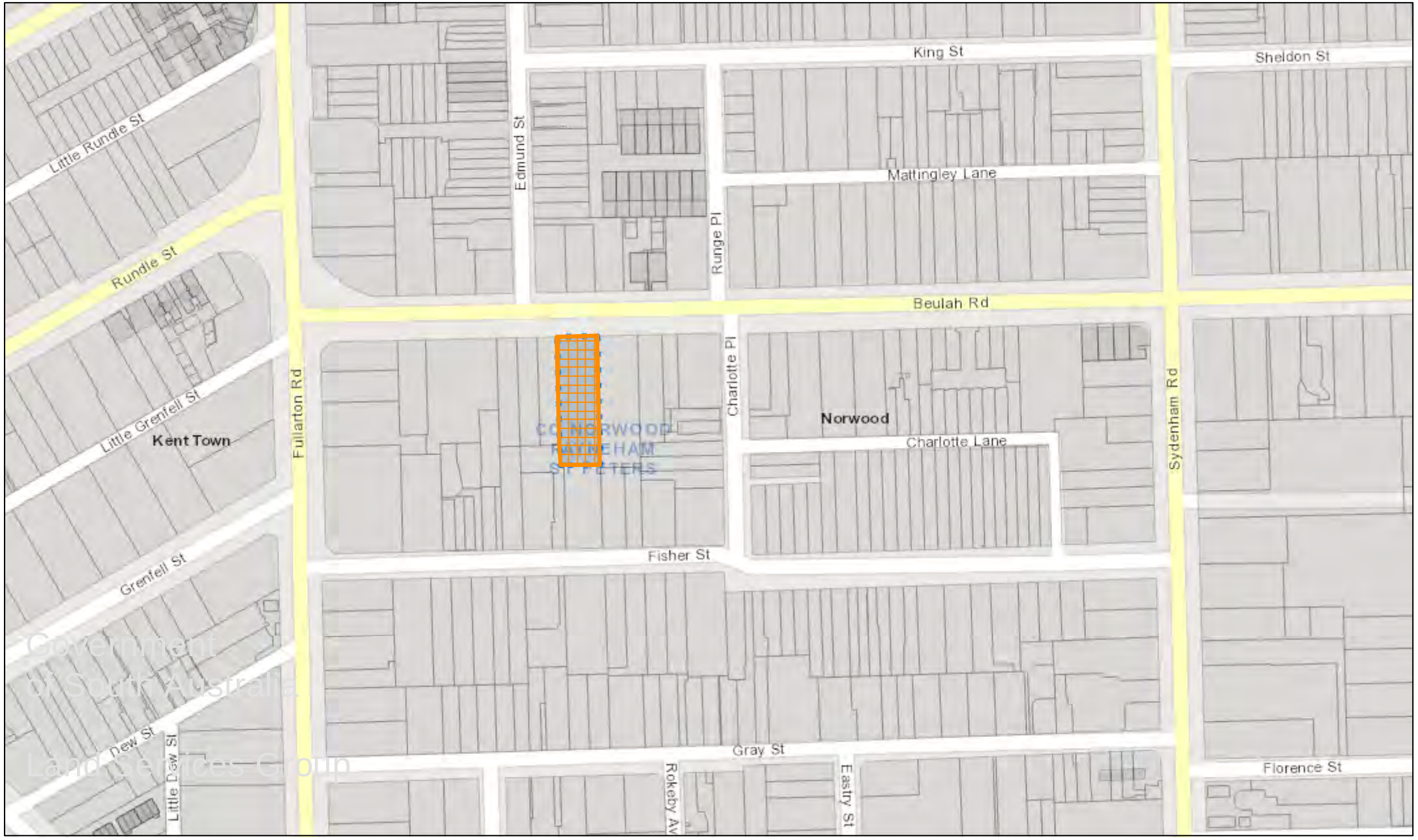
IIC	Lnw	Subjective Rating
40	70	Clearly Audible
45	65	Clearly Audible
50	60	Audible
55	55	Audible
60	50	Just Audible
65	45	Inaudible

FIIC/L_{nTw}' The equivalent of IIC/L_{nw}, but the performance is for the building element measured in the field.

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

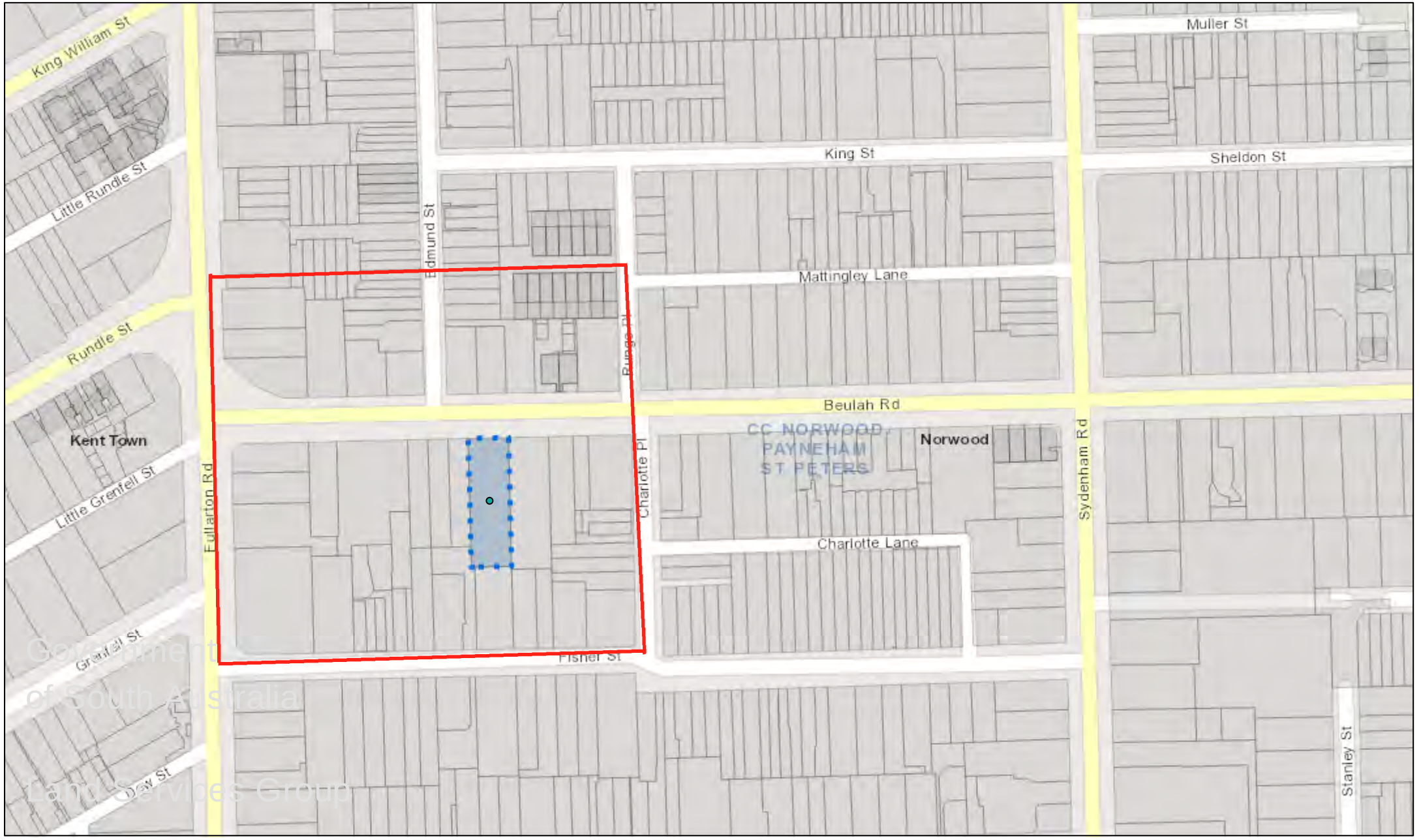
Subject Land Map



SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Locality Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

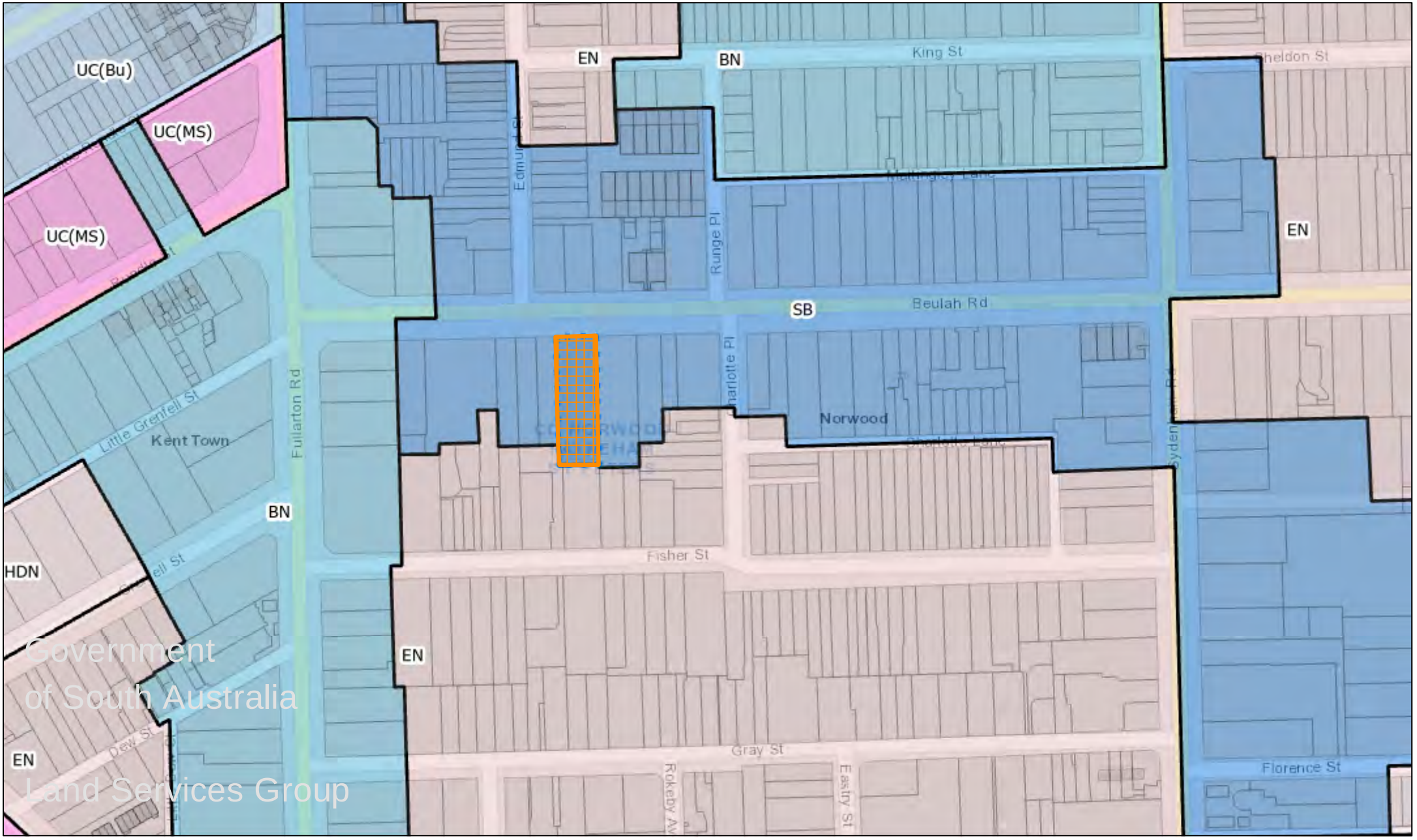
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

LEGEND:

SB	Suburban Business
EN	Established Neighbourhood
BN	Business Neighbourhood
UC(Bu)	Urban Corridor (Business)
UC(Ms)	Urban Corridor (Main Street)
HDN	Housing Diversity Neighbourhood



SAPPA Report

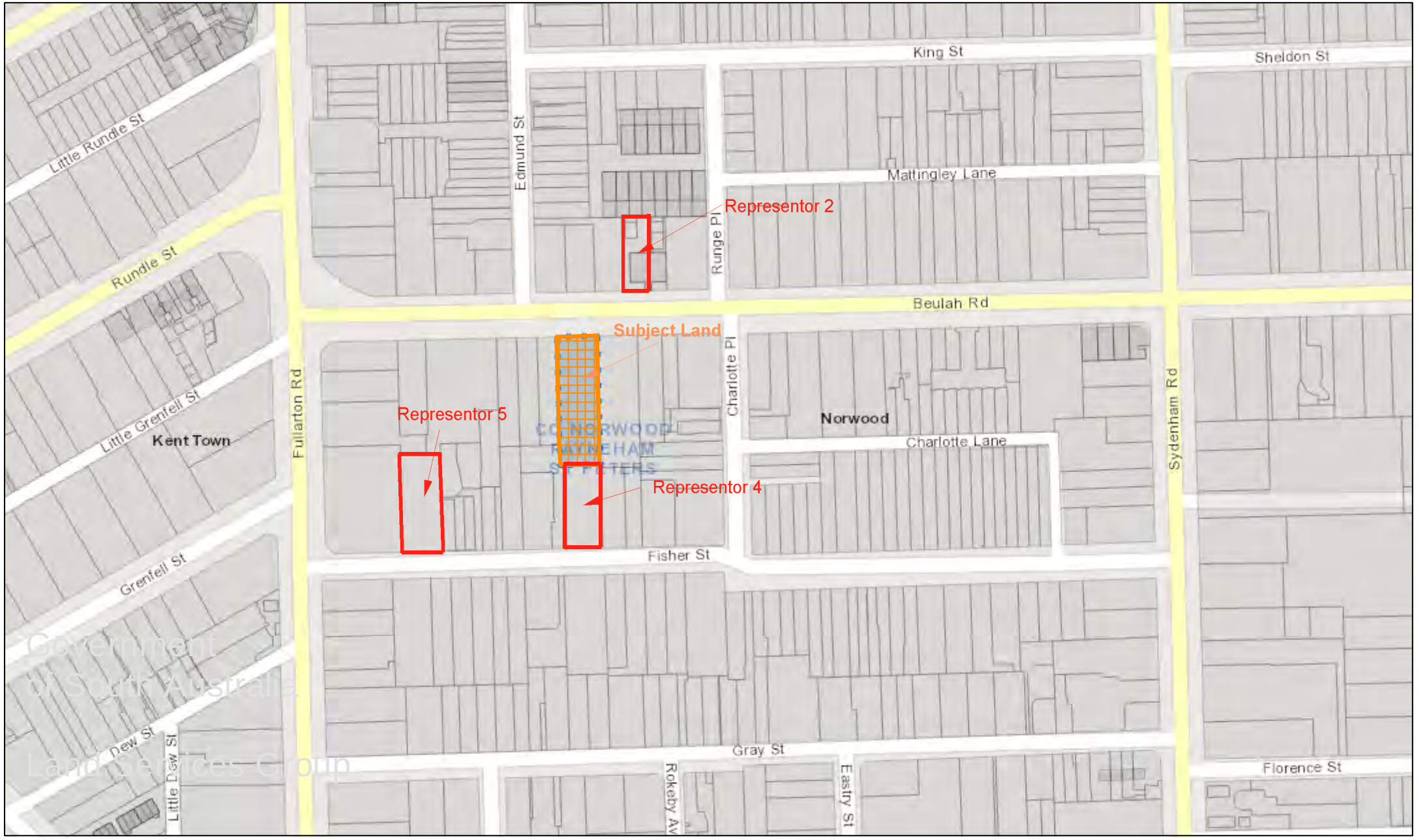
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Outside of Map Area:

Representor 1 - PO Box 627, Kent Town

Attachment 4

Subject Land Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Application Summary

Application ID	23015730
Proposal	Change of use to a motor repair station
Location	20 BEULAH RD NORWOOD SA 5067

Representations

Representor 1 - Lachlan McMichael

Name	Lachlan McMichael
Address	PO BOX 627 KENT TOWN DC SA, 5071 Australia
Submission Date	26/05/2024 10:29 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 with some concerns

Reasons

The current supplied public documentation is limited and does not allow the reader to make an informed decision about what changes are being proposed for the use of the current site. The site already appears to already be operating under the application provisions (i.e. operating as a motor workshop). Does this application reflect a material change in the current use of the site and if not why is this application required? The specification of why this application is required and whether there is a material change to the current use of the site should be provided to relevant stakeholders before an informed decision can be made regarding the current application. If there are no material changes to the current use of the site I have no concerns with proceeding with this application as there are currently limited noise impacts at my residential property. However, if there are material changes to the use of the site these changes need to be made clear in the application so that the reader can appreciate and understand any changes being proposed and what impact they may have.

Attached Documents

Representations

Representor 2 - Bradley Thomas

Name	Bradley Thomas
Address	U4 25 Beulah Road, Norwood SA 5067 NORWOOD SA, 5067 Australia
Submission Date	07/06/2024 04:33 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
Parking in the street is at a premium for clients of my business and surrounding businesses. It will be detrimental to all those businesses if vehicles to be repaired or that have been repaired by this business are parked in the street taking up valuable parking spaces of clients / customers of surrounding businesses.

Attached Documents

Representations

Representor 3 - Anon Anon

Name	Anon Anon
Address	Neighbour NORWOOD SA, 5067 Australia
Submission Date	08/06/2024 09:20 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 The motorcycles late at night are horrible	

Attached Documents

Representations

Representor 4 - Ping ZHANG

Name	Ping ZHANG
Address	17 Fisher Street NORWOOD SA, 5067 Australia
Submission Date	13/06/2024 10:58 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

Noise Pollution: Car repair activities generate significant noise, which could disturb the peace and quiet of the neighborhood. Environmental Impact: Car repair shops handle hazardous materials such as oil, solvents, and other chemicals. Improper disposal or accidental spills could lead to soil and water contamination, posing environmental and health risks. Air Quality: Emissions from car repairs, such as exhaust fumes and chemical vapors, can negatively affect air quality and contribute to respiratory problems for nearby residents. Safety Risks: The handling of flammable and hazardous materials in a car repair facility poses potential fire and safety risks to the surrounding properties and residents.

Attached Documents

Representations

Representor 5 - Rosemary Wight

Name	Rosemary Wight
Address	1 FISHER STREET NORWOOD SA, 5067 Australia
Submission Date	17/06/2024 06:04 PM
Submission Source	Over Counter
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 see attached submission	

Attached Documents

StatementOfRepresentation-Application23015730-RosemaryWight-14June2024-8438399.pdf

Sadie Wight

From: Rose
Sent: Thursday, 13 June 2024 15:06
To: Sadie Wight
Subject: Fwd: Proposed development Norwood ID2301530

Sent from my iPad

Begin forwarded message:

From: Rose
Date: 13 June 2024 at 3:03:14 pm ACST
To: Emma Wight
Subject: Proposed development Norwood ID2301530

This email is to list below my objections to the proposed change of use at 20 Beulah Road Norwood to a motor repair station -

(1) The proposed business will abut a quiet residential heritage street and there will be an increase of noise and possible pollution - most auto repair stations need waste oil collection and other chemical stored.

(2) There will be extra pressure on parking availability as most auto motor repair stations want to park finished cars in the street prior to collection and the surrounding streets are completely full of cars as most houses in these streets do not have off street parking available.

(3) Both local and state governments spent a lot of work and taxes on turning Beulah road into a purpose built safe cycling track for commuters and school students and actually removed the turn right facility on to Fullarton Road to help prevent accidents (added traffic lights) seems counter productive to propose a business that will cause more traffic (ie road testing) on to Beulah Road.

Rose Wight OAM

Sent from my iPad

Response to Representations
Application ID: 23015730
Proposal: Change of use to a motor repair station
Location: 20 BEULAH RD NORWOOD SA 5067

Representor 1 - Lachlan McMichael
Response – Lachlan has realised that there will be no changes to the current usage and can be used as proof that we are not impacting residents negatively.

Representor 2 - Bradley Thomas (located across and 50m east along Beulah)
Response – Parking concerns are quite valid, parking on Beulah Rd is at a premium. However, we don't park our or customer vehicles on the street because we have ample on premises parking out the front and internally to the workshop.

Representor 3 - Anon Anon
Response – not required

Representor 4 - Ping ZHANG (located immediately behind us)
Response – All valid concerns which we already take measure to address. For example, all waste oils from engines are drained and sent for recycling. We operate during business hours so nighttime noise won't be an issue and daytime noise is kept to a minimum as we don't use pneumatic tools. Air quality is also a major concern as someone who works here is immunocompromised due to mould exposure and is now sensitive to all solvents and fumes. Almost all vehicles that we work on, and service are road registered and retain the standard emissions equipment and therefore pose no more risk than a car driving down the street. We also do not store fuel onsite and keep other solvents to a minimum.

Representor 5 - Rosemary Wight (located in street behind and 100m away as the crow flies)
Response to point 1- I think she believes that we will be located on Fisher St which is residential, unlike Beulah which is commercial. Noise and waste oils addressed previously.
Response to point 2- Car parking concerns previously addressed as we store all cars onsite.
Response to point 3- As we are a specialist garage and do minimal general servicing the vehicles entering and exiting our premises are minimal. For staff it's a minimum of 2 sometimes 3. With a further, often zero, but sometimes 3, customer cars entering and leaving per day. This will be a negligible impact to a road like Beulah Rd

Kieran Fairbrother

From: Ajay Deshmukh
Sent: Monday, 5 August 2024 2:11 PM
To: Kieran Fairbrother
Cc: Matthew Walker; Ivailo Dimitrov
Subject: RE: 5999/24 Proposed Motor Workshop 20 Beaulah Rd Norwood - Environmental Noise Assessment

Hi Kieran,

As discussed on Friday, please find methodology detailed below:
The reverberant sound pressure levels from operation of the each of the source (e.g., Compressor, Hoist, and general workshop activities etc.,) were measured. The building envelope was noted as façade wall constructed of blockwork and roof constructed of metal sheet cladding over foil faced roof insulation and the roller door. The sound insulation loss provided by each of the building element was determined from *INSUL 10.0.2*, and the procedure to predict sound levels (outside of the building envelope) was followed as detailed in " sound measurement and calculations - " in *Acoustics, Noise and Buildings by P H.Parkins, H.R. Humphreys, and J.R.Cowell*. The similar approach can also be found in "sound propagation" in *Engineering Noise Control* (5th Edition) by David A.Bies, Colin H. Hansen, Carl Q. Howard.

Thanks!!

Regards,

AJAY DESHMUKH
Acoustic Services Engineer

BESTEC

A. 144 Gawler Place
Adelaide SA 5000
T
M.
F.
W. bestec.com.au

From:w Kieran Fairbrother
Sent: Friday, August 2, 2024 4:31 PM
To: Ajay Deshmukh
Cc: Matthew Walker ; Ivailo Dimitrov
Subject: RE: 5999/24 Proposed Motor Workshop 20 Beaulah Rd Norwood - Environmental Noise Assessment

Hi Ajay,

Thanks for your response.

With respect to your response to the first question, can you please provide the methodology by which you derived the estimated noise levels at the three sensitive receivers listed in Table 1?

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

From: Ajay Deshmukh
Sent: Friday, August 2, 2024 4:27 PM
To: Kieran Fairbrother
Cc: Matthew Walker ; Ivailo Dimitrov
Subject: RE: 5999/24 Proposed Motor Workshop 20 Beaulah Rd Norwood - Environmental Noise Assessment

Hi Kieran,

Thank you for your email, please find our response below in red.
Should you have any further queries, please let me know.

Regards,

AJAY DESHMUKH
Acoustic Services Engineer

BESTEC

A. 144 Gawler Place
Adelaide SA 5000
T
M.
F.
W. bestec.com.au

From: Kieran Fairbrother
Sent: Wednesday, July 24, 2024 3:30 PM
To: Ajay Deshmukh
Cc: Matthew Walker ; Ivailo Dimitrov
Subject: RE: 5999/24 Proposed Motor Workshop 20 Beaulah Rd Norwood - Environmental Noise Assessment

Hi Ajay,

I hope you have been well.

I am the planner at the Council assessing this development application, and I am currently writing my assessment report that will be presented to the Council Assessment Panel in a few weeks.

I have a couple of questions regarding the attended noise survey you undertook for this development, if you wouldn't mind answering please:

1. With respect to the noise levels presented in Table 3 of your report (below), where were these measurements taken from? I.e. were they taken from outside the front of these properties, within their rear yards, within the dwellings, or were they estimated?
   BESTEC response – They were estimated based on on-site attended noise measurements as stated Table 1 of acoustic report.

Noise Source	Receiver	Day Time Criterion, dBA	Overall Noise Levels at noise Sensitive Receiver, dBA	Conclusion
Proposed Motor Workshop *(Street Level Tuning)*	17 Fisher Street (South)	50	27	Complies
	13 Fisher Street (South-West)		23	Complies
	19 Fisher Street (South-East)		22	Complies

Table 3: Assessed Environmental Noise Level from Each Source to the nearest noise sensitive receivers.

2. I am concerned with the fact that the noise assessment was undertaken only over a one (1) hour period, and did not involve a continuous assessment over a one (1) week period (for example) to properly capture the fluctuating noise patterns that might be typical of a land use such as this. In other words, I am not convinced that the attended noise survey and the results derived therefrom properly reflect the operations of this land use. Can you please provide justification for the decision to only undertake a one (1) hour attended noise survey? –
   BESTEC response – the noise measurements were carried out on a typical busy work-day with details (notes) provided in Table 1. of the acoustic report. The intention was to record highest possible noise levels (considering worst case scenarios) due to operation of Pneumatic Compressor, Hydraulic hoists, and other regular workshop activities individually and simultaneously, the workshop uses battery operated tools e.g., wrench and not the pneumatic tools (which are usually less noisy than the pneumatic tools).
3. Following on from the above question, can you also please advise of your level of confidence in the noise survey undertaken, insofar as it might reflect the longer-term operations of the premises? To put it another way, are you confident that the noise survey undertaken is sufficient to state that the use of the premises comply with the relevant Noise Policy criteria, and why?
   BESTEC response – we are confident in measured noise levels, as we ensured we measure all the equipment's such as hydraulic hoists, pneumatic compressor, and other workshop activities to remain operational as they should be on a typical busy day and the measured highest noise levels were used for estimation of the noise levels at the nearest noise sensitive receivers and as stated in Table 3 of the acoustic report. However, we can place a continuous noise measurement logger in workshop (for typical working days i.e., Tuesday to Friday) to the satisfaction of the authority/council.

If you can please provide a response to the above within the next week that would be great! Thank you in advance.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

5.6 DEVELOPMENT NUMBER 24017550 – MAGDALENA TROFIN – 9 GRENFELL STREET, KENT TOWN

DEVELOPMENT NO.:	24017550
APPLICANT:	Magdalena Trofin
ADDRESS:	9 GRENFELL ST KENT TOWN SA 5067 - CT 5078/927
NATURE OF DEVELOPMENT:	Partial change of use to include indoor recreation facility (pilates studio)
ZONING INFORMATION:	**Zones:** • Urban Corridor (Main Street) **Overlays:** • Airport Building Heights (Regulated) • Affordable Housing • Design • Hazards (Flooding - General) • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development **Technical Numeric Variations (TNVs):** • Maximum Building Height (Metres) (Maximum building height is 18.5m) • Minimum Building Height (Levels) (Minimum building height is 3 levels) • Maximum Building Height (Levels) (Maximum building height is 5 levels) • Minimum Primary Street Setback (Minimum primary street setback is 2m) • Interface Height (Development should be constructed within a building envelope provided by a 30 degree plane, measured 3m above natural ground at the boundary of an allotment)
LODGEMENT DATE:	17 June 2024
RELEVANT AUTHORITY:	Assessment Panel at City of Norwood Payneham & St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.10 06/06/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes – public notification period 27 June 2024 to 17 July 2024
RECOMMENDING OFFICER:	Marie Molinaro - Urban Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:
The proposal is to use a vacant office tenancy within a mixed-use, non-residential site for a pilates studio. Pilates studio is considered to be a form of indoor recreation facility, defined in the Planning & Design Code as the following:

A building or part of a building designed or adapted primarily for recreation or fitness pursuits.

The proposed indoor recreation facility includes the following:

- Internal alterations to the building to create an open space in the front portion of the tenancy for installation of pilates equipment and a fitness assessment area.
- Retention of two existing toilets, kitchenette and storage space at the rear of the tenancy for shared use with separate tenancies in the building.
- The floor area of the tenancy is approximately 88 square metres.
- Attachment of flat sheet metal sign to the front wall of the building displaying the business name 'The Simple Everyday' with additional sign-writing on a front window.

The proposed use is to entail the offering of:

- One-on-one pilates training and associated health assessment sessions.
- Group pilates training for a maximum of six (6) clients at any one time, supervised by one (1) instructor.
- One-on-one and group pilates training sessions are to be offered at separate times.
- Group pilates sessions are to be Monday to Friday morning 6:00am to 9:00am and evening 4:30pm to 6:30pm and Saturday morning 7:00am to 10:00am.
- One-on-one pilates training sessions are to be Monday to Friday 11:00am to 4:00pm.

The business 'The Simple Everyday' currently operates at a site in North Adelaide and is seeking to re-locate to 9 Grenfell Street, Kent Town.

The proposed signage is not development in its own right, so is not included in the nature of development.
The application plans are included in ***Attachment 1 – Application Documents***.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
4 December 2017 (Development Plan Consent only)	155/734/17	Alterations to an office building and internal alterations to create an opening between buildings and a staircase

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 9 GRENFELL ST KENT TOWN SA 5067
Title ref.: CT 5078/927 **Plan Parcel:** F100092 AL6 **Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

The subject land is a rectangular shape allotment with a primary frontage to Grenfell Street and secondary street frontage to Little Grenfell Street at the rear. The land is on the northern side of Grenfell Street.

The land is approximately 25m from the intersection with College Road to the east and 75m from the intersection with The Parade to the west.

The front portion of the land facing Grenfell Street contains a two-storey brick building built boundary to boundary. Plans on Council records are limited, however floor plans available on-line show the lower level of the building is set-up to be used by two separate office tenancies.

Six (6) stacked car-parking spaces are provided on the land, with access from Grenfell Street. Grenfell Street is a Council road.

The rear portion of the land contains an abutting building, rated by Council as warehouse. Access to this portion of the land is via Little Grenfell Street.

The land is near the eastern fringe of the Urban Corridor (Main Street) Zone, with a pocket of land on the eastern side of College Road within the residential Housing Diversity Neighbourhood Zone and Established Neighbourhood Zone.

Land uses within the locality are mixed.

The subject land is identified in ***Attachment 2 – Subject Land Map***. The zoning is shown in ***Attachment 3 – Zoning Map***.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Change of use: Code Assessed - Performance Assessed
  Indoor recreation facility: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  The proposal is not listed as Accepted, Deemed-to-Satisfy or Restricted Development in the Planning & Design Code, so it defaults to being a Performance Assessed type of development.

PUBLIC NOTIFICATION

- **REASON**
  Per Table 5 procedural matters of the Urban Corridor (Main Street) Zone, indoor recreation facility is not specifically excluded from public notification. The site is within 60m of residential development in a neighbourhood type zone (Housing Diversity Neighbourhood Zone), therefore public notification was required.

- **LIST OF REPRESENTATIONS**
  One (1) opposing representation was received during the public notification period. The representor does not wish to be heard in support of their written representation.

  The representor's details are below:

Representor Name	Representor's Address	Wishes to be Heard	Nominated Speaker (if relevant)
Mark Glazbrook	20C College Road, Kent Town	No	N/A

- **SUMMARY**
  The issue contained in the representation can be briefly summarised as follows:

  - Complaint that Council has not designated residential only parking spaces on College Road.

The representor's location is shown in ***Attachment 4 – Representation Map*** and their written representation is included in ***Attachment 5 – Representations***. The applicant's response is provided in ***Attachment 6 – Response to Representations***.

No changes to the proposal were made following public notification.

AGENCY REFERRALS

Nil

INTERNAL REFERRALS

Nil

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 Land Use Compatibility

Land use matters are addressed in the Urban Corridor (Main Street) Zone.

Urban Corridor (Main Street) Zone

Desired Outcome (DO) 1

A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.

Performance Outcome (PO) 1.1

A vibrant mix of land uses adding to the vitality of the area and extending activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

Performance Outcome (PO) 1.2

Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district.

Performance Outcome (PO) 1.3

Ground floor uses contribute to a safe, active and vibrant main street.

Performance Outcome (PO) 1.6

Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation.

Performance Outcome (PO) 1.7

Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.

The proposal is for a form of adaptive re-use within part of the ground floor of an existing non-residential building. The portion of the site to be used as indoor recreation facility is currently vacant, formerly used as office space. Indoor recreation facility is a form of recreation use, specifically desired in the Zone.

The proposal through its nature involving scheduled client turnover, combined with the proposed hours of operation partly outside of regular 9am-5pm business hours is considered likely to achieve greater vibrancy than the former office use. Vibrancy through active uses is expressly desired within the Urban Corridor (Main Street) Zone, referenced directly within four (4) Performance Outcomes.

Amenity Impact on Adjacent Residential Uses

Amenity matters are addressed in the Interface between Land Uses module.

Desired Outcome (DO) 1

Development is located and designed to mitigate adverse effects on or form 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 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.

Regarding Performance Outcome 1.2, the Planning & Design Code defines adjacent as within 60m of land. There are adjacent residential uses on the opposite corner of Grenfell Street, to the north on Little Rundle Street and to the east on College Road.

The proposed use is considered to sit comfortably with these adjacent residential uses. The proposed form of indoor recreation facility offering pilates classes is not considered to generate adverse noise, as pilates is a quiet activity undertaken for relaxation.

The proposed hours of operation, incorporating some group classes outside of regular business hours is desired in the Zone. In respect to impact of the proposed hours of operation on residential amenity, the main concern is through associated vehicle and customer noise when entering and exiting the site. However, the closest dwellings on the opposite Grenfell Street corner are located within the Urban Corridor (Main Street) Zone, so a lower level of residential amenity should be anticipated for these residences.

In acknowledgement of all of the above, it is not considered necessary to specifically condition/restrict hours of operation.

Traffic Impact, Access and Parking

Traffic Impact, Access and Parking matters are addressed in the Design in Urban Areas and Traffic, Access and Parking modules.

<u>Design in Urban Areas module</u>

Performance Outcome 23.1

Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

Performance Outcome 23.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

<u>Traffic, Access and Parking module</u>

Desired Outcome (DO) 1

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

Performance Outcome (PO) 5.1

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

(a) availability of on-street car parking
(b) shared use of other parking spaces
(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.

Performance Outcome (PO) 9.1

The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.

There is an existing access point to Grenfell Street and six (6) stacked on-site car-parking spaces are provided. The applicant has a lease agreement which affords the proposed use two (2) of these spaces. It is anticipated that the rear space will be used by the staff member, leaving the front space available for client parking.

In respect to Performance Outcome 5.1, what is sufficient on-site vehicle parking is assessed against corresponding Designated Performance Feature (DPF) 5.1 which seeks off-street car-parking in this instance to be provided at a rate set-out in Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas of the Planning & Design Code.

Table 2 for non-residential development in the Designated Area of the Urban Corridor (Main Street) Zone seeks a minimum number of three (3) on-site parking spaces per 100 square metres of gross leasable floor area and a maximum number of six (6) parking spaces per 100 square metres of gross leasable floor area.

Based on the above, the provision of on-site parking for the proposed use meets the rate set-out in Table 2. Therefore, further analysis against Performance Outcome 5.1 is not warranted as there is not a shortfall in on-site parking. However, for completeness there is street parking available on Grenfell Street and part of the proposed hours of operation are outside regular 9am-5pm Monday-Friday business hours when it is considered likely more street parking will be available.

That Table 2 places a cap on maximum on-site car-parking provision signals that within Designated Areas transportation via car is not the intended/desired mode of transport. This is re-enforced via the Urban Corridor (Main Street) Zone intent for walkable and vibrant main street precincts, and Performance Outcome 9.1 of the Traffic, Access and Parking module.

Therefore, potential on-site car-parking shortfall across / between site tenancies as a whole would not be a fatal matter. Especially considering the Urban Corridor (Main Street) Zone seeks the efficient reuse of commercial premises and Table 2 does not distinguish between different non-residential uses.

In respect to Performance Outcome 9.1 what is adequate on-site bicycle parking is assessed against corresponding Designated Performance Feature (DPF) 9.1 which seeks off-street bicycle parking to be provided at rate set-out in Transport, Access and Parking Table 3 – Off-Street Bicycle Parking Requirements.

The proposal does not include on-site bicycle parking, however in the case of indoor recreation facility uses Table 3 desires one (1) space per four (4) employees and an additional one (1) space per 200 square metres of gross leasable floor area.

As there are less than four (4) employees and the floor area is less than 200 square metres the exclusion of on-site bicycle parking is not fatal.

In response to the representation, designating parking on College Street for residential use only is considered counter-productive to the aim of the adjoining main street and business neighbourhood zones. In addition, this area forms part of a Precinct as covered by the *Council's On-Street Parking Policy* and parking restrictions in this Precinct will be re-evaluated in due course.

CONSIDERATION OF 'SERIOUSLY AT VARIANCE'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.10 06/06/2024) the proposal is not considered to be seriously at variance with the provisions of the Planning & Desing Code for the following reason:

- The proposed indoor recreation facility is specifically desired in the Urban Corridor (Main Street) Zone as a form of recreational use.

SUMMARY & CONCLUSION

The proposal is for a partial change of use to indoor recreation facility (pilates studio) in the Urban Corridor (Main Street) Zone. Indoor recreation facilities are a form of recreational use, specifically desired in the Zone.

The proposal through the nature of its use and hours of operation is considered to contribute to urban vibrancy as desired in the Zone and not result in unreasonable residential amenity impacts.

Traffic, access and parking matters are considered to be adequate.

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 24017550, by Magdalena Trofin for partial change of use to include indoor recreation facility (pilates studio) at 9 Grenfell Street, Kent Town is GRANTED Planning Consent subject to the following conditions:

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).

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
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 4
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 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.

Advisory Note 6
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 7
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, verge landscaping, 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 8
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 9
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.

THE SIMPLE EVERYDAY

Attachment 1

The Simple Everyday is a personalized, small group Reformer Pilates studio delivering health and fitness services for the last 17 years in North Adelaide.

The increase of commercial rent at our current location on Melbourne Street prompted a search for a new location as we need to vacate the premises before the end of August 2024.

Due to the length of lease negotiations, and facility setup we are seeking an urgent council consideration for our application for change of use at 9 Grenfell Street, Kent Town, SA 5067. Description of the lease as per the lease documents: *Premises: A portion of 9 Grenfell Street, Kent Town SA 5067 being a portion of the land comprised and described in Certificate of Title Volume 5078 Folio 927 as highlighted in orange on the attached plan.*

Our application for establishing our business in the above-mentioned location, as we understand, is satisfying with the council's desired outcomes DO1 and DO2 as well as the performance outcome PO 1.1 to PO 1.7 listed in the Plan SA polices applied for 9 Grenfell Street, Kent Town. In particular our proposed change of use is addressing the policy PO 1.7 *"Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres."*

Please see the supporting evidence for our application addressing council's desired outcomes and performance.

Note 1: previous business "Mostly Kids" has operated in exactly the same premises as a modeling agency for kids. Their services included dance, health, beauty, drama etc. Our business has a health focus for middle age adults and is efficiently making use of the vacated tenancy.

Note 2: the actual area we can use in the lease highlighted in orange below, is a total of 82sqm (from the street to the bathrooms area). The rest of the building is storage and toilets.

Note 3: Our business activities: nutrition consultations, mindfulness for relaxation and mental health, preventative fitness training for over 40 particularly women

Due to the small size of the facility, we require only one staff working a diversity of shifts pending client demand.
Our program will be Monday to Friday 6:00am to 7:30pm and Saturdays 7:00am to 12:00pm by appointment only.

Below is a list of our typical services/activities in the studio.

Weekdays:

1. Only one staff teaching a Group training with min 2 clients up to 6 clients during early morning sessions 6:00am; 7:00am; 8:00 and 9:00am
2. Only one staff for training or health & fitness assessment for nutrition consultation with only 1 client between 11:00am to 4:00pm
3. When 2 above is NOT in progress we are scheduling admin, cleaning, maintenance tasks from 11:00am to 4:00pm

- Only one staff teaching a Group training with min 2 clients up to 6 clients during evening sessions 4:30pm; 5:30pm; 6:30pm

Saturdays:

- Only one staff teaching a Group training with min 2 clients up to 6 clients during early morning sessions 7:00am; 8:00; 9:00am and 10:00am

We are closed on Sundays and Public Holidays

Our business philosophy is: Eat Well, Move Well, Think Well and our sessions have a relaxing background music, progressive strength, stretch and relaxation methods of training.

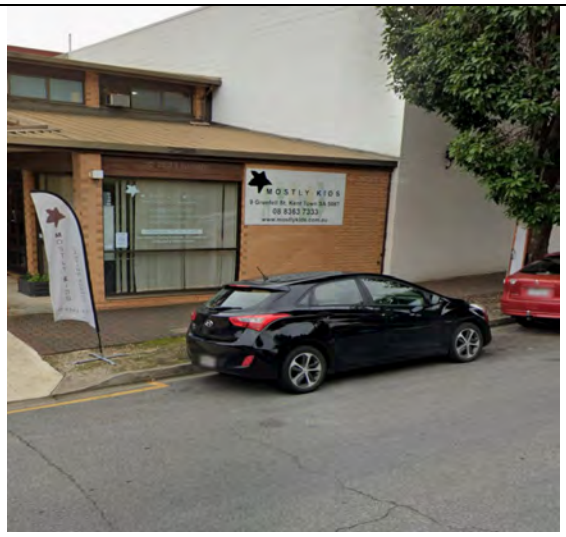
PARKING:
The lease has 2 car parks allocated to our tenancy. At our pick time when we might have 6 clients in the building there are numerous parking spots available in front of the building as well as on College Rd and within 80m on the adjacent streets.
In the current location on Melbourne Street, our clients are used to walk 150m to 200m from the available car park to our studio. The usable area is 82sqm (see drawings) and as I understand this location requires 3 car parks per 100sqm i.e. approx. 2.46 car parks

THE SIMPLE EVERYDAY

Attachment 1

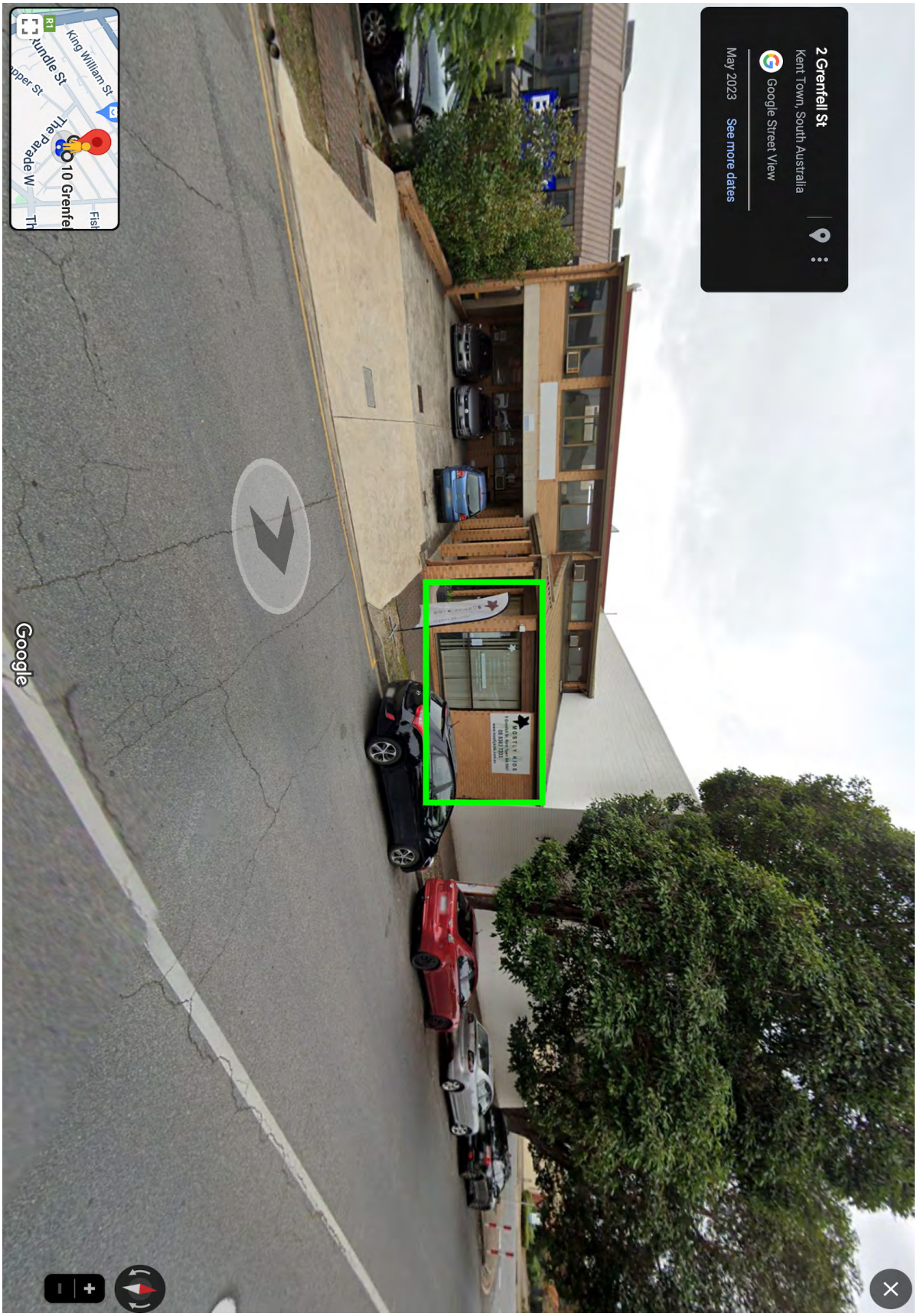
SIGNAGE

The signage will be simple, flat on the external wall similar with the previous business "Mostly Kids". See picture below.'

