



MOUNT BARKER
DISTRICT COUNCIL

NOTICE OF MEETING

Notice is hereby given that the following meeting will be held in the Council Chambers of the Local Government Centre, 6 Dutton Road, Mount Barker on Wednesday 17 June 2020.

9.30am

Council Assessment Panel

A handwritten signature in black ink, appearing to read 'A. Humphries'.

A. Humphries
ASSESSMENT MANAGER

10 June 2020

MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 17 June 2020, 9.30 am

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1. APOLOGIES

2. CONFLICT OF INTEREST DECLARATION

3. CONFIRMATION OF MINUTES

- 3.1. That the minutes of the meeting held on 20 May 2020 as circulated to members be confirmed as a true and accurate record of proceedings.

4. BUSINESS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1. NON-COMPLYING APPLICATIONS

Nil.

5.2. CATEGORY 3 APPLICATIONS

Nil.

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5.3 CATEGORY 2 APPLICATIONS

5.3.1 SUMMARY DETAILS

Application No.	580/906/17
Applicant	L Persico
Subject Land	Lot 94 in D27647, CT 5372/596; Lot 93 in D27647, CT 5372/684; Lot 92 in D27647, CT 5372/685 and Lot 91 in D27647, CT 5372/686; 70-76 Hurling Drive MOUNT BARKER
Ward	Central Ward
Proposal	Child Care Centre including associated carparking, signage, retaining walls, fencing, landscaping and infrastructure
Development Plan	Mount Barker District Council – Consolidated 8 August 2017
Development Plan Map References	Map Mt/B 13 Concept Plan Map MtB/16
Zone	Local Centre Zone
Form of Assessment	Merit
Public Notification	Category 2
Representations	4
Persons to be heard	0
Agency Consultation	Nil
Responsible Officer	Michael Dickson
Main Issues	<ul style="list-style-type: none"> • Suitability of Land Use within the Zone • Built form and Appearance • Car Parking, Transport and Access • Noise impacts
Recommendation	Development Plan Consent shall be granted subject to conditions, reserved matters and advisory notes.

1. **BACKGROUND**

The subject land was set aside for development of a local centre as part of the residential expansion in the south central area of the Mount Barker township. Whilst the residential land associated with the township expansion has been fully developed, the commercial zoned land has remained undeveloped. A retail development was approved over the entirety of the land in 1993 and another in 2015 however these proposals were never undertaken. An application for semi-detached dwellings was submitted to Council in 1991 however this was refused. This application was lodged in September 2017. There have been various amendments during the assessment period, however it is now determined that the attached design is the final version that the applicant wishes to construct.

2. **PROPOSAL**

The proposal seeks to gain consent for establishment of a child care centre on the subject land. The proposed maximum capacity of the centre is 140 children with up to 20 staff daily. Opening times are proposed from 6.00am to 7.00pm Monday to Friday.

The proposal comprises the following elements:

- Child care centre building with:
 - a footprint of 927m². The building is predominantly single-storey, but also includes an outdoor play area of 184m² on the upper level fronting Hurling Drive.
 - predominantly brick veneer construction (Littlehampton red brick) with small sections of stack stone and a rendered feature wall incorporated into the façade.
 - Zenith roof cladding in a dark grey colour.
 - A 4.0 metre wide verandah wrapping around the northern and western side of the building.
 - A verandah on the southern side fronting Hurling Drive with the upper level play area above.
- Outdoor play areas at the front and rear of the building, with the lower areas being 1045m² and the upper level area being 184m².
- Car parking for 36 vehicles to the east of the building, accessed via a double-width driveway from Hughes Street.
- Earthworks and associated retaining walls, the highest retaining walls being 1.20m high in fill at one point along the northern boundary.
- Landscaping to the eastern and southern boundaries, adjacent to Hughes Street and Hurling Drive respectively.
- Fencing to the northern, western and southern boundaries, including:
 - 2400mm high Colorbond fencing to the northern boundary adjacent the building, and 2100mm high Colorbond fencing where adjacent the car park;
 - 2400mm high Colorbond fencing to the western side boundary;
 - A mix of 2100mm high solid Colorbond fencing and open-style fencing to the southern boundary (Hurling Drive frontage) adjacent the building only. The open-style fence panels are recessed 600mm with landscaping in front.
- Signage (non-illuminated) fixed to the southern and eastern facades of the building.

Refer to **Attachment One (1)** for details of the proposal, including:

- Development application form and certificates of title **page 25**
- Details of the proposal and architectural plans **page 35**
- Civil Plan and associated details **page 39**
- Car Parking Assessment Report prepared by ML Traffic Engineers **page 51**
- Environmental Noise Assessment report prepared by Sonus **page 69**

3. PROCEDURAL MATTERS

The development application was lodged with Council on 12 September 2017 and is required to be assessed against the provisions of the Development Plan applicable at this time being the Mount Barker District Council Development Plan – Consolidated 8 August 2017.

3.1 Assessment Pathway

Child care centres are not identified as being either a complying nor non-complying kind of development in the Local Centre Zone and therefore the development is to be assessed on merit.

3.2 Public Notification

The *Development Regulations 2008* specify that proposal is required to undergo Category 2 public notification, as being any kind of development (other than non-complying) in a Local Centre Zone where the site of the development is adjacent to land in a zone which is different to the zone that applies to the site of the development.

4. SUBJECT LAND AND LOCALITY

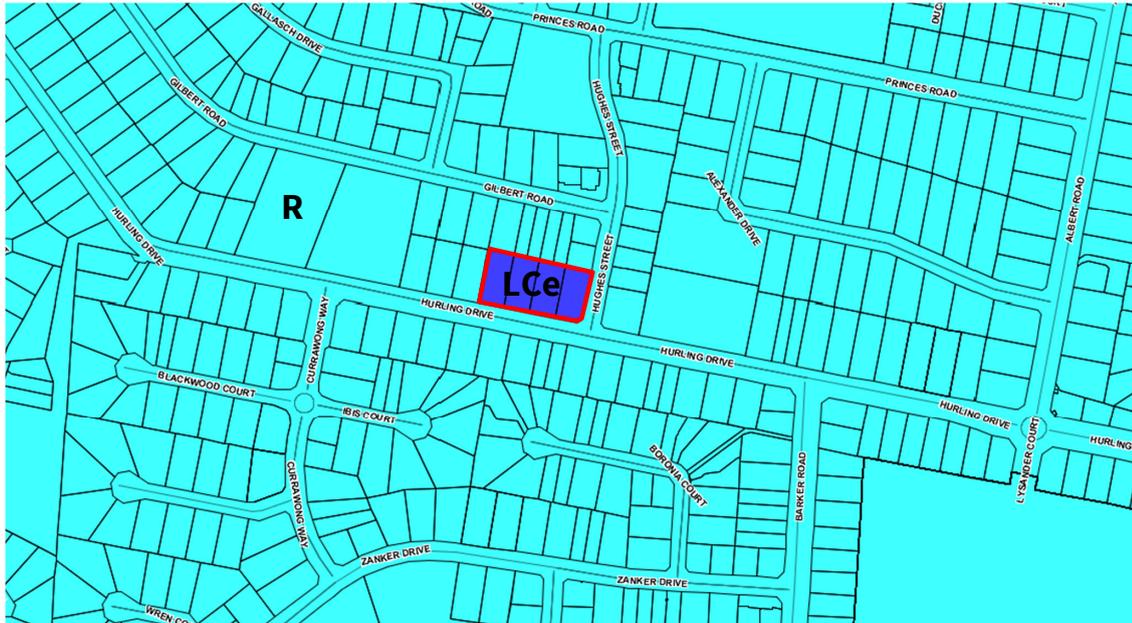
The subject land comprises 4 contiguous vacant allotments with a total site area of 3257 square metres. It covers the entirety of the Local Centre zoned land located amongst the residential precinct in the south central area of the Mount Barker township. The land falls gently in a north-easterly direction, with an average grade of 1-in-40.

There are no improvements on the subject land other than a post and rail fence with corrugated iron sheeting along the shared boundaries to residences to the west and north.

The location is sited in the south-central area of the Mount Barker township centred on the Hurling Drive corridor. Hurling Drive itself provides access to the expanding residential areas to the south along Barker Road and is an important local road that connects these areas through to the arterial roads of Flaxley Road and Wellington Road. Ultimately Heysen Boulevard, which is being delivered in conjunction with urban development in the Mount Barker Growth Area to the south, will function as the primary collector road for this area (rather than Hurling Drive).

There is an established footpath network located within the road verge of both Hurling Drive and Hughes Street that services the established residential precinct. The subject land is surrounded on all sides by residences in the form of single storey conventional detached dwellings and associated outbuildings.

Zone Map



R = Residential Zone | LCe = Local Centre Zone

Subject Land



Photos of the land



View into the subject land from Hurling Drive



Views into the subject land from Hughes Street



View from northern side of subject land to Hughes Street (left) and Hurling Drive (right)





Views of subject land along Hurling Drive – west (left) and east (right)



View of subject land at the Hurling Drive/Hughes Street intersection

5. GOVERNMENT AGENCY SUBMISSIONS

No agency referrals were necessitated by the proposal.

6. COUNCIL DEPARTMENT COMMENTS

6.1 Council's Planning Engineering Department

Amendments have been made which satisfactorily addresses matters raised by Council Planning Engineers in regard to stormwater management, traffic management and car parking provision. The following comments have been made to be addressed by conditions/notes should the development be granted planning consent:

Stormwater

- The runoff generated from the site will need to be directed to the underground stormwater network located adjacent the site (i.e. not to street water table).

Easements

- Any proposed works shall not impact on the infrastructure located within easement(s).
- Any infrastructure proposed to be built within easements shall be designed such that it can be easily removed in future to enable access to the underground service.

Traffic Management and Driveway Access

- The swept path for garbage truck (reversing into the site) indicates that it may be obstructed by a vehicle located within a designated parking bay. It will be a requirement in detail design to include suitable devices/measures that ensure the bay is clear during collection times.

It is considered that all detail provided is acceptable from an engineering perspective for planning consent with the abovementioned items to be addressed as reserved matters or advisory notes.

7. PUBLIC NOTIFICATION

The application underwent Category 2 notification in accordance with Part 4 of the *Development Act 1993*. Adjoining land owners were notified on 10 April 2019.

Pursuant to Part 4, Section 38(10)(b) of the *Development Act 1993*, the Council Assessment Panel can, at its discretion, allow a person who made written representation to appear personally or by representative before it to be heard in support of their representation.

7.1 Representations

Four representations were received as a result of the public notification. No representors have requested to be heard by the Panel.

A summary of the representations is presented below.

	Representor	Summary of Issues	Request to be heard (Category 2)
1	Elizabeth Manifold 2/93 Hurling Drive, Mount Barker	<ul style="list-style-type: none"> Conditionally supportive of the proposal. Queries regarding car parking demand and number of spaces proposed. Traffic congestion at Hughes Street and Hurling Drive junction during peak hours. 	No
2	Ian and Dawn Buckberry 91 Hurling Drive, Mount Barker	<ul style="list-style-type: none"> Supports the proposal. 	No
3	Max Murawsky 69 Somerset Avenue, Cumberland Park (owner of 2/40 Gilbert Road, Mount Barker)	<ul style="list-style-type: none"> Opposes the proposal. Noise disturbance from lower level outdoor play areas that directly adjoin residential properties Hours of operation Size and scale is inconsistent with the residential amenity of the area Additional traffic resulting from the capacity of 140 children, a smaller scale of 50 children is more reasonable. 	No
4	Michelle Kaye 19A Hughes Street, Mount Barker	<ul style="list-style-type: none"> Conditionally supportive of the proposal. Parking controls may be required on Hughes Street 	No

Refer to **Attachment Two (2)** for a copy of the representations received page **81**.

Map of representors



Subject land outlined in red. Representor's residences numbered as per representation table.

7.2 Response to Representations

The applicant has provided a response to the representations that were received.

Refer to **Attachment Three (3)** for a copy of the applicant's response to the representations page **89**.

8 ASSESSMENT

8.1 Classification of Development

The proposed development is neither identified as being complying nor non-complying in the Zone, and accordingly is required to be assessed on its merits having regard to the relevant provisions of Council's Development Plan.

8.2 Relevant Development Plan Provisions

The development application is required to be assessed against the Development Plan in effect at the time of lodgement, being the Mount Barker District Council Development Plan Consolidated – 8 August 2017.

Local Centre Zone: Objectives 1, 4 Principles of Development Control (PDCs) 1, 4

Advertisements: Objectives 1, 2, 3 PDCs 1-12, 16, 17

Centres and Retail Development: Objectives 1, 2, 3, 5, 6 PDCs 1, 2, 3, 4

Community Facilities: Objectives 1, 2 PDCs 1, 2, 3

Crime Prevention: Objective 1 PDCs 1, 3, 5, 7

Design and Appearance: Objectives 1, 2 PDCs 1-4, 7-13, 15, 16, 18-21

Energy Efficiency: Objectives 1-3 PDCs 1, 2, 5
Hazards: Objectives 1, 2, 4, 5, 8 PDCs 1-4
Infrastructure: Objectives 1, 2 PDCs 1, 2
Interface between Land Uses: Objectives 1, 2, 3 PDCs 1, 2, 3, 6, 7, 8
Landscaping, Fences and Walls: Objectives 1, 2 PDCs 1, 3, 4, 5, 6, 7
Natural Resources: Objectives 1, 5, 6 PDCs 1, 2, 8, 10, 11, 12, 15, 17, 18, 21, 25
Orderly and Sustainable Development: Objectives 1, 2, 3, 4, 7 PDCs 1, 2, 3
Sloping Land: Objective 1 PDCs 1, 2, 7
Transportation and Access: Objective 2 PDCs 2, 5, 6, 7, 13, 14, 21, 29, 30, 33, 36, 38, 39, 40, 41, 42, 45, 46, 47, 48
Waste: Objectives 1, 2 PDCs 1

While all of the above provisions are considered applicable, only the most relevant to this site and application are discussed in detail below.

8.3 Suitability of Land Use within the Zone

The Local Centre Zone envisages a range of commercial land uses, including small-scale convenience shopping, office, medical and community facilities to serve the local community (Local Centre Zone Objective 1). Whilst a child care centre is not one of the envisaged land use, its commercial nature aligns with the general objectives of the zone.

As discussed earlier in this report, a number of shopping centre developments have been granted consent on this land in previous years, but for one reason or another, have not eventuated. This could be due to commercial viability and or competition with the designated centres envisaged within the Residential Neighbourhood Zone, one being within the Newenham development on Flaxley Road and the other being on Wellington Road – refer Concept Plan Map MtB/16.

A child care centre generally is a commercial land use, but typically sited within a Residential Zone much like schools. The land covers the entirety of the Local Centre Zone and is encompassed by the Residential Zone. It is considered that a child care centre use is appropriate within this zone given the context of other centres envisaged in close proximity and the residential nature of the surrounding land in the locality.

8.4 Built form and Appearance

The built form of the child care centre is predominantly a single-storey detached building, with a smaller upper-storey component at the front of the building facing Hurling Drive and away from the northern and western boundaries that abut existing residential development.

The building has a front setback of 6.1 metres to the Hurling Drive frontage, which is consistent with the setback of the dwelling on the adjoining land to the west (78 Hurling Drive). The front setback is reduced to 2.5 metres centrally along this frontage, but is primarily for the verandah and covered upper level outdoor play area. These areas are open in nature, and this stepped setback provides a transition from the Residential Zone to the Local Centre Zone that is complementary to the established built form setbacks along Hurling Drive.

The building is set back between 8 and 12 metres from the northern (rear) boundary and 7.9m from the western (side) boundary, with a 4.0-metre-wide wrap-around open verandah on both the northern and western sides. These setbacks are reflective of the established built form in the locality and are considered to be sensitive to the adjoining residential properties, noting that this land is within a Local Centre Zone.

The proposed child care centre building is predominantly constructed of Littlehampton red brick, and provides articulation in its built form with the stepped footprint, open verandahs which provide shading, rendered feature wall and stacked stone feature elements. These materials are complementary to the built form in the locality, and will blend with the character of the area.