Current picture as of 12th June 2024	Picture with "Mostly Kids" signage (few months ago)
	

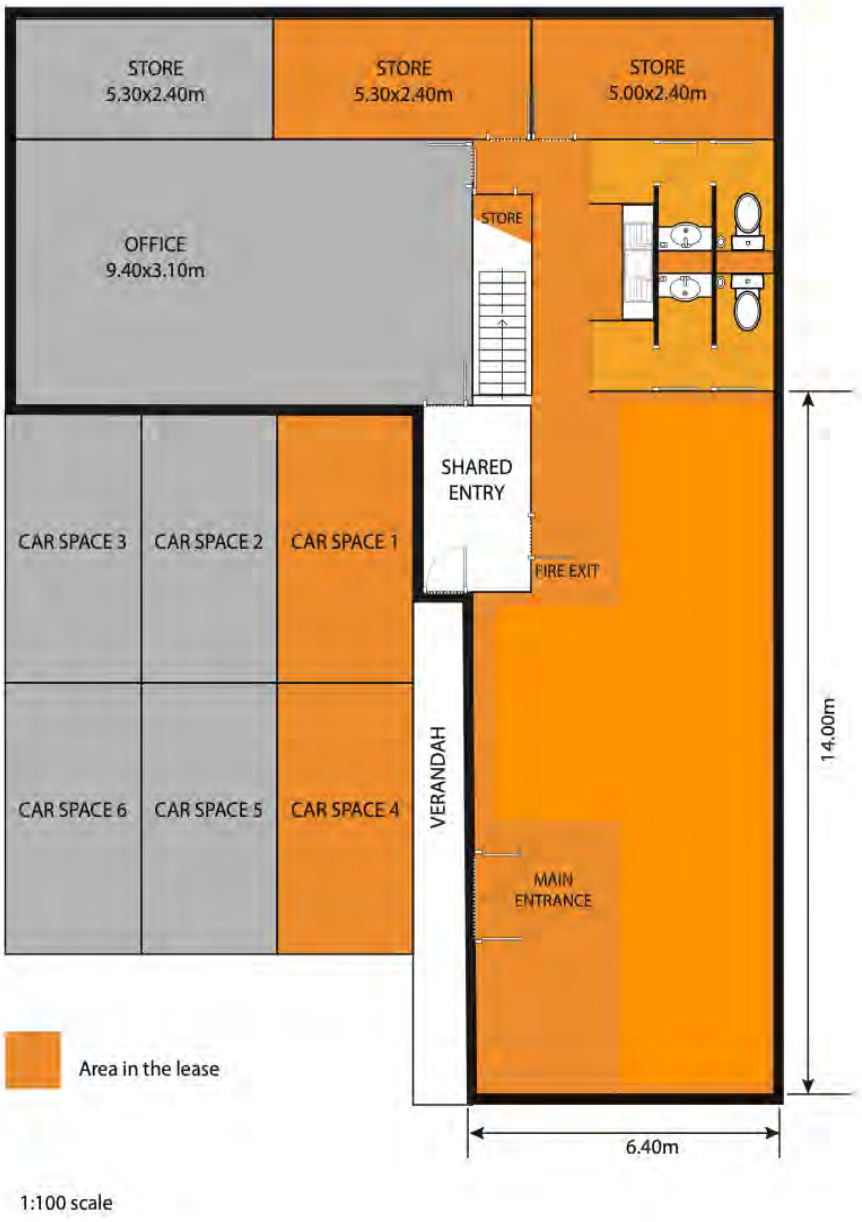
Our proposed signage (mock up design)

Street view of the building for lease – Part of the downstairs building, market with green borders. The rest of the building is used as offices.

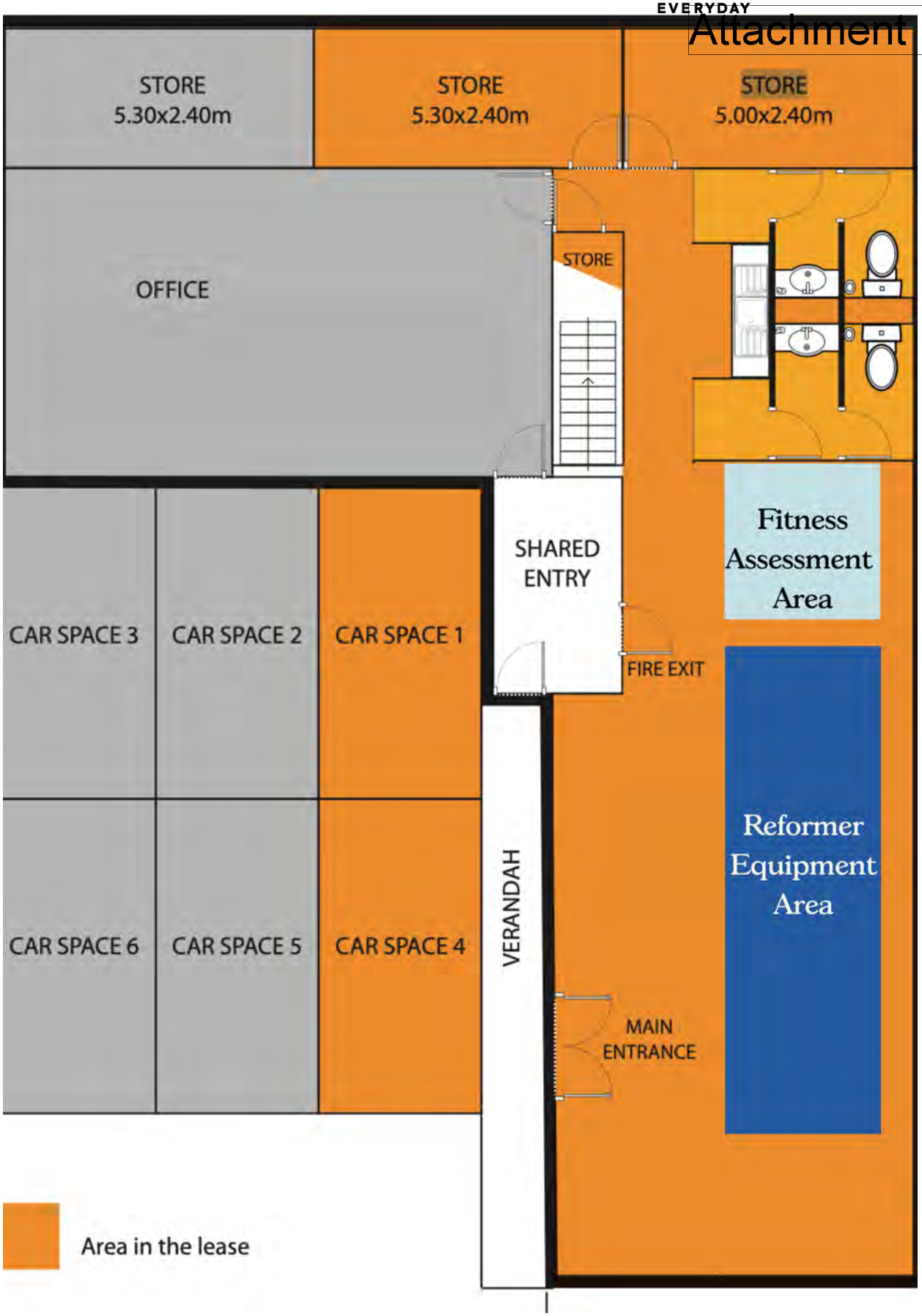


Advertised Lease

(orange highlights)



1:100 scale


STORE
5.30x2.40m
STORE
5.30x2.40m
STORE
5.00x2.40m
OFFICE
STORE
SHARED
ENTRY
Fitness
Assessment
Area
CAR SPACE 3
CAR SPACE 2
CAR SPACE 1
FIRE EXIT
Reformer
Equipment
Area
CAR SPACE 6
CAR SPACE 5
CAR SPACE 4
VERANDAH
MAIN
ENTRANCE
Area in the lease

Map arial view of the building with the neighboring businesses.

Note 4: highlighted in the above aerial view is our target location. The portion of Grenfell Street from The Parade West to College Rd has a diversity of business from Casanova crash repairs to recreational Beyond Bouldering, Blue Tongue Outdoor marketing agency and Jona & Associates accounting firm.

Our business, The Simple Everyday will add value to the current businesses by complementing the existing recreational activities and opening to a more adult clientele looking for a lower impact active lifestyle. The existing office workers can benefit from our services before/after work as well as during their lunch time.

We are not changing the structure of the current building therefore our change of use is not impacting any of the policies **PO2, PO3, PO4, PO5.**

Attachment 2

20 m

N

Scale = 1:926.100

Parcels (1)

Attachment 2

IPI: 11701
DCDB_ID: F100092 A6
PLAN_T: F
PLAN: 100092
PARCEL_T: A
PARCEL: 6
QUALIFIER: null
LEVEL: 0
SHAPE_Area: 821.132756
LENGTH: 130.153857
TITLE_ID: CT5078/927
ESTATE: FEE SIMPLE
VAL_NO: 150547445*
c_5_1: 2 100092 6
Start_House_No: 9
Property_Address: 9 Grenfell Street KENT TOWN


Attachment 3
Rundle St
HDN
EN

Attachment 4

20 m

N

Scale = 1:926.100

Parcels (1)

Attachment 4

IPI: 11701

DCDB_ID: F100092 A6

PLAN_T: F

PLAN: 100092

PARCEL_T: A

PARCEL: 6

QUALIFIER: null

LEVEL: 0

SHAPE_Area: 821.132756

LENGTH: 130.153857

TITLE_ID: CT5078/927

ESTATE: FEE SIMPLE

VAL_NO: 150547445*

c_5_1: 2 100092 6

Start_House_No: 9

Property_Address: 9 Grenfell Street KENT TOWN

Details of Representations

Attachment 5

Application Summary

Application ID	24017550
Proposal	Partial change of use to include indoor recreation facility (pilates studio)
Location	9 GRENFELL ST KENT TOWN SA 5067

Representations

Representor 1 - Mark Glazbrook

Name	Mark Glazbrook
Address	20c College Road KENT TOWN SA, 5067 Australia
Submission Date	27/06/2024 08:38 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 there is already a dire lack of residential carparks and on street car parking with the local council not erecting resident carparking signs along College Road adjacent 20 College Road. With Patrons from local shops, cafes, the hotel, the gym, Rick climbing and others parking on College road resulting in residents including myself being unable to find a car park within close proximity to my house. I would support this development if the council erects residents car parking adjacent 20 College Road.

Attached Documents

THE SIMPLE EVERYDAY

Response to representation

I would like to acknowledge Mr Glazbrook's objection regarding his concerns about residential car parking for 20 College Rd. , Kent Town, 5067.

This document aims to address Mr Glazbrook's objection.

a. **The Simple Everyday** is a personalized, small group Reformer Pilates studio delivering health and fitness services. Very often our sessions involve 1 or 2 clients in session and due to the small size of the facility and personalized environment we require only one staff member per shift.

b. As indicated in our application, we have dedicated car parking in front of the building at 9 Grenfell Street, Kent Town.

c. **The** actual area we can use in the lease highlighted in orange below, is a total of 82sqm (from the street to the bathrooms area). The rest of the building is storage and toilets. Therefore, we comply with the listed car park requirements.

d. Our busiest times are weekdays 6:00am and 7:00am and evenings after 5:00pm and 6:00pm when other businesses are not operating.

e. As we understand, our development is satisfying the council's desired outcomes DO1 and DO2 as well as the performance outcome PO 1.1 to PO 1.7 listed in the Plan SA policies e.g. *"Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres."* Our business will add value through its unique health focused services currently not available in this area. We aim to market our services to the local residents and business in the walking distance therefore no extra parking required.

f. Over the last 5 weeks we have researched the car park availability at different times of the day and even at the busiest time of the day, which is lunch time, there are plenty of car parks on Grenfell Street towards Fullarton Rd.

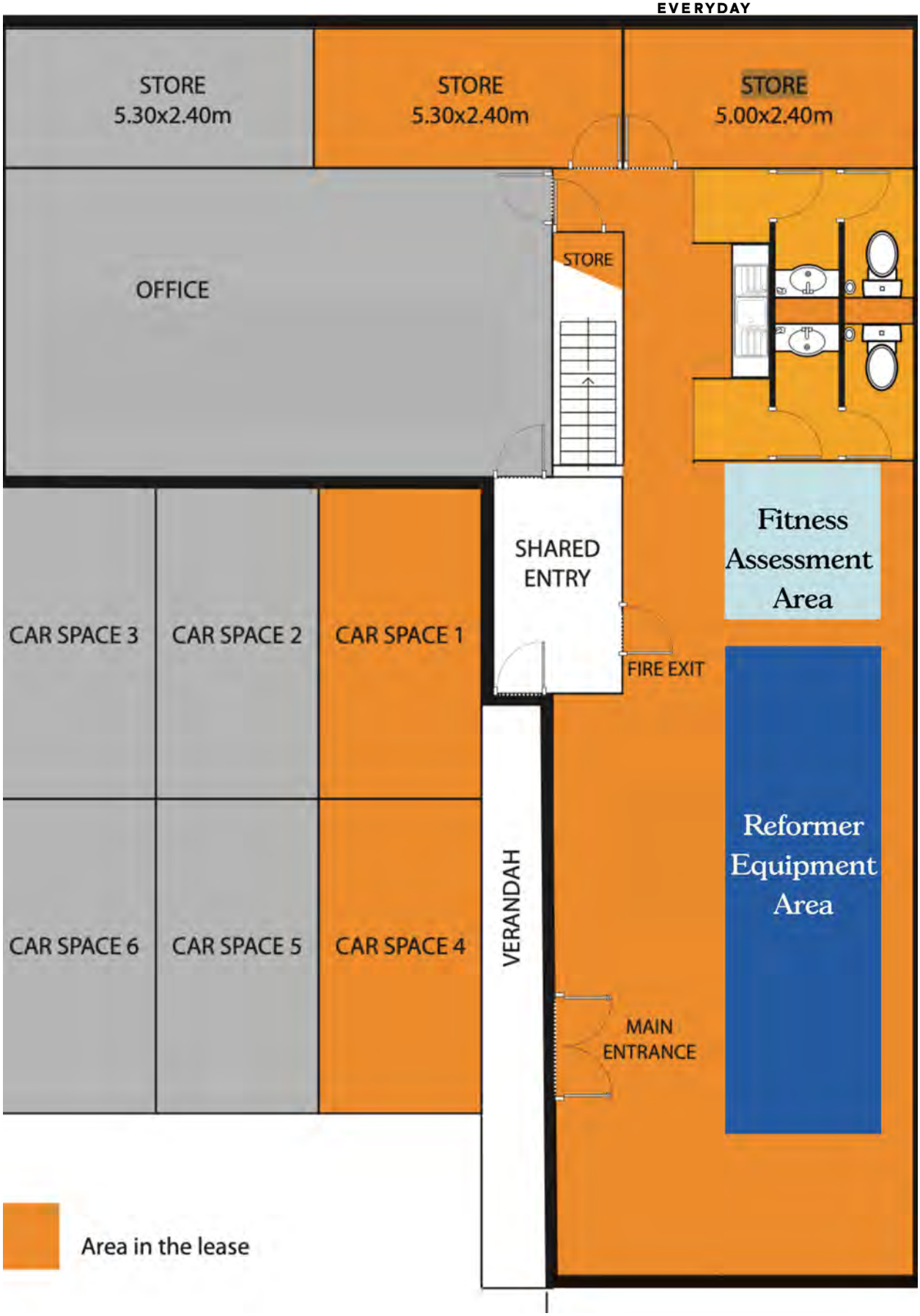
g. The portion of Grenfell Street from The Parade West to College Rd has a diversity of business from Casanova crash repairs to Blue Tongue Outdoor marketing agency and Jona & Associates accounting firm. They all have their own car parks. The existing office workers can benefit from our services before/after work as well as during their lunch time.

Overall I would like to re-assure Mr Glazbrook and the panel that our small business will not impact negatively the car parking in the area.


2 Grenfell St
Kent Town, South Australia
Google Street View
May 2023
See more dates
Google
King William St
Rundle St
10 Grenfe

Attachment 6

THE SIMPLE EVERYDAY



5.7 DEVELOPMENT NUMBER 23029978 – KIORA SA PTY LTD – 59 KING WILLIAM STREET, KENT TOWN

DEVELOPMENT NO.:	23029978
APPLICANT:	Kiora SA Pty Ltd
ADDRESS:	59 KING WILLIAM ST KENT TOWN SA 5067
NATURE OF DEVELOPMENT:	Variation to Development Authorisation (DA 155-624-2018) to vary Condition of Consent No. 1 (to increase the number of dogs permitted on the premises to 160)
ZONING INFORMATION:	**Zones:** • Urban Corridor (Business) **Overlays:** • Airport Building Heights (Regulated) • Affordable Housing • Design • Hazards (Flooding - General) • Noise and Air Emissions • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development
LODGEMENT DATE:	13 Oct 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.14 - 12/10/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Kieran Fairbrother, Senior Urban Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Rebecca Van Der Pennen, Traffic Engineer

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

By way of development application 155-624-2018, the applicant obtained development approval for a change in use of the subject land to a daycare centre for dogs (**Attachment 7**). As part of that approval, four (4) conditions of consent were imposed, of which Condition No. 1 reads:

"That the number of dogs on the premises at any given time should not exceed thirty (30)."

This current development application seeks to amend that condition to permit up to 160 dogs on the premises at any given time.

BACKGROUND:

The original development application (155-624-2018) was presented to the Council Assessment Panel on 20 November 2018. In the staff report provided to the Panel, it was noted that "the current facility at 24 King William Street caters for between 20-30 dogs at any given time" and that the applicant was not proposing to change the number of dogs with that application. There is no further rationale within the report for why a limit of 30 dogs was imposed on this authorisation, except that at the time it reflected the current operations of the applicant's business.

As a result of a complaint made to the Council, the Council became aware that the applicant was breaching this condition by keeping more than 100 dogs on the premises at times. Council's Compliance Officer, Planning Services subsequently attended the premises to undertake an inspection and noted that the applicant was committing a breach of Condition No. 1 (above). An enforcement letter was issued to the applicant, asking them to remedy the breach. The applicant is now seeking to regularise the breach by way of the subject variation application.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 59 KING WILLIAM ST KENT TOWN SA 5067

Title ref.: CT 5072/219	**Plan Parcel:** F100025 AL21	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	regular
Frontage width:	approx. 15.3 metres
Area:	approx. 725m^2
Topography:	relatively flat (because of built form)
Existing Structures:	a two-storey building and hardstand car parking areas at the front and rear
Existing Vegetation:	Nil

Locality

The locality is comprised of a mix of building forms, heights and land uses, both residential and non-residential. The northern side of this section of King Wiliam Street is characterised predominantly by single and two storey buildings, with a three-storey building on the intersection of King William Street and College Road. The southern side of the street, however, has a changing character, with newer four- and five-storey mixed use buildings now dominating the landscape. Despite the mix of land uses, King William Street enjoys a decent level of amenity as a result of continual public realm upgrades and consistent street tree plantings. Time restricted on-street parking along King William Street contributes to the ever-growing vibrancy of this locality.

CONSENT TYPE REQUIRED:
Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Other - Commercial/Industrial - Variation to Development Authorisation (DA155/624/2018) to vary a Condition of Consent: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- Not Required

AGENCY REFERRALS

- Nil

INTERNAL REFERRALS

- Traffic Engineer

PLANNING ASSESSMENT

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

Land Use

There have been court cases in the past where consideration has been given to whether an increase in the intensity of a use of land constitutes a change of use of the land (*Remove All Rubbish Co Pty Ltd v City of Munno Para* (1991) 56 SASR 254; *Caltex Australia Petroleum Pty Ltd v City of Holdfast Bay* [2013] SAERC 48). Accordingly, it is important to first consider whether the proposal to increase the number of dogs from 30 dogs to 160 dogs is a material increase in the intensity of the use of the land so as to constitute a change in the use of the land.

Both cases above considered an increase in the hours of operation of the respective land uses, but the principles laid out by those judgments are equally applicable to this proposal. The Court in *Remove All Rubbish Co* said that a change in the hours of operation may affect the character of the use and (at p 255):

> …where the hours of operation are considered to be so much of the essence of the land use as to warrant the imposition of conditions restricting operations to certain hours, any variation of those hours can fairly be regarded as a change of use and therefore development.

Further, King CJ stated (at p 262) *'That is not to say that, as a general proposition, a change in hours will be a change in use. What makes all the difference is the existence of a consent condition as to operating hours that stamps a distinct character on the use of the land'* (my emphasis).

In *Caltex*, the Court held (at [56-58]) that an increase in the hours of operation of a use of land in that case represented a change in the use of the land because:

> The hours covered by the [condition imposed on the existing use of the land in that case] … represent the sleeping or more sensitive hours of the day for the neighbouring residents ... [and] was imposed to protect the amenity of the neighbouring residents… [and therefore] to stamp a distinct character on the use of the land.

With respect to the subject proposal, the applicant seeks to increase the maximum number of dogs permitted on the premises from 30 to 160 dogs. Consistent with the judgments of *Remove All Rubbish* and *Caltex*, the existence of a condition that limits the number of dogs permitted on the subject land requires consideration of whether the condition was imposed to 'stamp a distinct character on the use of the land' such that a variation to that number may constitute a change in the use of the land.

The planning report that was prepared by the Council's planning officer and presented to the Council Assessment Panel for development application 155-624-2018 contained no discussion whether the number of dogs to be kept on the premises was an integral component of the proposal. The report includes no justification for the condition limiting the maximum number of dogs to 30 dogs, except that it reflected the business's existing practice at their previous premises, which was not proposed to be changed at that time. There is no evidence that any consideration was given to whether there was/is an essential need to limit the number of the dogs that may be kept on the premises.

Accordingly, the number of dogs able to be kept on the premises is not considered to be an integral component of the land use such that the imposition of Condition No. 1 should be regarded as stamping a distinct character on the use of the land. Thus, the proposal to increase the number of dogs on the premises does not constitute a change in the use of the land by way of a material increase in the intensity of the use of the land.

Environmental Factors

Noise Emissions

Performance Outcome 1.1 of the Animal Keeping and Horse Keeping module of the general development policies states:

> *"Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality."*

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… is designed to minimise adverse impacts."*

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 unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers)."*

Attachment 7 provides information on the operations of this facility, including acoustic mitigation measures already employed. Specifically, Condition No. 2 on the existing approval requires the rear roller door to remain closed at all times to contain noise, which, as far as the Council is aware, is being complied with. Staff of the facility are trained to use positive reinforcement techniques to respond to any issues with dogs and to promote positive socialisation of dogs, and staff ratio numbers are maintained at an appropriate level to ensure sufficient control of the dogs. The business also ceases to care for dogs who bark excessively or are otherwise incompatible with other dogs and or the service.

These measures, combined with the Besser block construction of the building, are considered to ensure satisfaction of the abovementioned Performance Outcomes. Notably, the business has been operating for a number of years in breach of Condition No. 1, regularly hosting up to 150 dogs. To date, the Council has not received any complaints regarding noise.

Waste Management

Performance Outcome 4.1 of the Animal Keeping and Horse Keeping module of the general development policies states:

> *"Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin."*

Current operations involve animal waste being stored "in lined and sealed bins within the premises and collected via a private contractor a minimum of two times per week" (as stated in **Attachment 7**). The Council has not received any complaints to date regarding waste or vermin issues at this site, therefore indicating the success of current practice in satisfying the abovementioned Performance Outcome.

Traffic Impact, Access and Parking

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."*

Performance Outcome 2.1 of the Transport, Access and Parking module of the general development policies states:

> *"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."*

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."*

The existing car park is non-compliant when compared against current standards, and exit manoeuvres from car parking spaces numbered 1 and 4 on the site plan (**Attachment 1**) may result in vehicles reversing over the footpath onto King William Road. This application does not seek to alter any existing access arrangements or car parking layout or provision; and nor can the Applicant be made to make such alterations. Notwithstanding, the application does seek to increase the intensity of the approved use of the premises through the increase in dog capacity limits, which in turn increases the number and frequency of anticipated vehicle movements in and out of the site. In light of the non-compliant car park and egress arrangements, there is an increased potential for vehicle-pedestrian conflict. Therefore, these changes require an assessment of the impacts of the traffic generation on the adjacent road network and pedestrian safety, hence the relevance of the abovementioned Performance Outcomes.

Although this application is to be assessed as if the current use of the premises is limited to 30 dogs (i.e. as if the breach is not occurring), the anecdotal evidence provided by the Applicant's traffic consultant show that vehicle movements in and out of the site have not caused any accidents. The absence of any fencing or other sightline obstructions allows vehicles, pedestrians and cyclists to all see each other to avoid any conflict from such movements. Accordingly, the proposal is not considered to be at odds with the above Performance Outcomes.

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 accessibly car parking places are provided to meet the needs of the development of land use having regard to factors that may support a reduced on-site rate such as:*
>
> *(a) Availability of on-street car parking*
>
> *… "*

The corresponding Designated Performance Feature states:

> *"Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:*
>
> *(a) Transport, Access and Parking Table 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*
>
> *… "*

The subject land is located within the Urban Corridor (Business) Zone which, in respect of non-residential development, is a Designated Area for the purpose of DPF 5.1 (above). Therefore, Table 2 provides a minimum on-site car parking requirement of 3 spaces per 100m^2 of gross leasable floor area.

When Development Application 155-624-2018 was considered by the then-constituted Council Assessment Panel, the on-site car parking provision of the site was assessed against the relevant provisions of the Development Plan (as in force at the time), which contained the same requirements as that expressed in Table 2 of the Transport, Access and Parking module – i.e. 3 spaces per 100m^2 of gross leasable floor area. Since this land use was replacing an existing non-residential land use, the existing car parking shortfall was carried across to this use and the application was considered to satisfy on-site car parking requirements.

It has long been the general approach with planning assessments that complying with the rates contained within Tables 1 and 2 of the Transport, Access and Parking module (i.e. DPF 5.1) is sufficient to satisfy Performance Outcome 5.1 of this module. This is the position submitted by the Applicant. However, this is not considered to be the case with respect to this proposal because of the unique nature of this land use.

Designated area rates are typically ascribed for Zones in areas where either car parking is not a desired element of the built form of environment, or alterative transport methods exists such as high frequency public transport services or cycling. Given the nature of the land use, it is the author's view that, aside from persons who reside within walking distance of the facility, it is inevitable that every other person attending the facility will be arriving by car. Dogs are not permitted on public transport (except for assistance dogs) and it is not feasible or safe to drop off or pick up a dog on a bicycle. Hence, the intent of the designated area rates cannot be realised with this unique land use and the rates in Table 2 of the Transport, Access and Parking module are not considered appropriate to assess this application. Accordingly, the Applicant was requested to provide traffic reports in support of their proposal (which are contained in **Attachments 1 and 5**).

Despite not being the typical course of assessment in respect of car parking assessment, Commissioner Dyer did state in *Parkins v Adelaide Hills Council Assessment Manager*[3] that: '[a] DPF, therefore, is advisory, it is but one way the PO is satisfied. If a DPF was the only way a PO was to be satisfied, the PO has no work to do.' It is on this basis that the author has taken the view that, in this case, satisfaction of DPF 5.1 of the Transport, Access and Parking module does not automatically satisfy the corresponding PO. If the Planning & Design Code was intended to be construed in the alternative, then Performance Outcome 5.1 should make direct reference to Tables 1 and 2 of the module.

Notwithstanding this, the Applicant has provided reports prepared by Empirical Traffic Advisory (ETA) that purport to support the proposed development by way of demonstrating that the traffic movements and demand created by the land use are able to be accommodated by the on-site parking provision and the availability of time-restricted on-street parking.

ETA undertook surveys on Wednesday 6 September 2023 (Wednesday being the business's typical peak day) to gain an understanding of traffic movements and parking demand associated with the development. The findings of these surveys are contained within **Attachment 1** but to summarise:

- A maximum of 143 dogs were present on site during the survey;
- Visitors would utilise the on-site car parking spaces in front of the building before reverting to the time-restricted parking on King William Street;
- During the AM peak hour, 116 vehicle movements were observed (59 inbound, 57 outbound);
- During the PM peak hour, 106 vehicle movements were observed (53 inbound, 53 outbound);
- Based on a maximum of 143 dogs on site during this time, these movements equate to:
    - 0.81 vehicle trips per dog during the AM peak period; and
    - 0.74 vehicle trips per dog during the PM peak period;
- A parking occupancy survey, which included the six (6) spaces at the rear of the site, showed that:
    - During the AM peak period there was an 85th percentile parking demand for 9 spaces (a rate of 0.063 spaces per dog); and
    - During the PM peak period there was an 85th percentile parking demand for 11 spaces (a rate of 0.077 spaces per dog);

[3] [2022] SAERDC 12, at [74].

- Finally, if the parking demand rates were extrapolated for 160 dogs, this would result in an 85th percentile parking demand of 11 spaces in the AM peak period and 13 spaces in the PM peak period.

On-street parking along King William Street is generally in high demand, but the time restrictions placed on many of these parking spaces (15 minutes) are conducive to this kind of land use where visitors do not need to be parked for long periods of time. The parking surveys undertaken by ETA showed that the average 'set down' time for vehicles attending this business were 2 minutes 45 seconds in the AM peak period and 4 minutes 45 seconds in the PM peak period.

The surveys undertaken by ETA show that the eleven (11) on-site car parking spaces, combined with the time-restricted on-street parking that is conducive to this type of land use, can support up to 160 dogs without severely impacting the adjacent road network or resulting in unreasonable or unsafe conflict between vehicles and pedestrians or cyclists – therefore satisfying Performance Outcome 5.1 of the Transport, Access and Parking module.

Consideration of "seriously at variance"

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2023.14, dated 12/10/2023), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- The proposal does not involve a change in the use of the land; and
- The anticipated increase in traffic movements and car parking requirements associated with the proposed increase in the number of dogs is not at odds with PO 5.1 of the Transport, Access and Parking module.

CONCLUSION

This application seeks to vary a condition on an existing development approval that limits the number of dogs permitted on the site to 30 dogs, increasing that to 160 dogs. This change is not considered to comprise an increase in the intensity of the use of the land such that the variation also constitutes a change in the use of the land. No unreasonable noise emissions are anticipated to arise from this change and the business has appropriate practices in place to deal with the collection and storage of waste generated by its operations and the animals.

The site has eleven (11) on-site car parking spaces – six (6) at the rear of the site that are typically occupied by staff and five (5) at the front of the site. Despite the subject land being in a Designated Area for the purposes of Table 2 and DPF 5.1 of the Transport, Access and Parking module, the unique nature of the use of the land warranted a traffic and parking assessment to be undertaken. The Applicant's traffic consultant has suitably demonstrated, through appropriate empirical surveys, that the development is able to accommodate the traffic movements and parking demand generated by up to 160 dogs. Consequently, the variation application warrants planning consent.

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 23029978, by Kiora SA Pty Ltd is granted Planning Consent subject to the following conditions:

CONDITIONS
Planning Consent

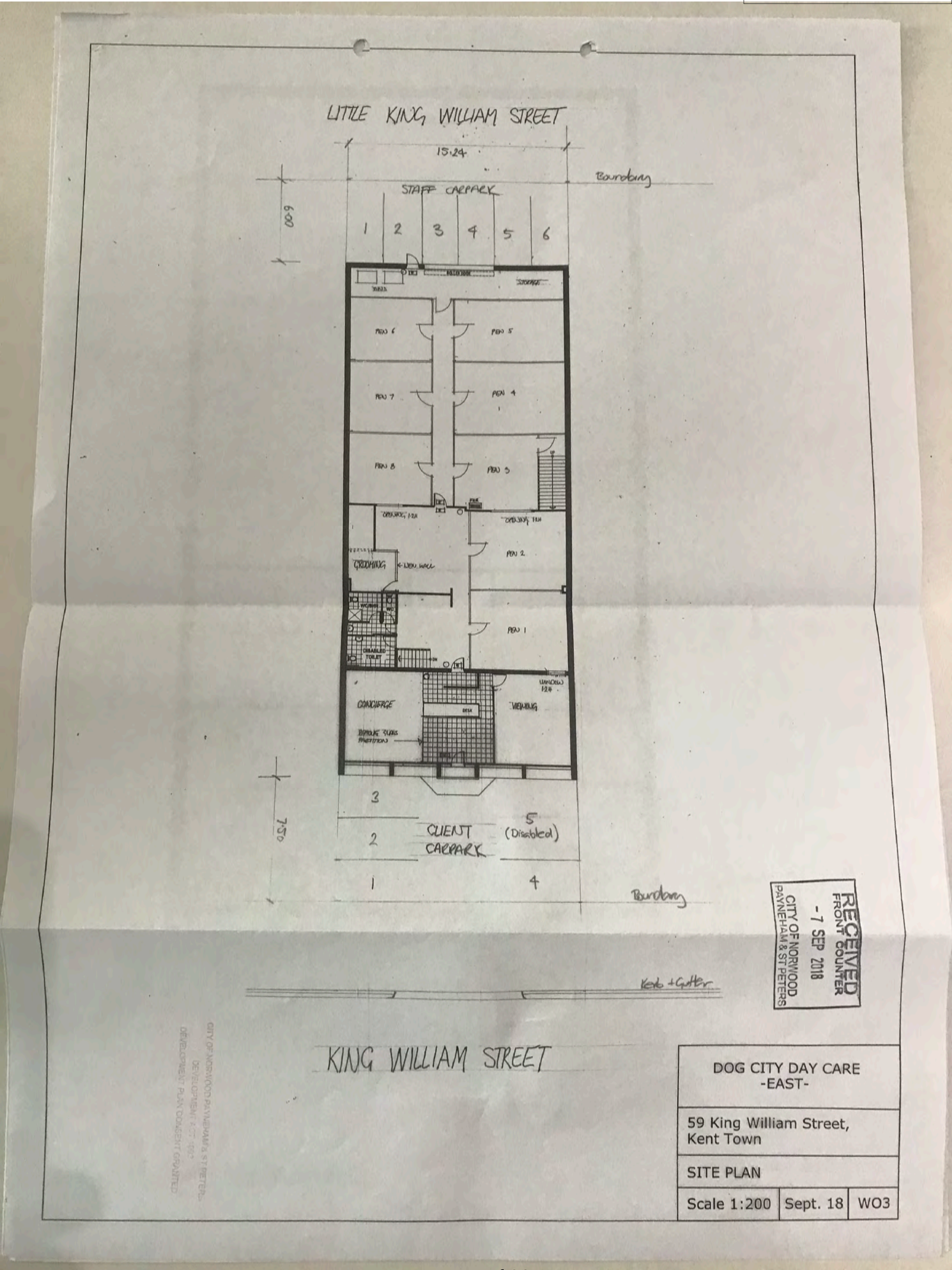
Condition 1
The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any), noting that all previous stamped plans and documentation, including conditions previously granted Development Approval for Development Application 155-624-2018 are still applicable except where varied by this authorisation.

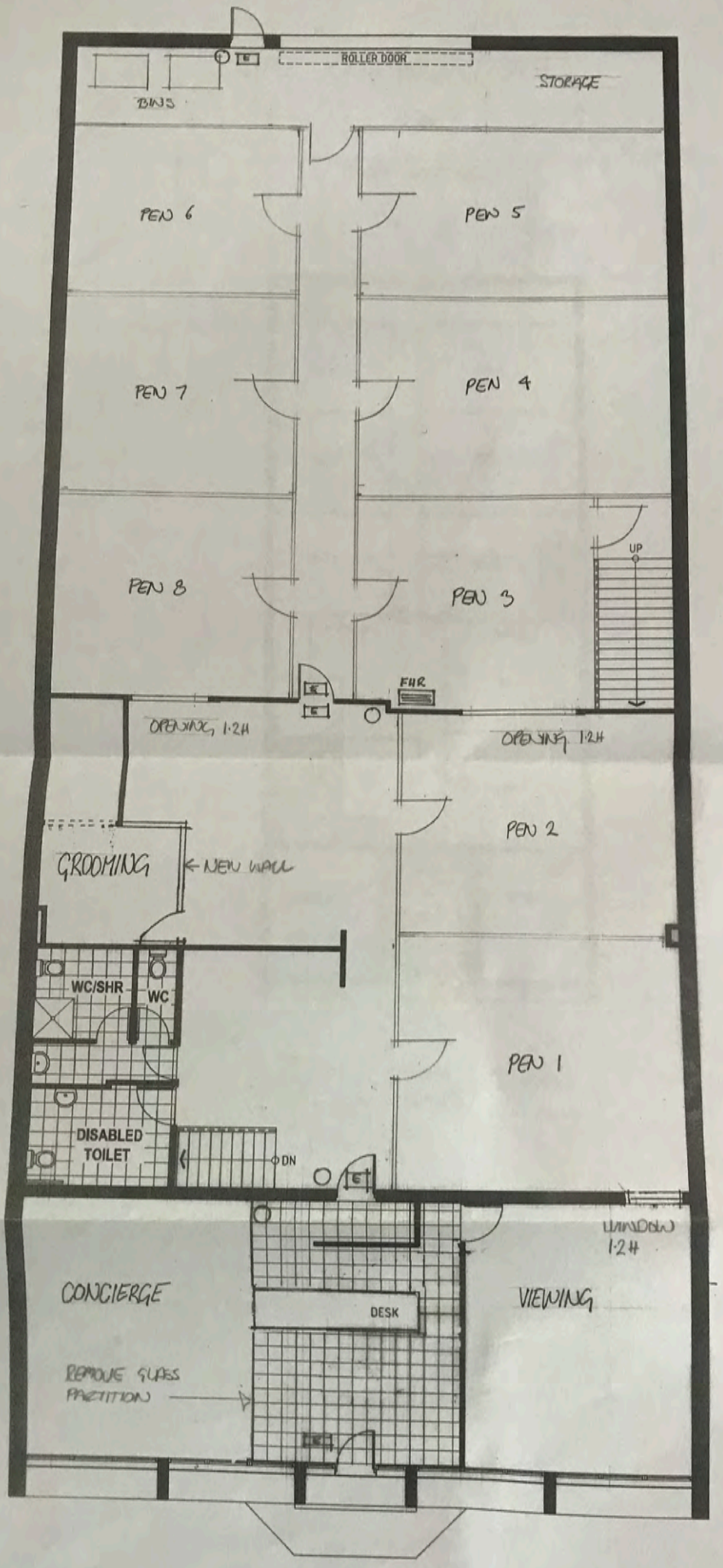
Condition 2
Condition of Consent No. 1 imposed on Development Application 155-624-2018 is hereby deleted and replaced with the following:

The maximum number of dogs permitted on the premises at any given time is 160 dogs.

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.


LITTLE KING WILLIAM STREET
15.24
Boundary
STAFF CARPARK
1
2
3
4
5
6
6.09
STORAGE
PEN 6
PEN 5
PEN 7
PEN 4
PEN 8
PEN 3
PEN 2
GROOMING
PEN 1
DISABLED TOILET
CONCIERGE
VIEWING
DESK
3
7.50
2
CLIENT CARPARK
5 (Disabled)
1
4
Boundary
Kerb + Gutter
RECEIVED FRONT COUNTER
-7 SEP 2018
CITY OF NORWOOD PAYNEHAM & ST PETERS
KING WILLIAM STREET
DOG CITY DAY CARE -EAST-
59 King William Street, Kent Town
SITE PLAN
Scale 1:200
Sept. 18
WO3



1.0m HIGH ALUMINIUM SWIMMING POOL FENCE PANELS AND GATE

EXIT SIGN

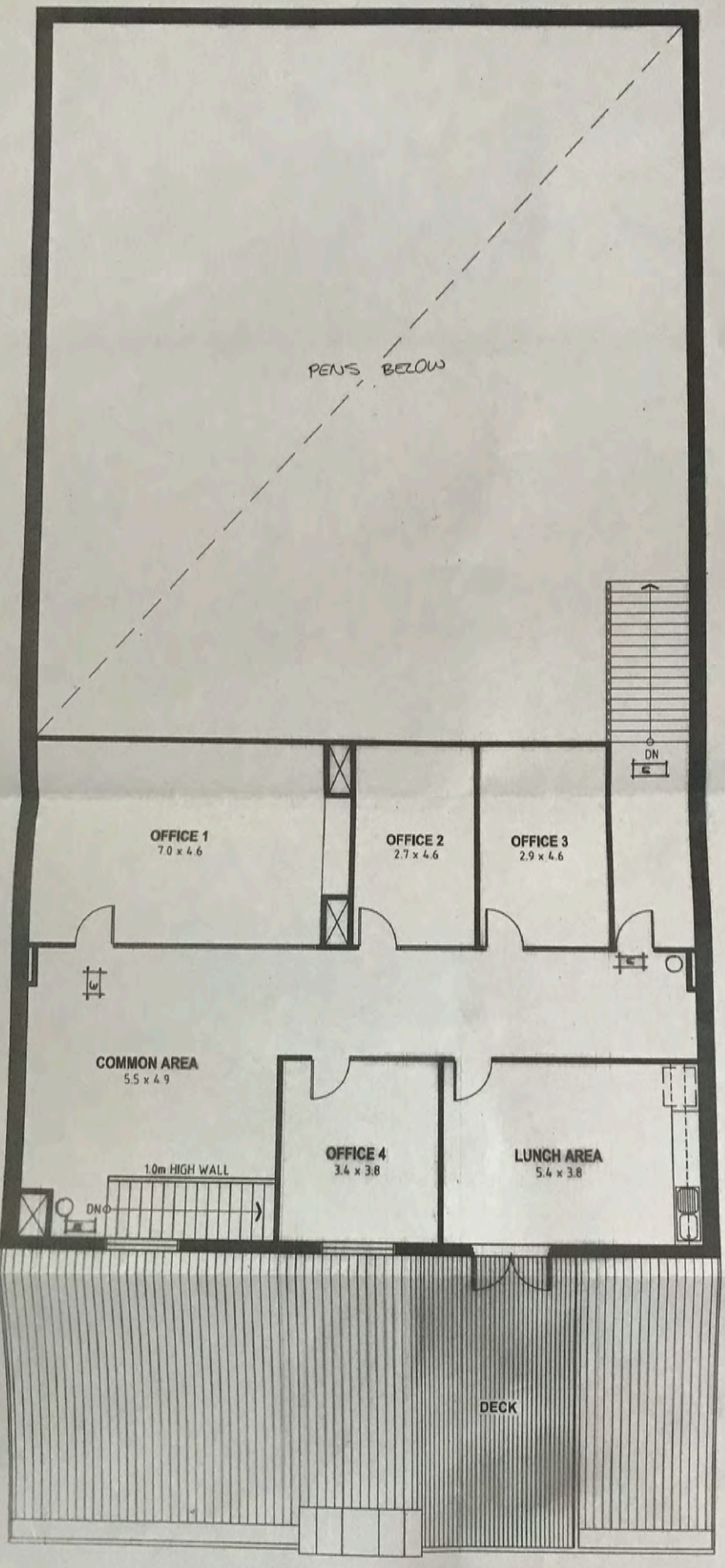
FIRE EXTINGUISHER

FHR FIRE HOSE REEL

RECEIVED
FRONT COUNTER
-7 SEP 2018
CITY OF NORWOOD PAYNEHAM & ST PETERS

LOWER LEVEL FLOOR PLAN
SCALE 1:100

DOG CITY DAY CARE -EAST-		
59 King William Street, Kent Town		
LOWER LEVEL FLOOR PLAN		
Scale 1:100	Sept. 18	WO1



EXIT SIGN

FIRE EXTINGUISHER

RECEIVED
FRONT COUNTER
-7 SEP 2018
CITY OF NORWOOD PAYNEHAM & ST PETERS

UPPER LEVEL FLOOR PLAN
SCALE 1:100

DOG CITY DAY CARE -EAST-		
59 King William Street, Kent Town		
UPPER LEVEL FLOOR PLAN		
Scale 1:100	Sept. 18	WO2

ekistics

UNLOCK

YOUR VISION

REF 01619-005

Memo – Response to Council Meeting

To:	Kieran Fairbrother – City of Norwood, Payneham and St. Peters
From:	James Rhodes – Ekistics Planning and Design
Date:	15 May 2024
Applicant:	Kiora SA Pty Ltd
Application ID:	23029978
Proposal:	Variation to Development Authorisation (DA 155/624/2018) to Update Condition of Consent 1 to permit a maximum of 160 dogs on-site
Subject Land:	59 King William St, Kent Town

Dear Kieran,

We refer to Development Application 23029978, our email correspondence (dated 27 March 2024) and our recent meeting on 30 April 2024.

Firstly, we thank you for taking the time to meet with us to discuss those outstanding planning matters relating to the proposed development. Further to these discussions, we understand that Council is generally supportive of the application subject to provision of additional information relating to typical dog numbers on-site and the extent of the area considered in the traffic survey conducted by ETA.

In addition to the addressing the specific queries raised by Council (and for the benefit of the Council Assessment Panel), this memorandum provides background information on the application and provides an overview of the key planning considerations raised by Council.

Our responses provided below are to be read in conjunction with the original Ekistics Planning Letter dated 11 October 2023, Response to RFI Memo dated 9 November 2023, and Response to Council Email Memo dated 1 February 2024.

1.1. Background

On 25 August 2023, the Applicant received a letter from a Council Compliance Officer stating that Condition 1 of the Development Authorisation (DA 155/624/2018) had not been met to the reasonable satisfaction of Council, with the Council directing the Applicant to comply with the condition or submit an application to vary the Condition.

Following this, the Applicant submitted a variation application (DA 23029978) on a 'without prejudice' basis which sought to vary the existing Development Authorisation (DA 155/624/2018) for a 'Change of use from an Office/Warehouse to a

Canine Daycare Facility' by striking out and removing Condition 1 which limits the number of dogs on premises to 30 dogs at any given time.

This variation application was supported by justification that the removal of a limitation of on-site dog numbers does not generate a theoretical increase in the demand for on-site car parking noting the site's location within a Designated Area. Transport, Access and Parking Table 2 outlines one 'Designated Area' parking rate for all non-residential development (excl. tourist accommodation) which is dependent on the gross leaseable floor area of the building, not the intensity of use (e.g. the number of dogs on-site). As no change to the approved use and approved floor area (approved in 2018 when the same parking rate applied) are proposed, no theoretical increase in demand is generated.

Notwithstanding our view that there is no theoretical increase in car parking demand, a traffic survey was conducted by qualified traffic engineers, Empirical Traffic Advisory ('ETA') (refer to **Appendix 1**), which confirms that sufficient on-site and on-street parking is available to accommodate typical peak parking demands of the development. In this context we note that the fundamental intent of PO 5.1 is to ensure sufficient on-site vehicle parking is provided "to meet the needs of the development or land use" accounting for the availability of on-street car parking (amongst other things).

During their traffic survey on a day with up to 143 dogs on-site, ETA observed visitors generally utilised the existing car park and when queueing occasionally occurred, visitors typically utilised on-street parking provided along King William Street (primarily the adjacent 15 minute parking and loading zones). Vehicle turnover was relatively high, with ETA observing dog drop-off/pick-up times averaging 2 minutes 45 seconds, and 4 minutes 45 seconds, in the AM and PM peak hours, respectively. Accordingly, the provision of 15 minute parking and loading zones along King William Street is highly conducive to the nature of short term, high turnover parking associated with Dogcity.

1.2. The Variation

To seek favourable consideration of Council administration, as a compromise, the Applicant now proposes to vary the application by restricting the capacity of the facility to an **upper limit of 160 dogs** (rather than proposing to remove the condition restricting dog numbers entirely). With a limit of 160 dogs on-site at any time and applying the accepted 85th percentile AM and PM peak rates of 0.063 spaces per dog and 0.077 spaces per dog, respectively, the development would generate a peak demand for 11 AM and 13 PM parking spaces (provided within ETA's second response in **Appendix 2**). Therefore, the AM peak demand would be wholly provided on-site and with a reliance on only two on-street parking spaces in the PM peak.

On this basis, the development achieves both of the following:

1. The proposed variation to Condition 1 to limit the number of dogs on-site to 160 does not attract a theoretical increase in parking demand due to the site's location within a Designated Area and that no change in floor area is proposed; and

2. Notwithstanding, the empirical assessment conducted by ETA confirms that sufficient on-site and on-street parking is available to accommodate typical peak parking demands. ETA's analysis demonstrates the site will be adequately serviced with a limit of 190 dogs, let alone a lower limit of 160 dogs on-site. Accordingly, the development will provide sufficient on-site vehicle parking "to meet the needs of the development or land use",

having regard to the “availability of on-street car parking” which supports a reduced on-site rate as per Transport, Access and Parking PO 5.1.

1.3. Operational Details

Noting that the site currently operates as the variation proposes, we highlight that between 1 Jan 2023 and April 30, 2024 (322 operating days), the facility hosted an average of 131 dogs per day. Importantly, Dogcity do not typically host 160 dogs on-site each day. During the 322 operating day period, only 20% of days accommodated 150 dogs or more on-site.

Increased dog numbers over this 322 day period reflected extreme/high bushfire risk days whereby dog owners who reside in bushfire prone areas (such as the foothills) are more likely to make use of the facility (a practice Dogcity encourages at a discounted service rate). Increased dog numbers up to 160 may also reflect the occasional event (e.g. International Dog Day) or unfortunate circumstances such as emergencies for dog owners (e.g. in hospital and family cannot care for dog during the day).

1.4. Traffic Survey Details

As requested, ETA have confirmed the specific area in which their traffic surveys were undertaken (refer to **Appendix 3**). This illustration demonstrates that the survey was undertaken by two staff members and a camera; covering a 200m stretch of King William Street, Little King William Street and College Road.

ETA also confirmed in writing in **Appendix 2** that the parking survey included the six parking spaces at the rear of the site, fronting Little King William Street. The parking survey then formed the basis of the occupancy table & corresponding parking rate per dog.

2. CONCLUSION

We trust the above responses will assist in your planning assessment and consideration of the key issues. We respectfully request this application be presented for consideration at the Council Assessment Panel on 17 June 2024.

Please contact me on (08) 7231 0286 should you have any further queries in relation to this development application.

Yours Sincerely,

James Rhodes
Planning Consultant

APPENDIX 1

Traffic Impact Assessment

Empirical Traffic Advisory

29 January 2024
#eta1000117

Dog City
59 King William Street
Kent Town SA 5067
Attention: Mr. Daniel Spooner

DOG CITY – 59 KING WILLIAM STREET, KENT TOWN
TRAFFIC AND PARKING REVIEW

Dear Daniel,

I refer to the existing Dog City dog day care centre located at 59 King William Street.

Council has requested a traffic and parking assessment for the proposed dog day care operations as part of a variation application to formally increase the capacity on the number of dogs on site, as current approvals for the site (2018) have conditions that limit the use to no more than 30 dogs present on site at any one time.

Based on the information provided, this letter provides a traffic and parking assessment for higher dog capacity operations of the site.

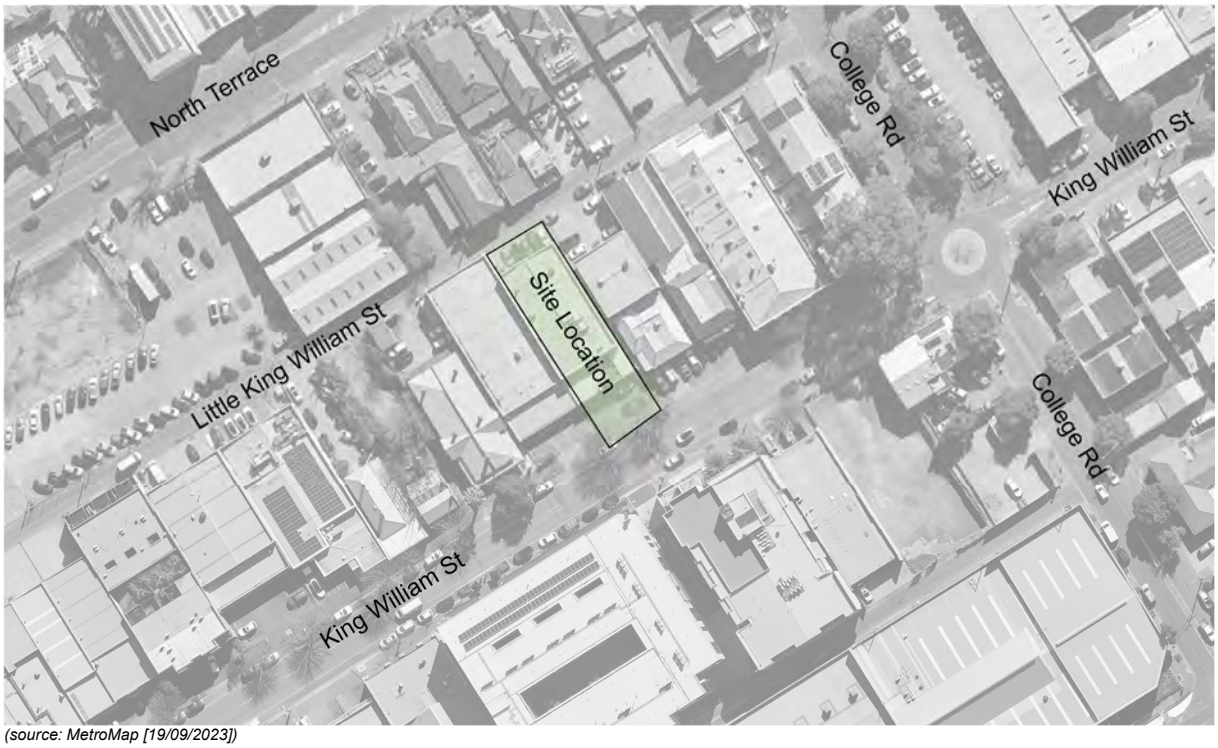
SUBJECT SITE

The subject site is located at 59 King William Street in Kent Town, on the section of road between College Road and Dequetteville Terrace. The site is located within an Urban Corridor (Business) zone.

The site is shown in Figure 1 below.

Empirical Traffic Advisory Pty Ltd | ABN 34 931 371 024 | PO Box 3268 Glenside SA 5065 | contact@empiricaltraffic.com.au

Figure 1: Subject Site and Environs



(source: MetroMap [19/09/2023])

EXISTING SITUATION

King William Street is a local road managed by the City of Norwood Payneham and St Peters. It provides a connection between Dequetteville Terrace to the west and Fullarton Road to the east of the subject site. The road comprises a wide single carriageway approximately 8.3 metres wide, set within a 20 metre wide (approximate) road reserve. There are formal footpaths in the verge on either side of the road, with kerbside parking provided within dedicated parking lanes, with various time restrictions. Traffic data information provided by Council for the period between 27th July 2023 and 2nd August 2023, indicates that King William Street experience approximately 2,033 vehicles per day, with 270 vehicles in the AM peak hour (8:00am to 9:00am) and 186 vehicles in the PM peak hour (5:00pm to 6:00pm). Data from DIT indicates that in 2015, King William Street experienced 2700 vehicles per day at the intersection of Dequetteville Terrace.

Little King William Street is a local road managed by the City of Norwood Payneham and St Peters. It provides a rear road connection to various developments fronting King William Street and Rundle Street. The road comprises a lane style environment, with a single carriageway/ road reserve width of approximately 6 metres wide.

A review of the reported crash history between 2018-2022 (five-year period) for the roads and intersections adjoining the subject site has been sourced from the DataSA database. The recorded crashes in vicinity of the subject site are shown in Figure 2. The data indicates that no crashes have been recorded directly outside of the subject site.

Figure 2: Crash Data (2018 to 2022)

(source: data from DataSA, downloaded October 2023)

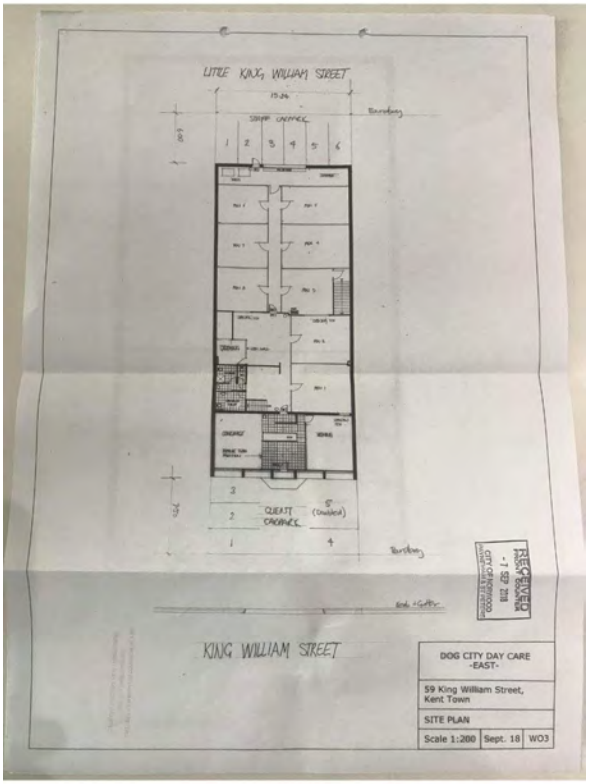
PROPOSED DEVELOPMENT

The site has received development approval for the site in 2018, with various development conditions applied to the development. The proposed operation of the site is to have a higher dog capacity than the current approvals, within no changes to the building footprint of approximately 600sq.m (including Level 1) compared to the current approvals.

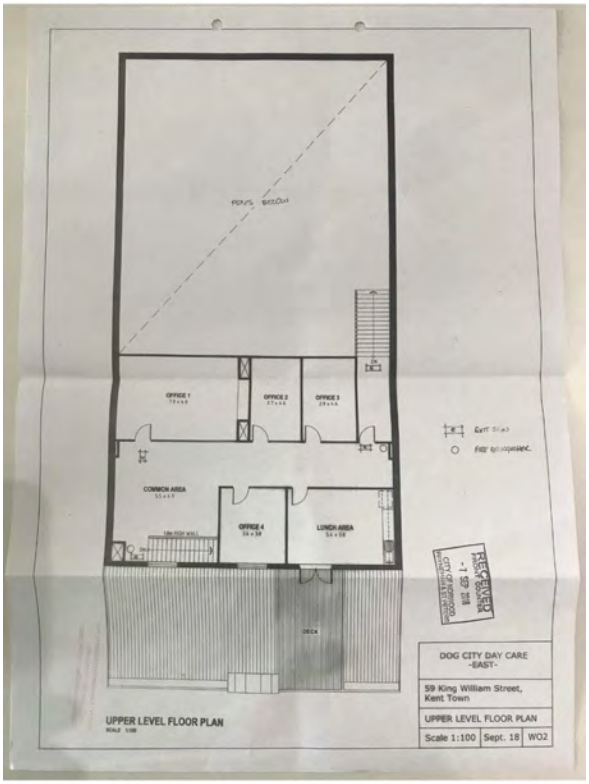
The layout of the current approved building is shown in Figure 3, and indicates a provision of 11 on-site car parking spaces.

Figure 3: Subject Site and Internal Building Layout

Ground Floor/Site Plan



Upper Level



The site has been operating for the past few years with a higher dog capacity than the current conditions formally set, and so the proposed variation is to formalise an increase in capacity for the operations of the site. It is noted that across a two week period (August 14th to August 25th 2023), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs. It is understood that the intended operation and number of dogs on site is not intended to materially change, typically remaining within the general range of 80 to 190 dogs per day.

PARKING

Planning And Design Code Requirements

A review of parking for the proposed development against the Planning and Design Code indicates that the site is located within a Designated Area (Urban Corridor (Business) Zone), and associated parking rates are referenced in *Table 2 - Off-Street Car Parking Requirements in Designated Areas* in *Part 4 - General Development Policies - Transport, Access and Parking*. Application of these parking rates that apply to the subject site based on the land zoning are based on the floor area of the building, regardless of the land use operating within the floor area. As a result, for the proposed development, the number of dogs present on site does not affect the Planning and Design Code parking requirements for a Designated Area.

The parking requirements for the subject site are shown in Table 1.

Table 1: Parking Requirements

	Use	Size	Statutory Parking Requirement	Parking Spaces Required	On-Street Reliance
2018 Approval	**Non- Residential Development (excluding tourist Development)**	600sq.m	3 spaces per 100sq.m (Development Plan)	18 Spaces	7 spaces (Approved)
Proposed Development	**Non- Residential Development (excluding tourist Development)**	600sq.m	3 spaces per 100sq.m (Planning and Design Code)	18 Spaces	7 spaces (Maintained)

The assessment has identified that the subject site generates a theoretical parking requirement of 18 car parking spaces, resulting in an approved theoretical on-street reliance of 7 car parking spaces.

Based on the above, statutory parking requirements of the Planning and Design Code associated with the proposed higher dog capacity will not generate additional car parking requirements compared to the current approvals for the site. The site would only generate an alternative car parking assessment if the land use were changed to residential or tourist accommodation.

Empirical Parking Assessment

Whilst not required as part of the application process, as the site does not generate additional statutory parking requirements compared to the current approvals for the site, an empirical parking assessment has been included with this letter.

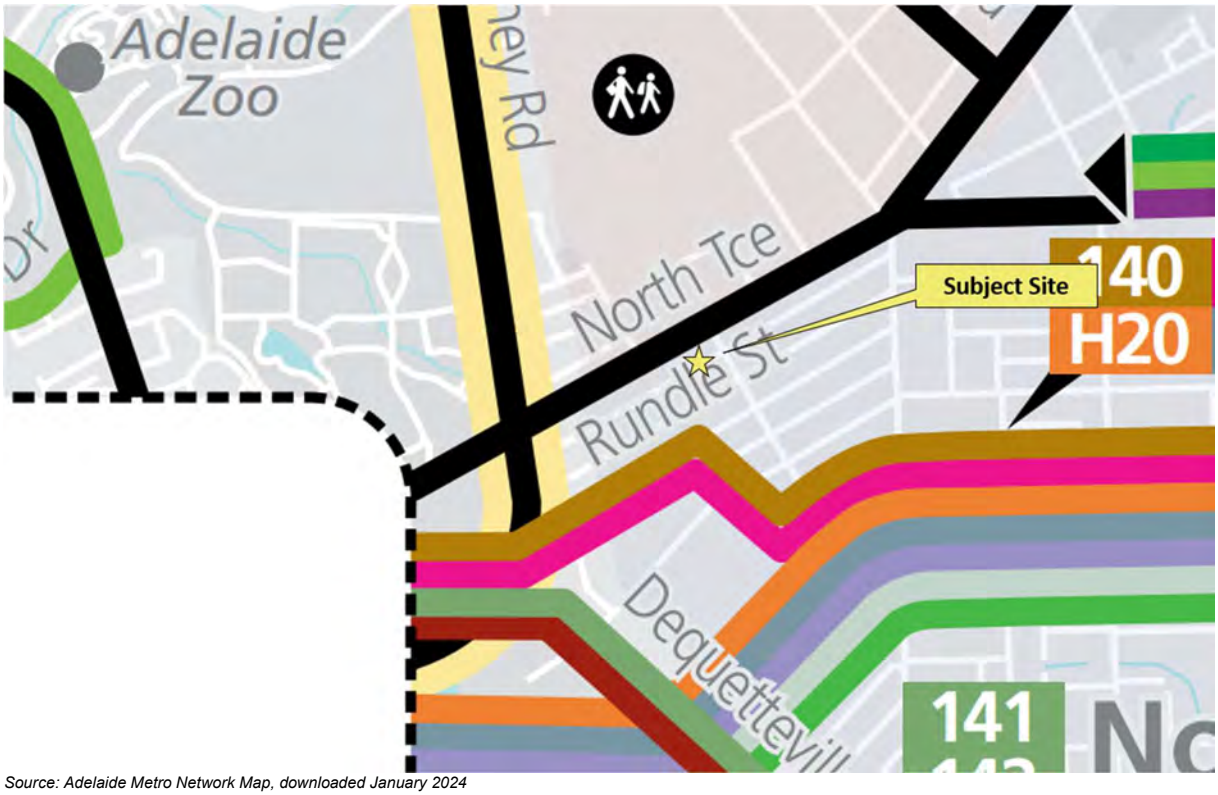
Correspondence from Council

Correspondence from Council has been received, dated 28/11/2023 for the proposed development. The applicable comments from Council are outlined below, followed by our response:

> *Further, I have taken the view that due to the specific nature of the land use (i.e. a dog daycare facility), satisfaction of DPF 5.1 of Transport, Access and Parking Module does not satisfy the corresponding Performance Outcome. I take this view because designated area rates are typically ascribed for Zones in areas where alternative transport methods exist such as high frequency public transport, walking/cycling, etc. Given the nature of the land use it is my view that, apart from people who reside within walking distance of the facility, it is essentially inevitable that every other person attending the facility to drop off/pick up their dog will be arriving by car – it is not possible for people to take their dog on public transport or feasible on a bicycle. Hence, I take the view that the intent of the designated area rates cannot be realised with this land use, and thus those rates are not applicable.*

It is acknowledged that Designated Areas are typically where alternative transport methods exist such as high frequency public transport and walking/cycling facilities. The location of the site in relation to public transport is shown in Figure 4. While the nature of the site has a portion of visitors arriving via private vehicles, staff of the proposed development can utilise alternative transport modes to access the site. It is also understood that some of the visitors to the site work within walking distance to the site. Some of these visitors choose to park at their respective workplaces, then walk to the site to undertake drop-off and/or pick up, not requiring parking at the site.

Figure 4: Surrounding Public Transport



Source: Adelaide Metro Network Map, downloaded January 2024

As outlined within the empirical parking assessment attachment, the site was observed to have an 85th percentile parking demand of 11 spaces (based on 143 dogs on site), within a floor area of 600sq.m. For the purposes of comparison to the Designated Area parking rate of the Planning and Design Code, the observed typical parking demand could equate to a parking requirement of 1.8 spaces per 100sq.m of floor area. This is theoretically 1.2 spaces per 100sq.m less than the Designated Area rate of 3 spaces per 100sq.m within the Planning and Design Code.

It is noted that if the site were to operate with a typical maximum of 190 dogs on site, this could result in a typical parking demand of 15 spaces. This would equate to a typical parking demand of 2.5 spaces per 100 sq.m, which still remains less than the Planning and Design Code rate. The site would need to operate with 230 dogs to have a typical parking demand that equates to the same as the Planning and Design Code rate (although this is not anticipated to occur).

> *Consequently, we are of the view that sufficient on-site parking is not provided to meet the needs of the development, and that the only increase in dog numbers that we could support would be a number that can be accommodated given the car parking available on site. To this end, the previous assessment of this application utilised child care centre rates for assessing car parking numbers. We think this is a reasonable approach to take since no specific rates exist for a dog daycare facility and the traffic generation and use of the premises is largely similar to that of a child care centre. Thus, the rates prescribed is 1 space per 4 dogs. With 11 spaces available on site this only allows for 44 dogs. I could support a slight shortfall and allow up to 60 dogs given the lower staff numbers for this facility compared to a child care facility. But with the lack of on-street parking available, I don't consider there to be any other justification for accepting a shortfall in parking.*

While it is noted that the dog day care is perceived to have a similar operation to that of a child care centre, the operation model and statutory requirements are very different and as such it is not appropriate to adopt a parking and traffic assessment akin to a child care centre for a dog day care. As outlined within the empirical parking assessment attachment, the observed typical parking rate of 0.077 spaces per dog occurred in the PM peak. This equates to a parking rate of approximately 1 parking space per 13 dogs (1 space per 12.99 dogs). Therefore, the application of child care centre rates (1 space per 4 children) to the development is not considered to be appropriate for this development application.

> *59 King William Street is located within a mixed used high density parking precinct where a high parking demand currently exists. This application does not propose any increase in off-street car parking and it is noted that the off-street car parking numbers are less than what is required in the planning code for this development due to the existing site deficit. However, due to the significant increase in traffic movements to the site and likely demand for more staffing due to the increase in dogs onsite (the application informed that they maintain a 1 staff member per maximum of 15 dogs ratio, this would require an additional 11 staff onsite for 190 dogs) there will be an increase in parking demand required for this site.*

The staffing model of the site does not require the maximum number of staff on site during the road network peak hours, as not all of the dogs are present during these periods. This is evident in the PM period, where dog collection is spread out across the afternoon and indicated by the lower traffic generation rate (see Traffic Assessment Section). In addition, due to the proximity of alternative transport methods such as public transport and walking/cycling facilities, a number of staff members currently choose to utilise these methods to access the site. As outlined earlier in this letter, the site could have a typical parking rate of up to 2.5 spaces per 100sq.m (based on 190 dogs and this parking rate includes staff parking), which is less than that of the Planning and Design Code rate.

It is noted that the under the applicable parking rates for the current 2018 approvals (based on Table NPSP/9A of the Development Plan), and the current Planning and Design Code rates, the existing lawful building floor area would have a car parking requirement of 3 spaces per 100sq.m. Therefore, the existing building floor area of the current approval and any future development (of any land use maintaining the building area, such as shop, restaurant, office etc) would have/had an approved theoretical on-street reliance of 7 car parking spaces.

> *From a review of the existing client car park, the spaces do not meet the dimensions required in the Australian Standard (aisle width, blind aisle). This impacts how easy it is for vehicles to get in and out of the property and, with the requirement for high turnover, the on-street car parking demand. As the car parks do not meet standard and there is no barrier between the car park and the pedestrian footpath, vehicles may require the footpath to complete manoeuvres which causes further pedestrian safety concerns.*

The proposed development is not proposing any alterations to the existing approved car park and is to be maintained as per the existing approvals. General site observations during the survey periods identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation.

> *This development will rely on on-street car parking to operate, as is confirmed within the provided traffic and parking review. This indicates that the site will not cater for the proposed amount of traffic movements required for this development. I raise concerns that due to an*

existing on-street car parking demand in the area and limited and substandard off-street parking it is likely that unsafe traffic movements will occur on King William Street (u-turns, illegal parking, etc.).

As outlined above, the typical parking demands for the site (up to 2.5 spaces per 100sq.m) are not considered to be at variance with what is envisaged under the Designated Area rates of the Planning and Design Code. Any alternative 'non-residential' land use utilising the existing building area would have a theoretical reliance to the on-street spaces. As a result, the proposed development is not considered to be at a significant variance to any development that could operate on the site that is envisaged to meet the requirements for the land zoning or the Designated Area.

TRAFFIC ASSESSMENT

Typical Site Operation

Due to the nature of the development, surveys were conducted on Wednesday 6 September 2023 to gain an understanding as to the number of vehicle movements to/from the site during the peak periods. Some of the general observations from the surveys are as follows:

- Visitors were generally observed to undertake pick up and drop off within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.
- Queueing on King William Street was observed to be minimal, occurring occasionally when a vehicle was exiting from the on-site spaces. Typically, visitors would choose to utilise the on-street spaces instead of queue on King William Street to park in the on-site car park.
- Based on the observations, the vehicle movements during the AM and PM peak period were short, providing short periods of drop off and pick up during the peak periods.
    - During the AM period the average time vehicles were on-site/on-street dropping off a dog was approximately 2 minutes 45 seconds.
    - During the PM period the average time vehicles were on-site/on-street dropping off a dog was approximately 4 minutes 45 seconds.
- A maximum of 143 dogs were present on site on the day of the surveys

The observed number of vehicle movements during AM and PM peak hour, including on-street parking space occupancy are set out in Table 2.

Table 2: Traffic Generation Estimates

Period		Observed Vehicle Movements (vehicles)		
		Inbound	Outbound	Total
AM Peak Hour	7:45am to 8:45am	59	57	116
PM Peak Hour	5:00pm to 6:00pm	53	53	106

The turning movements at the site access point are shown in Figure 5. The site turning movements are less than the numbers outlined in Table 2 as they do not include the traffic trips relating to the on-street parking for the site.

Figure 5: Site Turning Movements

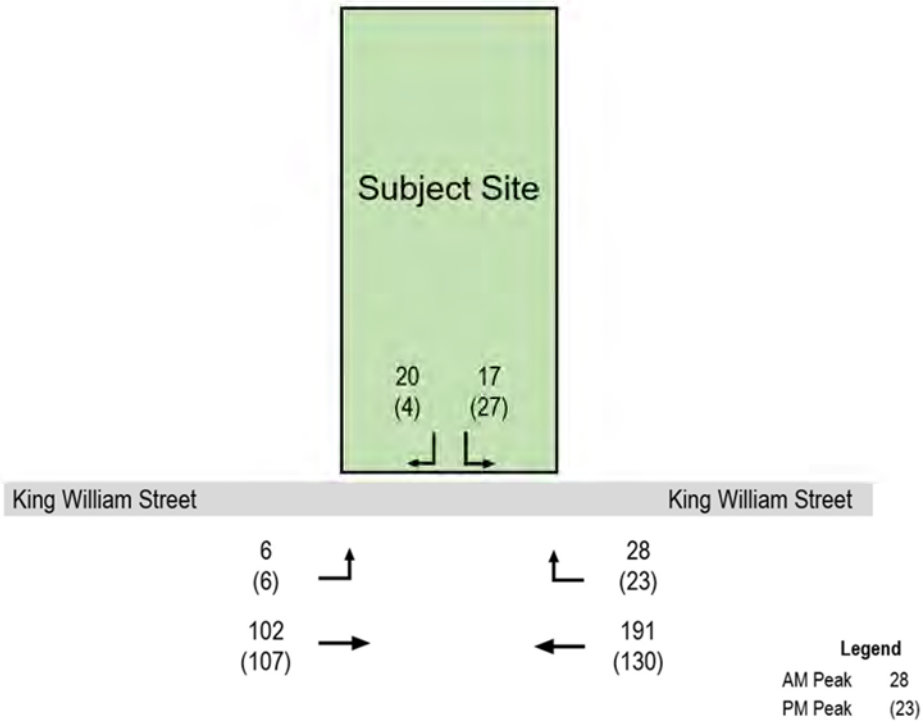


Table 2 indicates that during the survey period:

- AM Peak (7:45am and 8:45am)
  - The site experienced 116 vehicle movements to/from the site
  - King William Street to the east of the site experienced 338 vehicle movements
  - King William Street to the west of the site experienced 319 vehicle movements
- PM Peak (5:00pm and 6:00pm)
  - The site experienced 106 vehicle movements to/from the site
  - King William Street to the east of the site experienced 287 vehicle movements
  - King William Street to the west of the site experienced 247 vehicle movements

Based on a maximum of 143 dogs present on the site, this equates to a traffic generation rate of

- *0.81 vehicle trips per dog* during the AM peak period, and
- *0.74 vehicle trips per dog* during the PM period respectively.

The number of dogs present on site at any one day varies across the week, with an 85th percentile of 164 dogs on site across a two week period (August 14th to August 25th). Utilising the above survey rates, this would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours. It is understood that the operation of the site is not anticipated to

materially change from the current operation, resulting in this being the typical traffic generation of the site.

As the site is currently operating with the above number of dogs on site (albeit exceeding the development conditions), general site observations during the survey periods identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any incidents recorded directly adjacent the subject site.

The traffic data provided by Council was for a week period in July-August 2023 is estimated to have been collected to the west of the site, when the subject site was operating with current dog numbers. The data collected during the traffic surveys (September 2023) for site indicate that the traffic volumes on King William Street were slightly higher than the Council data. This could be attributed to seasonal factors (winter vs spring) or differences in the exact location of the two data collection points. Notwithstanding, using the same peak to daily ratio of the provided Council data (13.28% AM peak to daily ratio), King William Street experienced approximately 2,400 vehicles per day past the site. While it is noted that King William Street is identified as a Street in Councils "Kent Town Public Realm Manual", due to the combination of higher density residential and commercial land uses, from a road hierarchy perspective, it is considered to be a Collector Road (which is reflected in the LocationSA Road dataset). Based on the survey data, the approximate 2,400 vehicles per day with the proposed development, the traffic volumes on King William Street are considered to remain within the typical Collector Road volumes of 3,000 vehicles per day.

Therefore, the proposed development is not anticipated to adversely impact on the safety or function of the surrounding road network.

Sensitivity Assessment

It is noted that the Planning and Design Code does not have limit on the maximum number dogs present on the site from a traffic perspective. It is understood that the site is intended to operate typically within the general range of 80 to 190 dogs per day. A sensitivity analysis has been undertaken on the upper range of the number of dogs present on site, 190 dogs.

Based on a sensitivity assessment of 190 dogs are present on site, the site could theoretically generate in the order of 154 and 141 vehicle trips during the AM and PM peak hours. This could result in a theoretical increase of approximately 21 and 19 vehicles trips during the AM and PM peak hour than what is typically present on the site.

In the unlikely event that additional dogs are present on the site for a particular day, the additional traffic generated as part of the sensitivity assessment would not be expected to adversely impact on the safety or efficiency of the surrounding road network.

Correspondence from Council

Correspondence from Council has been received in association with the proposed development. The applicable comments from Council are outlined below, followed by our response:

> *I also note that with the requirement for on-street parking pedestrian safety is impacted as pedestrian and dog movements will increase across King William Street. The main access point*

for the development is also located within the vehicle movements for the car park which is not best practice and creates conflict between the pedestrians and vehicles.

From a traffic perspective, the application results in a significant increase in vehicle trips for a single development and due to the lack of available off-street car parking results in a reliance on the Council road. This raises traffic safety concerns and we therefore do not support this application.

Across a two week period (August 14th to August 25th), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs (albeit exceeding the development conditions). It is understood that the intended operation and number of dogs on site is not intended to materially change. Therefore, the number of pedestrian movements across King William Street and number of vehicle movements associate with the site is not anticipated to change from the current levels.

The main building access and the car park is proposed to remain as per the current approvals. The general site observations during the survey periods on 6 September 2023 identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any safety incidents recorded directly adjacent the subject site.

ACCESS

The proposed development will utilise the existing access point on King William Street and the car parking arrangement directly accessed via Little King William Street.

Loading and waste collection is proposed to remain as per the status quo with access via Little King William Street.

CONCLUSIONS

The traffic and parking assessment has found the following:

1. The proposed operation of the site is to have a higher dog capacity than the current approvals, within no changes to the building footprint of approximately 600sq.m (including Level 1).
2. The site currently has development approval for the site in 2018, with various development conditions applied to the development, including a provision of a maximum of 30 dogs on site at any one time.
3. Based on the Planning and Design Code parking rates for this Urban Corridor (Business) zone, which is located within a designated area, the proposed development generates a parking requirement of 18 car parking spaces, with an approved theoretical on-street reliance of 7 car parking spaces. This is consistent with the current approvals for the site from 2018.
4. It is important to note that the parking requirements associated with the land zoning is not dependent on dog numbers, but reliant on floor area and use, of which no change is occurring when compared to the 2018 approval.
5. Parking surveys were undertaken for the site operation, where a maximum of 143 dogs were present on site at any one time. The surveys indicated an 85th percentile parking demand of 9 and 11 spaces during the AM and PM period. This indicates that the site could have up to 230 dogs on site at any one time to generate a parking requirement of 18 spaces, to coincide with the Planning and Design Code parking requirements.
6. Across a two week period, the site had an 85th percentile of 164 dogs on site, which would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours. It is understood that the operation of the site is not anticipated to materially change from the current operation, resulting this being the typical traffic generation of the site.
7. Against existing traffic volumes in the vicinity of the site, the additional traffic generated by the proposed development would not be expected to impact on the safety or efficiency of the surrounding road network.
8. Loading and waste collection access will be as per the status quo with access via Little King William Street.

Overall, the proposed development will not materially change traffic and parking impact currently experienced on the adjacent road network.

Should further information be required, please contact the undersigned at your convenience.

Yours sincerely

EMPIRICAL TRAFFIC ADVISORY

David Kwong

Director

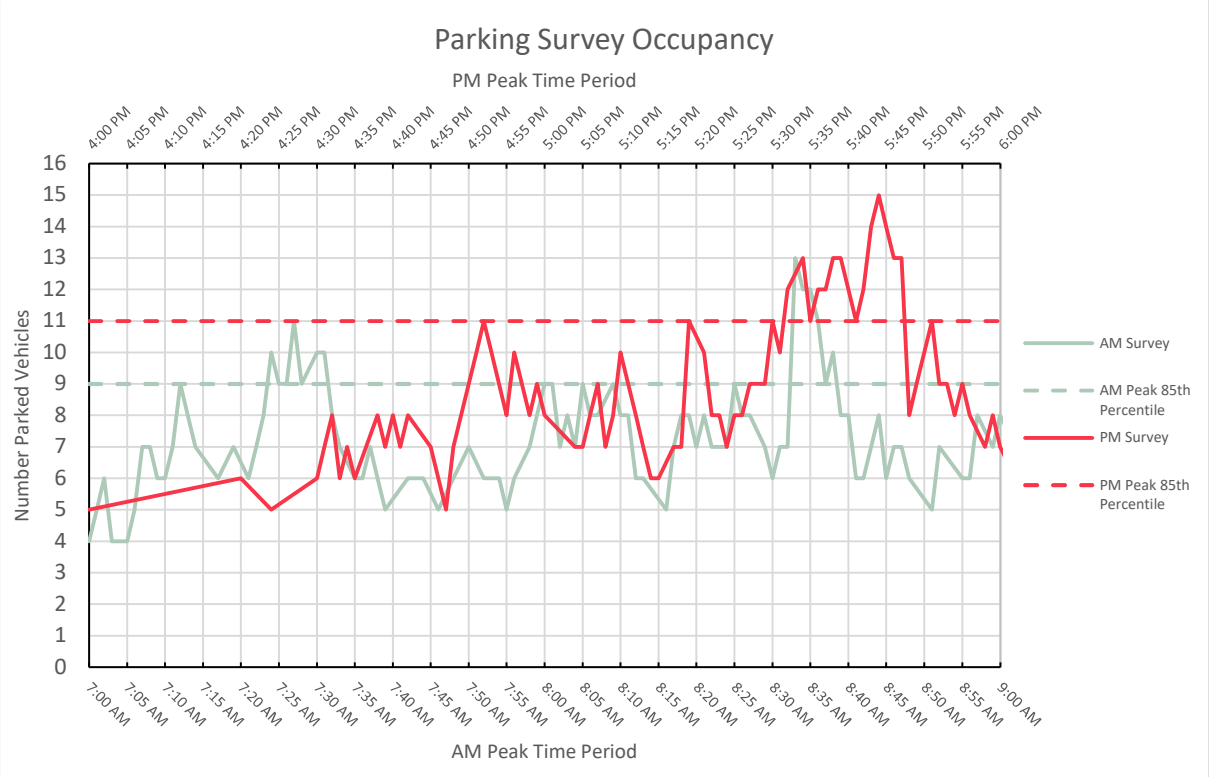
encl Empirical Parking Assessment

EMPIRICAL PARKING ASSESSMENT

Duration of stay parking surveys have been conducted to determine the parking requirements for the anticipated operation. The parking surveys considered the parking that was occurring on-site, as well as the parking within King William Street directly adjacent the site.

Duration of stay parking surveys were undertaken on Wednesday 6th September 2023 during the peak morning (7:00 to 9:00am) and afternoon (4:00 to 6:00pm) periods. Wednesdays are the typical peak days of the site's operations and as such surveys were undertaken on this day to capture the typical peak for the site. The findings of the AM and PM peak parking surveys is outlined in Figure 6.

Figure 6: Parking Survey Results



Based on the above:

- During the AM period there was an 85th percentile parking demand of 9 spaces, and a peak parking demand of 13 spaces, occurring for a short one minute period. Average time vehicles were parked approximately 2 minutes 45 seconds.
- During the PM period there was an 85th percentile parking demand of 11 spaces, and a peak parking demand of 15 spaces, occurring for a short one minute period. Average time vehicles were parked approximately 4 minutes 45 seconds.
- Based on the observations, the parking turnover during the AM and PM peak period was short, enabling high turn-over of parking spaces across the peak periods.

Some general parking observations during the survey periods include:

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- Visitors were generally parking within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.
- During the AM peak period, there were available on-street parking spaces located within 100-150m of the site. Users associated with the adjacent V2Fit gym were generally outside of the site peak period. Regularly, the parking spaces directly in front of the subject site were available once the on-site spaces were occupied.
- During the PM Peak period, the on-street spaces were utilised by visitors to Dog City, the adjacent V2Fit gym and dining/bar facilities. Notwithstanding, there were available car parking spaces within 100-150m of the subject site on King William Street (to the east and west), and available along College Road.

During the survey period, there was a maximum of 143 dogs present on the site. Utilising the 85th percentile parking demand of 9 and 11 spaces during the AM and PM period, this equates to a parking rate of:

- *0.063 spaces per dog* during the AM peak period, and
- *0.077 spaces per dog* during the PM peak period respectively.

Utilising the anticipated maximum of 190 dogs, this would equate to a typical parking requirement of 12 spaces in the AM peak and 15 spaces in the PM peak. Based on the above rates, to generate a parking requirement of 18 car parking spaces (to coincide with the Planning and Design Code requirement), the site could accommodate up to 230 dogs on site at any one time.

It is also noted that outside of these peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring.

As a sensitivity assessment, if the maximum peak parking was utilised (occurring for a 60 second period in the PM Peak) the site would have maximum parking rate of 0.105 spaces per dog. Based on 190 dogs, this would equate to a peak parking of 20 spaces. It is noted that this is a theoretical increase of 2 parking spaces over the Planning and Design Code Designated Area rate (18 spaces), however, this occurred across a 60 second period, and is not reflective of the typical parking associated with the site.