The proposed Colorbond fencing along the western and northern boundaries is to address the recommendations of the Environmental Noise Assessment. The fencing will be constructed on top of the proposed retaining walls along these boundaries. The biggest visual impact will be to 1/42 Gilbert Road, where the proposed 2400mm high fence will be on top of the 1200mm high retaining wall resulting in a total height of 3600mm. This incrementally decreases along the northern boundary towards the north-western corner of the site where the 2400mm high fence will be on top of a 500mm high retaining wall, resulting in a total height of 2900mm. The proposed fencing at 2400mm in height along the northern boundary is higher than the typical 1800mm high Colorbond fencing generally used in residential areas. Notwithstanding, being sited along the southern boundary of the adjoining properties, the cumulative impact of the proposed fencing and retaining wall will not result in overshadowing of the private open space areas of the adjoining residential properties, and the impact is primarily a visual one.

The 2400mm high Colorbond fencing on top of the 500mm high retaining wall along the western boundary is not of concern given that this is adjacent to the side of the dwelling at 78 Hurling Drive and will be partially screened by a shed in their backyard. It is further noted that all of the adjoining properties were notified through the public notification process and none raised concern over the height of the proposed fencing and retaining walls.

From a streetscape perspective, half of the Hurling Drive frontage is fenced with the remainder of the frontage and the whole of the Hughes Street frontage remaining open. The proposed fencing along the Hurling Drive frontage is 2100mm high with a corrugated profile, with every third panel being open-style and recessed by 600mm with landscaping in front. This is an appropriate treatment to reduce the bulk and scale of the fencing, whilst also providing the function of securing the outdoor play areas.

The visual appearance of the carparking, being an expanse of asphalt is not ideal, but cannot be avoided. Proposed landscaping comprising a mixture of shrub and tree species will soften the appearance of this and assist with providing a degree of shade.

The signage on the building is limited to the business name and coloured 'puzzle' decals on the building's façade and the verandah fascia at the entry. It is non-illuminated, is well-integrated into the building design and is appropriate for a Local Centre Zone.

8.5 Car Parking, Transport and Access

Table MtB/2 of the Development Plan requires that car parking for a 'child care centre' be provided at a rate of 1 space per 4 children. The child care centre has capacity for 140 children, therefore requiring 35 vehicle parks. The proposed child care centre exceeds this provision by providing 36 car parking spaces and therefore accords with Transportation and Access PDC39.

All car parks and aisles have been designed in accordance with the relevant Australian Standards. The car park has been designed to allow for acceptable manoeuvrability of vehicles, as demonstrated with vehicle turn paths in the Car Parking Assessment Report by ML Traffic Engineers.

Waste collection vehicles can adequately access the bin storage area located near the entry crossover. Swept paths provided in the Car Parking Assessment Report by ML Traffic Engineers demonstrate that a 10.5m waste collection vehicle can access this with a reverse ingress and forward direction egress movement.

The potential increase in traffic along Hughes Street and Hurling Drive was one of the concerns of the representors. The land is a Local Centre Zone which anticipates higher traffic generation compared to a residential area. The traffic generation is largely a consideration in the zoning of the land, rather than the proposed land use. Hurling Drive is designated as a local collector road and is adequate for the number of vehicle movements to and from the land.

A high proportion of traffic generated by child care centres typically comes from the surrounding residential areas which is 'passing trade' that already uses the roads surrounding the child care centre to travel to and from other destinations (e.g. commuting to/from work). It is considered that the additional traffic generated by the proposed child care centre is low and the additional development traffic is not expected to compromise the safety or efficiency of the surrounding road network.

8.5 Noise impacts

A child care centre has the potential to cause noise disturbance to neighbouring residences during operational hours, particularly of children using the outdoor play area and of vehicles within the driveway and car parking areas. The applicant has provided an Environmental Noise Assessment (ENA) prepared by Sonus. This considered the cumulative noise impacts of the outdoor play areas, car park activity and the mechanical plant equipment.

It included recommendations for:

- 2100-2400mm high sheet steel fencing on the northern boundary and returning to the façade of the building (the 2400mm high fencing with acoustic absorption material internal to the site);
- 2400mm high sheet steel fencing on the western boundary with acoustic absorption material internal to the site;
- 2100mm high sheet steel fencing along the southern boundary (Hurling Drive frontage) adjacent to the building;
- Installation of acoustic absorption material to the soffits above the play areas on the Hurling Drive (southern) side of the building for both the ground floor and upper-level play areas.

The applicant has employed all of the recommendations of the ENA, with the exception of the fencing along the Hurling Drive frontage which does incorporate some open-style fencing panels. This has been proposed in order to improve the visual appearance of the streetscape by reducing the amount of solid fencing along the primary frontage. Given that Hurling Drive is a local collector road resulting in higher traffic noise compared to a local residential street, as well as the outdoor play area only being used during established daylight hours, any potential increase in noise disturbance to the adjacent properties on Hurling Drive is considered acceptable. In other words, the balance of a small amount of additional noise in order to improve the streetscape outcome is considered appropriate.

Overall, Sonus has concluded that the development *'will minimise adverse impact and conflict between land uses and not detrimentally affect the amenity of the locality or cause unreasonable interference through noise'*. Given that the proposal has incorporated the recommendations of the ENA, it is considered that it has been suitably designed so as to not detrimentally affect the amenity of the locality or cause unreasonable interference to adjoining residences with respect to noise.

8.6 Stormwater and Wastewater

Council's Engineers advise that the proposed stormwater management of the land, as detailed on the plans, is acceptable. The proposal includes a septic tank connected to Council's CWMS for wastewater disposal.

9. **CONCLUSION**

The most relevant planning matters considered in the assessment of this application extend to the suitability of the land use within the zone, the built form and appearance of the child care centre, car parking, and noise impacts to nearby residences.

A key objective of the zone is for a range of commercial land uses to which the proposed child care centre achieves.

The applicant has sufficiently demonstrated through the Environmental Noise Assessment and Car Parking Assessment Report that both noise and traffic impacts would not unreasonably impair the residential character and amenity of the locality. This, along with the child care centre building being designed at a sympathetic scale to residential development demonstrates that the proposed development can successfully function within the Local Centre Zone adjoining residential properties.

In summary, the proposal is considered to be suitably designed and sited for the land with an appropriate built form, having traffic generation typical of a Local Centre Zone and sufficiently mitigating noise impacts to nearby residential properties. It is considered that the land use is compatible with the development in the locality and suitable within the zone.

Taking all relevant planning matters into consideration, the subject development proposal sufficiently meets the applicable development policy framework to warrant issuing of Development Plan Consent.

10. **RECOMMENDATION**

It is recommended that the Council Assessment Panel:

RESOLVE that the proposed development is not seriously at variance with the policies in the Mount Barker District Council Development Plan – Consolidated 8 August 2017.

RESOLVE to GRANT Development Plan Consent to the application by L Persico for a Child Care Centre including associated carparking, signage, retaining walls, fencing, landscaping and infrastructure at Lots 91-94 in D27647, 70-76 Hurling Drive MOUNT BARKER in Development Application 580/906/17 subject to the following conditions, reserved matters and advisory notes:

- (1) The development herein approved is to be carried out in accordance with the plans and details accompanying this application, except where amended by the following conditions, including:
 - Plans and details by Beatrice Building Designs:
 - Site Plan (Sheet PA01 of 04, Revision F, 06 December 2019)
 - Layout Plan (Sheet PA02 of 04, Revision I, 06 December 2019)
 - Upper Outdoor Play Area Plan (Sheet PA03 of 04, Revision H, 06 December 2019)
 - Elevations Plan (Sheet PA04 of 04, Revision F, 29 May 2020)
 - Civil Report and Details documentation by MQZ Consulting Engineers (Project No. 180115, Addendum B, dated 7 November 2019)
 - Environmental Noise Assessment report by Sonus titled *Mt Barker Childcare Centre, 70-76 Hurling Drive, Mount Barker* (Reference S6195C2, dated September 2019)

- Car Parking Assessment Report by ML Traffic Engineers titled *Proposed Child Care Centre 70-76 Hurling Drive, Mount Barker* (Version 2.0, Reference A1815292S, dated February 2019)
- (2) All requirements in regard to the construction of driveways and carparks are to be met, including:
- a. The driveway and car parking area shall be designed, drained, constructed and sealed with asphalt, pavers, or concrete providing both structural integrity and traction in both wet and dry conditions and include adequate stormwater drainage. The use of unbound materials (e.g. gravel or quarry rubble) is not acceptable.
 - b. The driveway crossover between the back of kerb and the boundary shall be shaped to provide a verge slope no greater than 2.5 per cent 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.
 - c. The driveway and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
 - d. All car parks and any traffic control devices be designed and constructed in accordance with AS 2890 –Off-Street Car parking, AS 1742 Manual of Uniform Traffic Control Devices and the Notice to Council (Part 1 and 2) under the Road Traffic Act 1961 from the Minister for Transport and Urban Planning (December 1999).
- (3) All requirements in regards to stormwater are to be met, including:
- a. Management of stormwater shall occur generally in accordance with the Civil Plan & Details (Drawing no. C2, Issue P3, dated 07 November 2019) by MQZ Consulting Engineers.
 - b. All stormwater runoff from the site shall be discharged directly into the underground stormwater network located adjacent the site (i.e. not the street water table).
 - c. A system to improve stormwater quality shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to exiting the site. The treatment system shall have a high capture efficiency for oils and petroleum/hydrocarbons.
 - d. All stormwater captured by roofing materials and hard sealed paving areas shall be discharged in a controlled manner so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land.
- (4) An appropriate Stormwater, Erosion and Drainage Management Plan (SEDMP) in accordance with the EPA Stormwater Pollution Prevention Code of Practice must be prepared by an experienced and qualified consultant, to the satisfaction of the Council and must include a range of strategies to collect, treat, store and dispose of stormwater during construction while minimizing the release of pollutants into the environment. The measures recommended in the SEDMP must be in place, to Council satisfaction, prior to any earthworks commencing on site and maintained in good condition and remain in place until the site is sealed, stabilised or suitably re-vegetated in a manner to prevent erosion.

- (5) All requirements in regard to the modification and protection of existing easements are to be met, including:
 - a. Where cut or fill over an existing easement is to be undertaken, the owner must ensure that the wastewater and/or stormwater inspection point riser and lid matches finished surface level and is accessible for maintenance purposes (property owner responsible for all costs associated with modifications).
 - b. Where more than 500mm of fill is proposed over an easement, the class of pipe must be established and determined by Council as suitable for the amount of fill proposed. If required, the applicant shall upgrade the pipe accordingly.
 - c. Surfaces of easements must be free of any permanent structures including retaining walls and subsurface structures. Council may consider retaining structures that span the easement as interim structures, although note that removal of walls may be necessary when access to the easement is required (property owner responsible for all costs associated with removal and replacement of any structures within easement).
- (6) Landscaping shall be established generally in accordance with the Site Plan (Sheet PA01 of 04, Revision F, 06 December 2019) by Beatrice Building Designs, within three (3) months of operation of the child care centre. All vegetation shall be nurtured and maintained with any diseased or dying vegetation replaced in a timely manner.
- (7) Noise impact on adjoining land users is to be minimised through undertaking all works and ongoing operational aspects as recommended in the Environmental Noise Assessment (Reference S6195C4, December 2019) by Sonus, including:
 - Boundary fences as detailed must be constructed from a solid material (not perforated or tubular) such as sheet steel (0.42 BMT "Colorbond" or similar subject to the same or greater surface density kg/m²) and be installed prior to commencement of operation of the child care centre;
 - Acoustic absorption material, such as 50mm thick insulation, must be installed to the play area side of the fences as detailed prior to the commencement of operation of the child care centre;
 - All fences and the glass balustrade to the upper level play area must be sealed airtight at all junctions, including at the ground, prior to the commencement of operation of the child care centre.
 - Acoustic absorption material, such as 50mm thick insulation, must be installed to the soffits above the play areas on the Hurling Drive (southern) side of the building for both the ground floor and first level play areas and be installed prior to commencement of operation of the child care centre. The absorption material shall be held in place using a material of minimum 15% open area, such as perforated sheet steel, timber slats or similar.
- (8) Traffic control devices (i.e. line marking and 'no parking' signs) shall be installed along both sides of Hughes Street directly adjacent the subject land prior to the commencement of operation of the child care centre in order to allow for the free flow of vehicular traffic. A detailed plan of such devices must be approved in writing by Council prior to the commencement of these works.
- (9) The hours of operation of the Child Care Centre shall be 6.00am to 7.00pm Monday to Friday (excluding public holidays).

- (10) The outdoor play areas (both ground level and upper level) must not be used prior to 7.00am on any day.
- (11) Any mechanical plant equipment shall be enclosed with a solid barrier in order to reduce noise disturbance to nearby residences to the reasonable satisfaction of Council.
- (12) Waste collection shall only occur between 7.00am and 10.00pm, consistent with the *Environment Protection (Noise) Policy 2007*.
- (13) Lighting shall:
 - a. Be provided to the pedestrian areas, manoeuvring areas and car parks in accordance with AS 1158.1 Public Lighting Code and AS 2890.1 Parking facilities – Off-street car parking.
 - b. Be designed so as to limit overspill of light on adjacent roads and residential areas which may create a nuisance to any neighbour or road user, whilst providing adequate illumination on-site and to perimeters of the site for security purposes, to the reasonable satisfaction of Council.
 - c. Have non-illuminated elements to be of a material of low reflectivity to minimise impacts of sun/headlamp glare.
- (14) Effective measures are to be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt and water run-off from the land to adjoining properties, roads and drains;
 - prevent erosion and damage caused by stormwater runoff leaving the site;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure;
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land; and
 - following construction, ensure all disturbed land is managed to prevent silt runoff, dust, nuisance stormwater flows and any other damaging impacts on the surrounding environment.

This will ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Reserved Matter

- (15) An amended Civil Plan shall be provided detailing the stormwater runoff from the site being discharged directly into the underground stormwater network located adjacent the site (i.e. not the street water table).

Council notes:

- (1) Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc. must be reinstated to a standard acceptable to Council at the applicants' expense.
- (2) As your proposed development includes construction works on Council roads or connections to Council assets, you are advised that an 'Undertake Works on Council Land – Driveway, Stormwater & Underground Electrical Services Permit Application' will need to be issued by Council prior to the commencement of the works. The permit application form is available on Council's website:
https://www.mountbarker.sa.gov.au/_data/assets/pdf_file/0021/118704/Application_to_undertake_works_on_Council_land_DRIVEWAYS.pdf
- (3) As the development hereby approved includes plumbing work, an On-site Wastewater Works Application must be approved by Council prior to the commencement of building work for the approved development.
- (4) Any proposed works shall not impact on the infrastructure located within easement(s). If any infrastructure is proposed to be built within easements, it shall be designed such that it can be easily removed in future to enable access to the underground service.
- (5) The State Planning system is currently in the process of significant planning reforms. As of October 2020 all Metropolitan Councils, including the Mount Barker District Council will be transferred to the Planning and Design Code under the Planning, Development and Infrastructure (PDI) Act 2016. The Planning and Design Code will replace all current Development Plans. Therefore, there may be shifts in the principles governing development within the district.
Further details in relation to the Planning Reforms can be found at https://www.saplanningportal.sa.gov.au/planning_reforms.
- (6) This Development Plan Consent is valid for a period of 12 months from the date of this authorisation and you must have obtained a Building Rules Consent and Development Approval within this period. Should Development Approval not be achieved within this timeframe, your consent will lapse and a new development application must be lodged, unless an extension is obtained. Should a request for an extension be made after October 2020, your request will be subject to the transitional provisions of the PDI Act.



MOUNT BARKER
DISTRICT COUNCIL

Development application form

Attachment One (1)

Development Act 1993

PO BOX 54 MOUNT BARKER SA 5251 TELEPHONE: (08) 8391 7200 www.mountbarker.sa.gov.au	OR 6 Dutton Road MOUNT BARKER FAX: (08) 8391 7299	Office use only DEVELOPMENT NUMBER: 906 / 7 580 / 1
--	---	--

Please use BLOCK LETTERS and Black or Blue ink so that photocopies can be made of your application

PLEASE TICK AS REQUIRED

Development Plan Consent Building Rules Consent Development Approval (both)

APPLICANT'S CONTACT DETAILS:
 Name: LIND PERSICO Email: _____
 Postal Address: c/o PO Box 1508 Phone: _____

OWNER'S CONTACT DETAILS:
 Name: A. PERSICO Email: _____
 Postal Address: _____ Phone: _____

BUILDER'S CONTACT DETAILS:
 Name: TBA Email: _____
 Postal Address: _____ Phone: _____

CONTACT PERSON:
 Name: peter melina Email: _____
bigpond.com



DESCRIPTION OF PROPOSED DEVELOPMENT (e.g. Dwelling, Shop, Garage):
Child Care Centre

LOCATION OF PROPOSED DEVELOPMENT:
6328, 6330, 6329, 6331

Assessment No: _____ **Parcel No:** _____
House No: 20-76 **Lot No:** 91-94 **Street:** AVELING DV **Town:** _____
Section No (full/part): _____ **Volume:** STAT **Folio:** 344
Existing Use (e.g. Vacant, Dwelling, Grazing): VACANT

BUILDING RULES CLASSIFICATION SOUGHT: HA Present classification: _____
 If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: NA Female: _____
 If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____
 If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____
Does either Schedule 21 (Activities of Environmental significance) or 22 (Activities of Major Environmental significance (EPA)) of the Development Regulations, 2008 apply? Yes No
DEVELOPMENT COST (do not include shop fitout costs): \$ 300k

I acknowledge that copies of this application and supporting documents may be provided to interested persons in accordance with the Development Regulations, 2008.

SIGNATURE: _____ DATE: 5/9/17
Applicant / Owner / Agent

RELEVANT FEES, THREE (3) COPIES OF PLANS & TWO (2) COPIES OF ANY OTHER RELEVANT SUPPORTING DOCUMENTATION ARE DUE ON SUBMISSION OF THIS APPLICATION

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Product	Register Search (CT 5372/686)
Date/Time	14/09/2017 10:54AM
Customer Reference	580/906/17
Order ID	20170914004100
Cost	\$28.25

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5372 Folio 686

Parent Title(s)	CT 4354/118				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	28/10/1996	Edition	1	Edition Issued	28/10/1996

Estate Type

FEE SIMPLE

Registered Proprietor

ANGIOLINO MARK PERSICO
OF 6 MANNINGHAM STREET MANNINGHAM SA 5086

Description of Land

ALLOTMENT 91 DEPOSITED PLAN 27647
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

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

Schedule of Dealings

Dealing Number	Description
----------------	-------------

Notations

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



Product Register Search (CT 5372/686)
Date/Time 14/09/2017 10:54AM
Customer Reference 580/906/17
Order ID 20170914004100
Cost \$28.25





Product	Register Search (CT 5372/685)
Date/Time	14/09/2017 10:52AM
Customer Reference	580/906/17
Order ID	20170914004076
Cost	\$28.25

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5372 Folio 685

Parent Title(s)	CT 4354/119				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	28/10/1996	Edition	1	Edition Issued	28/10/1996

Estate Type

FEE SIMPLE

Registered Proprietor

ANGIOLINO MARK PERSICO
OF 6 MANNINGHAM STREET MANNINGHAM SA 5086

Description of Land

ALLOTMENT 92 DEPOSITED PLAN 27647
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

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

Schedule of Dealings

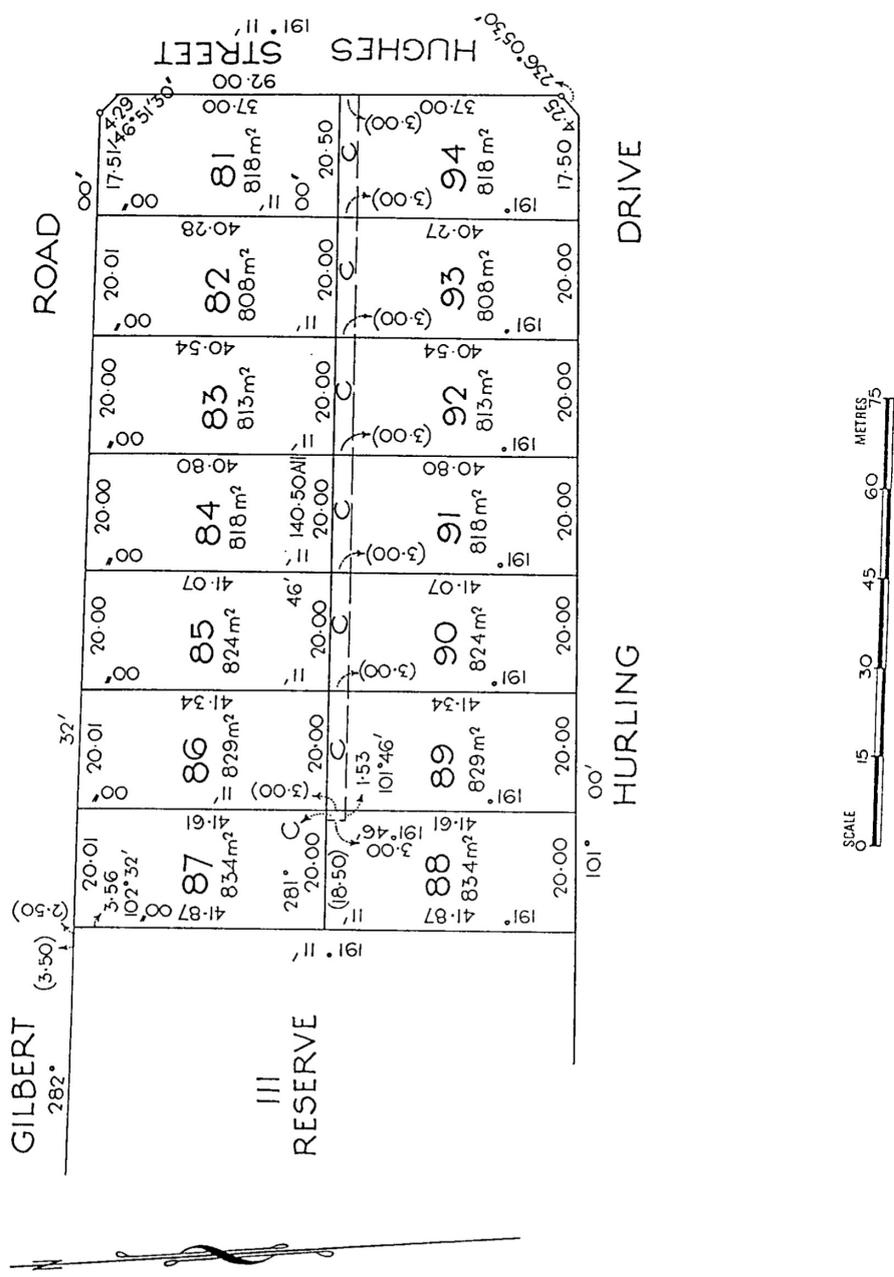
Dealing Number	Description
----------------	-------------

Notations

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



Product Register Search (CT 5372/685)
Date/Time 14/09/2017 10:52AM
Customer Reference 580/906/17
Order ID 20170914004076
Cost \$28.25





Product	Register Search (CT 5372/684)
Date/Time	14/09/2017 10:51AM
Customer Reference	580/906/17
Order ID	20170914004055
Cost	\$28.25

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5372 Folio 684

Parent Title(s)	CT 4354/120				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	28/10/1996	Edition	1	Edition Issued	28/10/1996

Estate Type

FEE SIMPLE

Registered Proprietor

ANGIOLINO MARK PERSICO
OF 6 MANNINGHAM STREET MANNINGHAM SA 5086

Description of Land

ALLOTMENT 93 DEPOSITED PLAN 27647
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

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

Schedule of Dealings

Dealing Number	Description
----------------	-------------

Notations

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



Product Register Search (CT 5372/684)
Date/Time 14/09/2017 10:51AM
Customer Reference 580/906/17
Order ID 20170914004055
Cost \$28.25





Product	Register Search (CT 5372/596)
Date/Time	14/09/2017 10:50AM
Customer Reference	580/906/17
Order ID	20170914004025
Cost	\$28.25

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5372 Folio 596

Parent Title(s)	CT 4354/121				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	28/10/1996	Edition	1	Edition Issued	28/10/1996

Estate Type

FEE SIMPLE

Registered Proprietor

ANGIOLINO MARK PERSICO
OF 6 MANNINGHAM STREET MANNINGHAM SA 5086

Description of Land

ALLOTMENT 94 DEPOSITED PLAN 27647
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

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

Schedule of Dealings

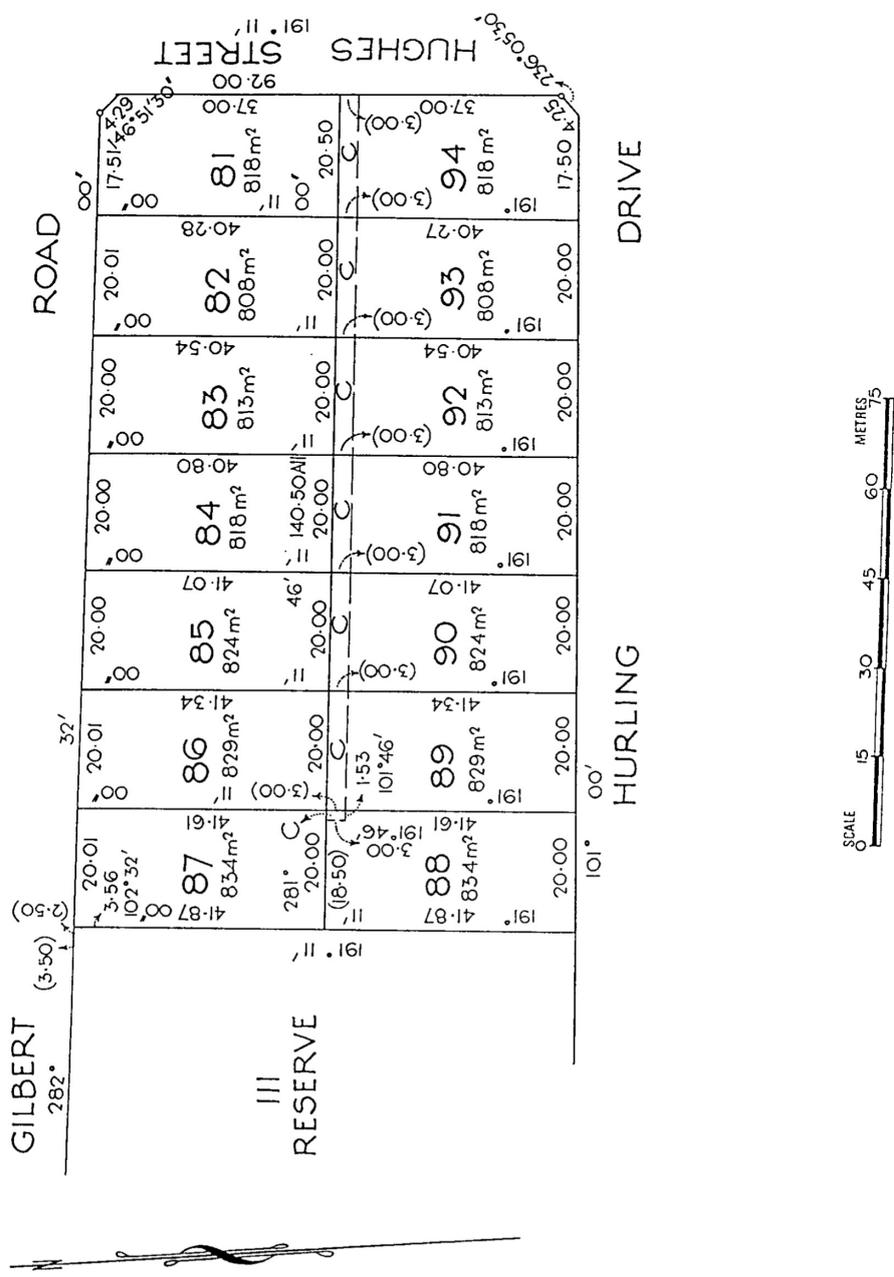
Dealing Number	Description
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Notations

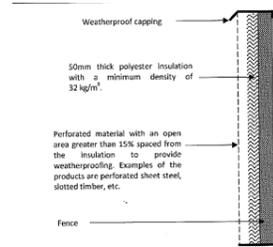
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product Register Search (CT 5372/596)
Date/Time 14/09/2017 10:50AM
Customer Reference 580/906/17
Order ID 20170914004025
Cost \$28.25



AMENDED



ACOUSTIC FENCE DETAIL TYPICAL
N.T.S

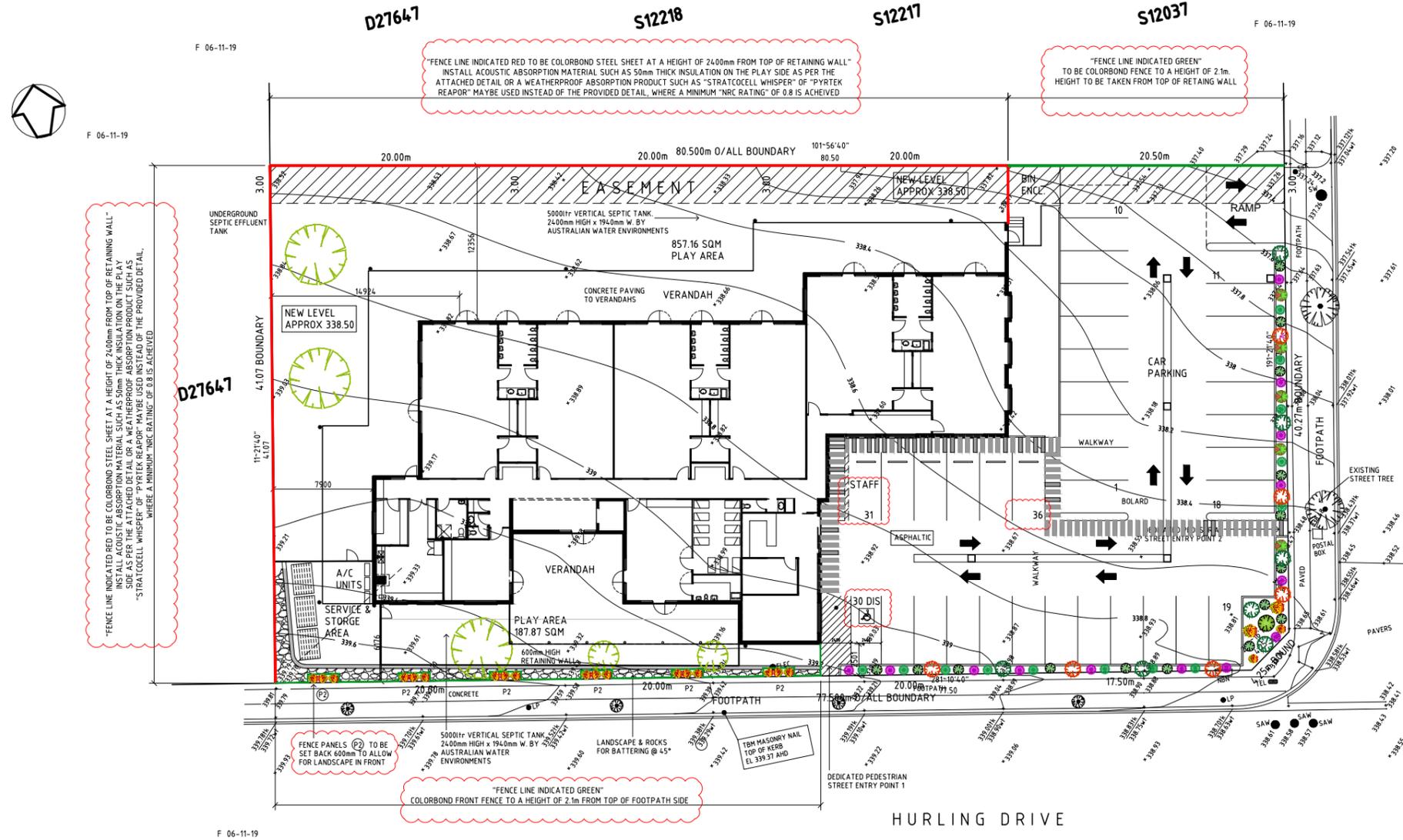
NOTE: REFER TO THE "SONUS ACOUSTIC" REPORT FOR THE FULL 'ENVIRONMENTAL NOISE ASSESSMENT' & SOUND PROOFING REQUIREMENTS TO THE BUILDING & BOUNDARIES