APPENDIX 2

Response to Dog Limit

Empirical Traffic Advisory

James Rhodes

From: David Kwong <david.kwong@empiricaltraffic.com.au>
Sent: Monday, 25 March 2024 2:37 PM
To: James Rhodes
Cc: Rob Gagetti; daniel@dogcity.com.au
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

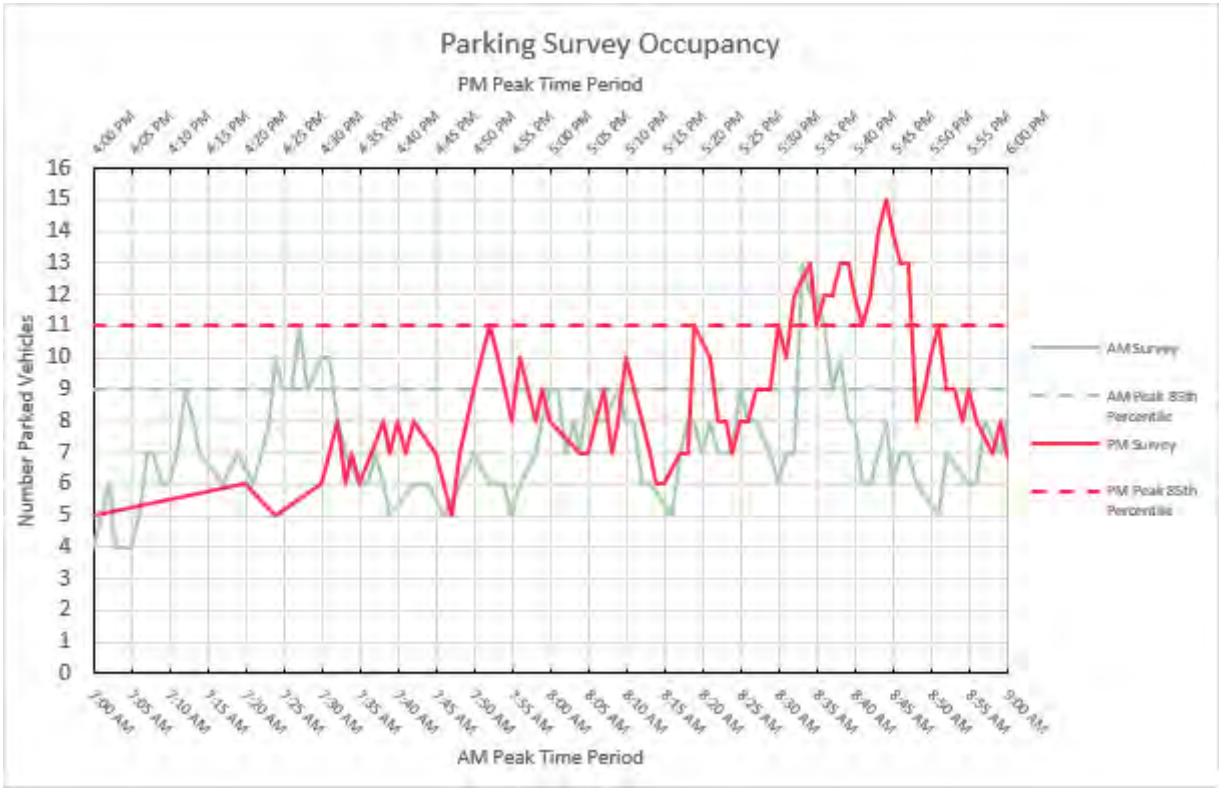
Hi James,

We can confirm that the parking spaces to the rear on Little King William Street were included in our parking surveys which would equate to 11 parking spaces being provided on-site currently. As theses spaces were technically on-site, we referred these spaces as on-site parking within our report and not separated these spaces out specifically.

In regard to your clarification on what the theoretical parking requirement would be based on 160 dogs, I draw your attention to our previous empirical parking assessment. The parking surveys were undertaken across a two hour period in the AM and PM period, to capture the staggered drop off/pick up periods. The parking surveys indicate that not all of the traffic movements occur within an hour period, with the parking observed to generally occurring across the two hour observation period.

While it is noted that the site does not generate additional statutory parking requirements compared to the current approvals for the site, parking surveys have been conducted for a pragmatic outcome approach to determine the parking requirements for the anticipated operation. The parking surveys considered the parking that was occurring on-site, as well as the parking within King William Street directly adjacent the site.
Parking surveys were undertaken on 6th September 2023 during the peak morning (7:00 to 9:00am) and afternoon (4:00 to 6:00pm) periods.
The findings of the AM and PM peak parking surveys are outlined in Figure 3.

Figure 3: Parking Survey Results



Based on the above:

- *During the AM period there was a peak parking demand of 13 spaces, occurring for a short one minute period at 8:33am, and an 85th percentile parking demand of 9 spaces. Average time vehicles were parked approximately 2 minutes 45 seconds.*

- *During the PM period there was a peak parking demand of 15 spaces, occurring for a short one minute period at 5:44pm, and an 85th percentile parking demand of 11 spaces. Average time vehicles were parked approximately 4 minutes 45 seconds.*
- *Based on the observations, the parking turnover during the AM and PM peak period was short, enabling high turn-over of parking spaces across the peak periods.*

Some general parking observations during the survey periods include:

- *Visitors were generally parking within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.*
- *During the AM peak period, there were available on-street parking spaces located within 100-150m of the site. Users associated with the adjacent V2Fit gym were generally outside of the site peak period. Regularly, the parking spaces directly in front of the subject site were available once the on-site spaces were occupied.*
- *During the PM Peak period, the on-street spaces were utilised by visitors to Dog City, the adjacent V2Fit gym and dining/bar facilities. Notwithstanding, there were available car parking spaces within 100-150m of the subject site on King William Street (to the east and west), and available along College Road.*

During the survey period, there was a maximum of 143 dogs present on the site. Utilising the 85th percentile parking demand of 9 and 11 spaces during the AM and PM period, this equates to a parking rate of:

- *0.063 spaces per dog during the AM peak period, and*
- *0.077 spaces per dog during the PM peak period respectively.*

It is also noted that outside of these peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring.
Based on the above rates, to generate a parking requirement of 18 car parking spaces (to coincide with the Planning and Design Code requirement), the site could accommodate up to 230 dogs on site at any one time.

It is noted that across a two week period (August 14th to August 25th), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs. It is understood that the intended operation and number of dogs on site is not intended to materially change, typically remaining within the general range of 80 to 180 dogs per day.

Based on adopting a maximum of 160 dogs, this would equate to a theoretical parking demand for 11 parking spaces during the AM peak and 13 spaces during the PM peak. In other words, this would equate to 2 additional parking spaces compared with the parking survey period where there was a demand for 9 and 11 spaces and there were 143 dogs present with no material traffic or parking safety matters observed by ETA during the survey period. As outlined within the report (albeit for a higher number of dogs) this additional parking would still be less than that of the statutory parking requirement of 18 spaces (5 spaces less).

Regards
David

David Kwong
Director

Empirical Traffic Advisory

e david.kwong@empiricaltraffic.com.au

APPENDIX 3

Traffic Survey Spatial Area

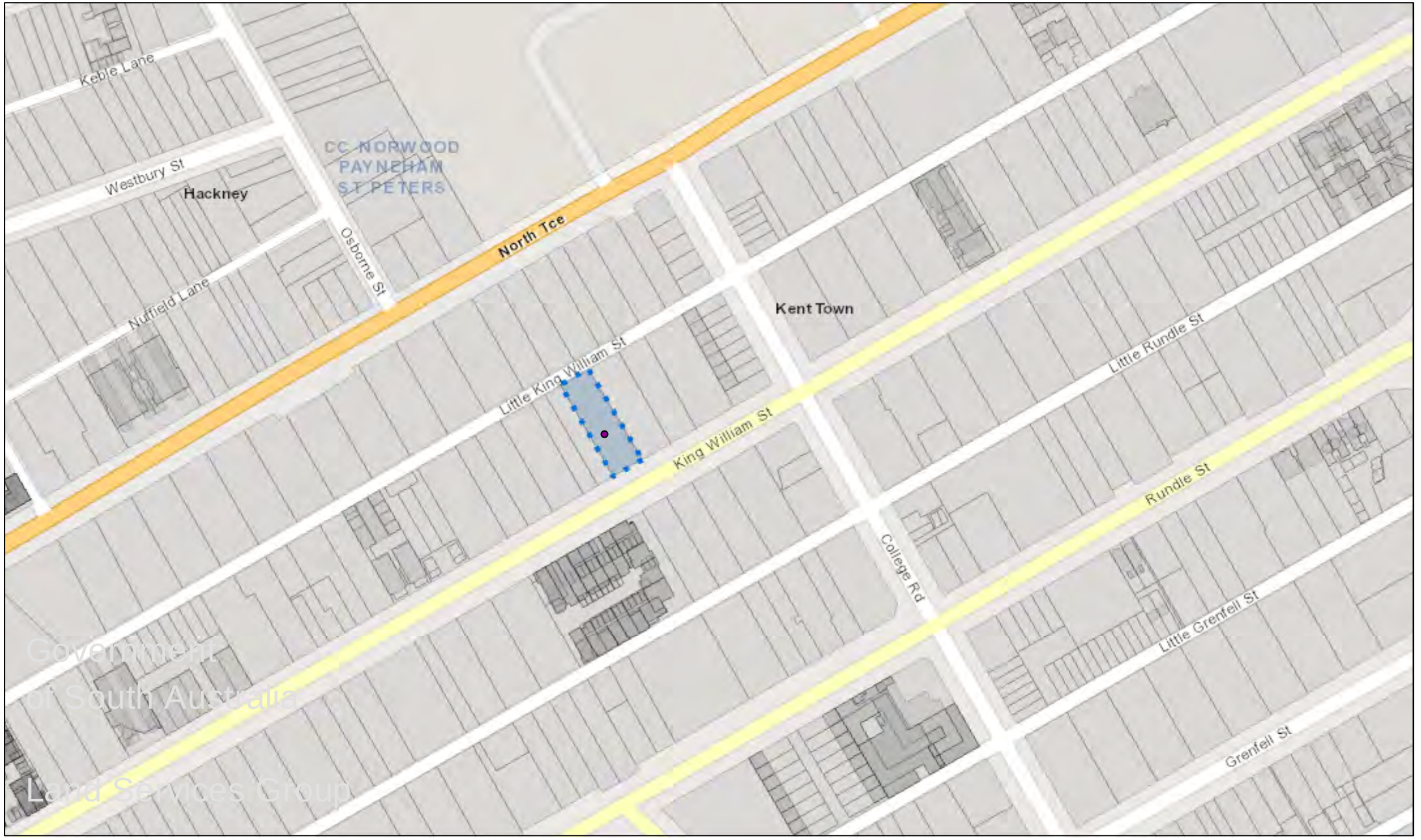
Empirical Traffic Advisory


Legend
Staff 1 Survey Zone
Staff 2 Survey Zone
Survey Camera Location
North Terrace
College Road
Little King William Street
King William Street
Little Rundle Street
Rundle Street
Subject Site

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

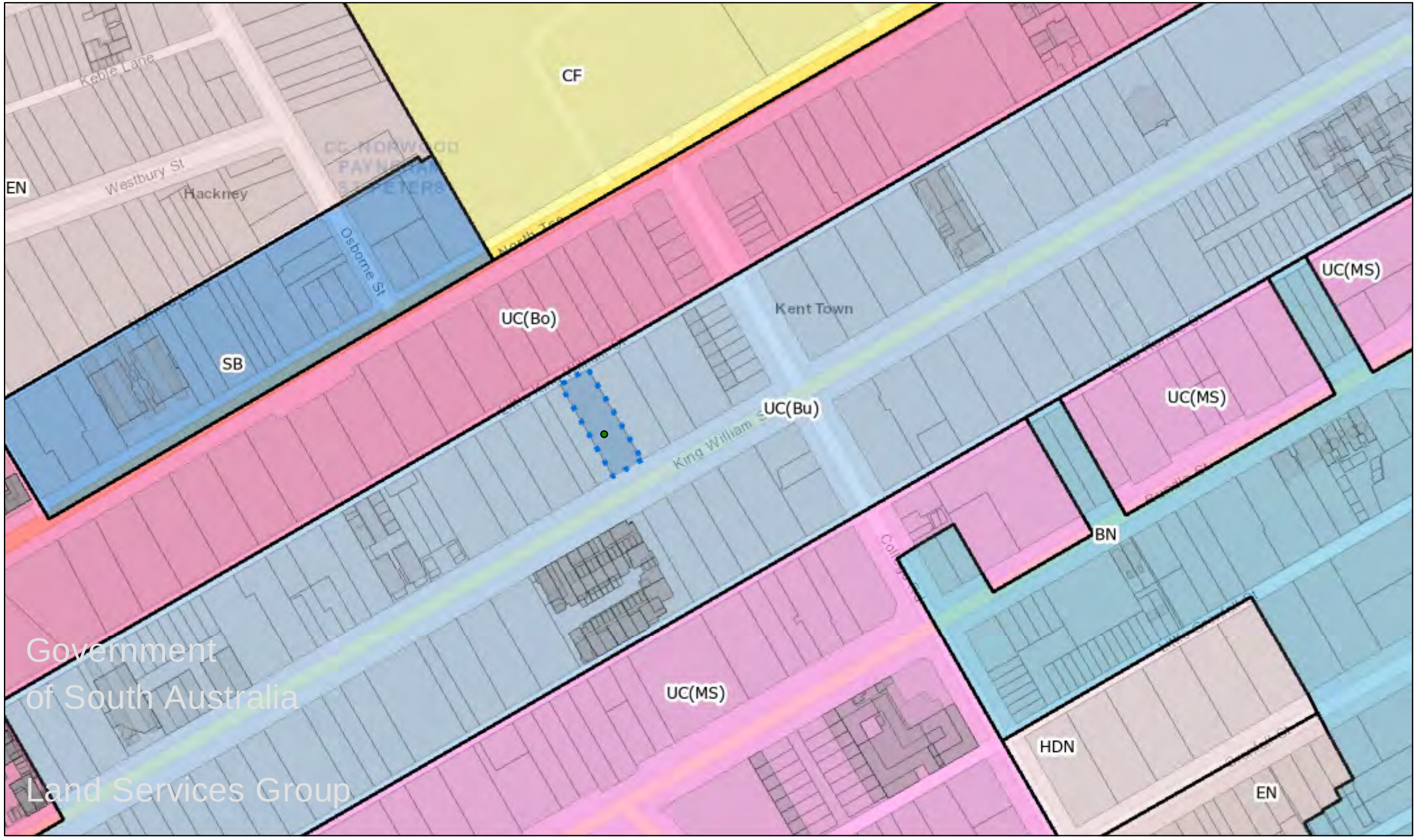
The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

LEGEND:

EN	Established Neighbourhood
CF	Community Facilities
SB	Suburban Business
UC(Bo)	Urban Corridor (Boulevard)
UC(Bu)	Urban Corridor (Business)
UC(MS)	Urban Corridor (Main Street)
BN	Business Neighbourhood
HDN	Housing Diversity Neighbourhood

Attachment 3



Kieran Fairbrother

From: Rebecca Van Der Pennen
Sent: Monday, 27 November 2023 4:07 PM
To: Kieran Fairbrother
Cc: Gayle Buckby
Subject: DA Referral 23029978 - 59 King William St

Hi Kieran,

I have reviewed the Planning Letter and RFI Response Memo within this DA for 59 King William Street, Kent Town and can provide the following comments;

The applicant has provided sufficient justification for the proposed traffic generation rates. Utilising these rates the sites current traffic generation based on the existing planning approval is 25 vehicle trips in the morning peak and 23 vehicle trips in the afternoon peak.

The proposal is to remove the restriction for number of dogs on-site. The reports indicated an intended range of dog's onsite between 80-190 however it is noted that with no condition in place dog numbers could be greater than this. Based on 190 dogs onsite the traffic report noted that 154 vehicle trips in the morning peak and 141 vehicle trips in the afternoon peak will occur. This is a difference of 129 vehicle trips in the morning peak and 118 vehicle trips in the afternoon peak from the approved. This is considered a significant increase in traffic movements to and from the site in peak periods for a single development.

59 King William Street is located within a mixed used high density parking precinct where a high parking demand currently exists. This application does not propose any increase in off-street car parking and it is noted that the off-street car parking numbers are less than what is required in the planning code for this development due to the existing site deficit. However, due to the significant increase in traffic movements to the site and likely demand for more staffing due to the increase in dogs onsite (the application informed that they maintain a 1 staff member per maximum of 15 dogs ratio, this would require an additional 11 staff onsite for 190 dogs) there will be an increase in parking demand required for this site.

From a review of the existing client car park, the spaces do not meet the dimensions required in the Australian Standard (aisle width, blind aisle). This impacts how easy it is for vehicles to get in and out of the property and with the requirement for high turnover the on-street car parking demand. As the car parks do not meet standard and there is no barrier between the car park and the pedestrian footpath, vehicles may require the footpath to complete manoeuvres which causes further pedestrian safety concerns.

This development will rely on on-street car parking to operate, as is confirmed within the provided traffic and parking review. This indicates that the site will not cater for the proposed amount of traffic movements required for this development. I raise concerns that due to an existing on-street car parking demand in the area and limited and substandard off-street parking it is likely that unsafe traffic movements will occur on King William Street (u-turns, illegal parking, etc.).

I also note that with the requirement for on-street parking pedestrian safety is impacted as pedestrian and dog movements will increase across King William Street. The main access point for the development is also located within the vehicle movements for the car park which is not best practice and creates conflict between the pedestrians and vehicles.

From a traffic perspective, the application results in a significant increase in vehicle trips for a single development and due to a the lack of available off-street car parking results in a reliance on the Council road. This raises traffic safety concerns and we therefore do not support this application.

Any questions please let me know.

Kind Regards,
Rebecca van der Pennen
Traffic Engineer

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone

Geoff Parsons

From: Geoff Parsons
Sent: Wednesday, 10 January 2024 3:23 PM
To: Kieran Fairbrother
Subject: FW: Dogcity Traffic Data

FYI

Kind regards,

Geoff Parsons
MANAGER DEVELOPMENT ASSESSMENT

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Mobile
Email
Website www.npsp.sa.gov.au

From: Geoff Parsons
Sent: Wednesday, January 10, 2024 3:22 PM
To: 'James Rhodes'
Cc: David Kwong ; daniel
Subject: RE: Dogcity Traffic Data

Hi James,

Council's Traffic Engineer has advised of the following data we have on file for King William Street:

Summary of traffic data collected on the 27th July 2023 – 2 August 2023 along King William Street between College Road and Dequetteville Terrace is set out below;

- *2033veh/day (888 vehicle eastbound and 1144 vehicles westbound);*
- *270veh/hr AM peak period (8:00am-9:00am);*
- *186veh/hr PM peak period (5:00pm- 6:00pm);*
- *26 cyclist/day (noting data was collected in Winter); and*
- *47km/h 85th percentile speed.*

I hope this assists.

Please continue to liaise with Kieran Fairbrother on this Development Application – he has carriage of the file and will be undertaking the assessment / report.

Best wishes – Geoff

Kind regards,

Geoff Parsons
MANAGER DEVELOPMENT ASSESSMENT

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Mobile
Email
Website www.npsp.sa.gov.au

From: James Rhodes
Sent: Monday, January 8, 2024 11:04 AM
To: Geoff Parsons
Cc: David Kwong ; daniel
Subject: Dogcity Traffic Data

Hi Geoff

Happy new year! Hope you had a relaxing break.

Further to my voicemail on 19/12/23, can you (or one of Council's engineers) please send us a copy of Council's traffic data for King William Street, Kent Town?
ETA can then review and use this data in relation to the Dogcity application.

Kind regards,

James Rhodes
Planning Consultant

ekistics

Level 3, 431 King William Street, Adelaide SA 5000

T
M
www.ekistics.com.au

Kieran Fairbrother

From: Rebecca Van Der Pennen
Sent: Monday, 4 March 2024 4:44 PM
To: Kieran Fairbrother
Cc: Gayle Buckby
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kieran,

Apologies for the delay in getting a response to you about this application. Gayle and I have reviewed Ekistics/ETA's report and offer the following comments. The blue wording is extracted from the provided report.

"While the nature of the site has a portion of visitors arriving via private vehicles, staff of the proposed development can utilise alternative transport modes to access the site".
If this is the case, why are there 'Employee Parking Only' signs installed to designate the 6 parking spaces at the rear (off of Little KW Street).
Given these signs, it is assumed that there are only the five (5) spaces at the front of the building available for visitors/patrons.

It is also noted again that based on provided staff ratios a total of 13 staff are required to be present for 190 dogs. This is an increase of 11 new staff onsite when compared to the previous approval of 30 dogs onsite. The report states that *"The staffing model of the site does not require the maximum number of staff on site during the road network peak hours, as not all of the dogs are present during these periods."* however this is contradicted by *"outside of the peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring".* Indicating that majority of dogs will be onsite during the peak periods.

"The parking surveys considered the parking that was occurring on-site, as well as the parking within King William Street directly adjacent the site".
Did the parking survey consider the 6 "employee" spaces at the rear of the site?
I have assumed that the survey included just the 5 spaces at the front of the site and the on-street parking directly adjacent. The survey did not include on-street parking further away from the site, such as in College Road;

The survey was conducted during the AM and PM peak hours, and states that *"outside of the peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring".*
If this is the case, it means that all 143 dogs were dropped off within one hour and 143 dogs were then all picked up within one hour. As stated in the survey, there is an average stay of 2 to 4 minutes (let's say 3 minutes).
If some dogs arrived by walking, at the peak of 190 dogs, there could still be 150 dogs arriving and leaving by car in each peak hour. 150 dogs x 3 minute duration = 450 minutes of parking per peak hour or 7.5 car parks per minute.
The provided traffic observations indicated 106 vehicle movements in the PM, with a turnover of approximately 4 minutes and 45 seconds. This equates to **7.9 car parks per minute,** where only 5 car parks are available off-street.

The assessment has identified that the subject site generates a theoretical parking requirement of 18 car parking spaces, resulting in an approved theoretical on-street reliance of 7 car parking spaces. Based on the above, statutory parking requirements of the Planning and Design Code associated with the proposed higher dog capacity will not generate additional car parking requirements compared to the current approvals for the site. The site would only generate an alternative car parking assessment if the land use were changed to residential or tourist accommodation.
Given that the survey only included the five (5) spaces at the front of the site, the theoretical parking requirement of 18 spaces would then require 13 on-street parking bays.

Considering the empirical parking assessment provided by the applicant it was indicated that *"Utilising the anticipated maximum of 190 dogs, this would equate to a typical parking requirement of 12 spaces in the AM peak and 15 spaces in the PM peak."* Noting the above comment this still puts a reliance on on-street car parking at 8 spaces in the AM peak and 10 spaces in the PM peak.

Refer to *"Table 2: Traffic Generation Estimates"* and *"Figure 5: Site Turning Movements"*, the provided site turning movements observations indicated the following movements on-street;

AM peak - 45 Movements - 38.8% of all movement
PM peak - 46 Movements - 43.4% of all movements
This indicates an approximate reliance on on-street car parking of 40% of all peak movements to and from the site. This percentage is considered to be high with the business relying on on-street car parking in order to operate. Noting that there needs to be available on-street parking nearby for these movements to occur safely.

"The number of dogs present on site at any one day varies across the week, with an 85th percentile of 164 dogs on site across a two week period (August 14th to August 25th). Utilising the above survey rates, this would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours."
Supporting information provided did not indicate what capacity the off-street and on-street car parking was operating at during the peak period. There is a demonstrated reliance on on-street parking for 143 dogs, any increase in capacity is likely to increase the reliance on on-street car parking and percentage of movements occurring on-street. Noting this application is for up to 190 dogs per day.

Additionally majority of these movements on-street will result in pedestrian movements across King William Street as *"Visitors were generally parking within the on-site car park when possible, reverting to the on street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period."* The applicants response to these concerns was that *"The general site observations during the survey periods on 6 September 2023 identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any safety incidents recorded directly adjacent the subject site.".* This is still a safety concern as the demand for on-street parking causes this conflict between pedestrians and dogs crossing over King William Street during peak times. If the site provided more off-street parking this conflict would be minimised.

The cover letter by Ekistics, states that; *" we remain of the firm view that the removal of Condition 1 will not result in a theoretical increase in the demand for on-site parking in accordance with 'Transport, Access and Parking Table 2'.*
In my opinion, an increase of 30 dogs to 190 dogs would result in a theoretical increase in the demand for on-site parking.

I note that The Council has received complaints from a nearby cafe that there is insufficient parking available on-street for their patrons.
Therefore, the increase of dogs from 30 to 190 would increase demand for car parking on-street and would be to the detriment of other nearby businesses.

Please let me know if you have any questions.

Rebecca van der Pennen
Traffic Engineer

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

PlanSA

13/10/2023

Mr James Rhodes

Request for Information

Applicant: Kiora SA Pty Ltd
Application ID: 23029978
Subject Land:

59 KING WILLIAM ST KENT TOWN SA 5067

Title ref.: CT 5072/219	Plan Parcel: F100025 AL21	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Dear Mr Rhodes,

The following additional information is required by the due date 12/01/2024 to assist with the assessment of your Planning Consent for proposed development.

Proposed Development:

Variation to Development Authorisation (DA 155/624/2018) to remove Condition of Consent No. 1

Required Information

1. **A Traffic Impact Assessment Report, prepared by a suitably qualified traffic engineer or similar.**

   Note: this report does not need to consider the car parking demand for the business – I accept the argument re Designated Area rates applying. However, what I (and the Panel) will require to properly assess this proposal is a report that discusses the logistics of vehicle movements for the business, including but not limited to:

   a. **The drop-offs and pick-ups of dogs, and the potential queuing of vehicles in so doing; and**
   b. **Vehicle access and egress movements; and**
   c. **Any impact on the adjacent road network; and**
   d. **Waste collection vehicle movements.**

   (By way of comparison, a report similar to something they might produce for a school or a childcare centre)

If you require additional time to provide the information, please contact the Authority on the details below as soon as possible to allow for consideration of your request.

Please note failure to provide the requested information may result in refusal of your application.

If you have any other questions regarding your application, please use the contact details below.

Planning, Development and Infrastructure Act 2016 & Planning, Development and Infrastructure (General) Regulations 2017	Section 119(3) / Regulation 34

Yours sincerely,

Kieran Fairbrother

City of Norwood, Payneham and St. Peters

ekistics

UNLOCK
YOUR VISION

REF 01619-003

Memo – Response to Request for Information

To:	Kieran Fairbrother – City of Norwood, Payneham and St. Peters
From:	James Rhodes – Ekistics Planning and Design
Date:	9 November 2023
Applicant:	Kiora SA Pty Ltd
Application ID:	23029978
Proposal:	Variation to Development Authorisation (DA 155/624/2018) to remove Condition of Consent No. 1
Subject Land:	59 King William St, Kent Town

Dear Kieran

We write in response to the Council Request for Further Information ('RFI') received on 13 October 2023. Our responses are provided below on behalf of the applicant, to address the matters raised in the RFI. Our responses are to be read in conjunction with the original Planning Letter prepared by Ekistics, dated 11 October 2023.

Our response is supported by a Traffic Impact Assessment prepared by David Kwong of Empirical Traffic Advisory ('ETA'), a qualified traffic engineer (refer to **Appendix 1**). As requested, the Traffic Impact Assessment addresses the logistics of vehicle movements for the operation of 'Dogcity Daycare – East'.

Based on their site inspection and traffic survey on a day with up to 143 dogs on-site, ETA observed visitors generally utilised the existing car park, with minimal queueing. When queueing occasionally occurred, visitors typically utilised on-street parking provided along King William Street, including adjacent 15 minute parking and loading zones. As can be expected for a land use of this nature, vehicle turnover was relatively high, with ETA observing dog drop-off/pick-up times averaging 2 minutes 45 seconds, and 4 minutes 45 seconds, in the AM and PM peak hours, respectively. Accordingly, the time restricted parking along King William Street is highly conducive to Dogcity Daycare's operational practices.

Dogcity Daycare – East could theoretically generate up to 154 and 141 vehicle movements during the AM and PM peak hours based on the observed traffic generation rate and assuming 190 dogs on-site. ETA expect that this traffic generation will not "adversely impact on the safety or efficiency of the surrounding road network."

Waste collection arrangement will remain as per the existing approval; collected by a private contractor from Little King William Street. The nature and form of waste collection vehicle movements will remain unchanged. Collection will continue to occur at least two times per week (as approved), with any additional collections readily accommodated by the private waste contractor (due to the flexible nature of private waste collection).

UNLOCK

YOUR VISION

REF 01619-003

We are confident the above responses will assist in your planning assessment and consideration of the key issues. Please contact me on (08) 7231 0286 should you have any further queries in relation to this development application.

Yours Sincerely,

James Rhodes
Planning Consultant

APPENDIX 1

Traffic Impact Assessment

Empirical Traffic Advisory

25 October 2023
#eta1000117

Dog City
59 King William Street
Kent Town SA 5067
Attention: Mr. Daniel Spooner

DOG CITY – 59 KING WILLIAM STREET, KENT TOWN
TRAFFIC AND PARKING REVIEW

Dear Daniel,

I refer to the existing Dog City dog day care centre located at 59 King William Street.

Council has requested a traffic and parking assessment for the proposed dog day care operations, as current approvals for the site (2018) have conditions that limit the use to no more than 30 dogs present on site at any one time.

Based on the information provided, this letter provides a traffic and parking assessment for higher dog capacity operations of the site.

SUBJECT SITE

The subject site is located at 59 King William Street in Kent Town, on the section of road between College Road and Dequetteville Terrace. The site is located within an Urban Corridor (Business) zone.

The site is shown in Figure 1 below.

Empirical Traffic Advisory Pty Ltd | ABN 34 931 371 961 | PO Box 268 Glenside SA 5065 | contact@empiricaltraffic.com.au

Figure 1: Subject Site and Environs

(source: MetroMap [19/09/2023])

EXISTING SITUATION

King William Street is a local road managed by the City of Norwood Payneham and St Peters. It provides a connection between Dequetteville Terrace to the west and Fullarton Road to the east of the subject site. The road comprises a wide single carriageway approximately 8.3 metres wide, set within a 20 metre wide (approximate) road reserve. There are formal footpaths in the verge on either side of the road, with kerbside parking provided within dedicated parking lanes, with various time restrictions.

Little King William Street is a local road managed by the City of Norwood Payneham and St Peters. It provides a rear road connection to various developments fronting King William Street and Rundle Street. The road comprises a lane style environment, with a single carriageway/ road reserve width of approximately 6 metres wide.

A review of the reported crash history between 2018-2022 (five-year period) for the roads and intersections adjoining the subject site has been sourced from the DataSA database. The recorded crashes in vicinity of the subject site are shown in Figure 2. The data indicates that no crashes have been recorded directly outside of the subject site.

Figure 2: Crash Data (2018 to 2022)

(source: data from DataSA, downloaded October 2023)

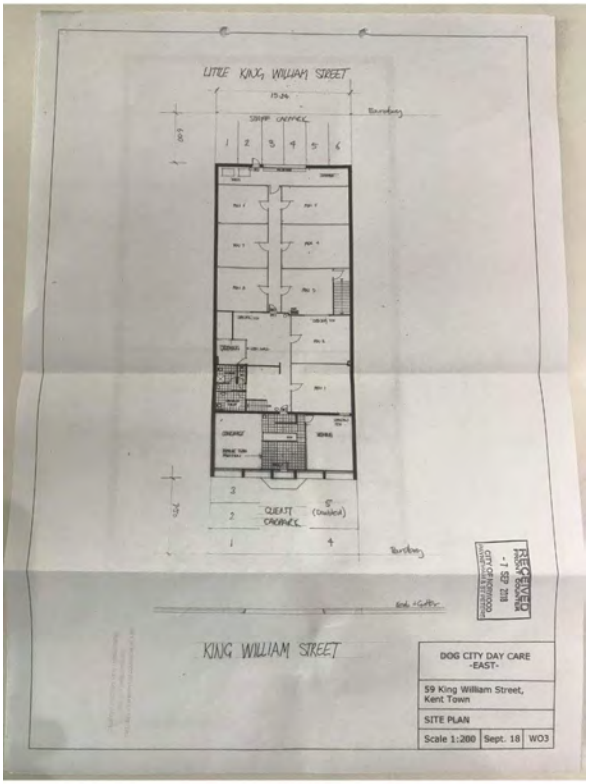
PROPOSED DEVELOPMENT

The site has received development approval for the site in 2018, with various development conditions applied to the development. The proposed operation of the site is to have a higher dog capacity than the current approvals, within no changes to the building footprint of approximately 600sq.m (including Level 1) compared to the current approvals.

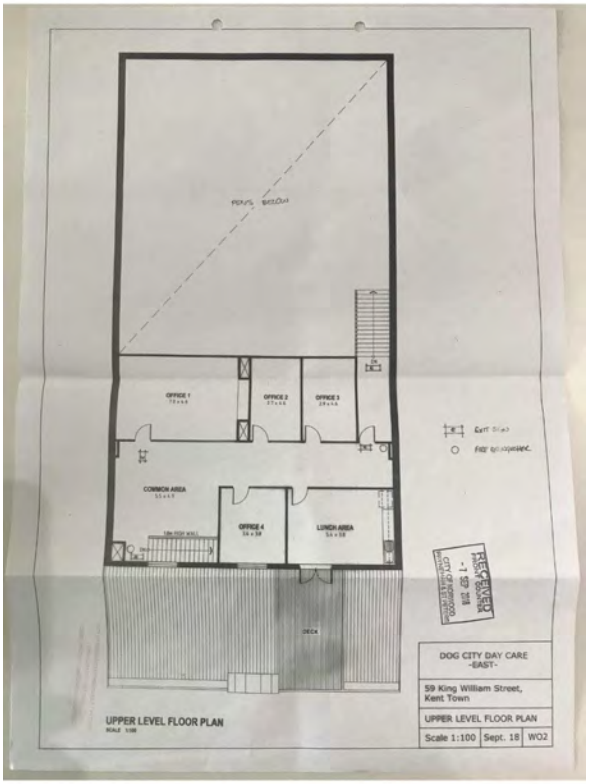
The layout of the current approved building is shown in Figure 3, and indicates a provision of 11 on-site car parking spaces.

Figure 3: Subject Site and Proposed Development

Ground Floor/Site Plan



Upper Level



It is noted that across a two week period (August 14th to August 25th), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs. It is understood that the intended operation and number of dogs on site is not intended to materially change, typically remaining within the general range of 80 to 190 dogs per day.

TRAFFIC ASSESSMENT

Typical Site Operation

Due to the nature of the development, surveys were conducted to gain an understanding as to the number of vehicle movements to/from the site during the peak periods. Some of the general observations from the surveys are as follows:

- Visitors were generally observed to undertake pick up and drop off within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.
- Queueing on King William Street was observed to be minimal, occurring occasionally when a vehicle was exiting from the on-site spaces. Typically, visitors would choose to utilise the on-street spaces instead of queue on King William Street to park in the on-site car park.
- Based on the observations, the vehicle movements during the AM and PM peak period were short, providing short periods of drop off and pick up during the peak periods.

- During the AM period the average time vehicles were on-site/on-street dropping off a dog was approximately 2 minutes 45 seconds.
- During the PM period the average time vehicles were on-site/on-street dropping off a dog was ap approximately 4 minutes 45 seconds.

The observed number of vehicle movements during AM and PM peak hour are set out in Table 1.

Table 1: Traffic Generation Estimates

Period		Observed Vehicle Movements (vehicles)		
		Inbound	Outbound	Total
AM Peak Hour	7:45am to 8:45am	59	57	116
PM Peak Hour	5:00pm to 6:00pm	53	53	106

Table 1 indicates that during the survey period:

- During the AM period, between 7:45am and 8:45am, the site experienced 116 vehicle movements.
- During the PM period, between 5:00pm and 6:00pm, the site experienced 106 vehicle movements.

During the survey period, there was a maximum of 143 dogs present on the site, this equates to a traffic generation rate of

- *0.81 vehicle trips per dog* during the AM peak period, and
- *0.74 vehicle trips per dog* during the PM period respectively.

The number of dogs present on site at any one day varies across the week, with an 85th percentile of 164 dogs on site across a two week period (August 14th to August 25th). Utilising the above survey rates, this would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours. It is understood that the operation of the site is not anticipated to materially change from the current operation, resulting this being the typical traffic generation of the site.

As the site is currently operating with the above number of dogs on site (albeit exceeding the development conditions) general site observations during the survey periods identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any incidents recorded directly adjacent the subject site.

Therefore, the proposed development is not anticipated to adversely impact on the safety or function of the surrounding road network.

Sensitivity Assessment

It is noted that the Planning and Design Code does not have limit on the maximum number dogs present on the site from a traffic perspective. It is understood that the site is intended to operate typically within the general range of 80 to 190 dogs per day. A sensitivity analysis has been undertaken on the upper range of the number of dogs present on site, 190 dogs.

Based on a sensitivity assessment of 190 dogs are present on site, the site could theoretically generate in the order of 154 and 141 vehicle trips during the AM and PM peak hours. This could result in a

theoretical increase of approximately 21 and 19vehicles trips during the AM and PM peak hour than what is typically present on the site.

In the unlikely event that additional dogs are present on the site for a particular day, the additional traffic generated as part of the sensitivity assessment would not be expected to adversely impact on the safety or efficiency of the surrounding road network.

ACCESS

The proposed development will utilise the existing access point on King William Street and the car parking arrangement directly accessed via Little King William Street.

Loading and waste collection is proposed to remain as per the status quo with access via Little King William Street.

CONCLUSIONS

The traffic and parking assessment has found the following:

1. The proposed operation of the site is to have a higher dog capacity than the current approvals, within no changes to the building footprint of approximately 600sq.m (including Level 1).
2. The site currently has development approval for the site in 2018, with various development conditions applied to the development, including a provision of a maximum of 30 dogs on site at any one time.
3. Across a two week period, the site had an 85th percentile of 164 dogs on site, which would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours. It is understood that the operation of the site is not anticipated to materially change from the current operation, resulting this being the typical traffic generation of the site.
4. Against existing traffic volumes in the vicinity of the site, the additional traffic generated by the proposed development would not be expected to impact on the safety or efficiency of the surrounding road network.
5. Loading and waste collection access will be as per the status quo with access via Little King William Street.

Overall, the proposed development will not materially change traffic and parking impact currently experienced on the adjacent road network.

Should further information be required, please contact the undersigned at your convenience.

Yours sincerely

EMPIRICAL TRAFFIC ADVISORY

David Kwong

Director

James Rhodes

From: Kieran Fairbrother
Sent: Tuesday, 28 November 2023 2:05 PM
To: James Rhodes
Subject: Development Application 23029978 - 59 King Wiliam St, Kent Town

Follow Up Flag: Follow up
Flag Status: Flagged

Hi James,

I am the planner at the Council with carriage of the abovementioned development application. I wanted to touch base before this item goes to the CAP next month because I have now completed my assessment of this proposal, have discussed it internally with my colleague planners and have also sought feedback internally from our traffic engineers.

Unfortunately, our traffic engineers are not supportive of the proposal, and I have copied below their comments for your reference:

> *59 King William Street is located within a mixed used high density parking precinct where a high parking demand currently exists. This application does not propose any increase in off-street car parking and it is noted that the off-street car parking numbers are less than what is required in the planning code for this development due to the existing site deficit. However, due to the significant increase in traffic movements to the site and likely demand for more staffing due to the increase in dogs onsite (the application informed that they maintain a 1 staff member per maximum of 15 dogs ratio, this would require an additional 11 staff onsite for 190 dogs) there will be an increase in parking demand required for this site.*
>
> *From a review of the existing client car park, the spaces do not meet the dimensions required in the Australian Standard (aisle width, blind aisle). This impacts how easy it is for vehicles to get in and out of the property and, with the requirement for high turnover, the on-street car parking demand. As the car parks do not meet standard and there is no barrier between the car park and the pedestrian footpath, vehicles may require the footpath to complete manoeuvres which causes further pedestrian safety concerns.*
>
> *This development will rely on on-street car parking to operate, as is confirmed within the provided traffic and parking review. This indicates that the site will not cater for the proposed amount of traffic movements required for this development. I raise concerns that due to an existing on-street car parking demand in the area and limited and substandard off-street parking it is likely that unsafe traffic movements will occur on King William Street (u-turns, illegal parking, etc.).*
>
> *I also note that with the requirement for on-street parking pedestrian safety is impacted as pedestrian and dog movements will increase across King William Street. The main access point for the development is also located within the vehicle movements for the car park which is not best practice and creates conflict between the pedestrians and vehicles.*
>
> *From a traffic perspective, the application results in a significant increase in vehicle trips for a single development and due to a the lack of available off-street car parking results in a reliance on the Council road. This raises traffic safety concerns and we therefore do not support this application.*

Further, I have taken the view that due to the specific nature of the land use (i.e. a dog daycare facility), satisfaction of DPF 5.1 of Transport, Access and Parking Module *does not* satisfy the corresponding Performance Outcome. I take this view because designated area rates are typically ascribed for Zones in areas where alternative transport methods exist such as high frequency public transport, walking/cycling, etc. Given the nature of the land use it is my view that, apart from people who reside within walking distance of the facility, it is essentially inevitable that every other person attending the facility to drop off/pick up their dog will be arriving by car – it is not possible for people to take their dog on public transport or feasible on a bicycle. Hence, I take the view that the intent of the designated area rates cannot be realised with this land use, and thus those rates are not applicable.

Consequently, we are of the view that sufficient on-site parking is not provided to meet the needs of the development, and that the only increase in dog numbers that we could support would be a number that can be accommodated

given the car parking available on site. To this end, the previous assessment of this application utilised child care centre rates for assessing car parking numbers. We think this is a reasonable approach to take since no specific rates exist for a dog daycare facility and the traffic generation and use of the premises is largely similar to that of a child care centre. Thus, the rates prescribed is 1 space per 4 dogs. With 11 spaces available on site this only allows for 44 dogs. I could support a slight shortfall and allow up to 60 dogs given the lower staff numbers for this facility compared to a child care facility. But with the lack of on-street parking available, I don't consider there to be any other justification for accepting a shortfall in parking.

Accordingly, in line with the traffic advice we have received internally, unfortunately I cannot support this application and the recommendation to the Panel will be for refusal. Naturally, the Panel may disagree with my line of thinking and assessment and decide that the designated area rates are applicable, and therefore may support the application.

Before this goes to the Panel next month I wanted to give you a heads up on what the recommendation is going to be – I did not want to remain silent and let it come as a surprise when the agenda is published. For what it is worth, I don't believe that there is any further information or traffic advice that you could provide that would sway my thinking (unless there has been an ERD Court decision that I am not aware of on this point that clearly states I am incorrect in my assessment).

I hope the above makes sense. I understand your client won't be pleased with my assessment but as I mentioned the Panel may take a different view.

Please don't hesitate to contact me should you wish to discuss further.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade. Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

Kieran Fairbrother

From: James Rhodes
Sent: Thursday, 1 February 2024 11:52 AM
To: Kieran Fairbrother
Cc: Geoff Parsons; daniel ; Richard Dwyer
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

Hi Kieran

Just letting you know that we have prepared a response to your email (refer attached).
Could you please take the application off hold and upload the attached document to the PlanSA portal? We don't appear to be able to upload this ourselves.

In addition, can you please call me once you've had a chance to review our response and formulate your final position on the application?

Kind regards,

James Rhodes
Planning Consultant

ekistics

Level 3, 431 King William Street, Adelaide SA 5000

T
M
www.ekistics.com.au

Ekistics respectfully acknowledge the traditional owners and custodians of the land on which we work, and we pay our respects to Elders past and present.

ekistics

UNLOCK
YOUR VISION

REF 01619-004

Memo – Response to Council Email

To:	Kieran Fairbrother – City of Norwood, Payneham and St. Peters
From:	James Rhodes – Ekistics Planning and Design
Date:	1 February 2024
Applicant:	Kiora SA Pty Ltd
Application ID:	23029978
Proposal:	Variation to Development Authorisation (DA 155/624/2018) to remove Condition of Consent No. 1
Subject Land:	59 King William St, Kent Town

Dear Kieran,

We refer to Development Application 23029978, and we write in response to your email dated 13 October 2023 (refer to **Appendix 1**) which details your concerns and change in stated opinion in relation to car parking following receipt of internal traffic advice. As you are aware, the application was put on hold to provide sufficient time to respond to your email.

Our responses to the matters raised in your email are provided below on behalf of the Applicant. Our responses are to be read in conjunction with the original Ekistics Planning Letter and Response to RFI Memo, dated 11 October 2023 and 9 November 2023.

Our response is supported by a revised Traffic Impact Assessment prepared by qualified traffic engineers, Empirical Traffic Advisory ('ETA') (refer to **Appendix 2**). ETA have provided a response to all concerns raised; your concerns and the concerns of Council's traffic engineer.

1.1. Car Parking

While we acknowledge Council's concern with the existing car park design, we highlight that no changes to the car park layout and access point are proposed. That is, the car park will remain as approved. Section 128 of the Planning, Development and Infrastructure Act 2016 states that "the extent of the proposed variation (and not so as to provide for the consideration of other elements or aspects of the development or the authorisation), be treated as a new application for development authorisation". Accordingly, the removal of condition 1 and intensity of the use are relevant to this application, not the existing, approved car park layout and access point.