AREAS

SITE AREA	3257.00m ²
PROPOSED LOWER CHILCARE CENTRE FLOOR AREA	927.00m ²
PROPOSED VERANDAHS & CANOPIES	416.00m ²
PROPOSED LOWER CHILDRENS OUTDOOR PLAY AREA	1045.00m ²
PROPOSED UPPER CHILDRENS OUTDOOR PLAY AREA	184.00m ²
PARKING - 34 STANDARD VEHICLES - 1 ACCESSIBLE	
TOTAL	35 PARKS

CONSTRUCTION

- STRUCTURAL STEEL FRAME INCLUDING VERANDAHS
- BRICK VENEER
- ZENITH ROOF CLADDING OR SIMILAR
- ALUMINIUM FRAME WINDOWS
- STONE VENEER DRY STACK
- PRECAST BLADE WALL



SITE PLAN
SCALE 1:200



MICHAEL BEATRICE - DIRECTOR / DESIGNER
0418 845 524 - beatrice.bd@oplusnet.com.au
PO Box 3084, Newton SA 5074

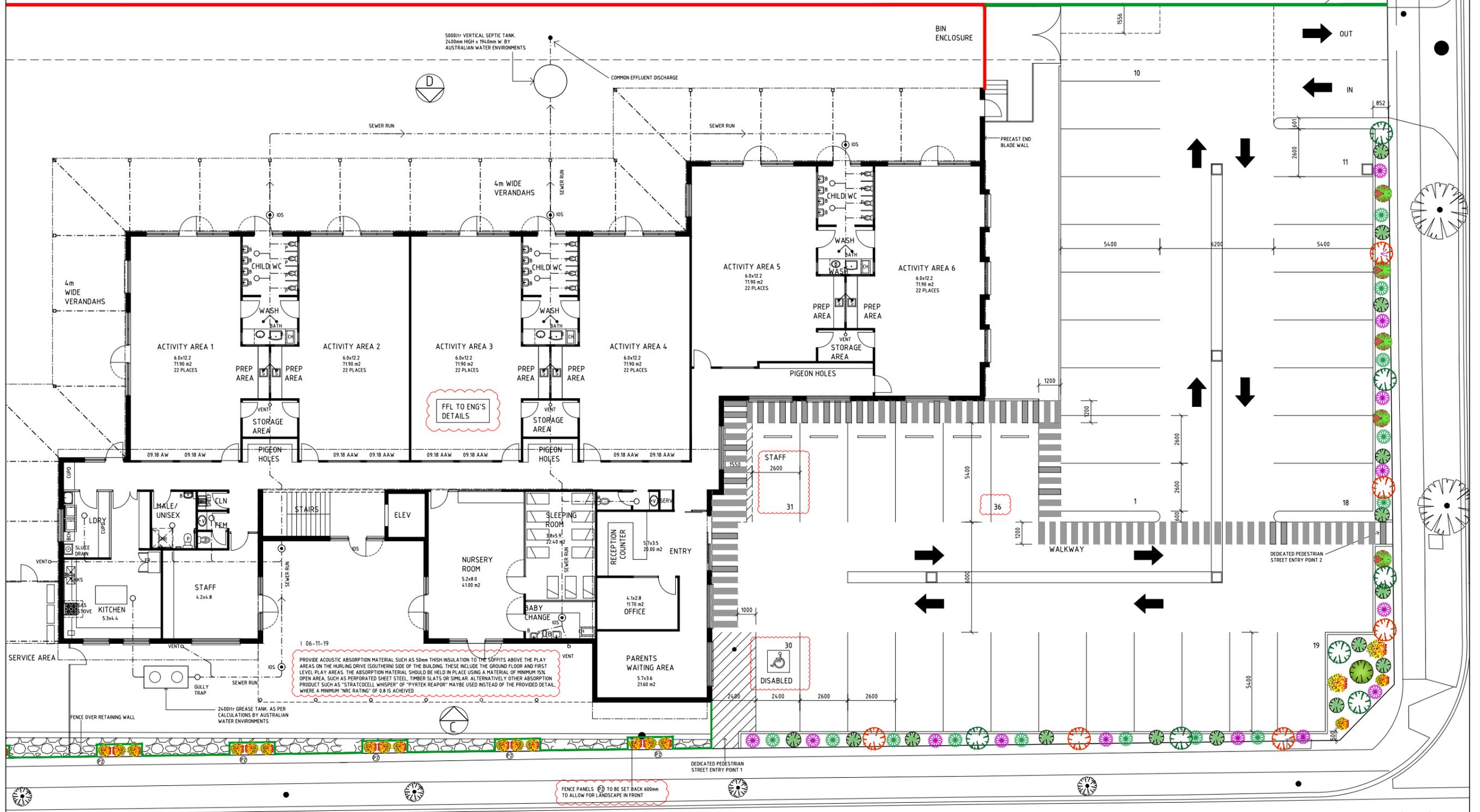
PROJECT	DRAWN	DATE	REV	COMMENTS
PROPOSED CHILD CARE CENTRE	MB	DEC-17	A 06-4-18	COUNCIL ADDITIONAL INFORMATION
			B 30-4-18	AMENDED PLAN
			C 30-5-18	AMENDED PLAN
			D 08-2-19	AMENDED PLAN
			E 23-10-19	SONUS NOTE ADDED
			F 05-12-19	SONUS NOTES & DIS CARPARK ADJUSTMENT

CLIENT: MR LINO PERSICO
PROJECT No: 042-17
SHT A1 - No: PA01 OF 04

MEMBER: M. BEATRICE 2796333

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. DO NOT SCALE OFF PLANS!

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY BEATRICE BUILDING DESIGNS.



LAYOUT PLAN
SCALE 1:100

AREAS	CONSTRUCTION	LANDSCAPE TYPICAL:
SITE AREA	3257.00m ²	1. BREEZE DIANELLA CAERULEA
PROPOSED LOWER CHILCARE CENTRE FLOOR AREA	927.00m ²	2. ABELIA GRANDIFOLIA
PROPOSED VERANDAH'S & CANOPIES	416.00m ²	3. COPROSMA
PROPOSED LOWER CHILDRENS OUTDOOR PLAY AREA	1045.00m ²	4. RED FOUNTAIN GRASS
PROPOSED UPPER CHILDRENS OUTDOOR PLAY AREA	184.00m ²	5. GREY BOX WESTRINGIA
PARKING - 34 STANDARD VEHICLES - 1 ACCESSIBLE		6. GOLDEN DIOSMA
TOTAL	35 PARKS	7. DWARF NANDINA BAMBOO

CONSTRUCTION	LANDSCAPE TYPICAL:	LANDSCAPE TYPICAL:
STRUCTURAL STEEL FRAME INCLUDING VERANDAH'S	8. AUSTRALIAN GOLDEN ELM	9. CAPITAL PEAR TREE
BRICK VENEER	10. RED SPIRE PEAR TREE	
ZENITH ROOF CLADDING OR SIMILAR		
ALUMINIUM FRAME WINDOWS		
STONE VENEER DRY STACK		
PRECAST BLADE WALL		

STAFF NUMBERS - 20
HOURS OF OPERATION - MON-FRI OPEN 6am / CLOSE 7pm
CHILD NUMBERS - 140



PROJECT	DRAWN	DATE	REV.	COMMENTS	ADDITIONAL INFORMATION
PROPOSED CHILD CARE CENTRE	MB	DEC-17	A 06-4-18	COUNCIL ADDITIONAL INFORMATION	
			B 30-4-18	AMENDED PLAN	
			C 30-5-18	AMENDED PLAN	
			D 18-6-18	AMENDED CARPARK &	
			E 07-8-18	WASTE WATER LAYOUT	
			F 23-1-19	BUILDING AMEND & UPPER LEVEL PLAY	
			G 08-2-19	AMENDED PLAN	
			H 26-3-19	AMENDED PLAN	
			I 06-12-19	SOUND NOTE ADDED	

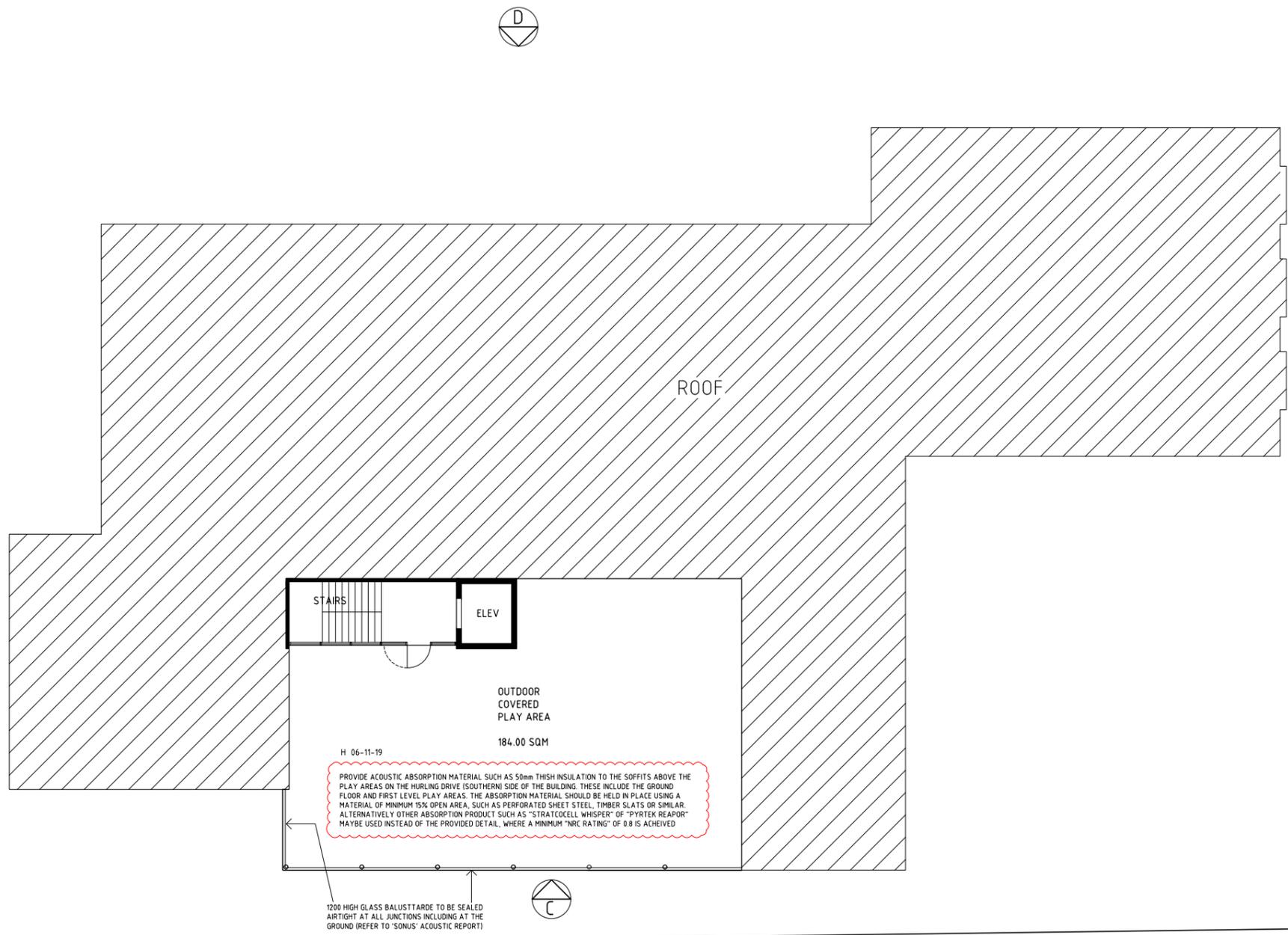
CLIENT: MR LIND PERSICO
PROJECT No: 042-17
SHT A1 - No. PA02 OF 04

MEMBER: M. BEATRICE 2016/333

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. DO NOT SCALE OFF PLANS!

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY BEATRICE BUILDING DESIGN.

AMENDED



UPPER OUTDOOR PLAY AREA
 SCALE 1:100



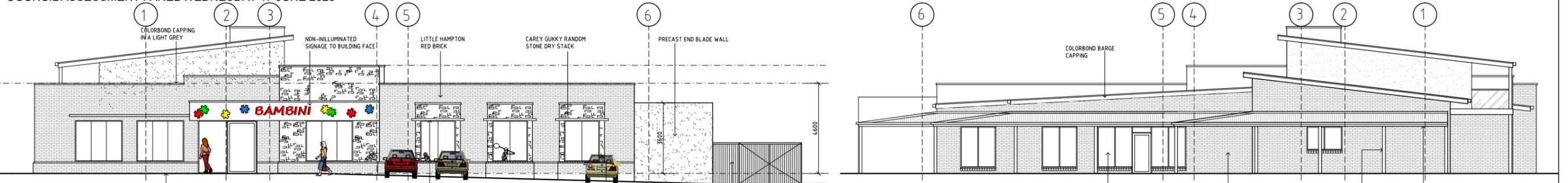
MICHAEL BEATRICE - DIRECTOR / DESIGNER
 0418 845 524 - beatrice_bd@optusnet.com.au
 PO Box 3094, Newton SA 5074

PROJECT	DRAWN	DATE	REV.	COMMENTS
PROPOSED CHILD CARE CENTRE	MB	DEC-17	A 06-4-18	COUNCIL ADDITIONAL INFORMATION
			B 30-4-18	AMENDED PLAN
			C 30-5-18	AMENDED PLAN
			D 18-6-18	AMENDED CARPARK B
			E 07-8-18	WASTE WATER LAYOUT
			F 23-1-19	BUILDING AMEND & UPPER LEVEL PLAY
			G 08-2-19	AMENDED PLAN
			H 06-12-19	SONUS NOTE ADDED

CLIENT	PROJECT No.	SHT A1 - No.	MEMBER: M. BEATRICE 20166333
MR LINO PERSICO	042-17	PA03 OF 04	

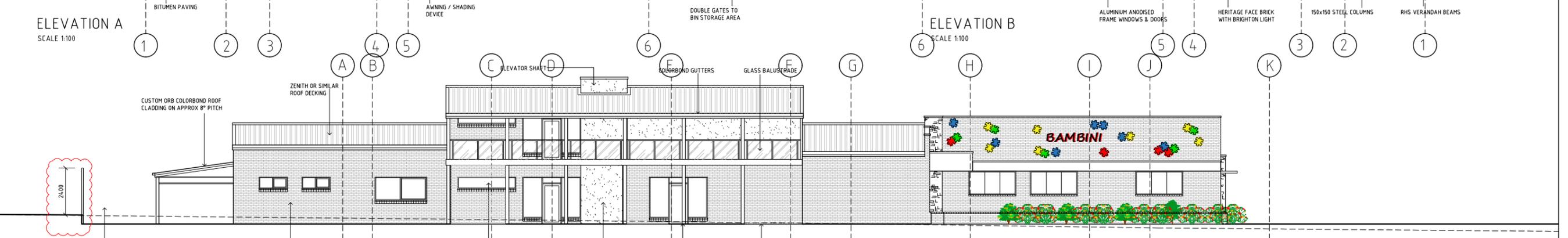
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. DO NOT SCALE OFF PLANS!