Importantly, we remain of the firm view that the removal of Condition 1 will not result in a theoretical increase in the demand for on-site parking in accordance with 'Transport, Access and Parking Table 2'. The Planning and Design Code (Version 2023.14) prescribes that the site is located within a 'Designated Area', which outlines one parking rate to all non-residential

development (excl. tourist accommodation). This rate would apply to any non-residential development and is based on floor area only, not the intensity of the use (in this instance, the number of dogs on-site). Whilst the parking rates expressed within Table 2 are only referenced within DPF 5.1 as one way to achieve the corresponding performance outcome[1], they are contemporary, best practice rates to guide appropriate development outcomes.

As no change to the approved use nor approved floor area (approved in 2018 when the same parking rate applied) are proposed, no theoretical increase in demand is generated, as depicted in **Table 1** below.

Table 1 - Parking rate and provision comparison (C/- ETA)

	Use	Size	Statutory Parking Requirement	Parking Spaces Required	On-Street Reliance
2018 Approval	**Non- Residential Development (excluding tourist Development)**	600sq.m	3 spaces per 100sq.m (Development Plan)	18 Spaces	7 spaces (Approved)
Proposed Development	**Non- Residential Development (excluding tourist Development)**	600sq.m	3 spaces per 100sq.m (Planning and Design Code)	18 Spaces	7 spaces (Maintained)

This reflects Council's view in their assessment of the original change in use application in 2018 which states:

> *"The subject land is located within the Urban Corridor Zone, therefore vehicle parking rates for all non*-residential uses (excluding tourist accommodation) is the same (3 spaces per 100m²). On this basis, as the building is existing and the *floor area is not being increased, there is no theoretical change in demand."*

Respectfully, it is our opinion that Council's bespoke approach to the assessment of parking demand, accounting for the specific nature of the proposed land use (i.e. a dog daycare facility) undermines the fundamental intent of the Designated Area parking rates, which is to apply a universal parking rate to all non-residential uses, irrespective of the specific nature of the use proposed. That is, Council's 'tailored' approach to the assessment of parking for the application in question, could equally apply to any change in land use application where variations in parking demand would otherwise be expected (e.g. a change in land use from a shop to a childcare centre).

Notwithstanding our view that the variation proposed does not generate a theoretical increase in the demand for on-site car parking (because of the site's location within a 'Designated Area'), ETA has conducted a traffic count to determine actual peak parking demands, accounting for the availability of on-street parking within the immediate locality. In this context we note that the fundamental intent of PO 5.1 is to ensure sufficient on-site vehicle parking is provided "to meet the needs of the development or land use" accounting for the availability of on-street car parking (amongst other things).

[1] Geber Super Pty Ltd V The Barossa Assessment Panel [2023] SASC 154 (25 October 2023)

As observed by ETA, the time restricted parking along King William Street (comprising 15 minute parking and loading zones) is highly conducive to Dogcity Daycare's operational practices. Informed by empirical evidence, (including recent traffic counts), ETA concludes that the existing number of on-site and on-street parking as considered in the original application (11 spaces on-site & approved theoretical reliance of 7 on-street spaces) comfortably accommodates existing operating conditions and typical (85th percentile) peak demands of up to 12 AM peak and 15 PM peak spaces.

In light of the above, and accounting for the additional investigations conducted by ETA, it is our opinion that:

1. The proposal to vary condition 1 by increasing dog numbers does not attract a theoretical increase in the demand for parking noting the site's location within a Designated Area; and
2. Even if Council does not share our view on the above, the empirical assessment conducted by ETA confirms that sufficient on-site and on-street parking is available to accommodate typical peak parking demands, in accordance with the intent of PO 5.1.

1.2. Traffic Generation

The traffic movement data has been updated to reflect Council provided traffic data from the week of 27 July 2023 to 2 August 2023. Importantly, this traffic data considers the existing traffic environment associated with Dogcity (operating with typical dog numbers of 80-190 dogs rather than 30 dogs as per the original Consent). Both ETA's traffic survey and Council's traffic data confirms that traffic volumes remain within the typical Collector Road volume of 3,000 vehicles per day. Therefore, there will be no change to the function or nature of King William Street. On this basis, ETA concludes that the "proposed development is not anticipated to adversely impact on the safety or function of the surrounding road network" in accordance with Transport, Access and Parking PO 1.1.

Further, the Urban Corridor (Business) Zone which applies to the subject site and the majority of King William Street, Kent Town seeks to accommodate uplift within a medium rise, mixed use area whereby a significant increase in vehicle movements can be reasonably expected including residential and commercial buildings of three to five building levels and shops of up to 2000m^2 GLFA.

2. Conclusion

In summary, we reiterate, the Designated Area parking rate is not reliant on the intensity of the use (i.e. number of dogs), and that no change in use nor change in floor area is proposed. Accordingly, no theoretical increase in car parking demand is generated as a result of the proposed change in condition.

However, should Council remain of the view that the Designated Area rates are not applicable to the development, traffic surveys conducted by ETA, in conjunction with Council traffic data, confirms there is sufficient on-site and on-street parking to account for the anticipated peak parking demands, with minimal impact on the local road network.

We trust the above responses will assist in your planning assessment and consideration of the key issues. Please contact me on (08) 7231 0286 should you have any further queries in relation to this development application.

Yours Sincerely,

James Rhodes
Planning Consultant

APPENDIX 2

Revised Traffic Impact Assessment

Empirical Traffic Advisory

29 January 2024
#eta1000117

Dog City
59 King William Street
Kent Town SA 5067
Attention: Mr. Daniel Spooner

DOG CITY – 59 KING WILLIAM STREET, KENT TOWN
TRAFFIC AND PARKING REVIEW

Dear Daniel,

I refer to the existing Dog City dog day care centre located at 59 King William Street.

Council has requested a traffic and parking assessment for the proposed dog day care operations as part of a variation application to formally increase the capacity on the number of dogs on site, as current approvals for the site (2018) have conditions that limit the use to no more than 30 dogs present on site at any one time.

Based on the information provided, this letter provides a traffic and parking assessment for higher dog capacity operations of the site.

SUBJECT SITE

The subject site is located at 59 King William Street in Kent Town, on the section of road between College Road and Dequetteville Terrace. The site is located within an Urban Corridor (Business) zone.

The site is shown in Figure 1 below.

Empirical Traffic Advisory Pty Ltd | ABN 34 931 371 961 | PO Box 268 Glenside SA 5065 | contact@empiricaltraffic.com.au

Figure 1: Subject Site and Environs

(source: MetroMap [19/09/2023])

EXISTING SITUATION

King William Street is a local road managed by the City of Norwood Payneham and St Peters. It provides a connection between Dequetteville Terrace to the west and Fullarton Road to the east of the subject site. The road comprises a wide single carriageway approximately 8.3 metres wide, set within a 20 metre wide (approximate) road reserve. There are formal footpaths in the verge on either side of the road, with kerbside parking provided within dedicated parking lanes, with various time restrictions. Traffic data information provided by Council for the period between 27th July 2023 and 2nd August 2023, indicates that King William Street experience approximately 2,033 vehicles per day, with 270 vehicles in the AM peak hour (8:00am to 9:00am) and 186 vehicles in the PM peak hour (5:00pm to 6:00pm). Data from DIT indicates that in 2015, King William Street experienced 2700 vehicles per day at the intersection of Dequetteville Terrace.

Little King William Street is a local road managed by the City of Norwood Payneham and St Peters. It provides a rear road connection to various developments fronting King William Street and Rundle Street. The road comprises a lane style environment, with a single carriageway/ road reserve width of approximately 6 metres wide.

A review of the reported crash history between 2018-2022 (five-year period) for the roads and intersections adjoining the subject site has been sourced from the DataSA database. The recorded crashes in vicinity of the subject site are shown in Figure 2. The data indicates that no crashes have been recorded directly outside of the subject site.

Figure 2: Crash Data (2018 to 2022)

(source: data from DataSA, downloaded October 2023)

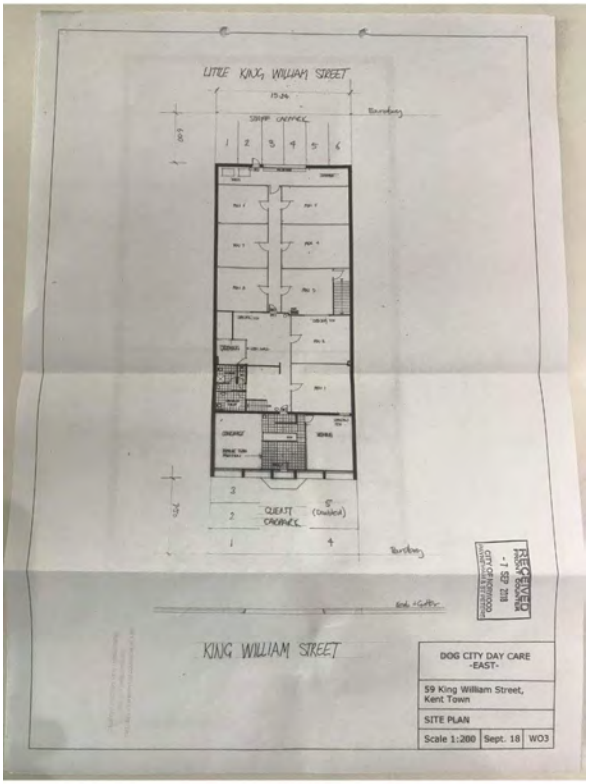
PROPOSED DEVELOPMENT

The site has received development approval for the site in 2018, with various development conditions applied to the development. The proposed operation of the site is to have a higher dog capacity than the current approvals, within no changes to the building footprint of approximately 600sq.m (including Level 1) compared to the current approvals.

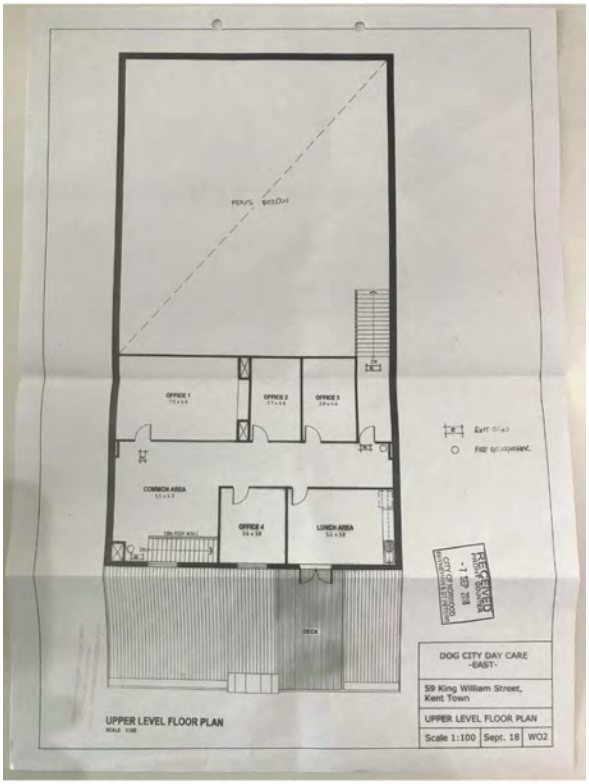
The layout of the current approved building is shown in Figure 3, and indicates a provision of 11 on-site car parking spaces.

Figure 3: Subject Site and Internal Building Layout

Ground Floor/Site Plan



Upper Level



The site has been operating for the past few years with a higher dog capacity than the current conditions formally set, and so the proposed variation is to formalise an increase in capacity for the operations of the site. It is noted that across a two week period (August 14th to August 25th 2023), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs. It is understood that the intended operation and number of dogs on site is not intended to materially change, typically remaining within the general range of 80 to 190 dogs per day.

PARKING

Planning And Design Code Requirements

A review of parking for the proposed development against the Planning and Design Code indicates that the site is located within a Designated Area (Urban Corridor (Business) Zone), and associated parking rates are referenced in *Table 2 - Off-Street Car Parking Requirements in Designated Areas* in *Part 4 - General Development Policies - Transport, Access and Parking*. Application of these parking rates that apply to the subject site based on the land zoning are based on the floor area of the building, regardless of the land use operating within the floor area. As a result, for the proposed development, the number of dogs present on site does not affect the Planning and Design Code parking requirements for a Designated Area.

The parking requirements for the subject site are shown in Table 1.

Table 1: Parking Requirements

	Use	Size	Statutory Parking Requirement	Parking Spaces Required	On-Street Reliance
2018 Approval	**Non- Residential Development (excluding tourist Development)**	600sq.m	3 spaces per 100sq.m (Development Plan)	18 Spaces	7 spaces (Approved)
Proposed Development	**Non- Residential Development (excluding tourist Development)**	600sq.m	3 spaces per 100sq.m (Planning and Design Code)	18 Spaces	7 spaces (Maintained)

The assessment has identified that the subject site generates a theoretical parking requirement of 18 car parking spaces, resulting in an approved theoretical on-street reliance of 7 car parking spaces.

Based on the above, statutory parking requirements of the Planning and Design Code associated with the proposed higher dog capacity will not generate additional car parking requirements compared to the current approvals for the site. The site would only generate an alternative car parking assessment if the land use were changed to residential or tourist accommodation.

Empirical Parking Assessment

Whilst not required as part of the application process, as the site does not generate additional statutory parking requirements compared to the current approvals for the site, an empirical parking assessment has been included with this letter.

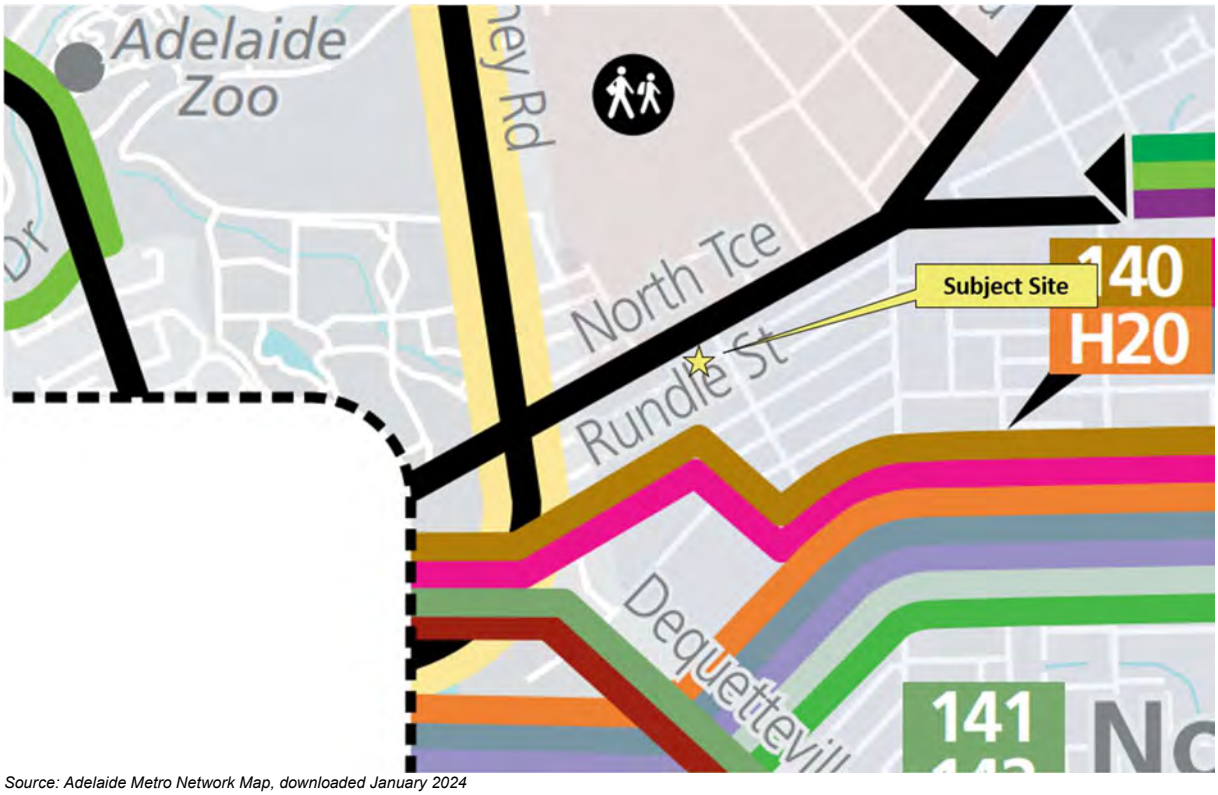
Correspondence from Council

Correspondence from Council has been received, dated 28/11/2023 for the proposed development. The applicable comments from Council are outlined below, followed by our response:

> *Further, I have taken the view that due to the specific nature of the land use (i.e. a dog daycare facility), satisfaction of DPF 5.1 of Transport, Access and Parking Module does not satisfy the corresponding Performance Outcome. I take this view because designated area rates are typically ascribed for Zones in areas where alternative transport methods exist such as high frequency public transport, walking/cycling, etc. Given the nature of the land use it is my view that, apart from people who reside within walking distance of the facility, it is essentially inevitable that every other person attending the facility to drop off/pick up their dog will be arriving by car – it is not possible for people to take their dog on public transport or feasible on a bicycle. Hence, I take the view that the intent of the designated area rates cannot be realised with this land use, and thus those rates are not applicable.*

It is acknowledged that Designated Areas are typically where alternative transport methods exist such as high frequency public transport and walking/cycling facilities. The location of the site in relation to public transport is shown in Figure 4. While the nature of the site has a portion of visitors arriving via private vehicles, staff of the proposed development can utilise alternative transport modes to access the site. It is also understood that some of the visitors to the site work within walking distance to the site. Some of these visitors choose to park at their respective workplaces, then walk to the site to undertake drop-off and/or pick up, not requiring parking at the site.

Figure 4: Surrounding Public Transport



Source: Adelaide Metro Network Map, downloaded January 2024

As outlined within the empirical parking assessment attachment, the site was observed to have an 85th percentile parking demand of 11 spaces (based on 143 dogs on site), within a floor area of 600sq.m. For the purposes of comparison to the Designated Area parking rate of the Planning and Design Code, the observed typical parking demand could equate to a parking requirement of 1.8 spaces per 100sq.m of floor area. This is theoretically 1.2 spaces per 100sq.m less than the Designated Area rate of 3 spaces per 100sq.m within the Planning and Design Code.

It is noted that if the site were to operate with a typical maximum of 190 dogs on site, this could result in a typical parking demand of 15 spaces. This would equate to a typical parking demand of 2.5 spaces per 100 sq.m, which still remains less than the Planning and Design Code rate. The site would need to operate with 230 dogs to have a typical parking demand that equates to the same as the Planning and Design Code rate (although this is not anticipated to occur).

> *Consequently, we are of the view that sufficient on-site parking is not provided to meet the needs of the development, and that the only increase in dog numbers that we could support would be a number that can be accommodated given the car parking available on site. To this end, the previous assessment of this application utilised child care centre rates for assessing car parking numbers. We think this is a reasonable approach to take since no specific rates exist for a dog daycare facility and the traffic generation and use of the premises is largely similar to that of a child care centre. Thus, the rates prescribed is 1 space per 4 dogs. With 11 spaces available on site this only allows for 44 dogs. I could support a slight shortfall and allow up to 60 dogs given the lower staff numbers for this facility compared to a child care facility. But with the lack of on-street parking available, I don't consider there to be any other justification for accepting a shortfall in parking.*

While it is noted that the dog day care is perceived to have a similar operation to that of a child care centre, the operation model and statutory requirements are very different and as such it is not appropriate to adopt a parking and traffic assessment akin to a child care centre for a dog day care. As outlined within the empirical parking assessment attachment, the observed typical parking rate of 0.077 spaces per dog occurred in the PM peak. This equates to a parking rate of approximately 1 parking space per 13 dogs (1 space per 12.99 dogs). Therefore, the application of child care centre rates (1 space per 4 children) to the development is not considered to be appropriate for this development application.

> *59 King William Street is located within a mixed used high density parking precinct where a high parking demand currently exists. This application does not propose any increase in off-street car parking and it is noted that the off-street car parking numbers are less than what is required in the planning code for this development due to the existing site deficit. However, due to the significant increase in traffic movements to the site and likely demand for more staffing due to the increase in dogs onsite (the application informed that they maintain a 1 staff member per maximum of 15 dogs ratio, this would require an additional 11 staff onsite for 190 dogs) there will be an increase in parking demand required for this site.*

The staffing model of the site does not require the maximum number of staff on site during the road network peak hours, as not all of the dogs are present during these periods. This is evident in the PM period, where dog collection is spread out across the afternoon and indicated by the lower traffic generation rate (see Traffic Assessment Section). In addition, due to the proximity of alternative transport methods such as public transport and walking/cycling facilities, a number of staff members currently choose to utilise these methods to access the site. As outlined earlier in this letter, the site could have a typical parking rate of up to 2.5 spaces per 100sq.m (based on 190 dogs and this parking rate includes staff parking), which is less than that of the Planning and Design Code rate.

It is noted that the under the applicable parking rates for the current 2018 approvals (based on Table NPSP/9A of the Development Plan), and the current Planning and Design Code rates, the existing lawful building floor area would have a car parking requirement of 3 spaces per 100sq.m. Therefore, the existing building floor area of the current approval and any future development (of any land use maintaining the building area, such as shop, restaurant, office etc) would have/had an approved theoretical on-street reliance of 7 car parking spaces.

> *From a review of the existing client car park, the spaces do not meet the dimensions required in the Australian Standard (aisle width, blind aisle). This impacts how easy it is for vehicles to get in and out of the property and, with the requirement for high turnover, the on-street car parking demand. As the car parks do not meet standard and there is no barrier between the car park and the pedestrian footpath, vehicles may require the footpath to complete manoeuvres which causes further pedestrian safety concerns.*

The proposed development is not proposing any alterations to the existing approved car park and is to be maintained as per the existing approvals. General site observations during the survey periods identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation.

> *This development will rely on on-street car parking to operate, as is confirmed within the provided traffic and parking review. This indicates that the site will not cater for the proposed amount of traffic movements required for this development. I raise concerns that due to an*

existing on-street car parking demand in the area and limited and substandard off-street parking it is likely that unsafe traffic movements will occur on King William Street (u-turns, illegal parking, etc.).

As outlined above, the typical parking demands for the site (up to 2.5 spaces per 100sq.m) are not considered to be at variance with what is envisaged under the Designated Area rates of the Planning and Design Code. Any alternative 'non-residential' land use utilising the existing building area would have a theoretical reliance to the on-street spaces. As a result, the proposed development is not considered to be at a significant variance to any development that could operate on the site that is envisaged to meet the requirements for the land zoning or the Designated Area.

TRAFFIC ASSESSMENT

Typical Site Operation

Due to the nature of the development, surveys were conducted on Wednesday 6 September 2023 to gain an understanding as to the number of vehicle movements to/from the site during the peak periods. Some of the general observations from the surveys are as follows:

- Visitors were generally observed to undertake pick up and drop off within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.
- Queueing on King William Street was observed to be minimal, occurring occasionally when a vehicle was exiting from the on-site spaces. Typically, visitors would choose to utilise the on-street spaces instead of queue on King William Street to park in the on-site car park.
- Based on the observations, the vehicle movements during the AM and PM peak period were short, providing short periods of drop off and pick up during the peak periods.
    - During the AM period the average time vehicles were on-site/on-street dropping off a dog was approximately 2 minutes 45 seconds.
    - During the PM period the average time vehicles were on-site/on-street dropping off a dog was approximately 4 minutes 45 seconds.
- A maximum of 143 dogs were present on site on the day of the surveys

The observed number of vehicle movements during AM and PM peak hour, including on-street parking space occupancy are set out in Table 2.

Table 2: Traffic Generation Estimates

Period		Observed Vehicle Movements (vehicles)		
		Inbound	Outbound	Total
AM Peak Hour	7:45am to 8:45am	59	57	116
PM Peak Hour	5:00pm to 6:00pm	53	53	106

The turning movements at the site access point are shown in Figure 5. The site turning movements are less than the numbers outlined in Table 2 as they do not include the traffic trips relating to the on-street parking for the site.

Figure 5: Site Turning Movements

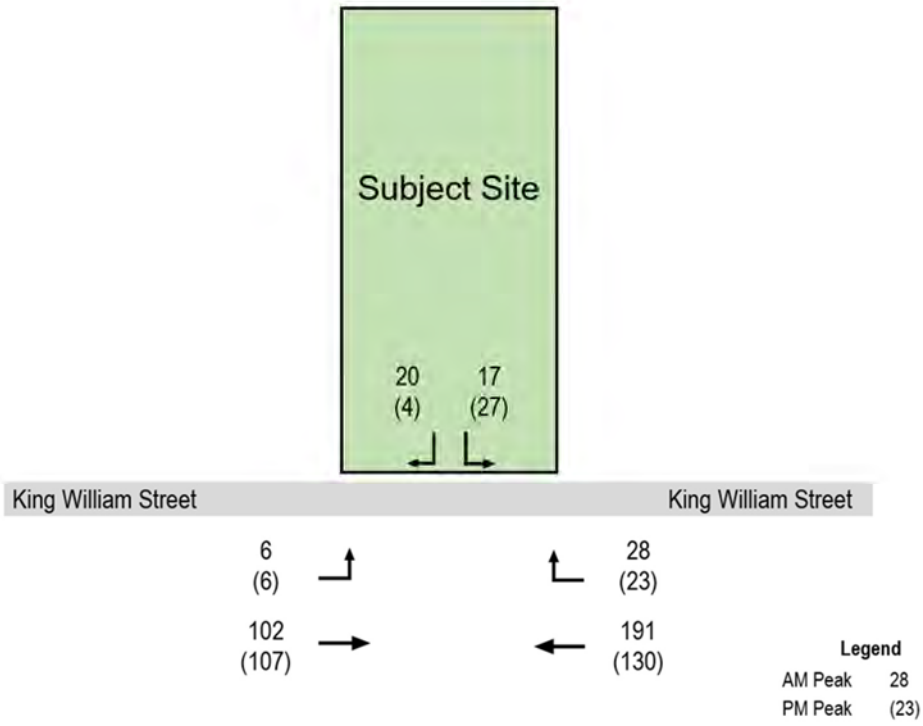


Table 2 indicates that during the survey period:

- AM Peak (7:45am and 8:45am)
  - The site experienced 116 vehicle movements to/from the site
  - King William Street to the east of the site experienced 338 vehicle movements
  - King William Street to the west of the site experienced 319 vehicle movements
- PM Peak (5:00pm and 6:00pm)
  - The site experienced 106 vehicle movements to/from the site
  - King William Street to the east of the site experienced 287 vehicle movements
  - King William Street to the west of the site experienced 247 vehicle movements

Based on a maximum of 143 dogs present on the site, this equates to a traffic generation rate of

- *0.81 vehicle trips per dog* during the AM peak period, and
- *0.74 vehicle trips per dog* during the PM period respectively.

The number of dogs present on site at any one day varies across the week, with an 85th percentile of 164 dogs on site across a two week period (August 14th to August 25th). Utilising the above survey rates, this would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours. It is understood that the operation of the site is not anticipated to

materially change from the current operation, resulting in this being the typical traffic generation of the site.

As the site is currently operating with the above number of dogs on site (albeit exceeding the development conditions), general site observations during the survey periods identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any incidents recorded directly adjacent the subject site.

The traffic data provided by Council was for a week period in July-August 2023 is estimated to have been collected to the west of the site, when the subject site was operating with current dog numbers. The data collected during the traffic surveys (September 2023) for site indicate that the traffic volumes on King William Street were slightly higher than the Council data. This could be attributed to seasonal factors (winter vs spring) or differences in the exact location of the two data collection points. Notwithstanding, using the same peak to daily ratio of the provided Council data (13.28% AM peak to daily ratio), King William Street experienced approximately 2,400 vehicles per day past the site. While it is noted that King William Street is identified as a Street in Councils "Kent Town Public Realm Manual", due to the combination of higher density residential and commercial land uses, from a road hierarchy perspective, it is considered to be a Collector Road (which is reflected in the LocationSA Road dataset). Based on the survey data, the approximate 2,400 vehicles per day with the proposed development, the traffic volumes on King William Street are considered to remain within the typical Collector Road volumes of 3,000 vehicles per day.

Therefore, the proposed development is not anticipated to adversely impact on the safety or function of the surrounding road network.

Sensitivity Assessment

It is noted that the Planning and Design Code does not have limit on the maximum number dogs present on the site from a traffic perspective. It is understood that the site is intended to operate typically within the general range of 80 to 190 dogs per day. A sensitivity analysis has been undertaken on the upper range of the number of dogs present on site, 190 dogs.

Based on a sensitivity assessment of 190 dogs are present on site, the site could theoretically generate in the order of 154 and 141 vehicle trips during the AM and PM peak hours. This could result in a theoretical increase of approximately 21 and 19 vehicles trips during the AM and PM peak hour than what is typically present on the site.

In the unlikely event that additional dogs are present on the site for a particular day, the additional traffic generated as part of the sensitivity assessment would not be expected to adversely impact on the safety or efficiency of the surrounding road network.

Correspondence from Council

Correspondence from Council has been received in association with the proposed development. The applicable comments from Council are outlined below, followed by our response:

> *I also note that with the requirement for on-street parking pedestrian safety is impacted as pedestrian and dog movements will increase across King William Street. The main access point*

for the development is also located within the vehicle movements for the car park which is not best practice and creates conflict between the pedestrians and vehicles.

From a traffic perspective, the application results in a significant increase in vehicle trips for a single development and due to the lack of available off-street car parking results in a reliance on the Council road. This raises traffic safety concerns and we therefore do not support this application.

Across a two week period (August 14th to August 25th), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs (albeit exceeding the development conditions). It is understood that the intended operation and number of dogs on site is not intended to materially change. Therefore, the number of pedestrian movements across King William Street and number of vehicle movements associate with the site is not anticipated to change from the current levels.

The main building access and the car park is proposed to remain as per the current approvals. The general site observations during the survey periods on 6 September 2023 identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any safety incidents recorded directly adjacent the subject site.

ACCESS

The proposed development will utilise the existing access point on King William Street and the car parking arrangement directly accessed via Little King William Street.

Loading and waste collection is proposed to remain as per the status quo with access via Little King William Street.

CONCLUSIONS

The traffic and parking assessment has found the following:

1. The proposed operation of the site is to have a higher dog capacity than the current approvals, within no changes to the building footprint of approximately 600sq.m (including Level 1).
2. The site currently has development approval for the site in 2018, with various development conditions applied to the development, including a provision of a maximum of 30 dogs on site at any one time.
3. Based on the Planning and Design Code parking rates for this Urban Corridor (Business) zone, which is located within a designated area, the proposed development generates a parking requirement of 18 car parking spaces, with an approved theoretical on-street reliance of 7 car parking spaces. This is consistent with the current approvals for the site from 2018.
4. It is important to note that the parking requirements associated with the land zoning is not dependent on dog numbers, but reliant on floor area and use, of which no change is occurring when compared to the 2018 approval.
5. Parking surveys were undertaken for the site operation, where a maximum of 143 dogs were present on site at any one time. The surveys indicated an 85th percentile parking demand of 9 and 11 spaces during the AM and PM period. This indicates that the site could have up to 230 dogs on site at any one time to generate a parking requirement of 18 spaces, to coincide with the Planning and Design Code parking requirements.
6. Across a two week period, the site had an 85th percentile of 164 dogs on site, which would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours. It is understood that the operation of the site is not anticipated to materially change from the current operation, resulting this being the typical traffic generation of the site.
7. Against existing traffic volumes in the vicinity of the site, the additional traffic generated by the proposed development would not be expected to impact on the safety or efficiency of the surrounding road network.
8. Loading and waste collection access will be as per the status quo with access via Little King William Street.

Overall, the proposed development will not materially change traffic and parking impact currently experienced on the adjacent road network.

Should further information be required, please contact the undersigned at your convenience.

Yours sincerely

EMPIRICAL TRAFFIC ADVISORY

David Kwong

Director

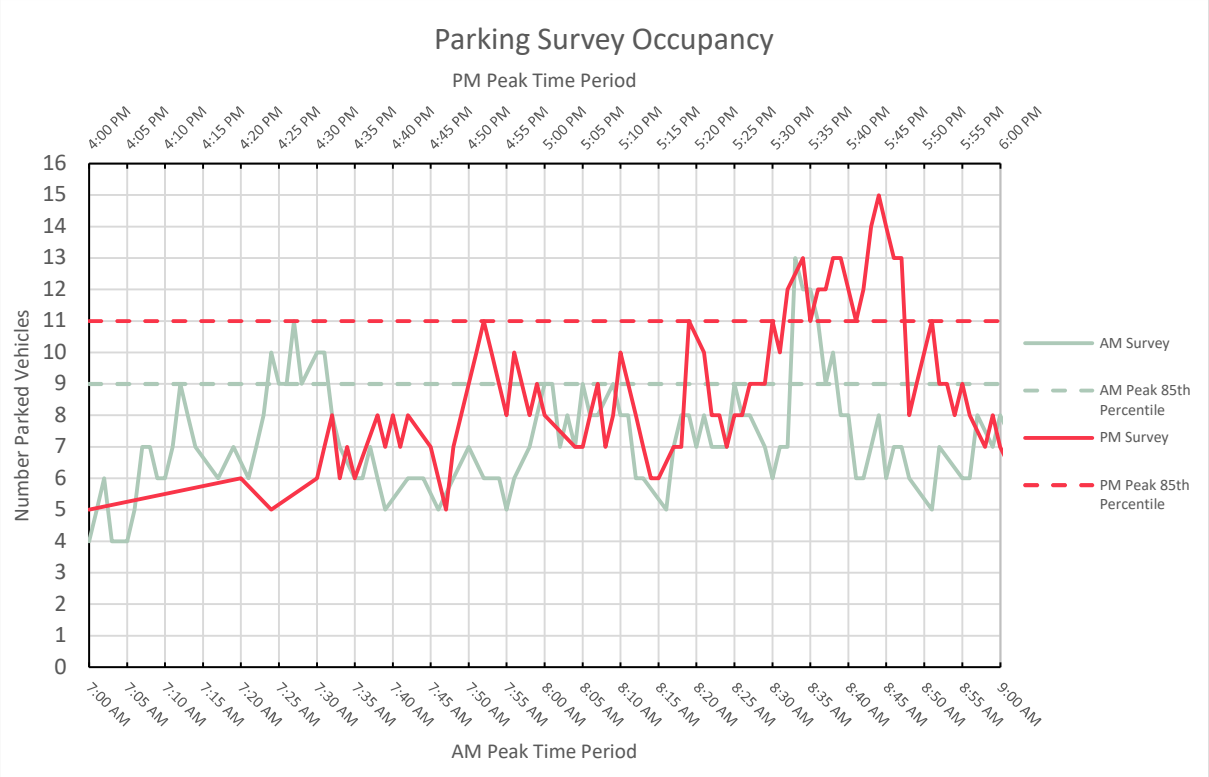
encl Empirical Parking Assessment

EMPIRICAL PARKING ASSESSMENT

Duration of stay parking surveys have been conducted to determine the parking requirements for the anticipated operation. The parking surveys considered the parking that was occurring on-site, as well as the parking within King William Street directly adjacent the site.

Duration of stay parking surveys were undertaken on Wednesday 6th September 2023 during the peak morning (7:00 to 9:00am) and afternoon (4:00 to 6:00pm) periods. Wednesdays are the typical peak days of the site's operations and as such surveys were undertaken on this day to capture the typical peak for the site. The findings of the AM and PM peak parking surveys is outlined in Figure 6.

Figure 6: Parking Survey Results



Based on the above:

- During the AM period there was an 85th percentile parking demand of 9 spaces, and a peak parking demand of 13 spaces, occurring for a short one minute period. Average time vehicles were parked approximately 2 minutes 45 seconds.
- During the PM period there was an 85th percentile parking demand of 11 spaces, and a peak parking demand of 15 spaces, occurring for a short one minute period. Average time vehicles were parked approximately 4 minutes 45 seconds.
- Based on the observations, the parking turnover during the AM and PM peak period was short, enabling high turn-over of parking spaces across the peak periods.

Some general parking observations during the survey periods include:

- Visitors were generally parking within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.
- During the AM peak period, there were available on-street parking spaces located within 100-150m of the site. Users associated with the adjacent V2Fit gym were generally outside of the site peak period. Regularly, the parking spaces directly in front of the subject site were available once the on-site spaces were occupied.
- During the PM Peak period, the on-street spaces were utilised by visitors to Dog City, the adjacent V2Fit gym and dining/bar facilities. Notwithstanding, there were available car parking spaces within 100-150m of the subject site on King William Street (to the east and west), and available along College Road.

During the survey period, there was a maximum of 143 dogs present on the site. Utilising the 85th percentile parking demand of 9 and 11 spaces during the AM and PM period, this equates to a parking rate of:

- *0.063 spaces per dog* during the AM peak period, and
- *0.077 spaces per dog* during the PM peak period respectively.

Utilising the anticipated maximum of 190 dogs, this would equate to a typical parking requirement of 12 spaces in the AM peak and 15 spaces in the PM peak. Based on the above rates, to generate a parking requirement of 18 car parking spaces (to coincide with the Planning and Design Code requirement), the site could accommodate up to 230 dogs on site at any one time.

It is also noted that outside of these peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring.

As a sensitivity assessment, if the maximum peak parking was utilised (occurring for a 60 second period in the PM Peak) the site would have maximum parking rate of 0.105 spaces per dog. Based on 190 dogs, this would equate to a peak parking of 20 spaces. It is noted that this is a theoretical increase of 2 parking spaces over the Planning and Design Code Designated Area rate (18 spaces), however, this occurred across a 60 second period, and is not reflective of the typical parking associated with the site.

Kieran Fairbrother

From: Kieran Fairbrother
Sent: Friday, 15 March 2024 3:00 PM
To: 'James Rhodes'
Cc: Geoff Parsons; daniel ; Richard Dwyer
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town
Attachments: Traffic Response - 59 King William Road.pdf

Hi James and all,

Really sorry for the delay in getting back to you on this one.

I received feedback from our traffic team last week and I've given this some good consideration myself since, and my position remains the same – my recommendation to the Panel will be for refusal. In particular, I remain of the view that the proposal fails to satisfy Performance Outcome 5.1 of the Transport, Access and Parking module. I further consider the proposal to be at odds with Performance Outcome 1.4 and 3.1 of the TAP module.

I have attached a copy of the latest comments from our traffic team herein for your consideration.

That being said, despite my recommendation, I would not be surprised if the Panel took a different view that aligned with your position.

Please let me know if you wish to provide another response before we put this to the Panel. If you do not wish to provide a further response, then please let me know by Thursday 21 March so we can put this to the April CAP meeting.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

Kieran Fairbrother

From: Rebecca Van Der Pennen
Sent: Monday, 4 March 2024 4:44 PM
To: Kieran Fairbrother
Cc: Gayle Buckby
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kieran,

Apologies for the delay in getting a response to you about this application. Gayle and I have reviewed Ekistics/ETA's report and offer the following comments. The blue wording is extracted from the provided report.

"While the nature of the site has a portion of visitors arriving via private vehicles, staff of the proposed development can utilise alternative transport modes to access the site".
If this is the case, why are there 'Employee Parking Only' signs installed to designate the 6 parking spaces at the rear (off of Little KW Street).
Given these signs, it is assumed that there are only the five (5) spaces at the front of the building available for visitors/patrons.

It is also noted again that based on provided staff ratios a total of 13 staff are required to be present for 190 dogs. This is an increase of 11 new staff onsite when compared to the previous approval of 30 dogs onsite. The report states that *"The staffing model of the site does not require the maximum number of staff on site during the road network peak hours, as not all of the dogs are present during these periods."* however this is contradicted by *"outside of the peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring".* Indicating that majority of dogs will be onsite during the peak periods.

"The parking surveys considered the parking that was occurring on-site, as well as the parking within King William Street directly adjacent the site".
Did the parking survey consider the 6 "employee" spaces at the rear of the site?
I have assumed that the survey included just the 5 spaces at the front of the site and the on-street parking directly adjacent. The survey did not include on-street parking further away from the site, such as in College Road;

The survey was conducted during the AM and PM peak hours, and states that *"outside of the peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring".*
If this is the case, it means that all 143 dogs were dropped off within one hour and 143 dogs were then all picked up within one hour. As stated in the survey, there is an average stay of 2 to 4 minutes (let's say 3 minutes).
If some dogs arrived by walking, at the peak of 190 dogs, there could still be 150 dogs arriving and leaving by car in each peak hour. 150 dogs x 3 minute duration = 450 minutes of parking per peak hour or 7.5 car parks per minute.
The provided traffic observations indicated 106 vehicle movements in the PM, with a turnover of approximately 4 minutes and 45 seconds. This equates to **7.9 car parks per minute,** where only 5 car parks are available off-street.

The assessment has identified that the subject site generates a theoretical parking requirement of 18 car parking spaces, resulting in an approved theoretical on-street reliance of 7 car parking spaces. Based on the above, statutory parking requirements of the Planning and Design Code associated with the proposed higher dog capacity will not generate additional car parking requirements compared to the current approvals for the site. The site would only generate an alternative car parking assessment if the land use were changed to residential or tourist accommodation.
Given that the survey only included the five (5) spaces at the front of the site, the theoretical parking requirement of 18 spaces would then require 13 on-street parking bays.

Considering the empirical parking assessment provided by the applicant it was indicated that *"Utilising the anticipated maximum of 190 dogs, this would equate to a typical parking requirement of 12 spaces in the AM peak and 15 spaces in the PM peak."* Noting the above comment this still puts a reliance on on-street car parking at 8 spaces in the AM peak and 10 spaces in the PM peak.

Refer to *"Table 2: Traffic Generation Estimates"* and *"Figure 5: Site Turning Movements"*, the provided site turning movements observations indicated the following movements on-street;

AM peak - 45 Movements - 38.8% of all movement
PM peak - 46 Movements - 43.4% of all movements
This indicates an approximate reliance on on-street car parking of 40% of all peak movements to and from the site. This percentage is considered to be high with the business relying on on-street car parking in order to operate. Noting that there needs to be available on-street parking nearby for these movements to occur safely.

"The number of dogs present on site at any one day varies across the week, with an 85th percentile of 164 dogs on site across a two week period (August 14th to August 25th). Utilising the above survey rates, this would equate to a typical traffic generation of approximately 133 vehicle trips in the AM and 122 vehicle trips in the PM peak hours."
Supporting information provided did not indicate what capacity the off-street and on-street car parking was operating at during the peak period. There is a demonstrated reliance on on-street parking for 143 dogs, any increase in capacity is likely to increase the reliance on on-street car parking and percentage of movements occurring on-street. Noting this application is for up to 190 dogs per day.

Additionally majority of these movements on-street will result in pedestrian movements across King William Street as *"Visitors were generally parking within the on-site car park when possible, reverting to the on street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period."* The applicants response to these concerns was that *"The general site observations during the survey periods on 6 September 2023 identified that there were no material safety and operational impacts to King William Street as a result of the subject site's operation. This is reflected in the Crash Data from 2018 to 2022 that does not indicate any safety incidents recorded directly adjacent the subject site.".* This is still a safety concern as the demand for on-street parking causes this conflict between pedestrians and dogs crossing over King William Street during peak times. If the site provided more off-street parking this conflict would be minimised.

The cover letter by Ekistics, states that; *" we remain of the firm view that the removal of Condition 1 will not result in a theoretical increase in the demand for on-site parking in accordance with 'Transport, Access and Parking Table 2'.*
In my opinion, an increase of 30 dogs to 190 dogs would result in a theoretical increase in the demand for on-site parking.

I note that The Council has received complaints from a nearby cafe that there is insufficient parking available on-street for their patrons.
Therefore, the increase of dogs from 30 to 190 would increase demand for car parking on-street and would be to the detriment of other nearby businesses.

Please let me know if you have any questions.

Rebecca van der Pennen
Traffic Engineer

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Kieran Fairbrother

From: James Rhodes
Sent: Wednesday, 27 March 2024 3:49 PM
To: Kieran Fairbrother
Cc: daniel ; Geoff Parsons; Rob Gagetti
Subject: FW: Development Application 23029978 - 59 King Wiliam St, Kent Town
Attachments: ETA response 20240325.pdf

Hi Kieran

[redacted]

[redacted]

Notwithstanding the above, we remain committed to working with you to address your concerns. It is for this reason that we now propose to vary the application by capping the **capacity of the facility to an upper limit of 160 dogs** (rather than removing the condition restricting dog numbers entirely). We are hopeful that this variation, together with the supplementary commentary provided below and attached demonstrates to Council's satisfaction that the application is aligned with the relevant provisions of the Code and warrants a favourable recommendation to the Council Assessment Panel.