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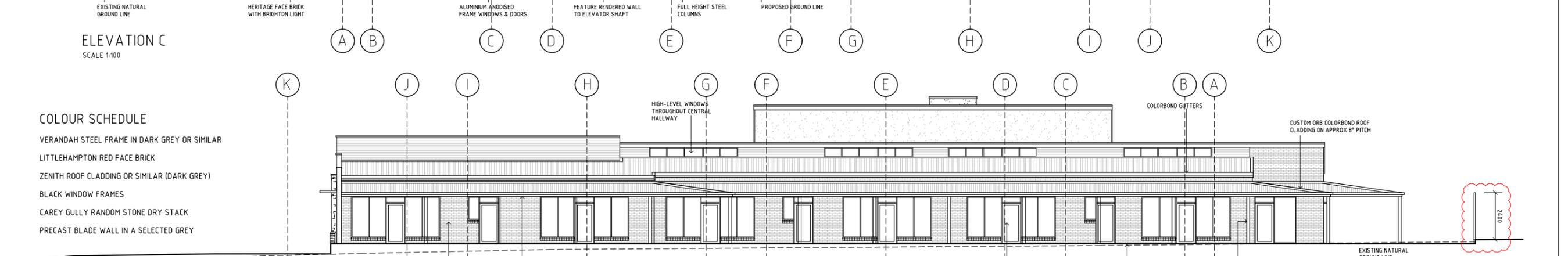


ELEVATION A
SCALE 1:100

ELEVATION B
SCALE 1:100

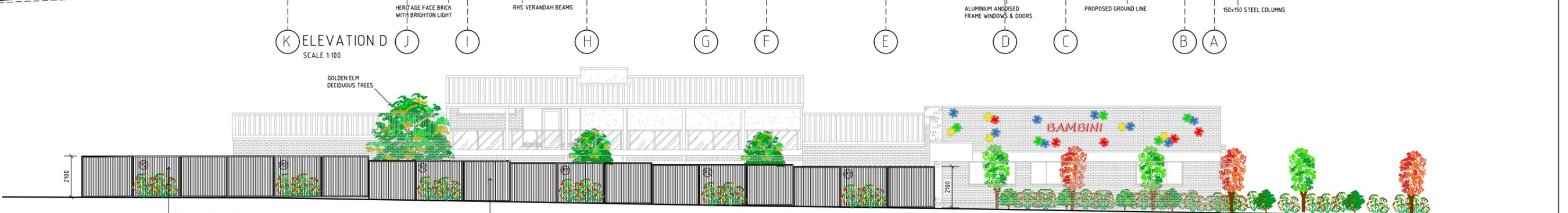


ELEVATION C
SCALE 1:100



ELEVATION D
SCALE 1:100

- COLOUR SCHEDULE**
- VERANDAH STEEL FRAME IN DARK GREY OR SIMILAR
 - LITTLEHAMPTON RED FACE BRICK
 - ZENITH ROOF CLADDING OR SIMILAR (DARK GREY)
 - BLACK WINDOW FRAMES
 - CAREY GULLY RANDOM STONE DRY STACK
 - PRECAST BLADE WALL IN A SELECTED GREY



FENCE ELEVATION FROM HURLING STREET
SCALE 1:100

SELECTED DARK GREY CORRUGATED COLORBOND FENCE TO A HEIGHT OF 2.1m. ALL FENCES TO BE MEASURED FROM GROUND LEVEL OF THE RESIDENCE OR ROAD CORRIDOR & MEASURED ON TOP OF ANY RETAINING WALL ON THE CHILDCARE SIDE OF THE FENCE. (REFER TO SONUS ACOUSTIC REPORT) F 29-05-20



MICHAEL BEATRICE - DIRECTOR / DESIGNER
0418 845 524 - beatrice.bd@optusnet.com.au
PO Box 3084, Newton SA 5074

PROJECT	PROPOSED CHILD CARE CENTRE	DRAWN	MB	DATE	DEC-17	REV	A 06-18	COMMENTS	COUNCIL ADDITIONAL INFORMATION
ADDRESS	70-76 HURLING DRV, MOUNT BARKER	SCALE	1:100	REV	B 09-18	AMENDED PLAN	C 07-18	BUILDING AMEND & UPPER LEVEL PLAN	
CLIENT	MR LIND PERSICO	PROJECT No.	042-17	REV	D 08-19	AMENDED PLAN	E 06-19	SONUS NOTE ADDED	
		SHT A1 - No.	PA04 OF 04	REV	F 29-05-20	FENCE COLOUR TO BE DARK GREY			MEMBER: M. BEATRICE 2016/333

CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY. (DO NOT SCALE OFF PLANS)

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT IN WHOLE OR PART, UNLESS WRITTEN AUTHORITY IS GIVEN BY BEATRICE BUILDING DESIGN.



Mount Barker District Council
336 Goodwood Road
Clarence Park SA 5034
Received
12 FEB 2020

T: 08 8373 0966
F: 08 8373 1966
E: admin@mqz.com.au
W: www.mqz.com.au

DATE: 7 NOVEMBER 2019

CD01/B

ADDENDUM B - CIVIL REPORT & DETAILS

PROJECT NO:	180115
CLIENT:	BEATRICE BUILDING DESIGNS
OWNER:	PERSICO CONSTRUCTIONS
SITE:	70-76 HURLING DRIVE, MOUNT BARKER
PROJECT:	PROPOSED SINGLE STOREY COMMERCIAL DEVELOPMENT

This is a **Civil Design Report** giving specific recommendations for the above mentioned project. This report must be read in conjunction with all the listed attachments and any relevant Australian Standards mentioned in this report or on any attachment provided. This report is based on the current standards and regulations and will require reviewing as the standards and regulations are updated.

ATTACHMENTS: A1 Drawing C2/P3, CC1/A-CC6/A, Global Pumps Stormwater Bypass Interceptor Specification.

SITE INSPECTIONS:

1. As required by the Engineer or as requested by the client/contractor.

NOTES:

1. Flexible connections for all sewer and stormwater pipes are required for this site, provide in accordance with attachment SD5.
2. A sealed system has been designed for this project.
3. Ensure all pump systems are installed in accordance with the manufacturer's specifications and in accordance with the Australian Standard for Plumbing and Drainage, AS3500.
4. Plans and details provided within this report are for planning approval only, further review of the documentation may be required prior to building approval and/or construction.
5. All proposed fill on site is to be placed and compacted in layers in accordance with AS1289.5.1.1 to provide 98% standard compaction. The loose thickness of each layer before compaction should not exceed 200mm, provide compaction tests for the new fill in accordance with AS1289.5.1.1/AS1289.5.1.2. The frequency of the tests shall be in accordance with AS3798-1996. Test results shall be forwarded to the Engineer for approval prior to the commencement of any works.
6. Any retaining walls and or plinths less than 600mm in height required on the boundary are to the discretion of the builder/owner. This office does not take any responsibility for the construction of any such retaining walls.



Mount Barker District Council
336 Goodwood Road
Clarence Park SA 5034
Received
12 FEB 2020

T: 08 8373 0966
F: 08 8373 1966
E: admin@mqz.com.au
W: www.mqz.com.au

DATE: 7 NOVEMBER 2019

CD01/B

ADDENDUM B - CIVIL REPORT & DETAILS

NOTES: (CONTINUED)

7. The location and extents of retaining walls are indicative only and the builder is to ensure that adjoining structures will not be compromised by the construction or compromise the construction of the proposed retaining walls.
8. All proprietary items denoted on the listed attachments or plans are to be installed in accordance with the manufacturer's specifications.
9. All drainage systems have been designed in accordance with the council's recommendations and guidelines, installation of all drainage systems shall be in accordance with the council's recommendations and specifications.
10. **Reason For Addendum**
Civil Plan and calculations revised to suit amended architectural floor plan.

A handwritten signature in blue ink, appearing to read 'Marco Zanatta', with a long horizontal stroke extending to the right.

Marco Zanatta
BE (Hons) MIEAust CPEng
per
MQZ Consulting Engineers

GENERAL NOTES:

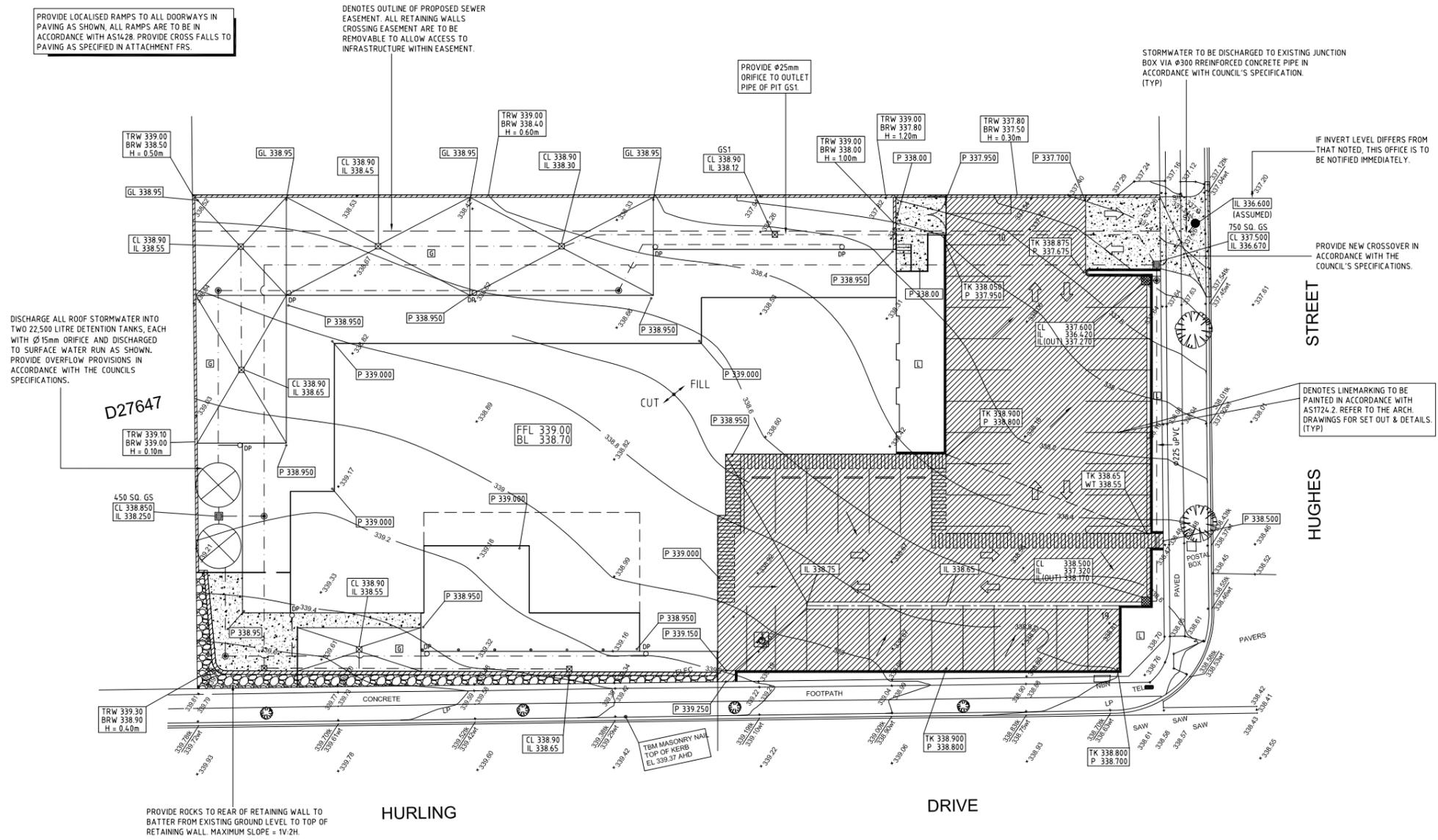
- G1. ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND GENERAL CONDITIONS OF THE CONTRACT, THE ASSOCIATED ARCHITECTURAL DRAWINGS, THE ENGINEER'S SOIL AND FOOTING CONSTRUCTION REPORT AND ANY OTHER DRAWINGS RELATING TO THIS PROJECT.
- G2. ALL DIMENSIONS, LEVELS & SETTING OUT SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS AND CHECKED ON SITE PRIOR TO COMMENCING FABRICATION AND, OR, CONSTRUCTION. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.
- G3. THE ENGINEER'S DRAWINGS MUST NOT BE SCALED.
- G4. ALL DIMENSIONS IN MM UNLESS OTHERWISE SPECIFIED.
- G5. ADDITIONS AND SUBSTITUTIONS SHALL ONLY BE MADE WITH THE ENGINEER'S PRIOR KNOWLEDGE AND APPROVAL.
- G6. FLEXIBLE CONNECTIONS FOR SEWER AND STORMWATER PIPES ARE REQUIRED FOR THIS SITE. REFER TO ATTACHMENT SDS.

GENERAL COMPACTION NOTES:

1. ALL AREAS TO BE FILLED SHALL BE COMPLETELY CLEARED OF ALL MATERIALS INCLUDING TREES, ROOTS AND ALL OTHER DECAYED VEGETATION.
2. PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE SITE BOUNDARIES, THE ENTIRE SITE IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1/AS1289.5.1.2. THE FREQUENCY OF THE TESTS SHALL BE IN ACCORDANCE WITH AS3798-1996. TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL NEW FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH AS1289.5.1.1 TO PROVIDE 98% STANDARD COMPACTION. THE LOOSE THICKNESS OF EACH LAYER BEFORE COMPACTION SHOULD NOT EXCEED 200mm, PROVIDE COMPACTION TESTS FOR THE NEW FILL AS PER NOTE 2.

LEGEND

- CONCRETE PAVING (MIN. FALL 1:200)
 - BITUMEN PAVING (MIN. FALL 1:100)
 - GRASSED AREA
 - LANDSCAPED AREA
 - EMBANKMENT/BATTER (MAX. FALL 1:2)
 - + 99.99 EXISTING SPOT LEVEL
 - EXISTING CONTOUR
 - 150/100 HIGH CONCRETE KERB
 - 150/100 HIGH CONCRETE KERB & GUTTER
 - 600 WIDE CONCRETE LINED SPOON DRAIN
 - 100 UP V.C. STORMWATER PIPE - U.N.O (MIN. FALL 1:100 - U.N.O)
 - GRATED SUMP - DOMESTIC (300SQ U.N.O)
 - GRATED SUMP (G.S.) AS NOTED
 - GLOBAL PUMPS STORMWATER BYPASS INTERCEPTOR MODEL SB1720 (120 SQ) - INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - TRENCHED GRATE - 300 WIDE ACO DRAIN WITH HEAVY DUTY GRATE
 - INSPECTION OPENING
 - DOWNPIPE
 - RETAINING WALL
- 98.989 DESIGN LEVEL
- FFL FINISHED FLOOR LEVEL
 - BL BENCH LEVEL
 - CL COVER LEVEL
 - IL INVERT LEVEL
 - P PAVING LEVEL
 - T.K TOP OF KERB
 - W.T WATER TABLE
 - GL GROUND LEVEL



PROVIDE LOCALISED RAMPS TO ALL DOORWAYS IN PAVING AS SHOWN. ALL RAMPS ARE TO BE IN ACCORDANCE WITH AS1428. PROVIDE CROSS FALLS TO PAVING AS SPECIFIED IN ATTACHMENT FR5.

DENOTES OUTLINE OF PROPOSED SEWER EASEMENT. ALL RETAINING WALLS CROSSING EASEMENT ARE TO BE REMOVABLE TO ALLOW ACCESS TO INFRASTRUCTURE WITHIN EASEMENT.

PROVIDE 25mm ORIFICE TO OUTLET PIPE OF PIT GS1.

STORMWATER TO BE DISCHARGED TO EXISTING JUNCTION BOX VIA 100mm REINFORCED CONCRETE PIPE IN ACCORDANCE WITH COUNCIL'S SPECIFICATION (TYP)

IF INVERT LEVEL DIFFERS FROM THAT NOTED, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

PROVIDE NEW CROSSOVER IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATIONS.

DENOTES LINEMARKING TO BE PAINTED IN ACCORDANCE WITH AS1724.2. REFER TO THE ARCH. DRAWINGS FOR SET OUT & DETAILS. (TYP)

DISCHARGE ALL ROOF STORMWATER INTO TWO 22,500 LITRE DETENTION TANKS, EACH WITH 15mm ORIFICE AND DISCHARGED TO SURFACE WATER RUN AS SHOWN. PROVIDE OVERFLOW PROVISIONS IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATIONS.

PROVIDE ROCKS TO REAR OF RETAINING WALL TO BATTER FROM EXISTING GROUND LEVEL TO TOP OF RETAINING WALL. MAXIMUM SLOPE = 1V:2H.

DRAINAGE PLAN
1:200

FOR PLANNING APPROVAL ONLY

ISSUE	DATE	AMENDMENT	APPROVED	PROJECT	DRAWING TITLE	DRAWN	STATUS
P3	07.11.19	FOR PLANNING APPROVAL	MZ	PROPOSED DEVELOPMENT AT: 70-76 HURLING DRIVE MOUNT BARKER FOR: PERSICO CONSTRUCTIONS	CIVIL PLAN & DETAILS	M. ZANATTA	FOR PLANNING APPROVAL
				336 GOODWOOD ROAD CLARENCE PARK SA 5034 T: 08 8373 0966		M. ZANATTA	AS SHOWN
				F: 08 8373 1966			PROJECT No. 180115
				E: admin@mqz.com.au			DRAWING No. C2
							SHEET SIZE A1 ISSUE P3
							DATE SURVEYED MARCH 2019 BY OTHERS



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Date 19 Mar-19
Eng MZ

Project 70-76 Hurling Drive, Mount Barker

PRE-DEVELOPMENT

Site Area = 3258 m²
Impervious Area = 0 m² (paved areas, roofed areas)
Pervious Area = 3258 m² (landscaping, grassed areas)
Ci = 0.9
Cp = 0.4
Cn = 0.4

POST-DEVELOPMENT

Site Area = 3258 m²
Impervious Area = 2432 m² (paved areas, roofed areas)
Pervious Area = 826 m² (landscaping, grassed areas)
Ci = 0.9
Cp = 0.4
Cn = 0.7732351

TIME OF CONCENTRATION

$$t_c = 0.03x(1.1-C)xL^{0.5}/S^{0.333}$$

C = 0.4

L = 148 (length of run, m)

S = 1 (slope of pipe, %)

t_c = 0.45 hrs
= 26.76 mins



Mount Barker District Council

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Project 70-76 Hurling Drive, Mount Barker

$$Q = C \times I \times A / 3600$$

PRE-DEVELOPMENT

C= 0.4
A= 3258 m²

duration (min)	recurrence interval (I) 100 (mm/hr)	Q (L/s)
6	168.72	61.08
10	133.18	48.21
20	91.64	33.17
25	80.28	29.06
30	71.77	25.98
45	55.32	20.03
60	45.63	16.52
120	28.27	10.23
180	21.23	7.69
360	12.98	4.70
720	7.95	2.88
1440	5.03	1.82
2880	3.09	1.12
4320	2.26	0.82

POST DEVELOPMENT

C= 0.77323511
A= 3258 m²

duration (min)	recurrence interval (I) 100 (mm/hr)	Q (L/s)	DETENTION VOLUME (m ³)
6	168.72	118.07	32.04
10	133.18	93.20	38.48
20	91.64	64.13	42.08
25	80.28	56.18	40.68
30	71.77	50.22	38.09
45	55.32	38.71	26.06
60	45.63	31.93	10.33
120	28.27	19.78	-66.81
180	21.23	14.86	-153.41
360	12.98	9.08	-431.53
720	7.95	5.56	-1015.12
1440	5.03	3.52	-2206.78
2880	3.09	2.16	-4648.16
4320	2.26	1.58	-7122.78

ADOPT MINIMUM 42,000 LITRES DETENTION



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Project 70-76 Hurling Drive, Mount Barker

$$Q = C \times I \times A / 3600$$

PRE-DEVELOPMENT

C= 0.4
A= 3258 m²

duration (min)	recurrence interval (I) 10 (mm/hr)	Q (L/s)
6	91.05	32.96
10	72.49	26.24
20	50.57	18.31
25	44.52	16.12
30	39.96	14.47
45	31.1	11.26
60	25.83	9.35
120	16.58	6.00
180	12.72	4.60
360	8.06	2.92
720	5.12	1.85
1440	3.23	1.17
2880	1.98	0.72
4320	1.45	0.52

POST DEVELOPMENT

C= 0.77323511
A= 3258 m²

duration (min)	recurrence interval (I) 10 (mm/hr)	Q (L/s)	DETENTION VOLUME (m ³)
6	91.05	63.71	12.48
10	72.49	50.73	13.00
20	50.57	35.39	7.59
25	44.52	31.15	3.14
30	39.96	27.96	-1.98
45	31.1	21.76	-19.71
60	25.83	18.08	-39.55
120	16.58	11.60	-125.71
180	12.72	8.90	-217.73
360	8.06	5.64	-505.90
720	5.12	3.58	-1100.67
1440	3.23	2.26	-2315.61
2880	1.98	1.39	-4782.38
4320	1.45	1.01	-7269.70

ADOPT MINIMUM 42,000 LITRES DETENTION



Mount Barker District Council

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Project MT BARKER

Run-off from carpark:

$$Q_{100} = (1022 \times 0.90 + 128 \times 0.4) \times 91.64 / 3600$$
$$= 24.7 \text{ US}$$

→ Discharge to infrastructure without detanking.

Roof Run-off:

$$Q_{100} = 1355 \times 0.6 \times 91.64 / 3600 = 31.25 \text{ US}$$

$$\therefore V_{100} = 37260 \text{ L}$$

→ PROVIDE 2/22,500 L tanks

Play Area 1:

$$Q_{100} = (140 \times 0.4 + 55 \times 0.9) \times 91.64 / 3600 = 2.70 \text{ US}$$

→ Discharge direct to infrastructure.

$$\therefore Q_{pre} = 29.06 \text{ US}$$

$$Q_{orifice} = 29.06 - 24.7 - 2.70 = 1.66 \text{ US}$$

Provide orifice to rainwater tanks to limit outflow to a total of

1 US \therefore design each orifice for 0.5 US

$$Q = 2.6 \times A \sqrt{2 \times g \times H} \quad H = 2.7, Q = 0.5 \text{ US}$$

→ ADAPT 15 orifice



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M2

Project MT. BARKER

Play Area 2:

$$Q = (687 \times 0.4 + 55 \times 0.2) \times 91.64 / 3600$$
$$= 8.255 \text{ L/s}$$

restrict outflow to 0.6 L/s

$$\therefore Q_{\text{retain}} = 8.255 - 0.6$$
$$= 7.655 \text{ L/s}$$

$$\therefore V = 9.186 \text{ L}$$

Provide above ground detention

$$\therefore \text{Depth of basin} = 9.186 / 687 = 13 \text{ mm}$$

ok - Refer to Plan.

Surface Design: $h = 0.25$

$$Q = 0.6 \text{ L/s}$$

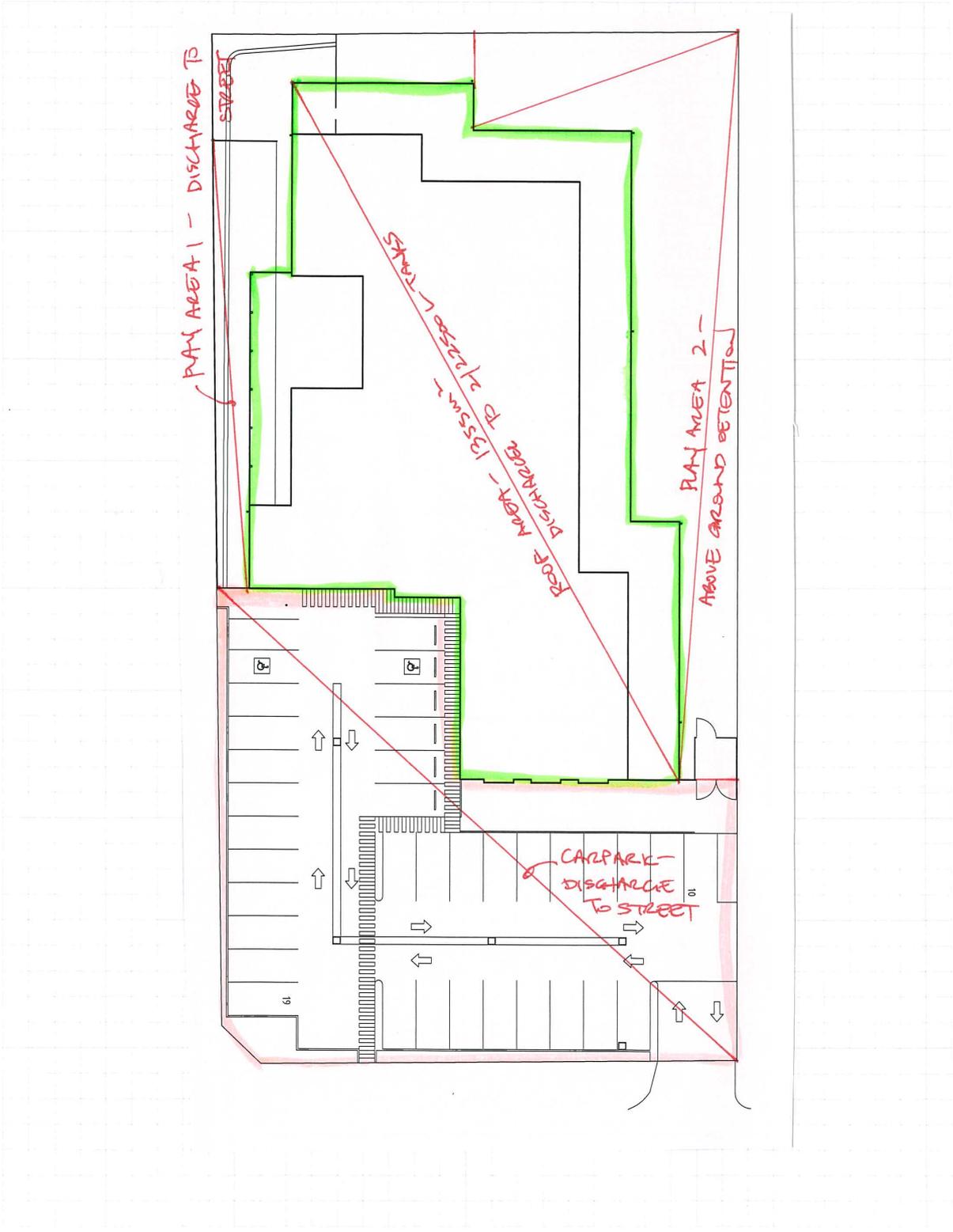
$\therefore \Phi 25$ surface ok ✓

Mount Barker District Council

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Eng MZ



Project MT. BARKER





Stormwater Bypass Interceptor Model SBI720

Mount Barker District Council
 Received
 12 FEB 2020

The Global Pumps SBI720 Stormwater Bypass Interceptor is an at-source treatment device that not only removes gross pollutants and fine silt from stormwater run-off, but effectively captures hydrocarbons and other light-liquid pollutants.

Catering specifically for smaller catchment areas, the **Global Pumps SBI720** enables specifiers and users alike to meet the requirements of council and environmental authorities.

Manufactured from tough roto-moulded polyethylene, the unit incorporates an easily removable inlet silt arrestor/solids filter to prevent gross pollutants entering the stormwater drainage system as the first treatment stage. In the second phase of treatment, the quiescent zone ensures the necessary detention time to both remove the fine silt that would otherwise clog the stormwater reticulation system and to trap fine oil droplets that wash off car parks and other vehicle storage areas.



For storm inflows in excess of the treatment flow, the surplus flow bypasses the detention chamber and flows directly to the discharge, thus protecting the integrity of the unit and preventing surcharging.

The SBI720 is available with either a medium duty grate or a lockable heavy duty galvanized grate.

To specify or to order, simply quote **Global Pumps Stormwater Bypass Interceptor** model number SBI720.

Applications

- small carparks / driveways
- loading docks / aprons
- paved holding yards
- industrial rubbish bin bays
- commercial developments.

Specifications

Catchment area	Up to 720m ²
Treatment flow	1 l/s
Bypass flow	20 l/s
Outlet size	150mm
Chamber size	ø700mm x 1.2m deep
Grate	Galv. steel 600mm ² (med)
Silt/solids arrestor	600mm(L) x 600mm(W) x 215mm(D)

Available options

- 225mm stormwater outlet
- class 'D' grate
- risers - for connections from other sources. for example, grated drain.

Note: inverts will change, request details if required.

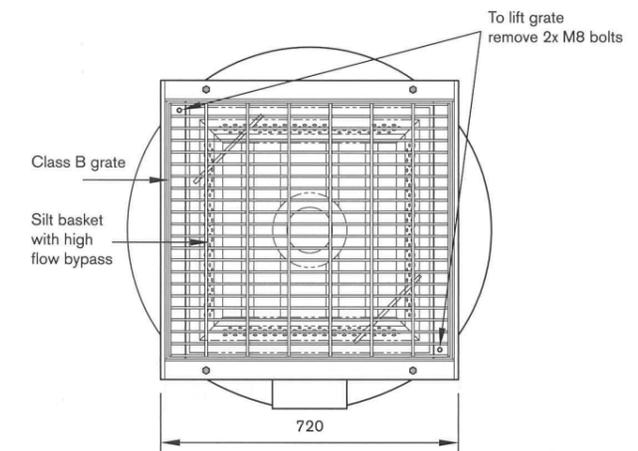
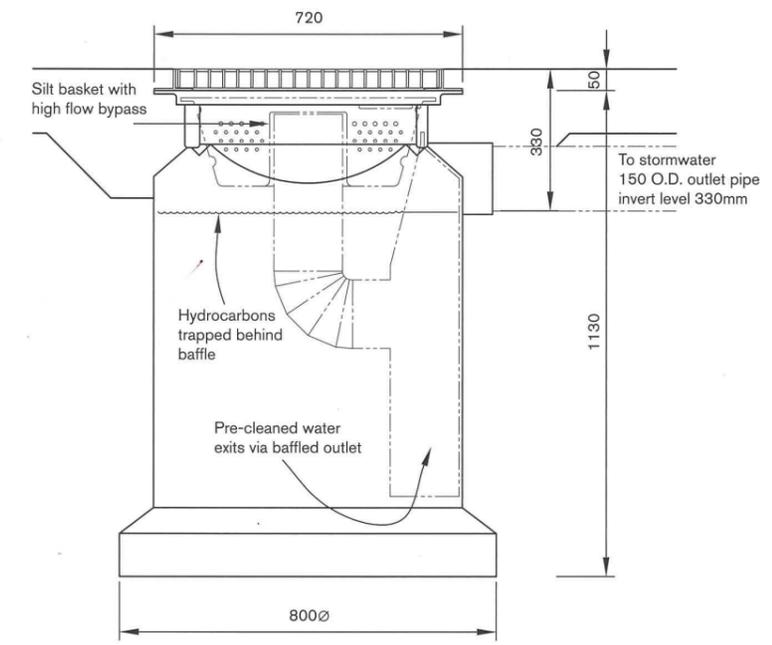
Specification drawing

Note: This is a schematic representation only. Slab size and gradient to engineers details as arranged by the customer.

All plumbing and electrical connections to be installed by certified tradesmen in accordance with relative authorities requirements. Tradesmen to be engaged by the purchaser.

System to be approved by relative authorities before installation.

All measurements in mm.



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AMENDED

Mount Barker District Council
Received
12 FEB 2020

Traffic Engineers

PROPOSED CHILD CARE CENTRE

70-76 Hurling Drive, Mount Barker

Car Parking Assessment Report

Prepared for: Peter Meline

A1815292S Version 3.0

February 2019

283 to 287 Sir Donald Bradman Drive, Brooklyn Park SA 5032

Telephone: 08 8463 1936
adelaide@mltraffic.com.au

Facsimile: 1300 739 523
www.mltraffic.com.au

ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



1. INTRODUCTION

ML Traffic Engineers was commissioned by Mr Peter Meline to undertake a car parking impact assessment for a proposed child care centre at 70 to 76 Hurling Drive, Mount Barker.

While preparing this report, the subject property and its environs have been inspected, plans of the development examined, and parking conditions analysed.

2. BACKGROUND AND EXISTING CONDITIONS

2.1 Location and Land Use

The subject site is located on the northern side of Hurling Drive, at the corner of Hughes Street. Nearby land uses are residential, primary school, place of worship and parkland. See Figures 1 and 2. The side street adjacent to the subject site, Hughes Street, is predominantly residential.

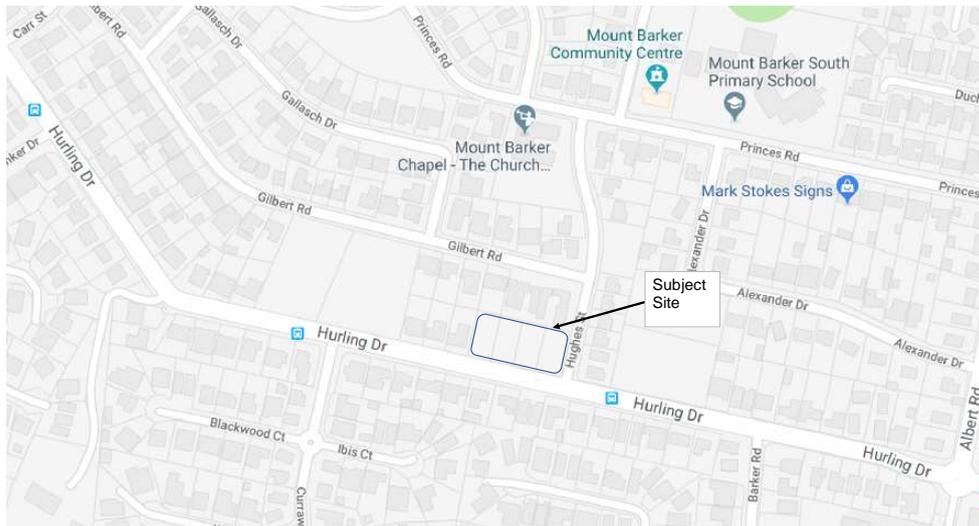


Figure 1: Location of the Subject Site – 70 to 76 Hurling Drive, Mount Barker



Figure 2: Subject Site – Aerial view showing surrounds

2.2 Road Network

The subject site fronts onto Hurling Drive at the corner of Hurling Drive and Hughes Street. Hurling Drive is a local road with an approximately south-east to north-west orientation. It has one traffic lane in each direction and several inset parking bays provided on the southern side of the road.