ETA have also provided the *attached* response to key matters raised in the most recent engineering commentary.

In addition to these attached comments, we note that with a limit of 160 dogs and applying the undisputed 85th percentile AM and PM peak rates of 0.063 spaces per dog and 0.077 spaces per dog, respectively, the development would attract peak demand for 11 AM and 13 PM parking spaces. Therefore, the AM peak demand would be wholly provided on-site and with a reliance on two on-street parking spaces in the PM peak. Accounting for the nature of the use including short term, high turnover parking, the provision of 15 minute parking and loading zones along King William Street is highly conducive to this proposal. In comparison if the building were to be used in any other commercial manner envisaged by the zone (i.e. shops, office, consulting rooms etc.), such uses would attract onsite parking demand for 18 spaces. Additionally, such uses would attract a demand for long term parking which is not provided on-street in proximity to the site. It therefore follows, that the proposal with a cap on dog number is entirely appropriate and would likely have a lesser impact on the parking environment when compared with other envisaged uses.

On this basis, the development will provide sufficient on-site vehicle parking "*to meet the needs of the development or land use*", having regard to the "*availability of on-street car parking*" which supports a reduced on-site rate as per Transport, Access and Parking PO 5.1.

Finally, you have expressed concern with the existing design of the carpark, with reference to Transport, Access and Parking Performance Outcome 1.4 and Performance Outcome 3.1. We note that the application in question is for a variation to DA 23029978 and accordingly Council's assessment should be limited to those aspects of the approved application being varied (as per s128(2)(b) of the PDI Act 2016). In

this case, the extent of the variation is limited a change to Condition 1, to alter the capacity of the facility. Irrespective of this change in capacity, the design of the carpark remains the same (and as approved). As such, and respectfully, Transport, Access and Parking PO 1.4 and PO 3.1 are not relevant to the assessment of this application.

Further to the above, and in light of the circumstances surrounding this application, we request an in-person with yourself and Geoff Parsons to resolve all outstanding planning in relation to this application.

Kind regards,

James Rhodes
Planning Consultant

Level 3, 431 King William Street, Adelaide SA 5000

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www.ekistics.com.au

Ekistics respectfully acknowledge the traditional owners and custodians of the land on which we work, and we pay our respects to Elders past and present.

James Rhodes

From: David Kwong
Sent: Monday, 25 March 2024 2:37 PM
To: James Rhodes
Cc: Rob Gagetti; daniel
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

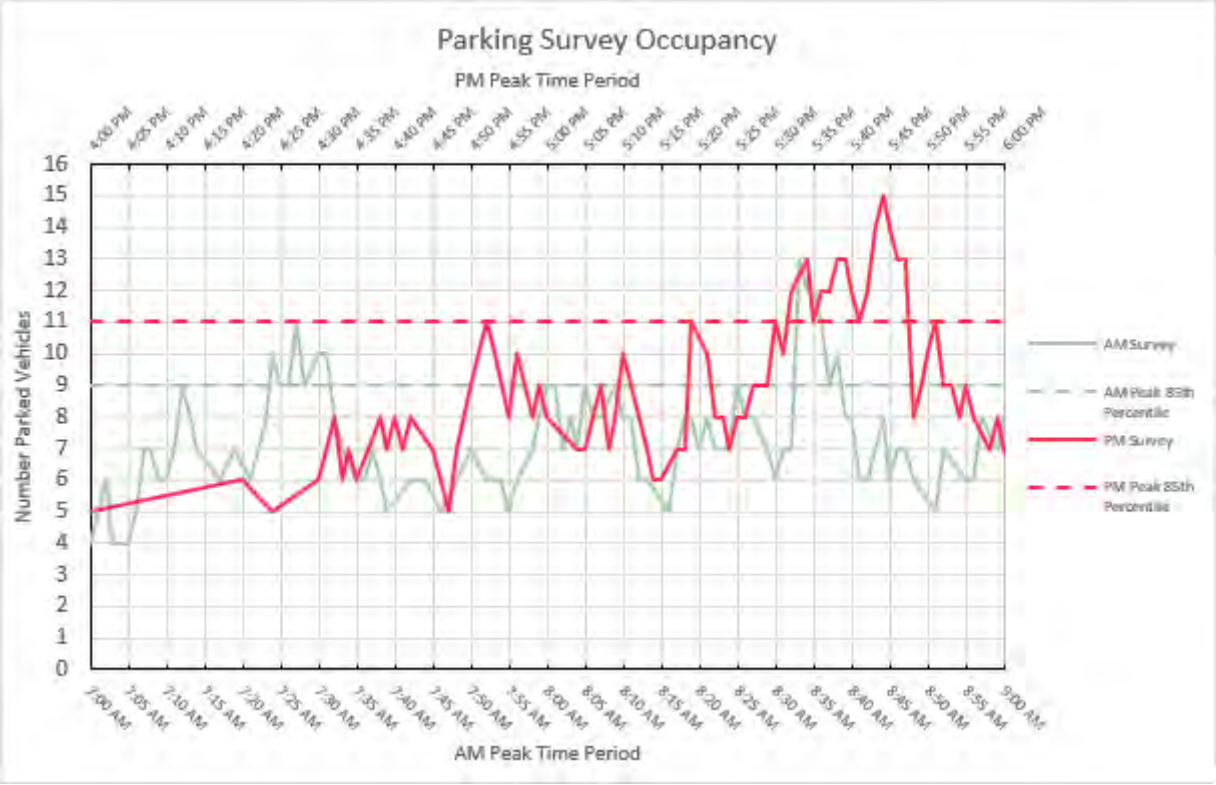
Hi James,

We can confirm that the parking spaces to the rear on Little King William Street were included in our parking surveys which would equate to 11 parking spaces being provided on-site currently. As theses spaces were technically on-site, we referred these spaces as on-site parking within our report and not separated these spaces out specifically.

In regard to your clarification on what the theoretical parking requirement would be based on 160 dogs, I draw your attention to our previous empirical parking assessment. The parking surveys were undertaken across a two hour period in the AM and PM period, to capture the staggered drop off/pick up periods. The parking surveys indicate that not all of the traffic movements occur within an hour period, with the parking observed to generally occurring across the two hour observation period.

While it is noted that the site does not generate additional statutory parking requirements compared to the current approvals for the site, parking surveys have been conducted for a pragmatic outcome approach to determine the parking requirements for the anticipated operation. The parking surveys considered the parking that was occurring on-site, as well as the parking within King William Street directly adjacent the site.
Parking surveys were undertaken on 6th September 2023 during the peak morning (7:00 to 9:00am) and afternoon (4:00 to 6:00pm) periods.
The findings of the AM and PM peak parking surveys are outlined in Figure 3.

Figure 3: Parking Survey Results



Based on the above:

- *During the AM period there was a peak parking demand of 13 spaces, occurring for a short one minute period at 8:33am, and an 85th percentile parking demand of 9 spaces. Average time vehicles were parked approximately 2 minutes 45 seconds.*

- *During the PM period there was a peak parking demand of 15 spaces, occurring for a short one minute period at 5:44pm, and an 85th percentile parking demand of 11 spaces. Average time vehicles were parked approximately 4 minutes 45 seconds.*
- *Based on the observations, the parking turnover during the AM and PM peak period was short, enabling high turn-over of parking spaces across the peak periods.*

Some general parking observations during the survey periods include:

- *Visitors were generally parking within the on-site car park when possible, reverting to the on-street spaces when this area was full. Visitors were utilising the 15 minute parking and loading zone on the southern side of King William Street during both the AM and PM peak period.*
- *During the AM peak period, there were available on-street parking spaces located within 100-150m of the site. Users associated with the adjacent V2Fit gym were generally outside of the site peak period. Regularly, the parking spaces directly in front of the subject site were available once the on-site spaces were occupied.*
- *During the PM Peak period, the on-street spaces were utilised by visitors to Dog City, the adjacent V2Fit gym and dining/bar facilities. Notwithstanding, there were available car parking spaces within 100-150m of the subject site on King William Street (to the east and west), and available along College Road.*

During the survey period, there was a maximum of 143 dogs present on the site. Utilising the 85th percentile parking demand of 9 and 11 spaces during the AM and PM period, this equates to a parking rate of:

- *0.063 spaces per dog during the AM peak period, and*
- *0.077 spaces per dog during the PM peak period respectively.*

It is also noted that outside of these peak periods, the parking demands are generally only associated with staff movements, with minimal to no visitor parking demand occurring.
Based on the above rates, to generate a parking requirement of 18 car parking spaces (to coincide with the Planning and Design Code requirement), the site could accommodate up to 230 dogs on site at any one time.

It is noted that across a two week period (August 14th to August 25th), the number of dogs on site varied, with a minimum of 80 dogs and a maximum of 173 dogs. It is understood that the intended operation and number of dogs on site is not intended to materially change, typically remaining within the general range of 80 to 180 dogs per day.

Based on adopting a maximum of 160 dogs, this would equate to a theoretical parking demand for 11 parking spaces during the AM peak and 13 spaces during the PM peak. In other words, this would equate to 2 additional parking spaces compared with the parking survey period where there was a demand for 9 and 11 spaces and there were 143 dogs present with no material traffic or parking safety matters observed by ETA during the survey period. As outlined within the report (albeit for a higher number of dogs) this additional parking would still be less than that of the statutory parking requirement of 18 spaces (5 spaces less).

Regards
David

David Kwong
Director

Empirical Traffic Advisory

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Kieran Fairbrother

From: Kieran Fairbrother
Sent: Wednesday, 27 March 2024 4:23 PM
To: 'James Rhodes'
Cc: daniel Geoff Parsons; Rob Gagetti
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

Hi James,

Thanks for your email.

I will review and consider what you have provided in due course.

[redacted]

With respect to your view on the relevance and applicability of PO 1.4 and 3.1 of the Transport, Access and Parking module, I respectfully disagree. The nature of this development is to remove (or now alter) a condition that imposes a limit on the dog occupancy of this building, which in turn alters the number and frequency of vehicle movements in and out of the site. I accept that I cannot ask your client to redesign the car park to make it compliant against present-day standards, given no actual physical alteration is proposed, but these changes do call into question an assessment of the impacts of the traffic generation on the adjacent road networks; and to that end I think PO 1.4 and 3.1 are the most relevant. All that being said, my position is not relying heavily on these provisions for the reason for refusal – the main reliance is on PO 5.1 of this module.

I will be in touch once I have considered your position and ETA's response. Just for your own awareness, I am on leave as of Wed 3 April until the 9th, and I doubt I will get a chance to review and respond before then.

Regards,

Kieran Fairbrother
SENIOR URBAN PLANNER

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067
Telephone
Email
Website www.npsp.sa.gov.au

Kieran Fairbrother

From: James Rhodes
Sent: Wednesday, 15 May 2024 12:15 PM
To: Kieran Fairbrother
Cc: daniel ; Geoff Parsons; Rob Gagetti
Subject: RE: Development Application 23029978 - 59 King Wiliam St, Kent Town

Hi Kieran

Thanks to you and Geoff for your time recently.

Please see attached our response which provides the additional information requested to facilitate a supportive assessment.
The response also provides a background on the application and our position for the benefit of the CAP members and includes all relevant documents prepared by ETA.

As the DA still appears to be 'On Hold' on the PlanSA portal, we can't upload the attached document. Could you please upload this for us?

We look forward to attending the CAP meeting on 17 June.

Kind regards,

James Rhodes
Planning Consultant

Level 3, 431 King William Street, Adelaide SA 5000

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www.ekistics.com.au

City of
Norwood
Payneham
& St Peters

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION **NUMBER:** 155/624/2018
DATED: 07/09/2018
REGISTERED ON: 07/09/2018

TO:	Kiora SA Pty Ltd (Trading as Dogcity Daycare) 18A Falcon Avenue MILE END SA 5031

LOCATION OF PROPOSED DEVELOPMENT
59 King William Street KENT TOWN 5067 Lot 21 FP 100025, Adelaide CT 5072/219

NATURE OF PROPOSED DEVELOPMENT
Change of use from an Office/Warehouse to a Canine Daycare Facility

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	**Granted**	**20/11/2018**	**4**
BUILDING RULES CONSENT	**Certified**	**12/12/2018**	**3** **as issued by Private Certifier**
DEVELOPMENT APPROVAL	**APPROVED**		

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

The classification assigned to this building is Class 5, 6, 7B & 8, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

Pursuant to Regulation 48 this approval is valid for twelve (12) months. Substantial commencement or a request for an extension of time shall be undertaken during this period or the Approval will lapse. Council requires 24 hours' notice of commencement of this Development, please email buildingnotice@npsp.sa.gov.au

Date of Decision: **17 December 2018**
Signed: Kathryn Clun
Date: **17 December 2018**

☐ **CAP or Delegate**
☒ **Council Chief Executive Officer or Delegate**
☐ **Private Certifier**
☒ **Sheets Attached**

City of
Norwood
Payneham
& St Peters

DEVELOPMENT APPLICATION NUMBER:	**155/624/2018**
APPLICANT:	**Kiora SA Pty Ltd (Trading as Dogcity Daycare)**
LOCATION:	**59 King William Street KENT TOWN 5067**
PROPOSED DEVELOPMENT:	**Change of use from an Office/Warehouse to a Canine Daycare Facility**
DECISION	**Development Approved**
DATE OF DECISION:	**17/12/2018**

REASONS FOR DECISION

Consent is granted, as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

DEVELOPMENT PLAN CONSENT

Relevant Plans

Pursuant to Section 44 (2) and (3) of the Development Act 1993 and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used, maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Application for a Change of Use prepared by Dogcity Daycare, received by the Council on 7 September 2018.

Conditions of Consent

1. That the number of dogs on the premises at any given time should not exceed thirty (30).

2. That the roller door adjacent to Little King William Street be closed at all times during hours when dogs are kept on the premises.

3. The operators of the canine day care facility shall adopt management practises to ensure that all dogs entering and exiting the subject land are under the proper control of the dog owners at all times.

4. The hours of or operation within which dogs may be kept on the premises shall be restricted to between 7:00am and 6:30pm Monday to Friday.

BUILDING RULES CONSENT

Conditions of Consent

See attached conditions and notes per the Certifiers Building Rules Consent dated 12/12/2018.

City of
Norwood
Payneham
& St Peters

PLANNING ADVISORY NOTE(S)

1. The Applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause harm.

2. 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 on 8204 2004.

3. The granting of the consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation.

   The Applicant's attention is particularly drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.

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's Urban Services Department, prior to any works being undertaken. Further information may be obtained by contacting Council's Urban Services Department on 8366 4513.

   All works on Council owned land required as parts of this development are likely to be at the Applicant's cost.

5. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.

Kathryn Clausen
SENIOR URBAN PLANNER

17 December 2018

ekistics

UNLOCK

YOUR VISION

REF 01619-002

11 October 2023

City of Norwood Payneham & St Peters
175 The Parade
NORWOOD SA 5067

Attention: Geoff Parsons, Manager Development Assessment
By Email: gparsons@npsp.sa.gov.au

Dear Geoff,

RE: APPLICATION TO VARY DEVELOPMENT AUTHORISATION (DA155/624/2018) TO REMOVE A CONDITION OF CONSENT

We act on behalf of K*iora SA Pty Ltd (Trading as Dogcity Daycare)* who seek to remove a Condition of Development Approval which applies to their existing 'Dogcity Daycare East' facility on land located at 59 King William St, Kent Town.

The subject site is formally recognised as Certificate of Title Volume 5072 Folio 219 (Allotment 21 Filed Plan 100025) and is depicted in Figure 1-1 below.

Figure 1-1 Subject Land

Development Application 155/624/2018 for a 'Change of use from an Office/Warehouse to a Canine Daycare Facility' was granted Development Plan Consent on 21 November 2018 subject to the following four (4) Conditions of Consent.

1. That the number of dogs on the premises at any given time should not exceed thirty (30).
2. That the roller door adjacent Little King William Street be closed at all times during hours when dogs are kept on the premises.
3. The operators of the canine day care facility shall adopt management practises to ensures that all dogs entering and exiting the subject land are under the proper control of the dog owners at all times.
4. The hours of or operation within which dogs may be kept of the premises shall be restricted to between 7:00am and 6:30pm Monday to Friday.

The application received Development Approval on 17 December 2018 and was subsequently enacted.

We understand that on 25 August 2023, the Applicant received a letter from Matthew Walker, Compliance Officer at the City of Norwood Payneham & St Peters (the 'Council') stating that Condition 1 (refer above) had not been met to the reasonable satisfaction of Council and directing the applicant to reduce the number of dogs on site at any given time to 30 as per the development approval granted. In addition, the Council suggested that the applicant '...submit an application to vary your current conditions as per application 155-624-2018'.

On this basis and as requested, the applicant is submitting the attached application 'without prejudice' to vary the existing development authorisation by striking out and removing Condition 1 which limits the number of dogs on premises to 30 dogs at any given time.

Section 128 of the Planning, Development and Infrastructure Act 2016 (the 'Act') provides the mechanism for an applicant to vary a consent or authorisation granted under the Act, stating:

(1) Subject to subsection (2), a person may seek the variation of a development authorisation previously given under this Act (including by seeking the variation of a condition imposed with respect to the development authorisation).

(2) An application to which subsection (1) applies—

(a) may only be made if the relevant authorisation is still operative; and

(b) will, for the purposes of this Part, but subject to any exclusion or modification prescribed by the regulations and any other provision made by the regulations, to the extent of the proposed variation (and not so as to provide for the consideration of other elements or aspects of the development or the authorisation), be treated as a new application for development authorisation; and …

[Ekistics emphasis]

Accordingly, an applicant can apply to vary a condition imposed on the development authorisation.

This application proposes to vary the existing development authorisation to **remove Condition 1** which limits the number of dogs on-site. The following documents accompany the application:

- **Appendix 1** – Certifiate of Title
- **Appendix 2** – DA 155/624/2018 Decision Notification Form and associated Site & Floor Plans (received by Council on 7 September 2018).

Procedurally, as the removal of a condition of consent does not constitute 'development', the variation application will not be subject to public notification. Irrespective, even if the application was considered 'development', the proposal relates to a site which is not located adjacent a dwelling located in a neighbourhood-type zone, meaning the proposal would be exempt from notification in any event. Further, we do not expect that any Agency referrals will be required.

In our opinion, the variation of the authorisation to remove this condition of approval is appropriate and reasonable for the following reasons:

- The existing and ongoing approved use of the land as a 'Canine Daycare Facility' will not be altered;
- The hours of operation of the premises will remain unaltered (in accordance with Condition 4 of the development approval),
- Waste management will remain unaltered; with waste stored in lined and sealed bins within the premises, and collected via private contractor a minimum of two times per week.
- The dogs will continue to be well managed to minimise any disturbance to adjoining land owners/occupiers including:
  - All dogs entering and exiting the subject land will be under the control of the dog owners at all times (in accordance with Condition 3 of the Development Approval);
  - The roller door facing Little King William Street will remain shut when dogs are kept on the premises (as per Condition 2 of the Development Approval);
  - The facility having an international force-free accreditation, meaning that all team members are trained in using positive reinforcement strategies to facilitate positive socialisation experiences between dogs;
  - Maintaining a ratio of 1 staff member per maximum of 15 dogs under roof at all times (despite no regulations in the dog daycare industry);
  - Any dogs showing behavioural issues are sent to a certified dog trainer to assist with behaviour management before they are accepted on site for day care;
  - The enrolment of dogs who bark excessively are ceased with alternative forms of enrichment and socialisation at home suggested;
  - Offering a puppy-specific socialisation experience program, the 'Positive Puppy Pawgram' at a heavily discounted rate, to be accessible to the vast majority of people within the community. This program should automatically reduce problematic behaviour into adulthood, thus ensuring Dogcity's safe and positive environment.
- To the knowledge of the applicant, there have been no official complaints made to the Norwood Payneham and St Peters Council or the Environment Protection Authority (EPA) with respect to on-site operations including noise, traffic or waste management etc.;
- The floor area of the building will remain unaltered (600.89m^2 total) and no alterations or additions to built form are proposed;

- The removal of the limitation of dogs that are accepted for day care on-site will not result in an increased requirement for the provision of additional car parking spaces on site pursuant to 'Transport, Access and Parking Table 2' of the Planning and Design Code (Version 2023.13) given:
  - The development application was originally approved in 2018 and at that time the Norwood Payneham and St Peters Development Plan nominated a minimum car parking requirement of 3 spaces per 100sqm of floor space (refer to NPSP/9A).
  - Transport, Access and Parking Table 2 of the more contemporary Planning and Design Code also prescribes a minimum of 3 spaces per 100m^2 for 'non-residential development' in a 'Designated Area'(noting that the subject site is located in a 'Designated Area');
  - Eleven (11) car parking spaces were provided in DA 155/624/2018 in 2018 in support of the approved land use within an existing building of 600 sqm; and
  - The theoretical number of car parking spaces required in support of the land use is not dependent on the intensity of use of the site (including the number of dogs that are on site at any given time) but is dependent on the floor area of the building which is not proposed to change in association with this application.

Accordingly, we are confident that Council has sufficient information to support the removal of Condition 1 as a variation pursuant to section 128 of the Act.

Please feel free to contact the undersigned on (08) 7231 0286 should you wish to discuss this matter further.

Yours sincerely,

James Rhodes
Planning Consultant

APPENDIX 1

Certificate of Title

Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search (CT 5072/219)
Date/Time	03/09/2018 05:05PM
Customer Reference	
Order ID	20180903010952
Cost	$28.75

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5072 Folio 219

Parent Title(s) CT 4262/325

Creating Dealing(s) RT 7294287

Title Issued 14/05/1992 **Edition** 5 **Edition Issued** 09/06/2004

Estate Type

FEE SIMPLE

Registered Proprietor

GIUSEPPE CONDINA
MARIA CONDINA
OF 3 ORBONA STREET ROSTREVOR SA 5073
1 / 2 SHARE WITH NO SURVIVORSHIP

ROCCO CARBONE
DOMENICA CARBONE
OF 15 VERONA AVENUE NEWTON SA 5074
1 / 2 SHARE WITH NO SURVIVORSHIP

Description of Land

ALLOTMENT 21 FILED PLAN 100025
IN THE AREA NAMED KENT TOWN
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9836380	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

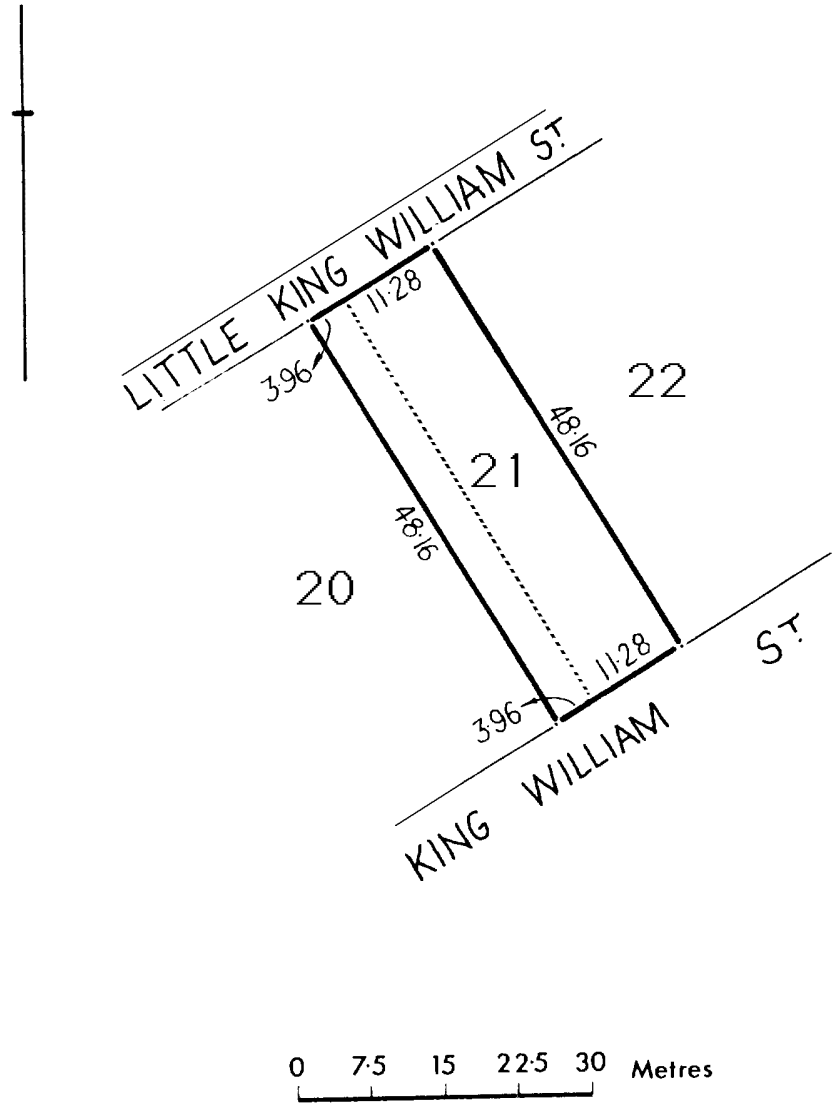
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Government of South Australia
Department of Planning, Transport and Infrastructure

Product	Register Search (CT 5072/219)
Date/Time	03/09/2018 05:05PM
Customer Reference	
Order ID	20180903010952
Cost	$28.75

This plan is scanned from Certificate of Title 4262/325

LAST PLAN REF : GP 226/54



0 7·5 15 22·5 30 Metres

Note: Subject to all lawfully existing plans of division

APPENDIX 2

DA 155/624/2018 Decision Notification Form, Site & Floor Plans

Reference: 155/624/2018
Enquiries To: Kathryn Clausen
Dir. Telephone: 8366 4560

21 November 2018

Kiora SA Pty Ltd (Trading as Dogcity Daycare)
18A Falcon Avenue
MILE END SA 5031

Dear Sir/Madam

Development Application No:	**155/624/2018**
Applicant:	**Kiora SA Pty Ltd (Trading as Dogcity Daycare)**
Proposed Development:	**Change of use from an Office/Warehouse to a Canine Daycare Facility**
Location of Proposed Development:	**59 King William Street KENT TOWN 5067**

DECISION FOR DEVELOPMENT PLAN CONSENT

Please find enclosed a Decision Notification Form **granting** Development Plan Consent for the abovementioned Application.

Pursuant to Section 86(1) (a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against any condition(s) which have been imposed on this Consent. Any such appeal must be lodged with the Court within two (2) months from the date of the decision or such longer period as may be allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Postal Address: GPO Box 2465, Adelaide SA 5001).

Please note that as only Development Plan Consent has been issued in respect to your application, no development can proceed and no work can take place until Development Approval has been issued by the Council. You are also advised that this consent will lapse within twelve (12) months of the date of the attached notice unless Development Approval has been obtained.

Should you require any further information or assistance, please do not hesitate to me on 8366 4560.

Yours sincerely

Kathryn Clausen
SENIOR URBAN PLANNER
attach.

\\svrfs\Authdoc\Documents\DD\155\FROM000\155-2018-00000624-001\0051DN01.doc

City of Norwood Payneham & St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Facsimile
8332 6338

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

City of
Norwood
Payneham
& St Peters

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION

NUMBER: 155/624/2018
DATED: 07/09/2018
REGISTERED ON: 07/09/2018

TO:	Kiora SA Pty Ltd (Trading as Dogcity Daycare) 18A Falcon Avenue MILE END SA 5031

LOCATION OF PROPOSED DEVELOPMENT
59 King William Street KENT TOWN 5067 Lot 21 FP 100025,Adelaide CT 5072/219

NATURE OF PROPOSED DEVELOPMENT
Change of use from an Office/Warehouse to a Canine Daycare Facility

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	**Granted**	**20/11/2018**	**4**
BUILDING RULES CONSENT	**Still Required**	**Still Required**	**Still Required**
DEVELOPMENT APPROVAL	**Still Required**		

Three representation(s) from third parties concerning your Category 2 proposal were received.

No work can commence on this development until a Development Approval has been obtained.

This Development Plan Consent will lapse within twelve (12) months of the date of this notice unless full Development Approval has been obtained. Reasons for this decision, any condition(s) imposed and the reasons for imposing these condition(s) are set out in the attached sheet.

Date of Decision: 20 November 2018

Signed: Kathryn Clarke

Date: 22 November 2018

☒ **CAP or Delegate**
☐ **Council Chief Executive Officer or Delegate**
☐ **Private Certifier**
☒ **Sheets Attached**

City of
Norwood
Payneham
& St Peters

DEVELOPMENT APPLICATION NUMBER:	**155/624/2018**
APPLICANT:	**Kiora SA Pty Ltd (Trading as Dogcity Daycare)**
LOCATION:	**59 King William Street KENT TOWN 5067**
PROPOSED DEVELOPMENT:	**Change of use from an Office/Warehouse to a Canine Daycare Facility**
DECISION:	**Development Plan Consent Granted**
DATE OF DECISION:	**20 November 2018**

REASONS FOR DECISION

Consent is granted, as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

DEVELOPMENT PLAN CONSENT

Relevant Plans

Pursuant to Section 44 (2) and (3) of the Development Act 1993 and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used, maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Application for a Change of Use prepared by Dogcity Daycare, received by the Council on 7 September 2018.

Conditions of Consent

1. That the number of dogs on the premises at any given time should not exceed thirty (30).

2. That the roller door adjacent to Little King William Street be closed at all times during hours when dogs are kept on the premises.

3. The operators of the canine day care facility shall adopt management practises to ensure that all dogs entering and exiting the subject land are under the proper control of the dog owners at all times.

4. The hours of or operation within which dogs may be kept on the premises shall be restricted to between 7:00am and 6:30pm Monday to Friday.

BUILDING RULES CONSENT

Still Required

City of
Norwood
Payneham
& St Peters

Note(s):

1. The Applicant is reminded of its general environmental duty, as required by section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause harm.

2. 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 on 8204 2004.

3. The granting of the consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation.

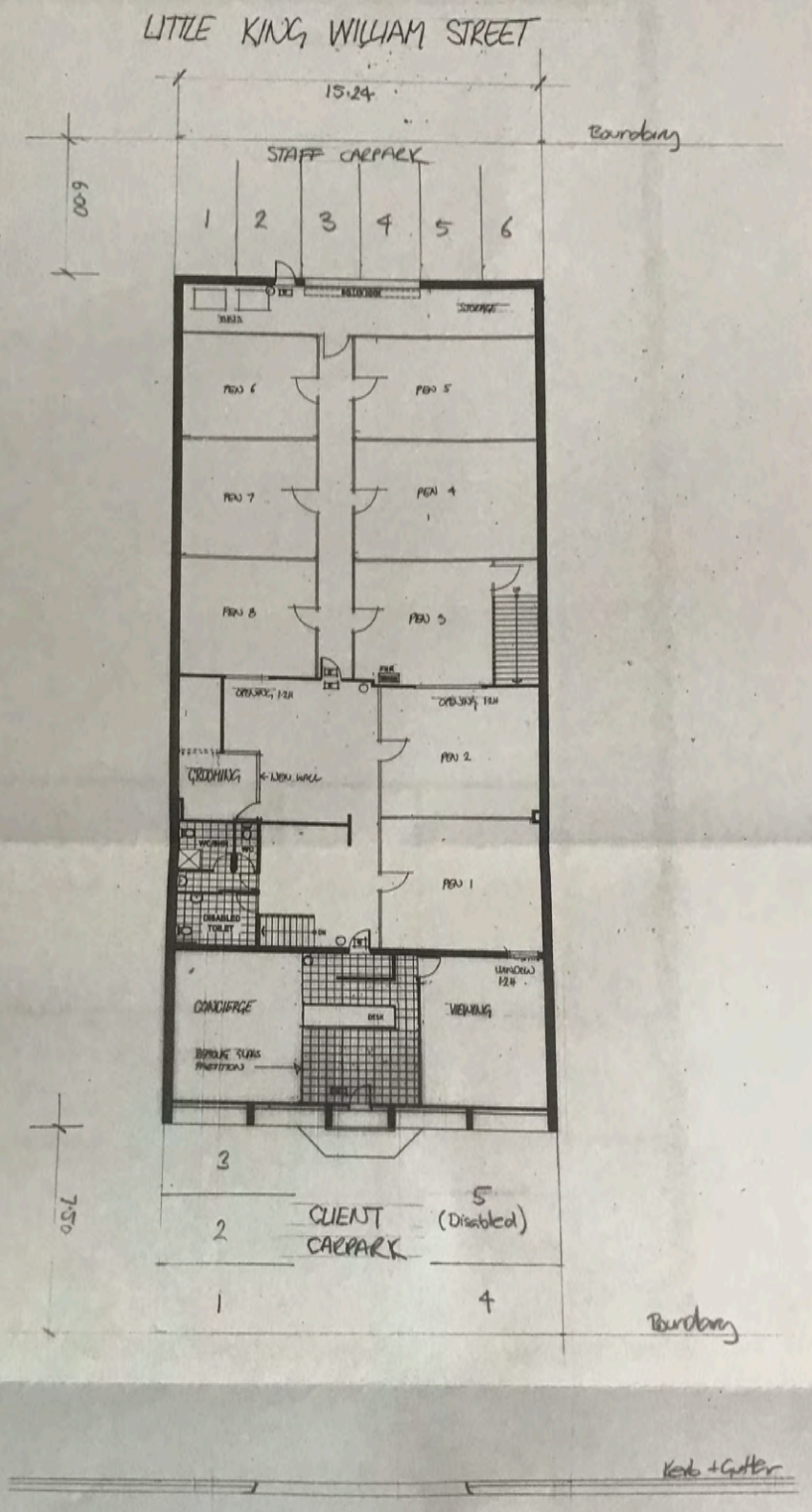
   The Applicant's attention is particularly drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.

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's Urban Services Department, prior to any works being undertaken. Further information may be obtained by contacting Council's Urban Services Department on 8366 4513.

   All works on Council owned land required as parts of this development are likely to be at the Applicant's cost.

5. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.

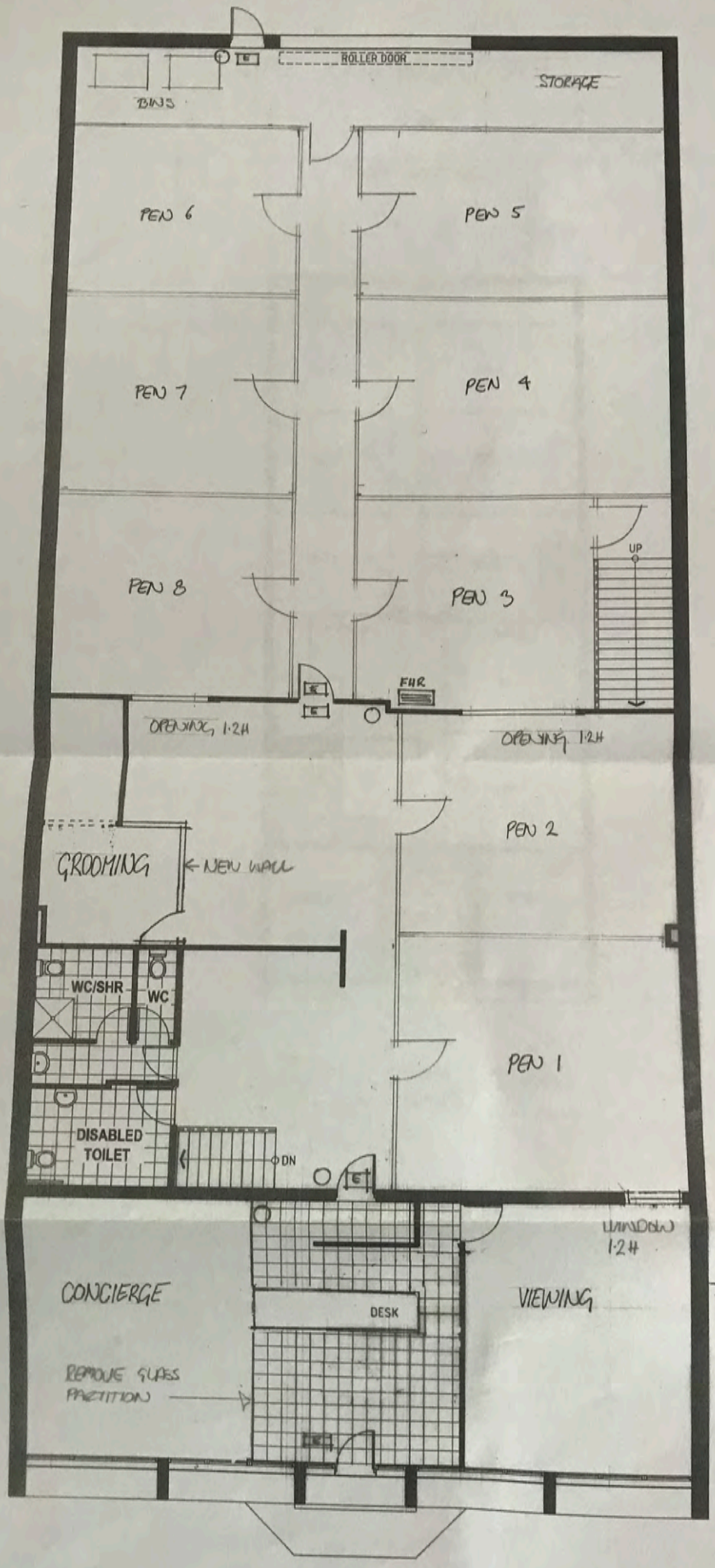
Kathryn Clausen
SENIOR URBAN PLANNER
22 November 2018



RECEIVED
FRONT COUNTER
- 7 SEP 2018
CITY OF NORWOOD PAYNEHAM & ST PETERS

CITY OF NORWOOD PAYNEHAM & ST PETERS
DEVELOPMENT No.
DEVELOPMENT PLAN CONSENT GRANTED

DOG CITY DAY CARE -EAST-		
59 King William Street, Kent Town		
SITE PLAN		
Scale 1:200	Sept. 18	WO3



1.0m HIGH ALUMINIUM SWIMMING POOL FENCE PANELS AND GATE

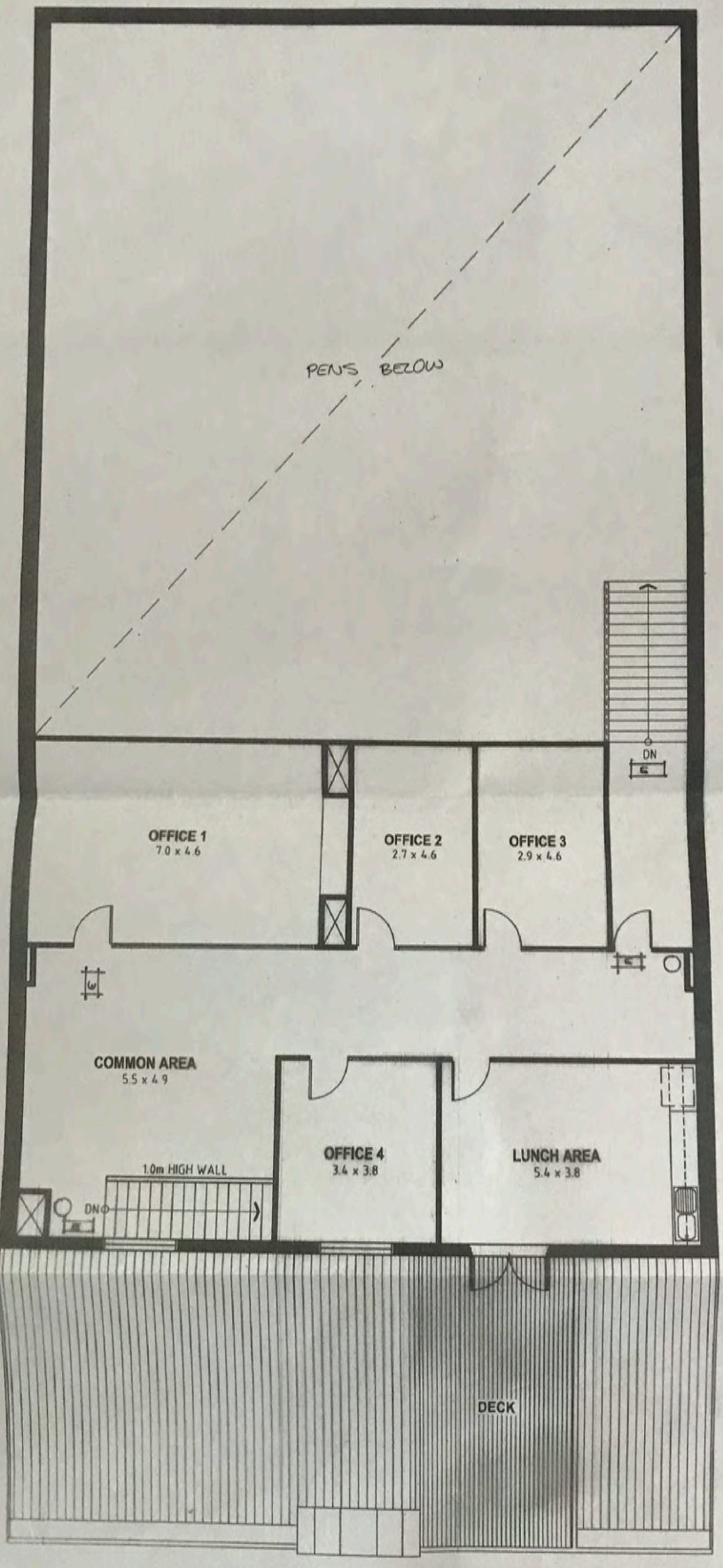
EXIT SIGN

FIRE EXTINGUISHER

FHR FIRE HOSE REEL

LOWER LEVEL FLOOR PLAN
SCALE 1:100

DOG CITY DAY CARE -EAST-		
59 King William Street, Kent Town		
LOWER LEVEL FLOOR PLAN		
Scale 1:100	Sept. 18	WO1



EXIT SIGN

FIRE EXTINGUISHER

RECEIVED
FRONT COUNTER
-7 SEP 2018
CITY OF NORWOOD PAYNEHAM & ST PETERS

UPPER LEVEL FLOOR PLAN
SCALE 1:100

DOG CITY DAY CARE -EAST-		
59 King William Street, Kent Town		
UPPER LEVEL FLOOR PLAN		
Scale 1:100	Sept. 18	WO2

5.8 DEVELOPMENT NUMBER 24019158 – TWENTY FOUR OUTDOOR AUSTRALIA PTY LTD C/- FUTURE URBAN – 149 PAYNEHAM ROAD, ST PETERS

DEVELOPMENT NO.:	24019158
APPLICANT:	Twenty Four Outdoor Australia Pty Ltd C/- Future Urban
ADDRESS:	149 PAYNEHAM RD ST PETERS SA 5069
NATURE OF DEVELOPMENT:	Variation to Development Authorisation 23004466 to reposition the advertisement structure and to amend Condition No. 3
ZONING INFORMATION:	**Zones:** • Suburban Activity Centre **Overlays:** • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Future Road Widening • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
LODGEMENT DATE:	28 Jun 2024
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2024.11 20/06/2024
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	No
RECOMMENDING OFFICER:	Kieran Fairbrother Senior Urban Planner
REFERRALS STATUTORY:	Commissioner of Highways
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

This application involves a variation to Development Application 23004466 to reposition the advertising structure therein granted planning consent to better align with the existing structural columns and roof trusses of the building upon which it is to be constructed. This change involves rotating the advertising structure approximately 14 degrees counterclockwise and increasing the structure's setbacks from Stephen Terrace and Payneham Road. Two (2) support struts are also required to affix the advertising structure to the existing building roof and masonry wall. The size and dimensions of the advertisement, the overall height of the advertisement, and the location and dimensions of the associated 'architectural columns' are all to remain the same.

Development Application 23004466 required public notification because that proposal involved a partial change in the use of the land to include third-party advertising, which is not exempt from public notification pursuant to Table 5 of the Suburban Activity Centre Zone. This variation proposal is only to be assessed to the extent of the variation, which does not include any changes to the use of the land. Accordingly, this variation application does not trigger public notification. The Panel is being presented with this application because they were the Relevant Authority for Development Application 23004466 and consequently remain the Relevant Authority for any subsequent variation.