Hughes Street is a local road with an approximately south-west to north-east orientation.

2.3 Public Transport

The subject site has access to public transport, with bus services located within 100m.

Bus Route 839 operates along the Mount Barker West Clockwise Loop Service with intermediate routes/destinations including Dutton Road Park 'n' Ride, Albert Road, Hurling Drive, Thiele Avenue and Hutchinson Street. Services operate frequently (generally at 30 to 60 minute intervals) with more frequent services at morning and evening peak times.

2.4 Existing Parking Conditions

There are several inset parking bays provided on the southern side of Hurling Drive, with 3 car parking spaces directly opposite the subject site, and 4 additional spaces within 100m of the subject site.

There are two inset parking areas provided on the northern side of Hurling Drive in front of parkland areas approximately 60m to the east and 70m to the west of the subject site, respectively. The parking bay to the west of the subject site can provide up to 2 car parking spaces. The parking bay to the east of the subject site can provide up to 3 car parking spaces however requires pedestrians to cross Hughes Street to access the subject site.



Figure 3: On-Street Parking Areas



3. PROPOSAL

The proposal is for development of a child care centre on the four-lot subject site. There is proposed attendance of up to 140 children and 20 staff daily, with operating hours between 6am and 7pm, Monday to Friday.

The proposed site layout includes 36 parking spaces provided on-site (35 standard spaces, 1 accessible space). The main entrance will be accessible via dedicated pedestrian street access points from both Hurling Drive and Hughes Street. Vehicular access to the proposed car park will be via a two-way entrance from Hughes Street.

4. CAR PARKING CONSIDERATIONS

4.1 Development Plan Assessment

The car parking requirements for different land uses are contained in the Mount Barker Development Plan. The car-parking requirement for the proposed child care centre is 1 space per 4 children. This equates to a requirement of 35 car parking spaces. With 36 car parking spaces provided on site, the car parking requirements of the Development Plan are met.

4.2 Adequacy of Proposed Car Parking Layout

The Mount Barker Development Plan refers to AS2890.1:2004 Off-Street Car Parking for the design of the car parking area. The car park layout provides 35 car parking spaces of dimensions 2.6m x 5.4m, with an aisle width varying between 6.0m and 6.2m. An aisle width of 6.0m is in accordance with User Class 3 of Table 1.1 Classification of Off-Street Car Parking Facilities relating to sites of short-term parking. User Class 3 is appropriate for this development as the parking requirements are short-term but with less frequent turn-over than that of a shopping centre (User Class 3A).

The proposed disabled space is 2.4m x 5.4m with 2.4m x 5.4m shared zone, adhering to the requirement of AS2890.6 Off-Street Car Parking for People with Disabilities.

As the Mount Barker Development Plan refers to AS2890.1:2004 Off-Street Car Parking for the design of the car parking area, the manoeuvrability requirements have been assessed in accordance with Section 4 of the Standard. The B85 vehicle is used to assess the accessibility of car parking spaces and parking aisles, whereas



the B99 is used to assess such things as ramps, driveways and circulation roadways, where a vehicle not able to physically fit would result in obstruction (B2.2 and B2.3).

Swept path analysis for a B85 car using AutoTURN has been undertaken for a number of car parking spaces within the proposed car park layout. Forward direction ingress and egress from the subject site is achievable from each car parking space. Refer Appendix A.

The car park layout proposed adheres to the design requirements of the Mount Baker Development Plan and the manoeuvrability requirements of SA2890.1:2004 Part 1 Off-Street Car Parking.

4.3 Waste Collection

The bin storage area is located near the entry crossover. Swept path analysis has been undertaken for a 10.5m waste collection vehicle, reverse ingress and forward direction egress is achievable. Refer Appendix B.



5. CONCLUSIONS

Based on the considerations presented in this report, it is considered that:

- The car parking requirement under the Mount Barker Development Plan for the proposed child care centre is 35 spaces. With 36 spaces provided on-site, the proposal adheres to the requirements of the Development Plan.
- The car park layout of the proposed development satisfies requirements of the Mount Barker Development Plan and AS 2890.1:2004 Part 1 Off Street Car Parking for User Class 3.
- Entry and exit manoeuvres for a 10.5m long waste collection vehicle accessing the bin storage location near the crossover are achievable.

If you have any questions, please do not hesitate to contact our office at 0406 473 681 or via email at traffic@mltraffic.com.au.

Yours sincerely,

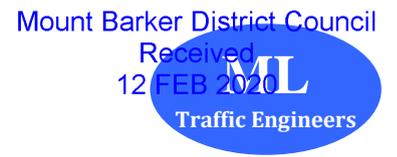
A handwritten signature in black ink that reads 'Hayes'.

Sonja Hayes
Senior Traffic Engineer

A handwritten signature in black ink that reads 'Ashby'.

Grace Ashby
Cadet Traffic Engineer

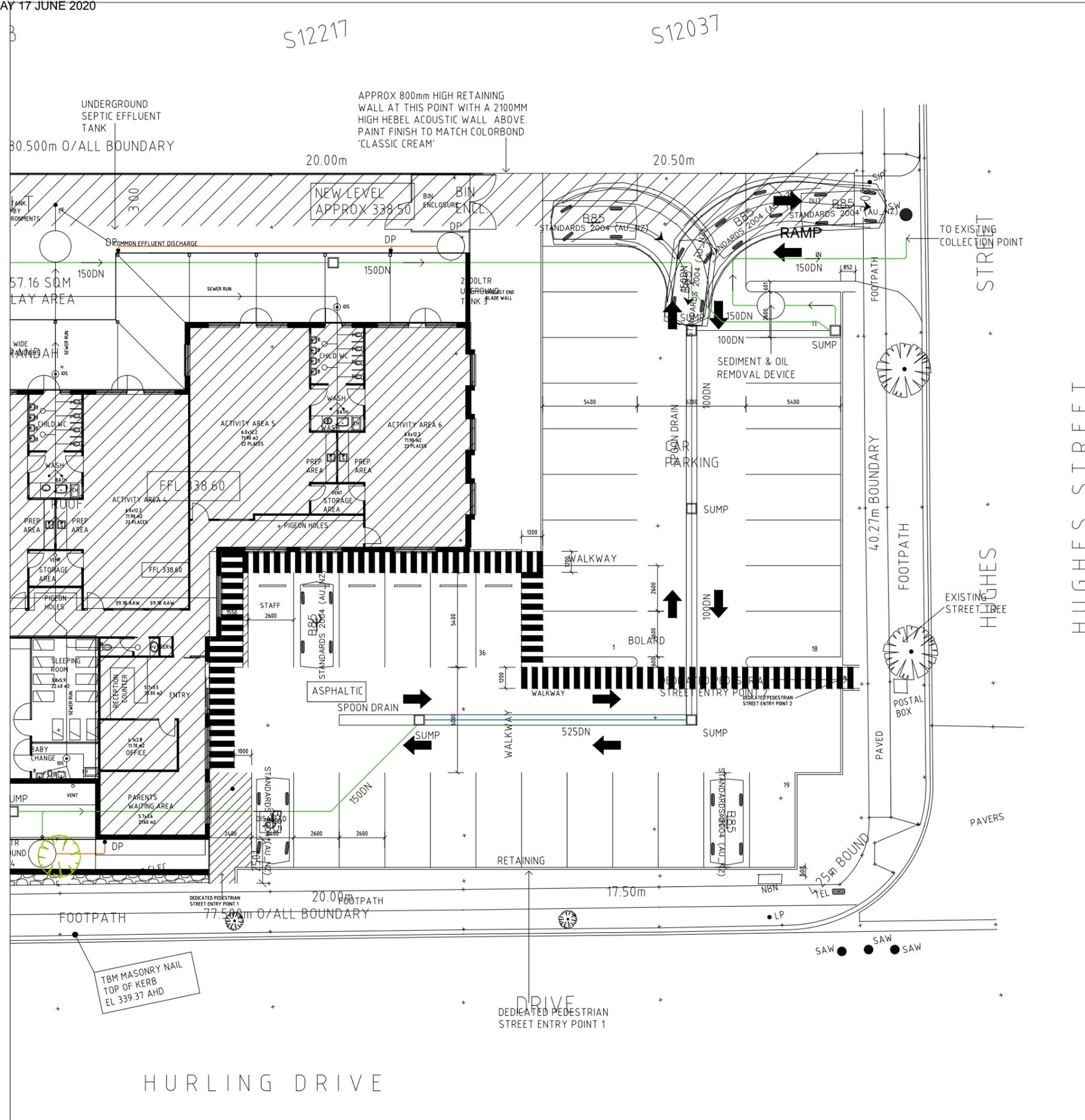
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APPENDIX A

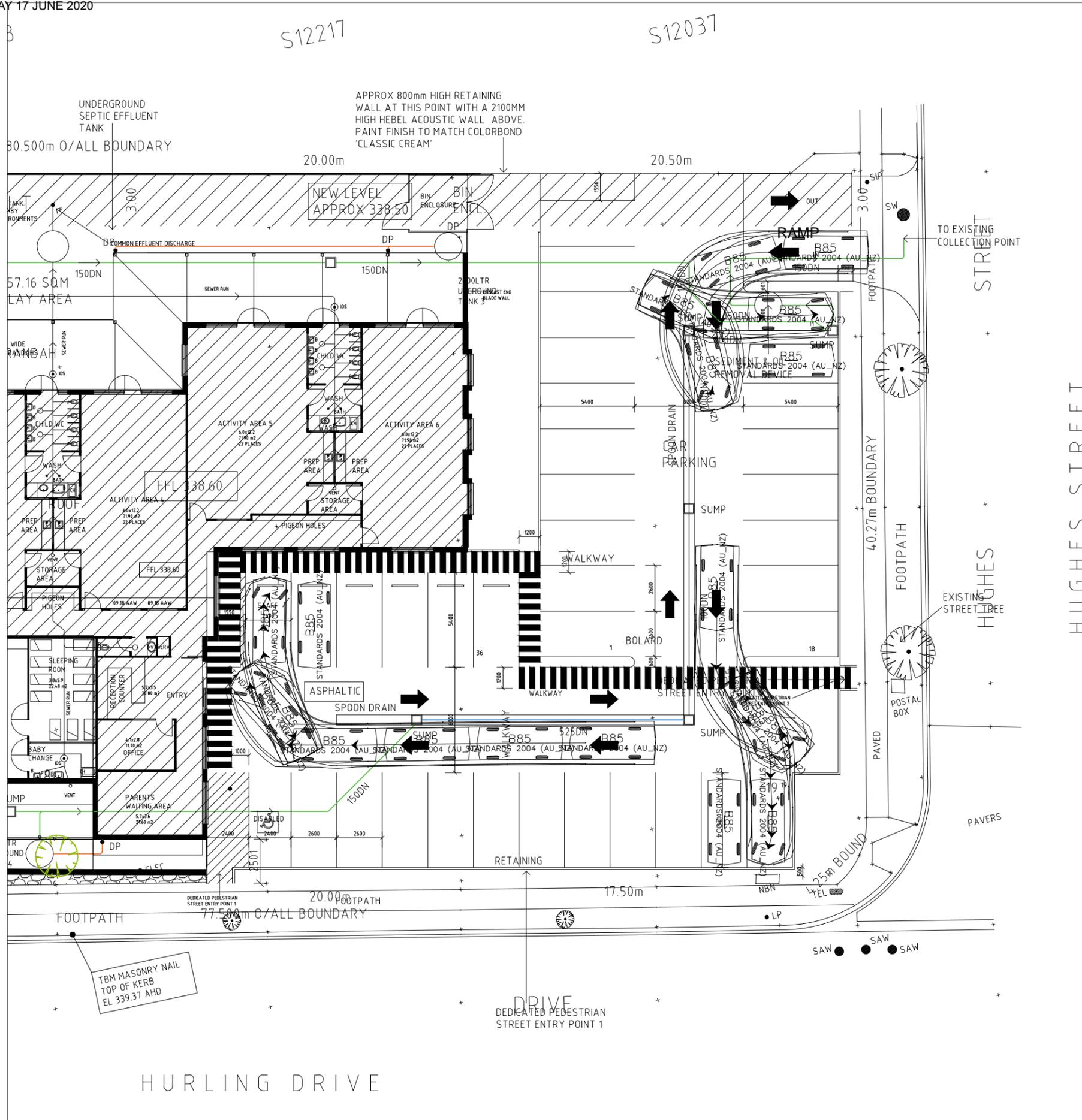
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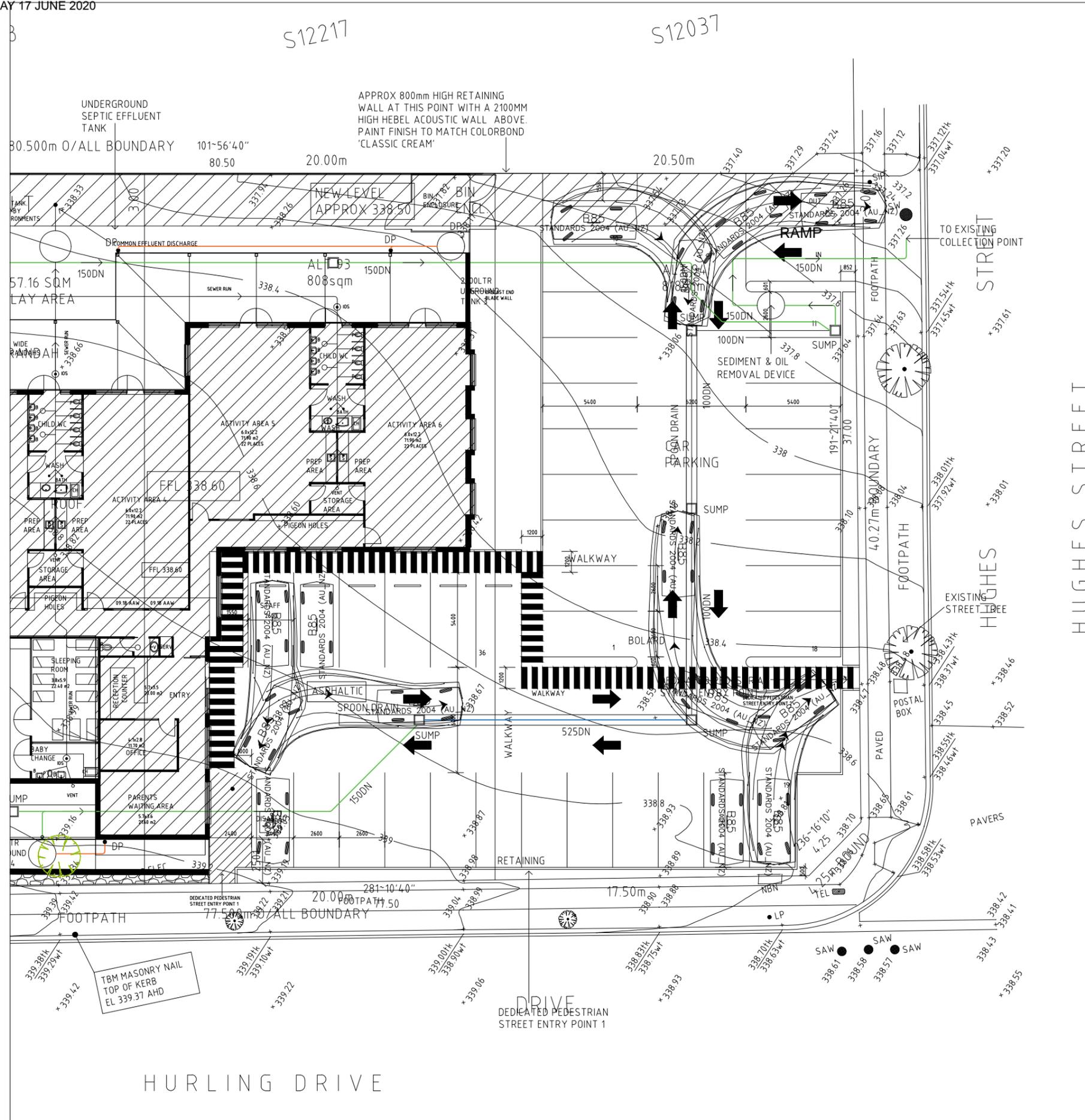
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HURLING DRIVE