SUBJECT LAND & LOCALITY:
Site Description:

Location reference: 149 PAYNEHAM RD ST PETERS SA 5069

Title ref.: CT 5483/504	**Plan Parcel:** F16829 AL500	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	irregular
Frontage width:	approx. 47 metres to Stephen Terrace and 21 metres to Payneham Road
Area:	approx. 1024m^2
Topography:	relatively flat
Existing Structures:	a single-storey commercial building comprising two tenancies, containing a motor repair station and a consulting room (physiotherapy)
Existing Vegetation:	low-level plantings between the buildings and the two street frontages

Locality

The locality is considered to be the area extending 100m in all directions from the intersection of Payneham Road and Stephen Terrace/Nelson Street ("**Intersection**"). Payneham Road is characterised predominantly by non-residential development in the form of single- and two-storey buildings, comprising a variety of land uses including a motor repair station, consulting rooms, offices and shops. The Avenues Shopping Centre is located directly east of the subject site, presenting to the Intersection by way of a large sign board, a car parking area and, further back into the site, a large single-storey building containing a group of shops. This intersection generally enjoys a low level of physical amenity and streetscape character.

Located approximately 50m northeast of the subject land is a three-storey residential flat building located within the site of a local heritage place, the old 'Jam Factory'. Although not yet constructed, the State Planning Commission recently granted planning consent to a four-storey mixed-use building at 151-157 Payneham Road – between the subject land and the 'Jam Factory' site.

Immediately west of the subject site are the 'Avenues' of St Peters, which is comprised predominantly of historic dwelling stock in the form of single-storey detached dwellings that enjoy a high level of amenity with the exception of those fronting Stephen Terrace.

CONSENT TYPE REQUIRED:
Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Other - Commercial/Industrial - Variation to re-site the advertising structure and amend conditions:
  Code Assessed - Performance Assessed
  Advertisement: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

Not required

AGENCY REFERRALS

- Commissioner of Highways

The Commissioner of Highways is supportive of the variation proposal, noting that the changes to the structure will not create traffic concerns or road safety issues, nor will the advertisement conflict with the signalised intersection.

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

To avoid the unnecessary repetition of policies and assessment, the Panel is referred to **Attachment 6** which contains the original planning assessment report for Development Application 23004466. The assessment below is intended to only discuss the extent of the variations being proposed.

Advertisement Hoarding & Appearance

Performance Outcome 4.1 of the Suburban Activity Centre Zone states:

> *"Advertisements are sited and designed to achieve an overall consistency of appearance along street frontages."*

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 advertising hoardings are of a scale and size appropriate to the character of the locality."*

The appearance of the structure is not changing except that it has been re-positioned, re-oriented slightly more (~14°) towards Payneham Road and two (2) supporting struts have been added. The supporting struts are minimal in design and will not detriment the appearance of the advertising structure as a whole. Similarly, the re-positioning of the structure does not change the previous assessment undertaken of this structure except that the structure will be very slightly less obtrusive by virtue of the increased setbacks from both Stephen Terrace and Payneham Road. Consequently, the proposal still sufficiently satisfies the abovementioned Performance Outcomes.

Traffic Impact / Safety

Performance Outcome 1.1 of the Advertising Near Signalised Intersections Overlay states:

> *"Advertising near signalised intersections does not cause unreasonable distraction to road uses through illumination, flashing lights, or moving or changing displays or messages."*

Performance Outcome 5.4 of the Advertisements module of the general development policies states:

> *"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."*

As with the original development application, this application was also referred to the Commissioner of Highways by virtue of the advertising display being located within 100 metres of a signalised intersection. The Commissioner of Highways is supportive of the proposal (see **Attachment 4**) and has imposed conditions similar to those imposed on the original development application.

For the same reasons expressed in the assessment of the original proposal (see **Attachment 6**), the re-positioning of the advertising structure does not offend any of the abovementioned Performance Outcomes and is therefore acceptable.

Environmental Factors

Light Spill

Performance Outcome 4.1 of the Advertisements module of the general development policies states:

> *"Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers."*

Performance Outcome 1.2 of the Interface Between Land Uses module in 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."*

Performance Outcome 6.1 of the Interface Between Land Uses module in the general development policies states:

> *"External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers)."*

The re-positioning of the advertising structure does not change the light spill assessment undertaken for the original development proposal (**Attachment 6**) and these Performance Outcomes are still considered to be achieved.

Consideration of 'Seriously at Variance'

Having considered the proposal against the relevant provisions of the Planning & Design Code (version 2024.11, 20/06/2024), the proposal is not considered to be seriously at variance with the provisions of the Planning & Design Code for the following reasons:

- The advertising structure and the change of land use already have a valid development authorisation; and
- The re-siting of the advertisement structure creates no road traffic safety concerns; and
- The re-siting of the advertisement structure is not considered to seriously affect the character of the locality in a negative way.

CONCLUSION

The partial change of use of the land to include third-party advertising, the advertisement structure, its associated hoarding and 'architectural columns' were all determined to be worthy of planning consent by the Council Assessment Panel in December 2023. The extent of changes now proposed in this variation application are not considered to change that assessment. The advertising structure has not changed in appearance, aside from the addition of two (2) supporting struts, and the rotation of the structure and the slightly increased setback from both roads will not affect its appearance or the character of the locality in any negative way. Similarly, the re-positioning of the structure is not considered to cause any traffic or safety concerns, a view shared by the Commissioner of Highways.

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 24019158, by Twenty Four Outdoor Australia Pty Ltd C/- Future Urban is granted Planning Consent subject to the following conditions:

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), noting that all previous stamped plans and documentation, including conditions previously granted Planning Consent for Development Application ID No. 23004466 are still applicable except where varied by this authorisation.

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 2
The billboard shall be installed as shown on 24 Outdoor, Plan & Elevation, Job No. SA-PET-0922, Drawing No. 230922-2/5 and 3/5, Revision Mar24.

Condition 3
The billboard shall be permitted to display one self-contained message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds. The sign shall not flash, scroll or move. Furthermore, the sign shall not be permitted to display or imitate a traffic control device in any way. Animated effects such as 'fade', 'zoom' or 'fly in/out' or signs that show images across multiple displays shall not be used.

Condition 4
The operational system for the billboard shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off peak period.

Condition 5
The billboard shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED component of the sign shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m2) Max*
Sunny Day	40,000	6,300
Cloudy Day	4,000	1,100
Twilight	400	300
Dusk	40	200
Night	<4	60

Condition 6
The non-illuminated portion of the billboard shall be finished in a material of low reflectivity to minimise the likelihood of sun/headlamp glare.

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
This approval varies the original consent / approval to which it applies, but it does not extend nor vary the operative date of the original consent / approval. The consent / approval must be acted upon within the operative date applicable, unless extended by the relevant authority via separate submission.

Advisory Note 3
The Building Consent to be submitted for this development must be submitted against the original Development Application granted Planning Consent, and not against the variation. However the Building Consent must be consistent with the latest version of the approved plans, which would incorporate any approved variations. The variation application may subsequently be verified as not requiring Building Consent, to allow Development Approval to be granted against the variation.

For further clarification, please contact Council's Planning Department on 8366 4530.

Advisory Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 4
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from both the Payneham Road and Stephen Terrace frontages of this property as well as additional land from the corner of the site for future upgrading of the Payneham Road/Stephen Terrace/Nelson Street intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirements.

Accordingly, the attached consent form should be completed by the applicant and forwarded to DIT with a copy of the DNF and approved plans for processing (via dit.landusecoordination@sa.gov.au).

Advisory Note 5
This Department is undertaking a planning study to identify possible future upgrade options for Payneham Road. The exact nature and timing of any improvements at this intersection have yet to be determined.

Advisory Note 6
Should traffic flows on Payneham Road and or Stephen Terrace be impacted by the installation of the sign, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the installation of the billboard.

FUTURE URBAN

Level 1, 74 Pirie Street
Adelaide SA 5000
PH: 08 8221 5511
W: www.futureurban.com.au
E: info@futureurban.com.au
ABN: 71 651 171 630

June 27, 2024

Mr Stephen Smith, Presiding Member
Council Assessment Panel for the City of Norwood, Payneham and St Peters

Via PlanSA Portal

Dear Stephen,

RE: VARIATION TO APPLICATION ID 23004466

We write on behalf of Twenty Four Outdoor Australia Pty Ltd (**Proponent**) who intends to vary development application ID 23004466 which was granted planning consent (**The Consent**) by the City of Norwood, Payneham and St Peters' Council Assessment Panel (**CAP**) at the meeting held on December 20, 2023.

The Consent involves the erection of an LED screen for the display of third-party advertising, together with architectural columns on the roof of the existing building at 149 Payneham Road, St Peters (**Site**).

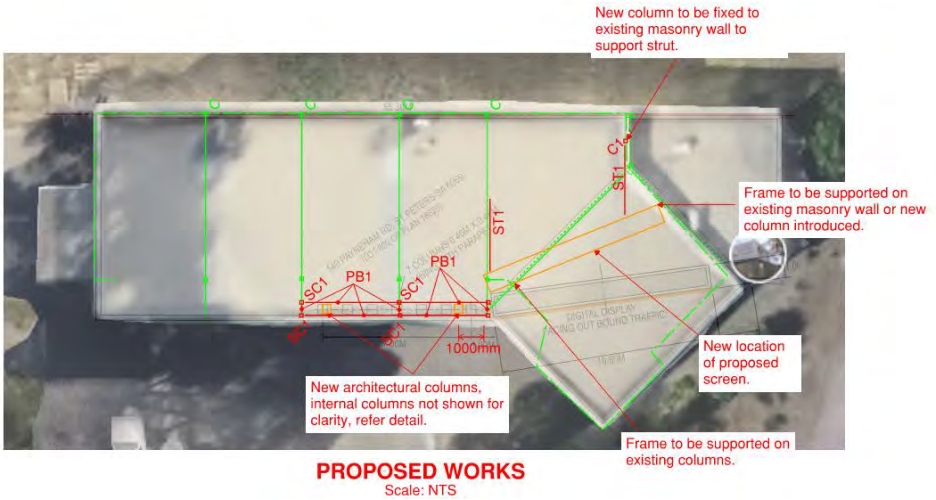
This brief planning statement in support of the proposal is accompanied by the following documentation:

- the updated plans and elevations depicting the proposed variation in **Appendix 1**;
- correspondence between the City of Norwood, Payneham and St Peters, the Department for Infrastructure and Transport and the Proponent in **Appendix 2**; and
- the Decision Notification Form and 'stamped plans' for The Consent in **Appendix 3**.

1. Proposed Changes

The Proponent's structural engineer has advised that the LED screen needs to be re-positioned to establish better alignment with existing structural columns and roof trusses. The extent to which the LED screen will 'move' is depicted below in Figure 1 as well as in the architectural drawings in **Appendix 1**.

Figure 1 *Approved and proposed LED screen location*



Notwithstanding the above re-siting of the LED screen, we note that:

- the overall dimensions and external appearance of the LED screen remains unchanged;
- the overall height of the LED screen above natural ground level remains unchanged;
- all external materials as approved in The Consent will be incorporated into the varied proposal; and
- the intent to display third-party advertising content remains unchanged.

The proposed changes are further detailed across the compendium of plans and elevation drawings in **Appendix 1**.

2. Procedural Matters

2.1 Section 128 Variation

We confirm that the Authorisation is, and will remain, operative until December 20, 2025 thereby satisfying the requirements of Section 128(2)(a) of the *Planning Development and Infrastructure Act 2016* (**the Act**).

Further to the above, we note that Section 128(2)(b) of the Act states that a variation is to be assessed only to the extent of the proposed variation. The Act does not provide for the consideration of other elements or aspects of the development that are not being varied.

2.2 Verification

For the purposes of regulation 31(1)(a), (b) and (c) of the *Planning, Development and Infrastructure (General) Regulations 2017,* the following applies:

Table 1 *Verification snapshot*

Verification matter	Comment
Nature of Development	Variation to application ID 23004466 comprising a change to the wording of Condition 3 and the repositioning of the LED screen upon the roof of the existing building
Elements	• Other – variation to Condition 3 • Other – reposition the LED screen
Category of Development	Performance assessed
Relevant Authority	Council Assessment Panel

2.3 The Planning and Design Code

At the time of preparing this letter, the relevant version of the Planning and Design Code (**Code**) was consolidated on June 20, 2024 (Version 2024.11).

The subject site is situated within the Suburban Activity Centre Zone (**Zone**).

2.4 Referrals

Pursuant to Section 122(1) of the Act, the proposal will need to be referred to the Commissioner of Highways in accordance with the Procedural Matters for the Advertising Near Signalised Intersections Overlay, given that:

- the proposed variation involves and advertisement that is within 100m of a signalised intersection; and
- the advertisement will be internally illuminated.

We note that in an email dated June 6, 2024 (**Appendix 2**), Mr Reece Loughran, Senior Transport Assessment Officer for the Department for Infrastructure and Transport (**DIT**) confirmed that the variation is supported by DIT subject to the wording of Condition 3 being amended to reference the current version of plans and elevations.

2.5 Public Notification

Clause 1, in Table 5 of the Zone specifies the following:

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.

We are of the opinion that the proposed variation is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality because:

- the overall dimensions of the of the LED screen are unchanged.
- the overall height of the development is unchanged.
- the advertising content is unchanged.
- the 24-degree adjustment to the orientation of the LED screen is minor in nature.

In addition to the above, we note that in an email dated June 21, 2024, Mr Kieran Fairbrother, Senior Urban Planner for the City of Norwood, Payneham and St Peters offered the following comments in support of the variation being excluded from notification requirements:

> *"The original DA triggered notification because of the partial change of use of the land to include third party advertising;*
>
> *The variation DA will not seek to alter this land use at all and therefore this is not a new trigger for notification;*
>
> *If the variation does involve development (which we think it probably be does), then it is in the form of an advertisement and its associated structure, which is exempt from notification per Table 5 (because the interface provisions are not offended);"*

Accordingly, we suggest that the proposal is excluded from notification requirements pursuant to Section 107(6) of the Act.

3. Conclusion

In summary, the proposal is worthy of planning consent for the following reasons:

- the land use remains as per the Authorisation;
- the variation will not cause unreasonable impacts to adjoining or adjacent uses of land; and
- the variation will maintain a safe traffic environment.

We look forward to your favourable reception and consideration of this application.

Should you have any queries in relation to this variation request, please do not hesitate to contact me on 0411 275 446 or jason@futureurban.com.au

Yours sincerely,

Jason Cattonar
Associate Director

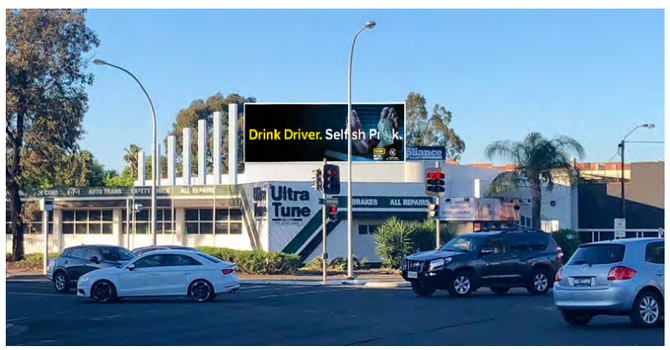
Appendix 1 *Amended plans and elevations*
Appendix 2 *Email correspondences*
Appendix 3 *DNF and stamped plans*

APPENDIX 1. AMENDED PLANS AND ELEVATION

EXISTING OUT BOUND DISTANT VIEW

PROPOSED OUT BOUND DISTANT VIEW

EXISTING OUT BOUND CLOSE VIEW



PROPOSED OUT BOUND CLOSE VIEW

AERIAL VIEW

BOUNDARY OF 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 OF PLAN 16829)

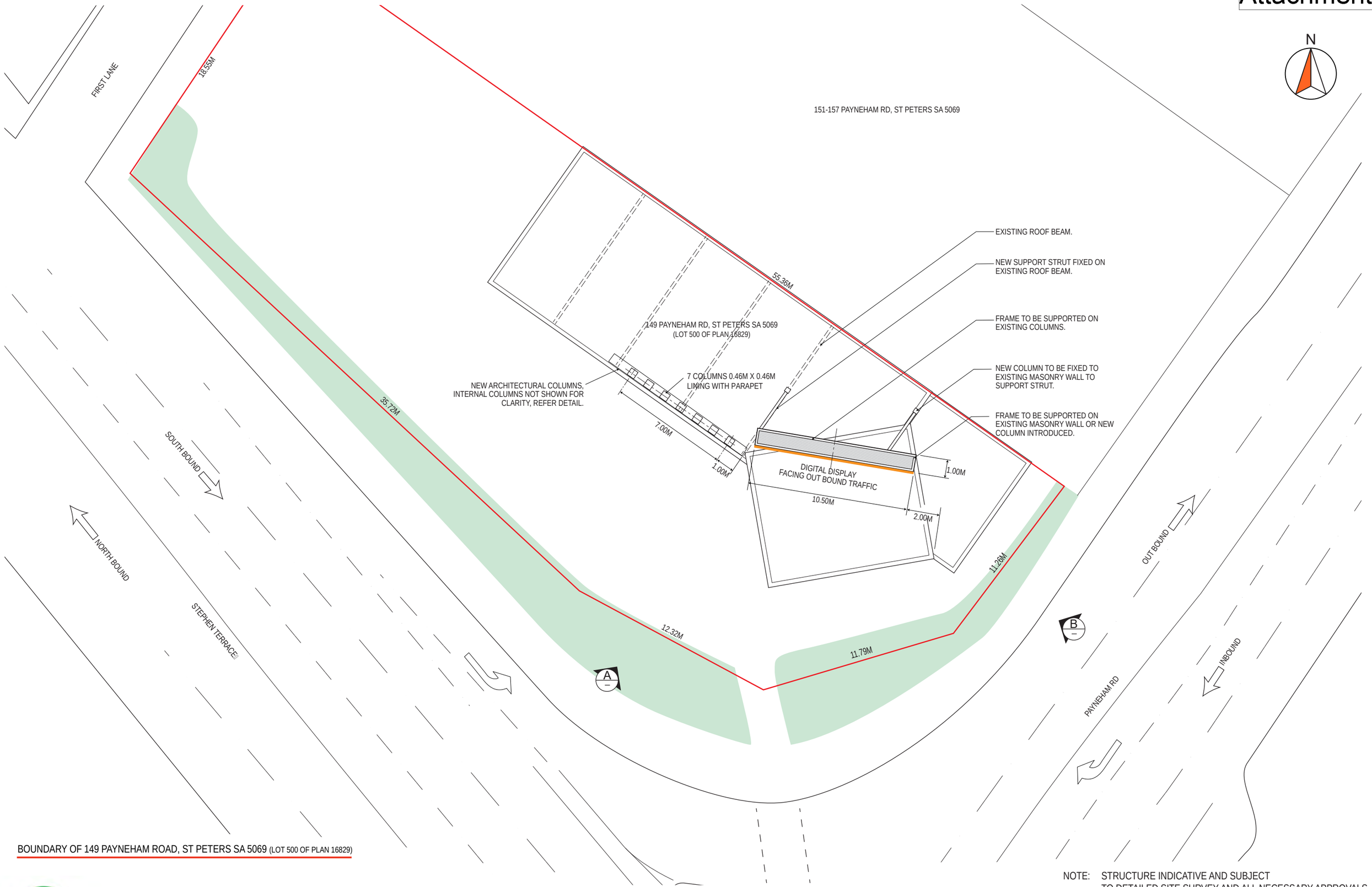
NOTE: STRUCTURE INDICATIVE AND SUBJECT TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

AERIAL VIEW AND MOCK UP

		PLAN & ELEVATION				
Date	September, 2022	Drawing No.	Date	Rev	Rev	Rev
Draw by	LF	230922-1/5	Sep22	Dec22	Apr23	Mar24
Scale	NTS	Drawn: LF				
Drawing No.	230922-1/5					
Job No.	SA-PET-0922					



BOUNDARY OF 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 OF PLAN 16829)

NOTE: STRUCTURE INDICATIVE AND SUBJECT TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

SITE PLAN

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

SITE PLAN

Date	September, 2022
Draw by	LF
Scale	1:200 (print as A3)
Drawing No.	230922-2/5
Job No.	SA-PET-0922

PLAN & ELEVATION

Drawing No.	Date	Rev	Rev	Rev
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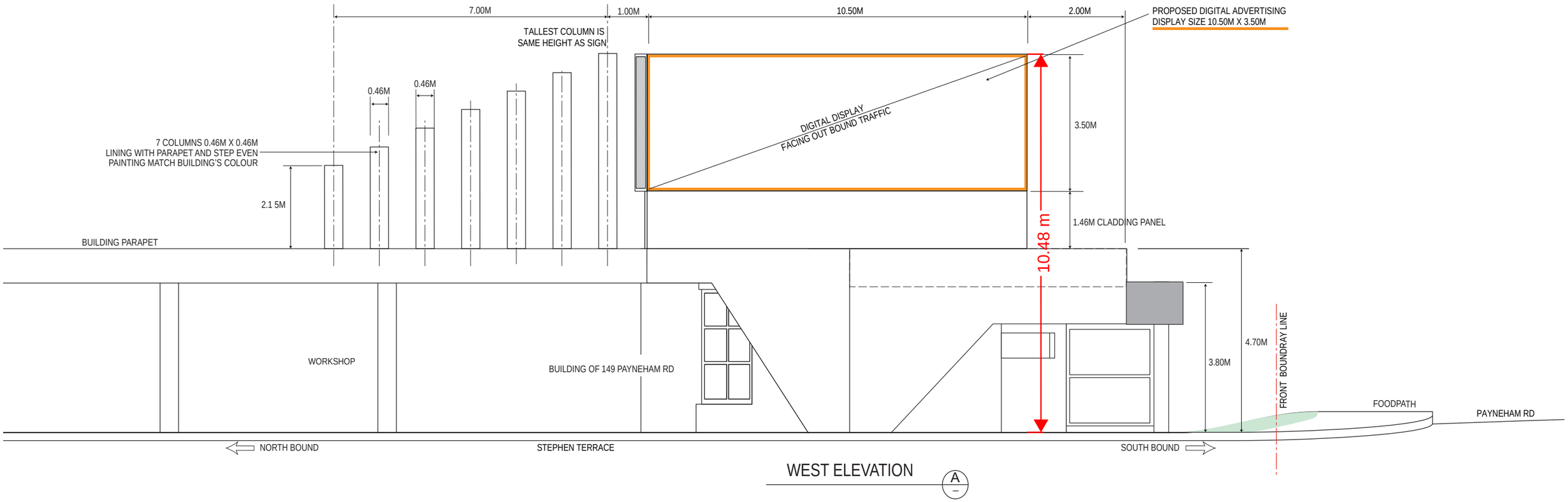
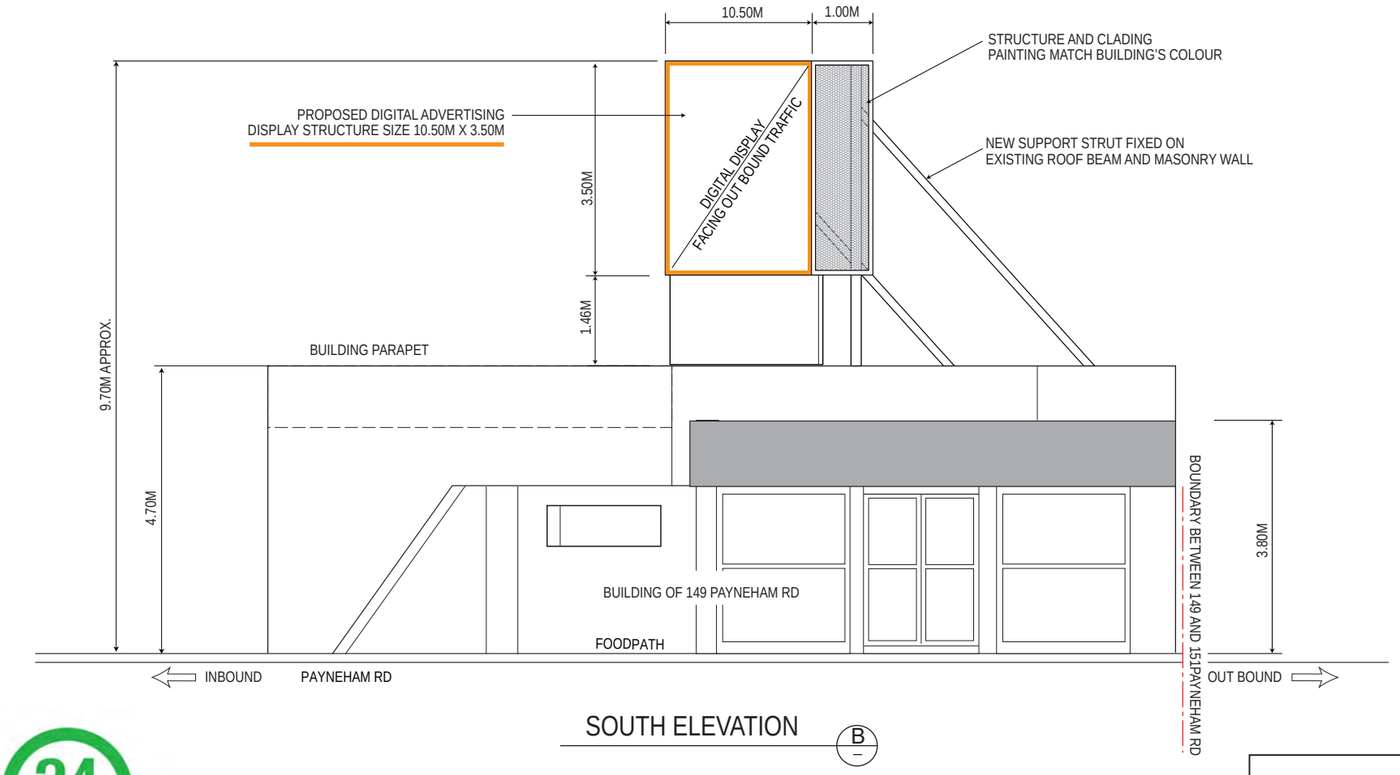
Drawn: LF



WEST ELEVATION A



SOUTH ELEVATION B

NOTE: STRUCTURE INDICATIVE AND SUBJECT
TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

Date	September, 2022
Draw by	LF
Scale	1:100 (print as A3)
Drawing No.	230922-3/5
Job No.	SA-PET-0922

PLAN & ELEVATION

Drawing No.	Date	Rev	Rev	Rev
230922-3/5	Sep22	Dec22	Apr23	Mar24

Drawn: LF

PROPOSED OUT BOUND DISTANT VIEW

EXISTING OUT BOUND DISTANT VIEW

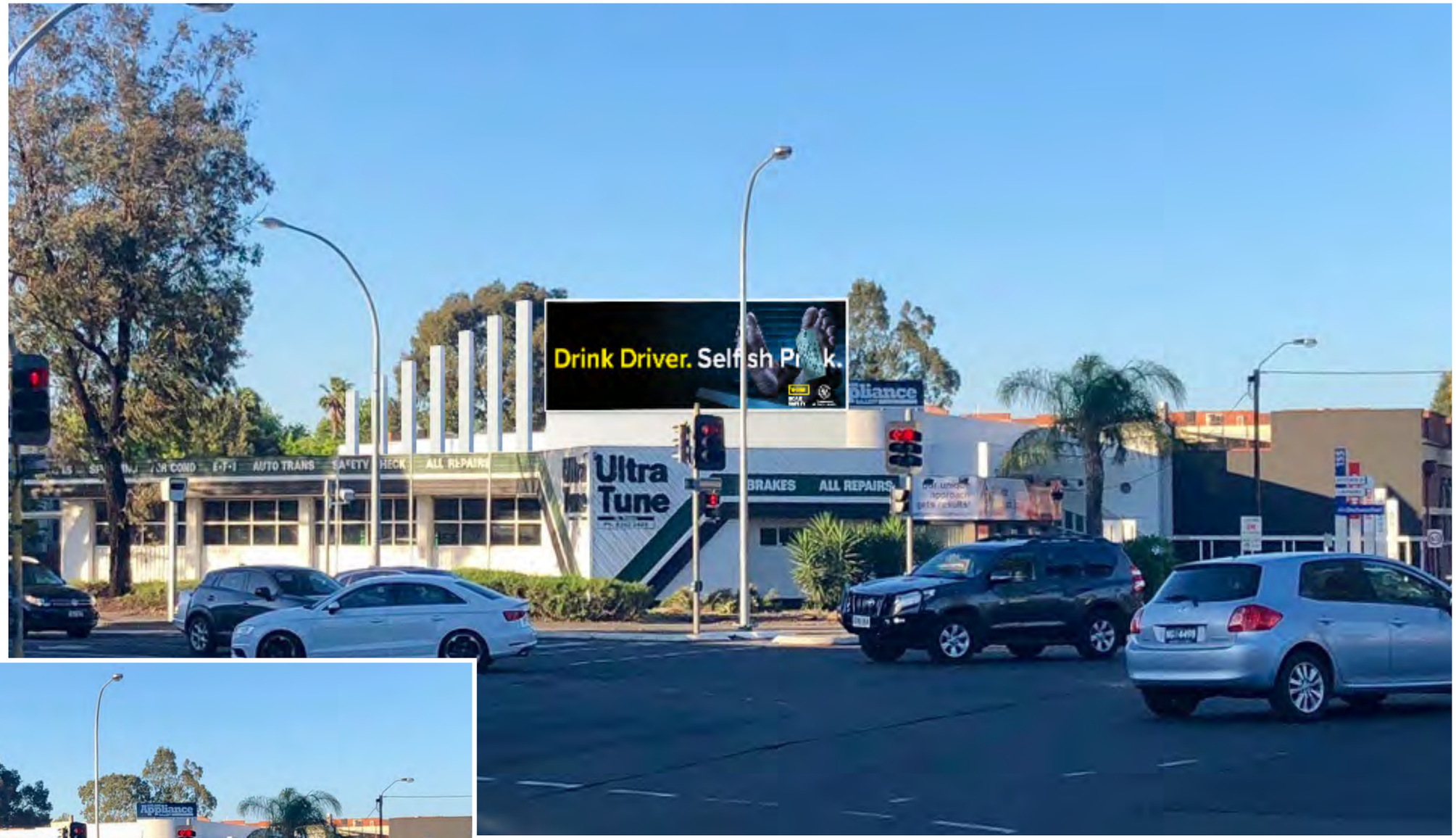
NOTE: STRUCTURE INDICATIVE AND SUBJECT
TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

PHOTO AND PHOTOMONTAGE

		PLAN & ELEVATION				
Date	September, 2022	Drawing No.	Date	Rev	Rev	Rev
Draw by	LF	230922-4/5	Sep22	Dec22	Apr23	Mar24
Scale	NTS					
Drawing No.	230922-4/5	Drawn: LF				
Job No.	SA-PET-0922					



PROPOSED OUT BOUND VIEW

EXISTING OUT BOUND VIEW

NOTE: STRUCTURE INDICATIVE AND SUBJECT
TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

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AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

PHOTO AND PHOTOMONTAGE

Date	September, 2022
Draw by	LF
Scale	NTS
Drawing No.	230922-5/5
Job No.	SA-PET-0922

PLAN & ELEVATION

Drawing No.	Date	Rev	Rev	Rev
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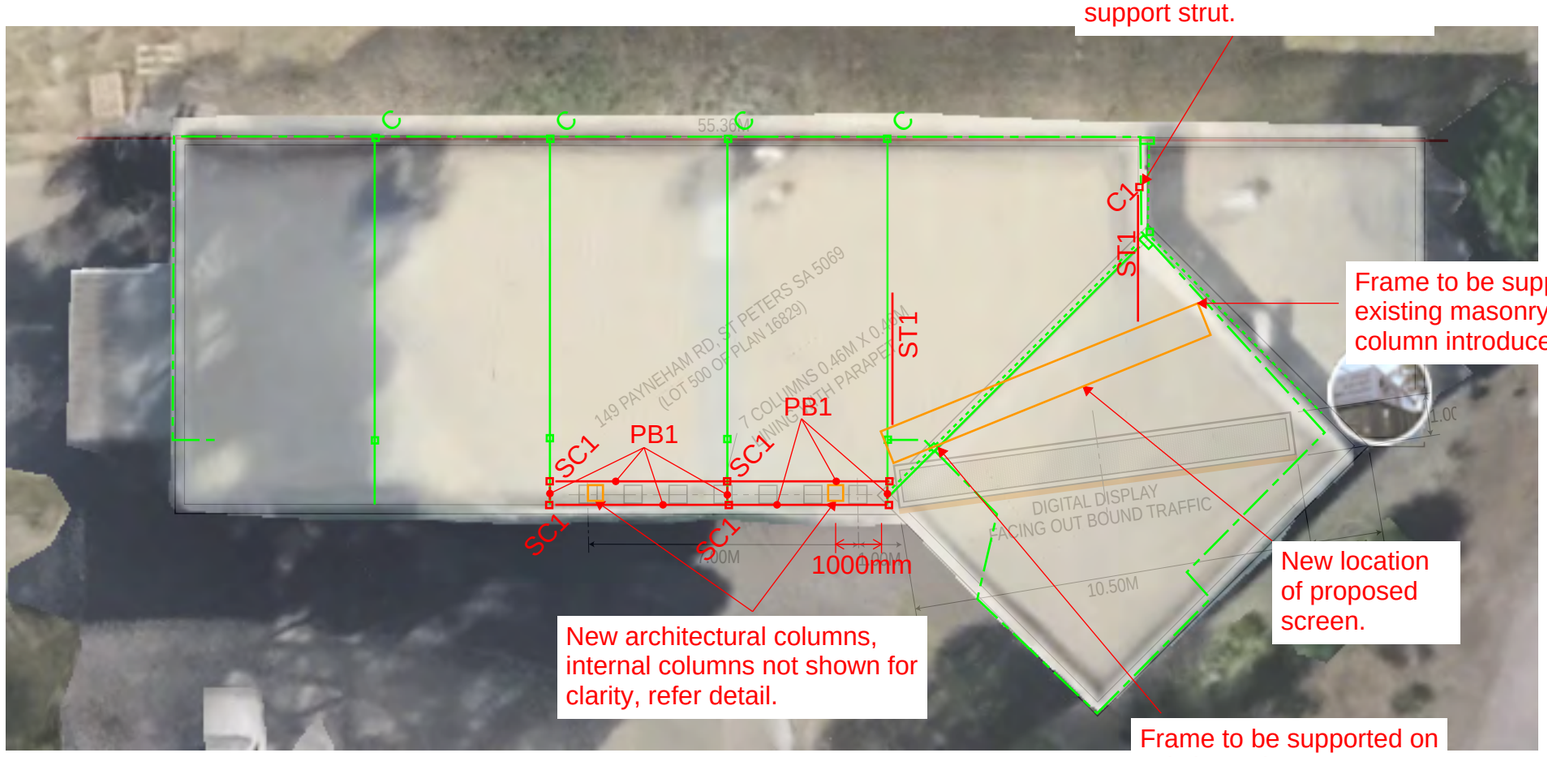
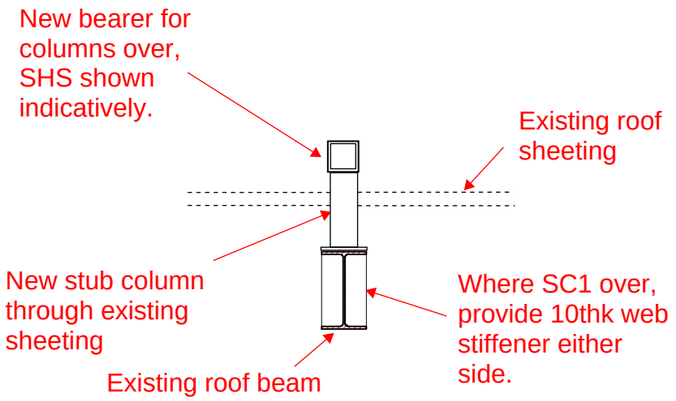
Drawn: LF

REVIEW AND COMMENT ONLY
Job Number: 23775
Designer: JA
Date: Mar/2024



PROPOSED WORKS
Scale: NTS

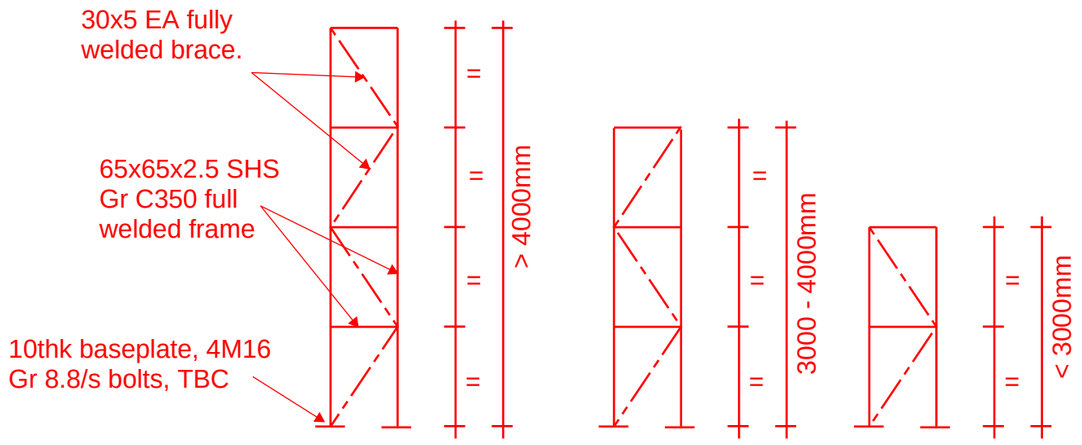
REVIEW AND
COMMENT ONLY
Job Number: 23775
Designer: JA
Date: Mar/2024



COLUMN PLATFORM SKETCH

Scale: NTS

Note: Existing purlins and column frame not shown for clarity.



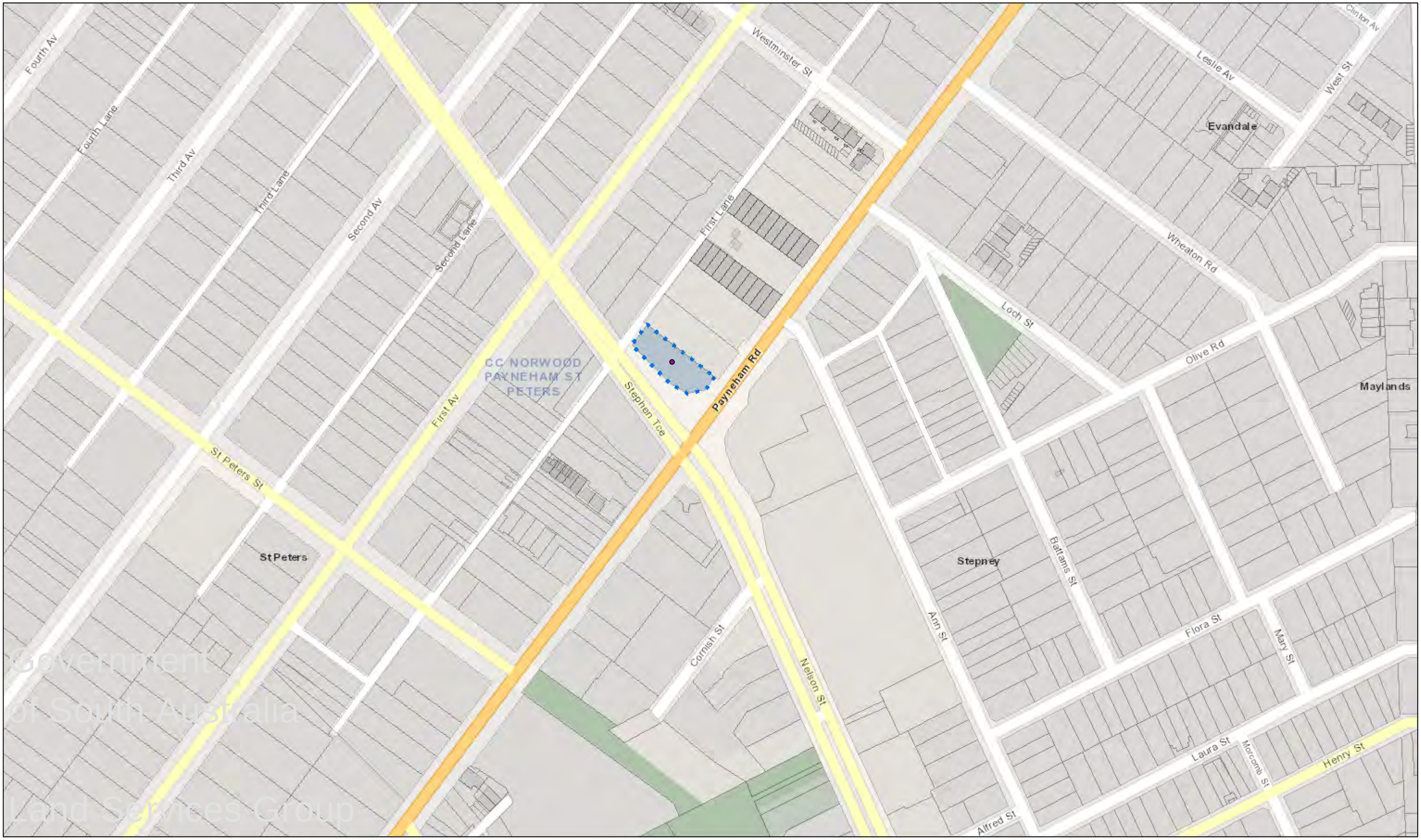
ARCHITECTURAL COLUMN ELEVATIONS

Scale: NTS

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Subject Land Map



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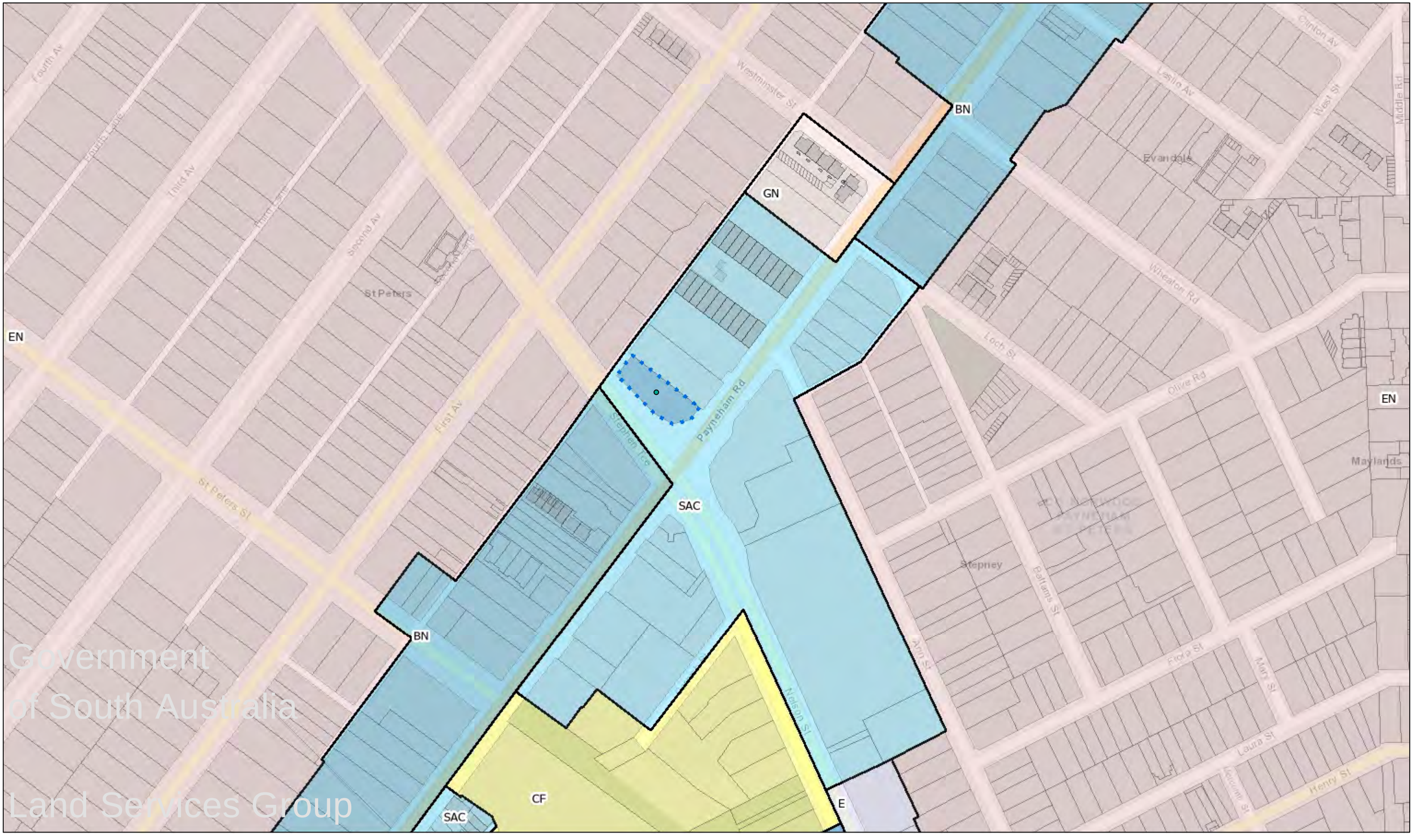
SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

Zoning Map

LEGEND:

- SAC Suburban Activity Centre
- EN Established Neighbourhood
- BN Business Neighbourhood
- GN General Neighbourhood
- CF Community Facilities



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Attachment 4

Government of South Australia
Department for Infrastructure and Transport

TRANSPORT STRATEGY AND PLANNING DIVISION

GPO Box 1533
Adelaide SA 5001
DX 171

T 1300 872 677
W dit.sa.gov.au

ABN 92 366 288 135

Build. Move. Connect.

In reply please quote #2024/00431, ID: 2198
Enquiries to Reece Loughron – dit.landusecoordination@sa.gov.au

26 July 2024

Mr Kieran Fairbrother
City of Norwood, Payneham and St. Peters
PO Box 204
KENT TOWN SA 5067
kfairbrother@npsp.sa.gov.au

Dear Mr Fairbrother,

SCHEDULE 9 - REFERRAL RESPONSE

Development No.	24019158
Applicant	Twenty Four Outdoor Australia Pty Ltd C/- Future Urban, Mr Jason Cattonar
Location	149 Payneham Road (cnr Stephen Terrace), St Peters (CT 5483/504)
Proposal	Variation to Development Authorisation 23004466 to reposition the advertisement structure and to amend Condition No. 3

The above application has been referred to the Commissioner of Highways (CoH) in accordance with Section 122 of the *Planning, Development and Infrastructure Act 2016*, as the prescribed body listed in Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

CONSIDERATION

The subject development abuts Payneham Road, Stephen Terrace and First Lane. Payneham Road and Stephen Terrace are arterial roads under the care, control and management of the CoH and First Lane is a local road under the control of Council. Payneham Road and Stephen Terrace carry approximately 34,100 and 21,200 vehicles per day (3% and 2.5% commercial vehicles) respectively. Both arterial roads have a posted speed limit of 60km/h. First Lane has a default urban speed limit of 50km/h.

Road Safety

This application is a variation to a previous application 23004466 and involves the relocation of the proposed LED billboard. The overall dimensions and height of the sign remaining unchanged. The applicant contacted DIT for preliminary feedback about the proposed relocation which was supported subject to updated conditions (refer Appendix 2 in Future Urban, Planning Statement dated 27 June 2024).

The Department for Infrastructure and Transport (DIT) has reviewed the updated Future Urban, Planning Statement and the associated 24 Outdoor plan set (Ref Job No. SA-PET-0922, Revision Mar24). The referral documentation includes updated photo montages and given the sign is similar to the previous application an updated road safety assessment is not considered necessary by DIT. However, an internal review of the sign location and adjacent signals was undertaken, and no objections are raised. The updated Planning Statement has confirmed that the third party advertising content remains unchanged and subject to conditions relating to dwell time and luminance the subject application is supported.

Road Widening

As per previously advised, the Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from both the Payneham Road and Stephen Terrace frontages of this property for future upgrading of the Payneham Road/Stephen Terrace/Nelson Street intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirements.

It is noted that the sign is located clear of the 4.5 metre road widening strip and further information is provided as a note.

ADVICE

DIT supports the proposed development and directs the planning authority to attach the following conditions to any approval:

1. The billboard shall be installed as shown on 24 Outdoor, Plan & Elevation, Job No. SA-PET-0922, Drawing No. 230922-2/5 and 3/5, Revision Mar24.

2. The billboard shall be permitted to display one self-contained message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds. The sign shall not flash, scroll or move. Furthermore, the sign shall not be permitted to display or imitate a traffic control device in any way. Animated effects such as 'fade', 'zoom' or 'fly in/out' or signs that show images across multiple displays shall not be used.

3. The operational system for the billboard shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off peak period.

4. The billboard shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED component of the sign shall be limited to the following stepped luminance levels:

Ambient Conditions	**Sign Illuminance Vertical Component (Lux)**	**Sign Luminance (Cd/m^2) Max**
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	60

5. The non-illuminated portion of the billboard shall be finished in a material of low reflectivity to minimise the likelihood of sun/headlamp glare.

The following note provides important information for the benefit of the applicant and is required to be included in any approval:

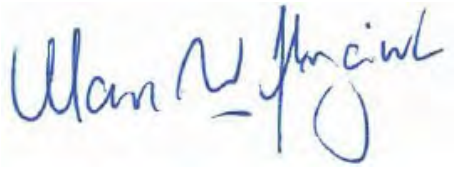
- The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from both the Payneham Road and Stephen Terrace frontages of this property as well as additional land from the corner of the site for future upgrading of the Payneham Road/Stephen Terrace/Nelson Street intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirements.

Accordingly, the attached consent form should be completed by the applicant and forwarded to DIT with a copy of the DNF and approved plans for processing (via dit.landusecoordination@sa.gov.au).

- This Department is undertaking a planning study to identify possible future upgrade options for Payneham Road. The exact nature and timing of any improvements at this intersection have yet to be determined.

- Should traffic flows on Payneham Road and or Stephen Terrace be impacted by the installation of the sign, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the installation of the billboard.

Yours sincerely



MANAGER, TRANSPORT ASSESSMENT
for COMMISSIONER OF HIGHWAYS

EXISTING OUT BOUND DISTANT VIEW

PROPOSED OUT BOUND DISTANT VIEW

EXISTING OUT BOUND CLOSE VIEW

PROPOSED OUT BOUND CLOSE VIEW

BOUNDARY OF 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 OF PLAN 16829)

AERIAL VIEW

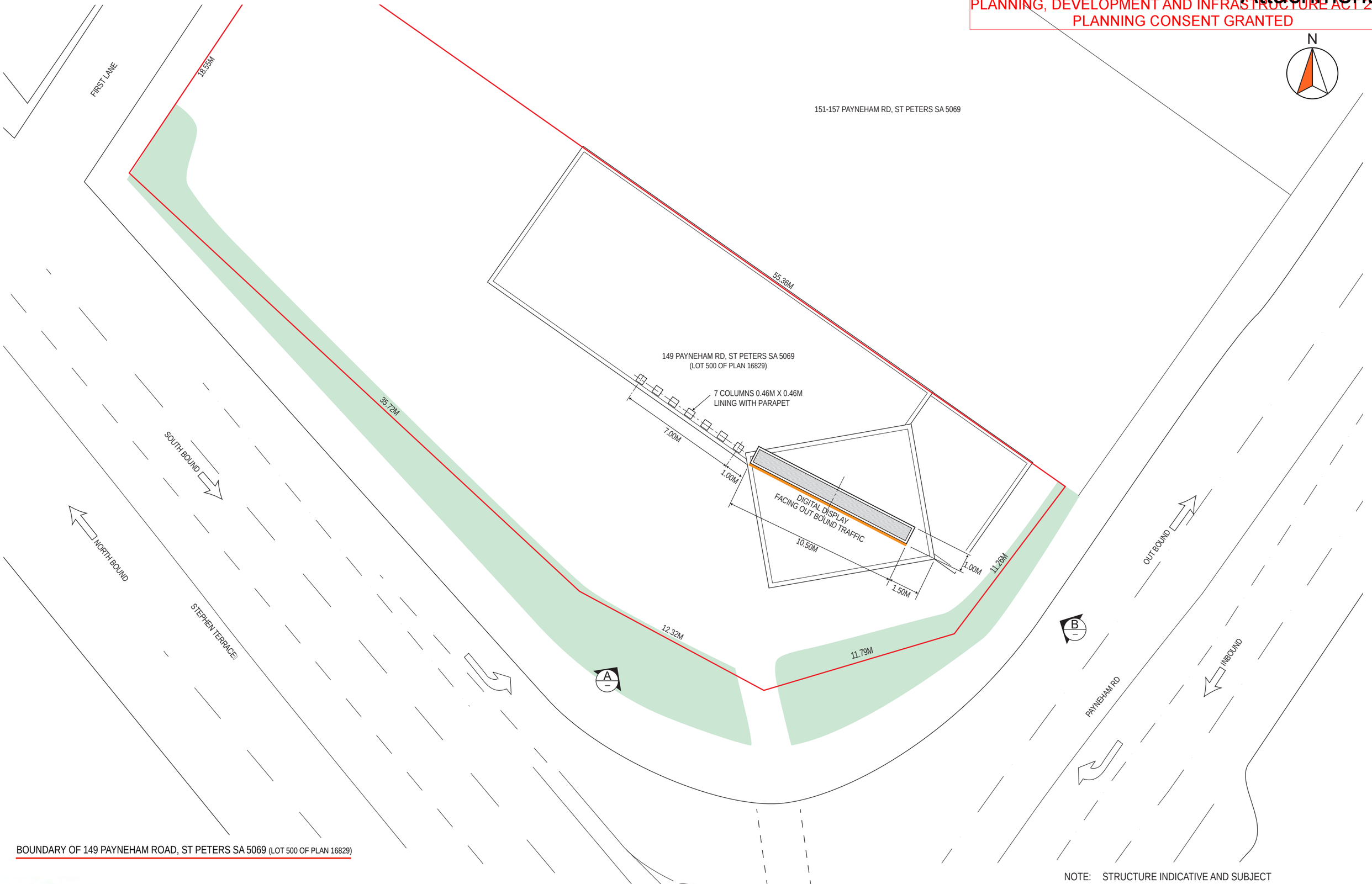
NOTE: STRUCTURE INDICATIVE AND SUBJECT TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

AERIAL VIEW AND MOCK UP

		PLAN & ELEVATION				
Date	September, 2022	Drawing No.	Date	Rev	Rev	Rev
Draw by	LF	230922-1/5	Sep22	Dec22	Apr23	
Scale	NTS					
Drawing No.	230922-1/5	Drawn: LF				
Job No.	SA-PET-0922					



BOUNDARY OF 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 OF PLAN 16829)

NOTE: STRUCTURE INDICATIVE AND SUBJECT TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

SITE PLAN

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
AT 149 PAYNEHAM ROAD, ST PETERS SA 5069 (LOT 500 PLAN 16829)

SITE PLAN

Date	September, 2022
Draw by	LF
Scale	1:200 (print as A3)
Drawing No.	230922-2/5
Job No.	SA-PET-0922

PLAN & ELEVATION

Drawing No.	Date	Rev	Rev	Rev
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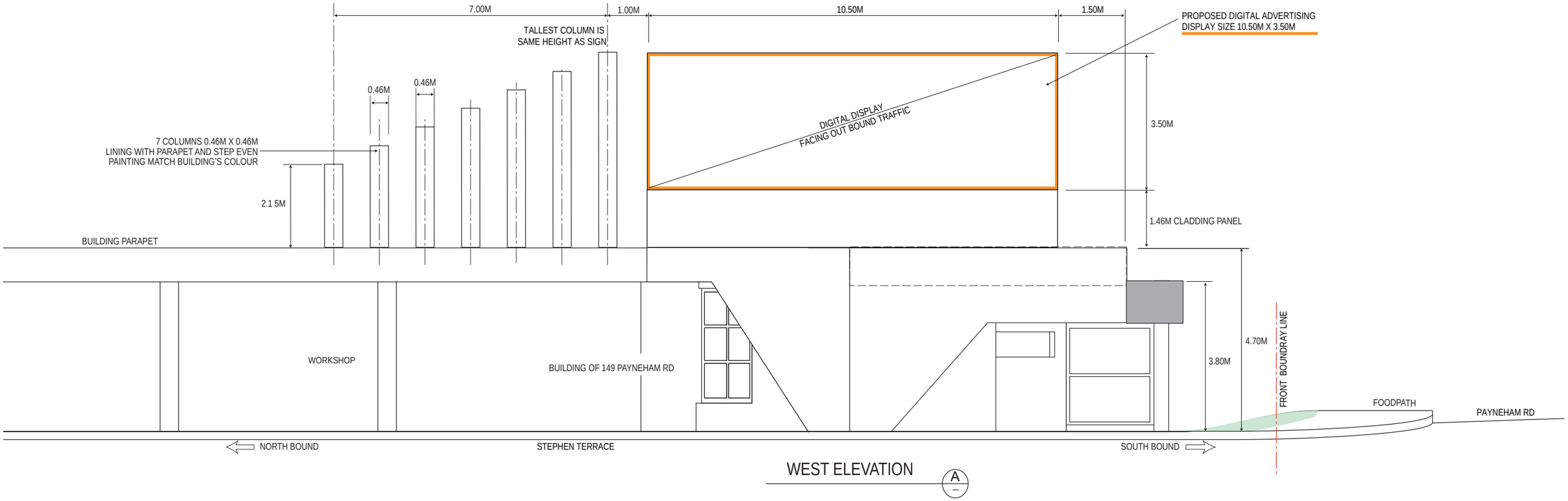
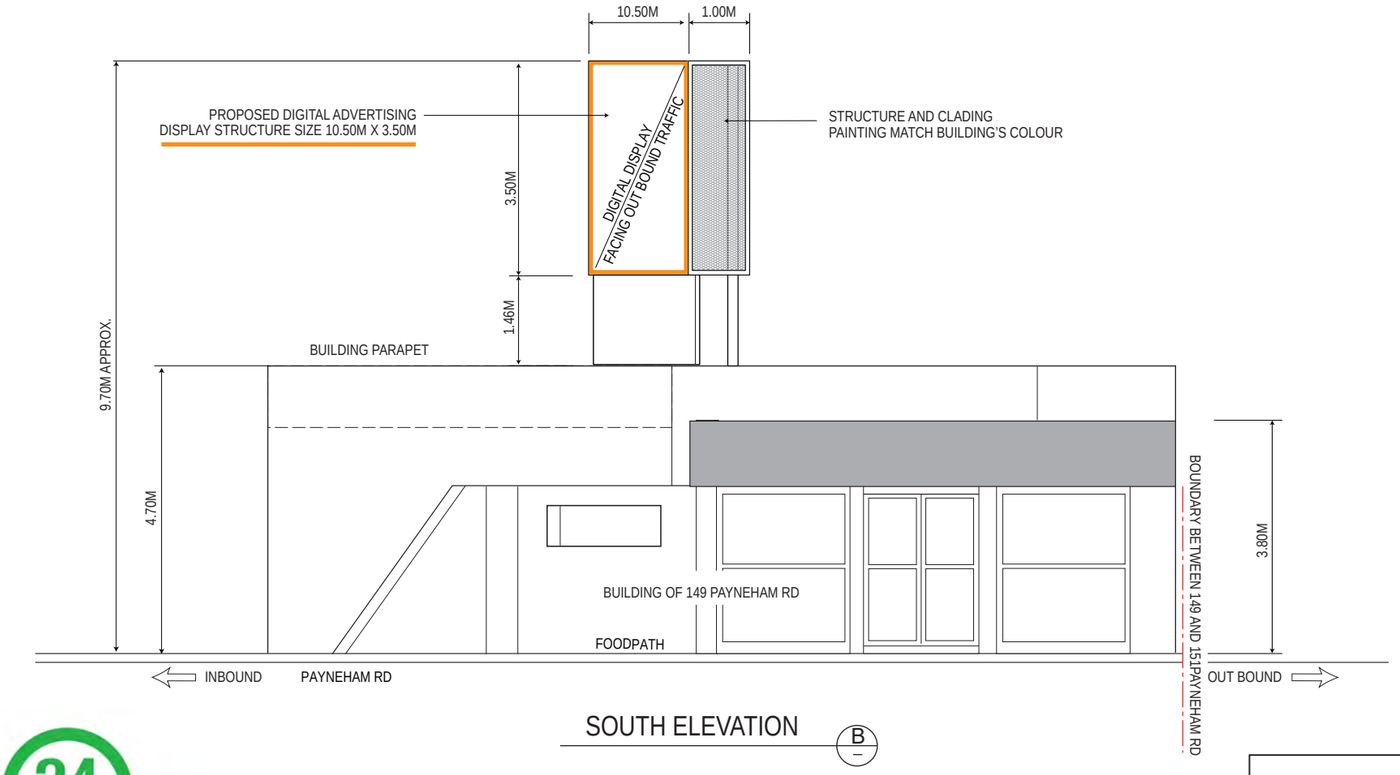
Drawn: LF



WEST ELEVATION A



SOUTH ELEVATION B

NOTE: STRUCTURE INDICATIVE AND SUBJECT
TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

PROPOSED NEW DIGITAL DISPLAY MEASURING WILL BE TO 10.50M X 3.50M
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		PLAN & ELEVATION				
Date	September, 2022	Drawing No.	Date	Rev	Rev	Rev
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Scale	1:100 (print as A3)					
Drawing No.	230922-3/5	Drawn: LF				
Job No.	SA-PET-0922					

PROPOSED OUT BOUND DISTANT VIEW

EXISTING OUT BOUND DISTANT VIEW

NOTE: STRUCTURE INDICATIVE AND SUBJECT
TO DETAILED SITE SURVEY AND ALL NECESSARY APPROVALS.

24 OUTDOOR

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PHOTO AND PHOTOMONTAGE

Date	September, 2022
Draw by	LF
Scale	NTS
Drawing No.	230922-4/5
Job No.	SA-PET-0922

PLAN & ELEVATION

Drawing No.	Date	Rev	Rev	Rev
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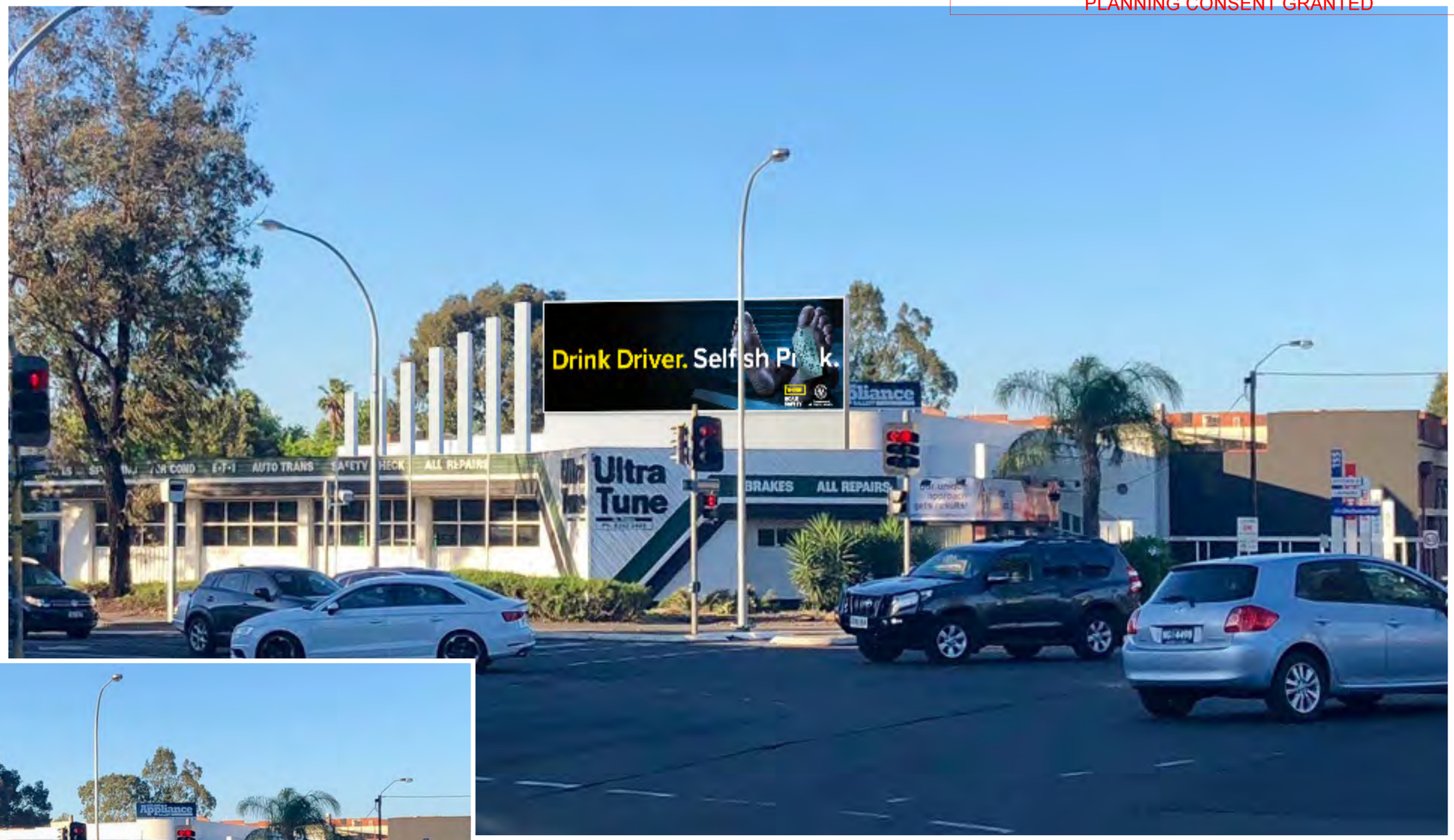
Drawn: LF



PROPOSED OUT BOUND VIEW

EXISTING OUT BOUND VIEW

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Scale	NTS	230922-5/5 Sep22 Dec22 Apr23
Drawing No.	230922-5/5	Drawn: LF
Job No.	SA-PET-0922	

DEVELOPMENT NO.:	23004466
APPLICANT:	Twenty Four Outdoor Pty Ltd C/- Future Urban Pty Ltd
ADDRESS:	149 PAYNEHAM RD ST PETERS SA 5069
NATURE OF DEVELOPMENT:	Partial change in use from motor repair station and consulting room to motor repair station, consulting room and third-party advertising, and the construction of an LED screen and architectural columns atop the existing building
ZONING INFORMATION:	**Zones:** • Suburban Activity Centre **Overlays:** • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Future Road Widening • Hazards (Flooding - General) • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes **Technical Numeric Variations (TNVs):** • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Interface Height (Development should be constructed within a building envelope provided by a 30- or 45-degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment)
LODGEMENT DATE:	20 Feb 2023
RELEVANT AUTHORITY:	Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters
PLANNING & DESIGN CODE VERSION:	20 Feb 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Kieran Fairbrother Senior Urban Planner
REFERRALS STATUTORY:	Commissioner of Highways
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves the construction of a 10.50m(W) x 3.50m H) billboard-style advertising display atop an existing commercial building located at 149 Payneham Road, St Peters. The advertising display will sit above a 1.46m(H) cladding panel which will be affixed to the roof of the building. At its highest point, the advertising display will be 9.7m above ground/footpath level. Adjacent to the advertising display will be seven (7) 'architectural columns' designed to soften the appearance of the advertising display by providing a transition in height from the building to the display. These 'architectural columns' and the supporting posts and cladding panel associated with the advertising display will all be painted in a colour matching the associated building.

The advertising display will display third-party advertisements and is not intended to be restricted to displaying only advertisements associated with the lawful use of the land.

The advertising display is one-sided, directed to the southwest. The primary intent of the advertising display is to capture north-bound motorists along Payneham Road; although some peripheral views may be obtained by motorists travelling along Stephen Terrace and Nelson Street.

BACKGROUND:

When the application was first lodged, the proposal was for a 12.0m(W) x 3.0m(H) advertising display. However, as a result of feedback from the Commissioner of Highways (see **Attachment 8**), the proposal was amended, resulting in the dimensions of the advertising display currently before the Panel. This is why the Panel may observe references to a 12.0m-wide advertising display in the supporting Planning Statement and Traffic Impact Assessment contained within **Attachment 1**.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 149 PAYNEHAM RD ST PETERS SA 5069

Title ref.: CT 5483/504	**Plan Parcel:** F16829 AL500	**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Shape:	irregular
Frontage width:	approx. 47 metres to Stephen Terrace and 21 metres to Payneham Road
Area:	approx. 1024m^2
Topography:	relatively flat
Existing Structures:	a single-storey commercial building comprising two tenancies, containing a motor repair station and a consulting room (physiotherapy)
Existing Vegetation:	low-level plantings between the buildings and the two street frontages

Locality

The locality is considered to be the area extending 100m in all directions from the intersection of Payneham Road and Stephen Terrace/Nelson Street ("**Intersection**"). Payneham Road is characterised predominantly

by non-residential development in the form single- and two-storey buildings, comprising a variety of land uses including a motor repair station, consulting rooms, offices and shops. The Avenues Shopping Centre is located directly east of the subject site, presenting to the Intersection by way of a large sign board, a car parking area and, further back into the site, a large single-storey building containing a group of shops. This intersection generally enjoys a low level of physical amenity and streetscape character.

Located approximately 50m northeast of the subject land is a three-storey residential flat building located within the site of a local heritage place, the old 'Jam Factory'. Although not yet constructed, the State Planning Commission recently granted planning consent to a four-storey mixed-use building at 151-157 Payneham Road – between the subject land the 'Jam Factory' site.

Immediately west of the subject site are the 'Avenues' of St Peters, which is comprised predominantly of historic dwelling stock in the form of single-storey detached dwellings that enjoy a high level of amenity with the exception of those fronting Stephen Terrace.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Change of use: Code Assessed - Performance Assessed
  Advertisement: Code Assessed - Performance Assessed
  Other - Commercial/Industrial - Architectural blades: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code

PUBLIC NOTIFICATION

- **REASON**
  The proposed development involves a partial change of use for the commencement of a display of an advertisement, which is not exempt from notification by virtue of Table 5 of the Suburban Activity Centre Zone, nor is it development of a minor nature.
  Additionally, the seven (7) columns proposed adjacent the LED screen are structures that are not exempt from notification per Table 5 of the Zone either.

- **LIST OF REPRESENTATIONS**

Given Name	Family Name	Address	Position	Wishes to be heard?
G G	Scott	PO Box 2758, Kent Town	Support, with concerns	No
Candice	Dullona	20/167-169 Payneham Road, St Peters	Opposed	No
Thomas	Mackinnon	20/167-169 Payneham Road, St Peters	Opposed	No
The St Peters Residents Association Inc		c/- 12 St Peters St, St Peters	Opposed	Yes

Brenton	Burman	68 Third Ave, Forestville	Opposed	Yes
Rob	Vozzo	61 Glynburn Rd, Glynde	Opposed	Yes
Giuseppe	Rocca	114 Payneham Rd, Stepney	Opposed	No

- **SUMMARY**

The concerns raised by the representors can be summarised as follows:

- Increased light pollution
- The advertising display will act as a distraction to motorists
- The advertising display creates a safety risk at a busy intersection
- It is not of a 'neighbourhood-scale' and is a large and obtrusive structure
- It is out of character of the area and will contribute to visual clutter
- The advertising display is inconsistent with other types of advertising displays in the area
- Third-party advertising is inappropriate
- The structure will impede views from a proposed four-storey mixed use development granted planning consent on the adjacent allotment at 151-157 Payneham Road

Representor 5 (Brenton Burman) supplemented their original representation with additional material, which they requested be included for the Panel's consideration. In accordance with the Panel's Meeting Procedures, the Assessment Manager accepted the additional material (contained in **Attachment 6**) and provided a copy to the Applicant for their consideration.

AGENCY REFERRALS

- Commissioner of Highways

As earlier highlighted, the Commissioner of Highways initially had concerns with the proposal. However, favourable amendments were made to the application that satisfied these concerns, and the Commissioner of Highways is now supportive of the proposal subject to the Conditions and Advisory Notes outlined in **Attachment 8**.

INTERNAL REFERRALS

Nil

PLANNING ASSESSMENT

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

Land Use / Advertising Display

The Environment, Resources and Development Court has determined that the commencement of a display of an advertisement can be considered a change of use of land[1], particularly when the proposed advertisement will not necessarily be related to the current lawful land use (i.e. third-party signage). The proposed development comprises a partial change of use of the land for the commencement of the display of an advertisement, noting that the existing motor repair station and consulting room use are to remain and the proposed advertising display will include third-party advertising unrelated to these uses.

[1] *Gawler and Barossa Jockey Club v Town of Gawler* (1995) 64 SASR 598.

Performance Outcome 1.1 of the Suburban Activity Centre Zone states:

> *"Shops, office, entertainment, health and recreation related uses and other business that provide a range of goods and services to the surrounding neighbourhood and district."*

Corresponding Designated Performance Feature 1.1 specifically identifies 'advertisement' as an envisaged form of development and so the partial change of land use is supported in principle. However, one of the contentious aspects of the proposed advertising display relates to the proposal to display third-party advertising; a concern raised by several representors.

Performance Outcome 3.1 of the Advertisements module in the general development policies states:

> *"Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of activities on the land and avoid unrelated content that contributes to visual clitter and untidiness."*

Contrarily, the ERD Court has held on several occasions that the product or message being advertised is not an important consideration[2] (albeit these judgments were handed down prior to the Planning & Design Code being written and implemented).

Further, the Court in *A & A Centofanti Pty Ltd*[3] identified that 'third-party advertisements clearly have a place in the urban environment and one looks to Development Plans to provide guidance on where that place might be' (at [42]).

Both the Suburban Activity Centre Zone and the Advertisements module in the general development policies are silent on the topic of third-party advertising. In fact, nowhere within the whole Planning & Design Code is third-party advertising mentioned, let alone specifically envisaged by a particular zone. Despite this, it is highly doubtful that the Code's intention is to completely exclude third-party advertisements from ever being displayed. Government advertising campaigns targeted at issues such as speeding, driving without rest on country roads, and the use of handheld devices while driving hold a necessary place somewhere within society. Similarly, the use of public transport stops and similar public infrastructure for the use of third-party advertisements has been a regular feature of the public realm for many years. Consequently, the proposal to display third-party advertisements is not considered fatal to this application in its own right, and can be supported providing the remaining considerations for assessment sufficiently accord with the Planning & Design Code.

Advertisement Hoarding and Appearance

Desired Outcome 1 of the Suburban Activity Centre Zone states:

> *"An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services."*

Performance Outcome 4.1 of the Suburban Activity Centre Zone states:

[2] *Keast v City of Marion* [1999] SAERDC 74; *A & A Centofanti Pty Ltd v City of Port Adelaide Enfield* [2009] SAERDC 8; *Adspace Group Pty Ltd v City of Marion* [2009] SAERDC 39.
[3] *A & A Centofanti Pty Ltd v City of Port Adelaide Enfield* [2009] SAERDC 8.

"Advertisements are sited and designed to achieve an overall consistency of appearance along street frontages."

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 advertising hoardings are of a scale and size appropriate to the character of the locality."

The proposed advertising hoarding will be located above an existing commercial building, sitting at 9.7m above ground level at its highest point. It measures 10.5m wide and 4.96m tall, containing a 10.5m x 3.5m illuminated LED screen on which advertisements will be displayed. Adjacent to the advertising hoarding are seven columns that evenly reduce in height from 4.96m (closest to the advertising display) to 2.15m.

The Intersection does not currently enjoy a high level of amenity or consistent built-form character, as described in the Locality section of this report. Vegetation around the intersection is sparse, with the exception of several large, mature street trees set back sufficiently from the signalised intersection.

The advertising display is setback 5.5m from the Payneham Road boundary and 11.5m from the Stephen Terrace boundary of the subject land. The abutting columns and their complementary paint colour will effectively integrate the advertising hoarding into the design of the existing building consistent with PO 1.1 above.

The proposed advertising hoarding will, however, be taller than other structures that currently abut the Intersection. That being said, the Suburban Activity Zone envisages development up to two storeys in height, and it is worth noting in this context that many zones that contemplate two-storey development also contain an alternative height in metres, of 9 metres. Several representors raised the same concern – that the advertising display is taller than the two-storey limit envisaged by DPF 3.1 of the Zone. It is therefore prudent highlight the fact that the State Commission Assessment Panel recently granted planning consent to a development application for the adjacent site at 151-157 Payneham Road, St Peters, for the construction of a four-storey mixed-use building which will rise to 14.6m above ground level; double the height limit envisaged by DPF 3.1 of the Zone and almost 5 metres higher than the proposed advertising display. While construction on this project has not commenced, the representor who has the benefit of this consent stated in their representation that they intend to act on this consent, which bears some contextual weight on the present assessment.

Representor 5 (who represents the applicant for the development application for 151-157 Payneham Road) suggests that the proposed advertising display is inappropriate because it will obstruct future views from the proposed four-storey mixed use development. In so doing, the representor cites a recent decision of the Queensland Supreme Court in favour of their submission (see **Attachment 6**).

Council administration is of the view that the case cited bears limited relevance to the present proposal because the decision of the Queensland Supreme Court is based on an entirely different legislative scheme, including as to public participation. Likewise, the subjectivity of advertisement impact assessment is such that those passages quoted in the representation provide no assistance to assessing this application. The

relevant provisions of the Planning & Design Code do not require consideration of the potential future developments of adjoining land. Relevantly, the development application for 151-157 Payneham Road has only been granted planning consent and therefore no construction work in relation to that proposal has begun. Accordingly, it would be inappropriate to assess the proposed advertising display based on the potential future development of adjoining land and based on a policy perspective that does not exist in the Planning & Design Code. In any case, it is worth highlighting that a two storey building constructed on the subject land could result in the same potential outcomes.

The public realm surrounding the Intersection is not considered to be of a 'high quality', nor 'activated', and so while not strictly considered to be of a 'neighbourhood-scale', the scale and size of the advertising hoarding is considered appropriate for the locality. Moreover, the complementary colour scheme and the staggered columns adjacent will soften the visual impact that the development will have on the subject land and building and the character of the Intersection, and is therefore considered to sufficiently accord with PO 1.2 above.

Performance Outcome 2.1 of the Advertisements module of the general development policies states:

> *"Proliferation of advertisements is minimised to avoid visual clutter."*

Performance Outcome 2.3 of the Advertisements module of the general development policies states:

> *"Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness."*

Advertisements are common-place on land adjacent to the subject site. The Intersection is characterised by a variety of non-residential land uses, all of which contain some form of advertising display predominantly in the form of signage affixed to or painted on a building wall or window. The Avenues shopping centre directly east has a large freestanding advertising display that displays signage for multiple businesses within the centre.

The subject building contains signage across the parapet of the building that addresses both the Payneham Road and the Stephen Terrace frontages. While there may be an argument that the existing building already contains a proliferation of advertising, the proposed advertising display will be separated from the existing building to distinguish it from existing signage ensuring its messages can be clearly read and thus avoiding visual clutter and untidiness.

Traffic Impact / Safety

Performance Outcome 1.1 of the Advertising Near Signalised Intersections Overlay states:

> *"Advertising near signalised intersections does not cause unreasonable distraction to road uses through illumination, flashing lights, or moving or changing displays or messages."*

Performance Outcome 5.4 of the Advertisements module of the general development policies states:

> *"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."*

The proposed advertising display is located adjacent two (2) State-maintained roads in Payneham Road and Stephen Terrace, and within 100 metres of the signalised intersection of these roads, and so the application was necessarily referred to the Commissioner of Highways ("**CoH**") for assessment against PO 1.1 of the Advertising Near Signalised Intersections Overlay (above).

The COH's full response is contained in **Attachment 8.** In summary, following favourable amendments being made to the application, the CoH is of the opinion that the advertising display will be sufficiently separated

from the adjacent traffic lights to not create conflict and that with appropriate conditions (as the CoH has imposed) 'the proposed sign should not cause undue distraction to motorists at this location'.

The conditions imposed by the CoH are considered appropriate in the context of PO 1.1 above, noting that:

- illumination levels will be automatically controlled and limited at different times of the day such that they will not impair the ability of road users to use the road safely;
- an automatic error detection system shall be installed to turn off the display in the event of a malfunction;
- the display shall display only one message every 45 seconds, with no flashing, scrolling or moving of messages permitted; and
- message changes shall take no more than 0.1 seconds to take effect;

with these final two points ensuring that undue distraction is not caused by distracting messages or the frequent changeover of messages.

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:*
> *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 or traffic control devices) or other road or rail vehicles at/or approaching level crossings."*

Performance Outcome 5.5 of the Advertisements module of the general development policies states:

> *"Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users."*

The proposed advertising display is located 5.5m from the subject land's boundary with Payneham Road and 11.5m from the subject land's boundary with Stephen Terrace, providing sufficient clearance from the road carriageway and locating it sufficiently behind traffic lights such that it will not obscure or impair drivers' view of traffic signs and other road features, and will continue to allow for safe and convenient movement by all road users.

Environmental Factors

Light Spill

Performance Outcome 5.2 of the Advertisements module of the general development policies states:

> *"Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination."*

As mentioned above, the CoH has directed the imposition of a condition that limits the luminance levels of the advertising display at different times of the day and under different weather conditions. These levels are adopted from the Department of Planning, Infrastructure and Transport's *'Advertising Signs Assessment Guidelines for Road Safety'* (August 2014), which has been relied upon throughout the State since its inception and is considered to satisfy the above Performance Outcomes.

Performance Outcome 4.1 of the Advertisements module of the general development policies states:

> *"Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers."*

Performance Outcome 1.2 of the Interface Between Land Uses module in 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."*

Performance Outcome 6.1 of the Interface Between Land Uses module in the general development policies states:

> *"External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers)."*

'Sensitive receiver' is defined by the Planning & Design Code as, relevantly, 'any use for residential purposes or land zoned primarily for residential purposes'.

Based on the orientation of the proposed advertising display to face southwest, and the fact that it is a one-sided display, it is only those properties located southwest of the subject land that require consideration for assessment against the abovementioned Performance Outcomes. One representor has raised concerns that illumination from the advertising display will spill onto their proposed development at 151-157 Payneham Road. Similarly, two representors are located in the dwellings further northeast at 167-169 Payneham Road. These dwelling and proposed dwellings should not suffer any impact by way of light spill given the orientation of the proposed advertising display.

Attachment 3 demonstrates the relevant zones surrounding the subject land. Only the Established Neighbourhood Zone is considered to be a zone primarily intended to accommodate sensitive receivers for the purposes of this assessment. While the Business Neighbourhood Zone is a zone that does envisages residential land uses, it does not do so *primarily* above any other land uses.

Attachment 4 highlights the location of sensitive receivers within the vicinity of the subject land, and specifically located in the direction in which the proposed advertising display will face. By reference to **Attachment 4**, these include:

1. A number of single-storey detached and semi-detached dwellings in Stephen Terrace and First Avenue, St Peters, in the Established Neighbourhood Zone;
2. Two, two-storey dwellings and a three-storey residential flat building containing five (5) dwellings, sited behind single-storey commercial tenancies at 125-127 Payneham Road;
3. A two-storey residential flat building containing four dwellings, sited behind a two-storey commercial building at 115 Payneham Road; and
4. Six single-storey dwellings in Cornish Street, Stepney, in the Suburban Activity Centre Zone.

The six dwellings in Cornish Street are not considered to be affected by light from the proposed development due to their distance from the intersection and their location behind larger buildings on Payneham Road that will shield any projected light.

Similarly, the two- and three-storey dwellings behind 125-127 Payneham Road are located approximately 100 metres from the proposed advertising display. At this distance, and with consideration of the permitted luminance levels, the amenity of these dwelling should not be impacted by the proposed advertising display. The same consideration applies to the dwellings located behind 115 Payneham Road and those facing First Avenue.

With respect to the dwellings facing Stephen Terrace, the warehouse located at the rear of 139 Payneham Road will effectively obscure views of the advertising display form any east-facing habitable windows and therefore impede light spill from the display into these windows and onto these allotments. Notably, the two

closest dwellings will not have direct views onto the advertising display as a result of their setback behind the adjoining warehouse.

Accordingly, when considering the location and siting of surrounding sensitive receivers, and the orientation of the proposed advertising display, the proposed development is considered to satisfy PO 4.1 of the Advertisements module and POs 1.2 and 6.1 of the Interface Between Land Uses module.

CONCLUSION

This application seeks approval to construct a large advertising display atop an existing commercial building at the intersection of two State-maintained roads. The proposed advertising display will display third-party advertising, contrary to PO 3.1 of the Advertisements module of the Planning & Design Code. Notwithstanding, third-party advertisements have a place in urban environments and that is generally considered to be in locations close to major intersections.

The proposed display and its associated hoarding have been designed in a manner that integrates well with the existing building, softening the visible bulk and scale of the structure so as to not detract from the existing character of the Intersection (albeit a low level of character) while also avoiding visual clutter and untidiness.

The application sufficiently demonstrates that the advertising display will not cause undue distraction to motorists and other road users by way of motion, illumination or obstruction. The Commissioner of Highways is satisfied in this regard and has directed the imposition of conditions that will ensure this remains the case, providing the Council with enforcement options should these conditions not be adhered to.

Finally, the direction in which the advertising display faces, combined with existing siting characteristics of surrounding buildings, minimises any potential effect on the amenity of surrounding existing and approved sensitive receivers by way of light spill.

The proposed development is finely balanced and sufficiently accords with the provisions of the Planning & Design Code to warrant planning consent.

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 23004466, by Twenty Four Outdoor Pty Ltd C/- Future Urban Pty Ltd is granted Planning Consent subject to the following conditions:

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).

<u>Conditions imposed by Commissioner of Highways under Section 122 of the Act</u>

Condition 2
The billboard shall be installed as shown on 24 Outdoor, Plan & Elevation, Job No. SA-PET-0922, Drawing No. 230922-2/5, Revision Apr23.

Condition 3
The billboard shall be permitted to display one self- contained message every 45 seconds. The time taken for consecutive displays to change shall be no more than 0.1 seconds. The sign shall not flash, scroll or move. Furthermore, the sign shall not be permitted to display or imitate a traffic control device in any way. Animated effects such as 'fade', 'zoom' or 'fly in/out' or signs that show images across multiple displays shall not be used.

Condition 4
The operational system for the billboard shall incorporate an automatic error detection system which will turn the display off or to a blank, black screen should the screen or system malfunction. The screen shall only be reactivated in the next available off peak period.

Condition 5
The billboard shall not be permitted to operate in such a manner that could result in impairing the ability of a road user by means of high levels of illumination or glare. Subsequently, the LED component of the sign shall be limited to the following stepped luminance levels:

Ambient Conditions	Sign Illuminance Vertical Component (Lux)	Sign Luminance (Cd/m2)
Sunny Day	40000	6300
Cloudy Day	4000	1100
Twilight	400	300
Dusk	40	200
Night	<4	60

Condition 6
The non-illuminated portion of the billboard shall be finished in a material of low reflectivity to minimise the likelihood of sun/headlamp glare.

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
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 4
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 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.

Advisory Note 6
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 7
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 8
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 9
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 Notes imposed by Commissioner of Highways under Section 122 of the Act

Advisory Note 10
The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from both the Payneham Road and Stephen Terrace frontages of this property as well as additional land from the corner of the site for future upgrading of the Payneham Road/Stephen Terrace/Nelson Street intersection. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirements.

Accordingly, the attached consent form should be completed by the applicant and forwarded to DIT with a copy of the DNF and approved plans for processing (via dit.landusecoordination@sa.gov.au).

Advisory Note 11
This Department is undertaking a planning study to identify possible future upgrade options for Payneham Road. The exact nature and timing of any improvements at this intersection have yet to be determined.

Advisory Note 12
Should traffic flows on Payneham Road and or Stephen Terrace be impacted by the installation of the sign, the applicant shall notify DIT's Traffic Management Centre (TMC) – Roadworks on 1800 434 058 or email dit.roadworks@sa.gov.au to gain approval for any road works, or the implementation of a traffic management plan during the installation of the billboard.

6. DEVELOPMENT APPLICATIONS – DEVELOPMENT ACT

7. REVIEW OF ASSESSMENT MANAGER DECISIONS

8. ERD COURT APPEALS

9. OTHER BUSINESS
(Of an urgent nature only)

10. CONFIDENTIAL REPORTS

11. CLOSURE