HUGHES STREET

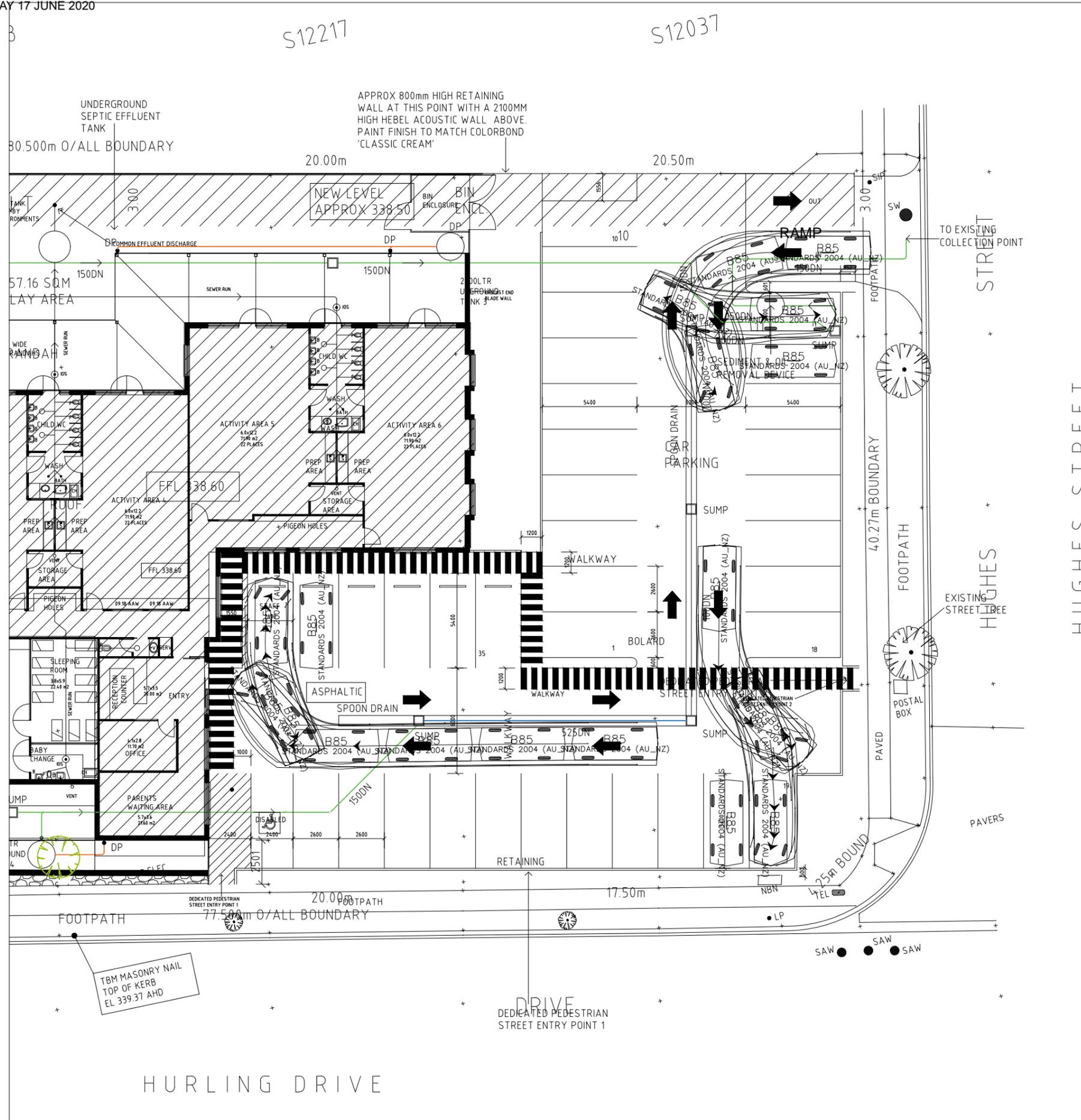
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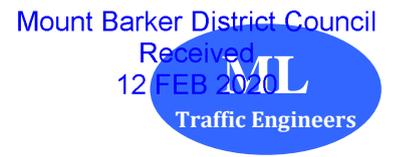
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HUGHES STREET

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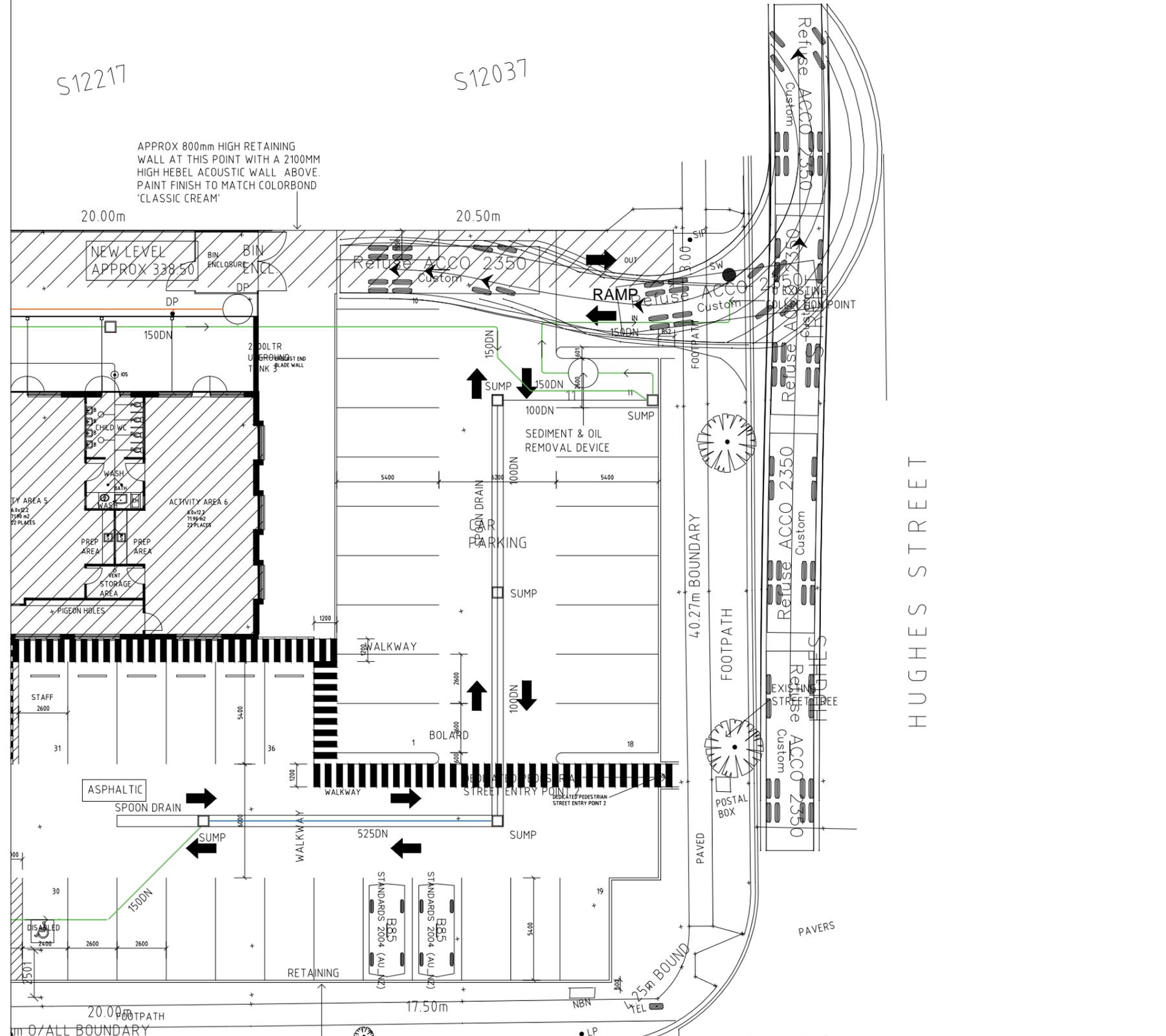
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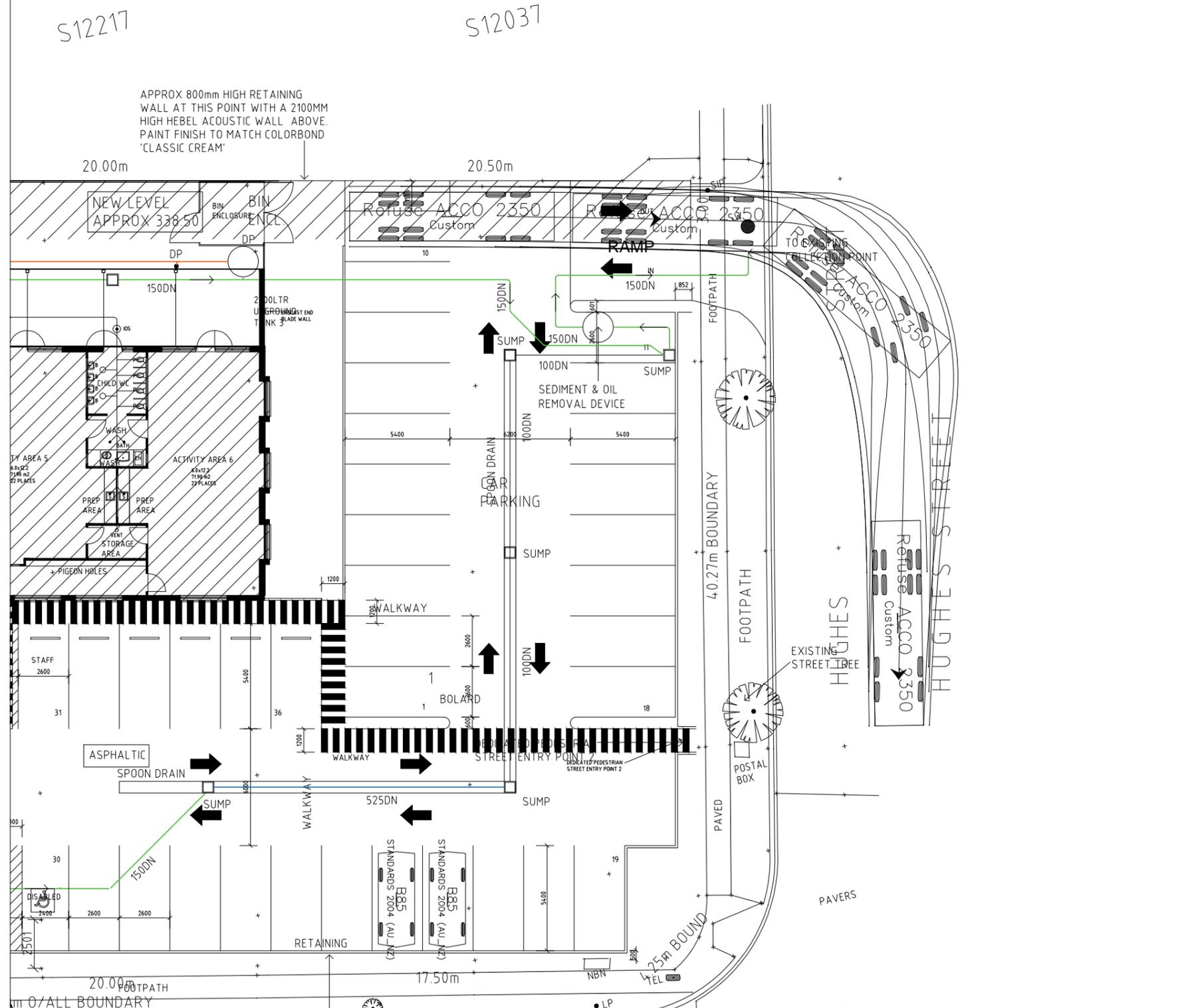
APPENDIX B

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Mt Barker

Childcare Centre

70-76 Hurling Drive, Mt Barker

Environmental Noise Assessment

December 2019

S6195C4

sonus.

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Mt Barker Childcare Centre
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Document Title : Mt Barker Childcare Centre
Environmental Noise Assessment

Document Reference : S6195C4

Date : December 2019

Author : Alexander Lee

Reviewer : Jason Turner, MAAS

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Mt Barker Childcare Centre
Environmental Noise Assessment
S6195C4
December 2019

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INTRODUCTION

An environmental noise assessment has been made of the proposed child care centre located at 70-76 Hurling Drive, Mt Barker.

Preschools, schools, childcare centres and playgrounds are often located immediately adjacent to residences and the sound of children playing during the day is rarely of concern. However, in some situations, where adjacent residents are sensitive to the sound of children's voices, the noise can be annoying and can exceed objective noise criteria. For the purposes of this assessment, it has been assumed that the residences in the vicinity of the proposed development are sensitive to the sound of children's voices.

The closest noise sensitive receivers to the development are the single storey residences located to the immediate north and west of the site and to the east and south on the opposite sides of the adjoining roads. Appendix A shows the relative location of the nearby residences in relation to the site.

The assessment considers noise levels at the surrounding residences from children playing in outdoor areas, car park activity and mechanical plant operation. Appendix B shows the general layout of the proposed site.

The assessment has been based on the following;

- *Beatrice Building Designs* drawings of the proposal with project number "047-17" and drawing numbers "PA02" to "PA04" inclusive;
- *MQZ Consulting Engineers* "Civil Plan & Details" drawing of the proposed site with project number "180115" and dated March 2019;
- The assumption that;
 - The total of 140 children at the centre will be approximately split into each age group as follows;
 - 8 in the under 2 years age group;
 - 66 in the 2-3 years age group; and
 - 66 in the 3-5 years age group.
 - All children spend less than 5 hours outside in any one day (as indicated by the proponent);
 - Play areas will not be used prior to 7am.

Mt Barker Childcare Centre
Environmental Noise Assessment
S6195C4
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DEVELOPMENT PLAN

The proposed development is located within the Local Centre Zone of the Mount Barker District Council Development Plan¹, while the nearby residences are located within the Residential Centre Zone. The Development Plan has been reviewed and particular regard given to the following relevant provisions.

General Section – Interface Between Land Uses

Objective 1: Development located and designed to minimise adverse impact and conflict between land uses.

Objective 2: Protect community health and amenity from adverse impacts of development.

Objective 3: Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1. *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

....

(b) Noise

...

2. *Development should be sited and designed to minimise negative impact on existing and potential future land uses desired in the locality.*
6. *Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.*

Noise Generating Activities

8. *Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant "Environment Protection (Noise) Policy" criteria when assessed at the nearest noise sensitive premises.*
9. *Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive development.*

¹ Consolidated 8th August 2017

Mt Barker Childcare Centre
Environmental Noise Assessment
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OUTDOOR PLAY AREAS

Criteria

The Development Plan makes reference to the *Environment Protection (Noise) Policy 2007* (the Policy), however the noise from children playing is specifically excluded from assessment under the Policy. Predicted noise levels from children playing have therefore been compared against the recommendations of the *Guidelines for Community Noise* published by the World Health Organisation (WHO) with regard to annoyance during the day (7am and 10pm).

The WHO guidelines include:

“To protect the majority of people from being seriously annoyed during the daytime, the sound pressure level on balconies, terraces and outdoor living areas should not exceed 55 dB $L_{Aeq,16hrs}$ for a steady continuous noise. To protect the majority of people from being moderately annoyed during the daytime, the outdoor sound pressure level should not exceed 50 dB $L_{Aeq,16hrs}$.”

Based on the above, it is proposed that the L_{Aeq} noise level over a 16 hour daytime period from children playing at the centre be no greater than 50 dB(A) at surrounding noise sensitive locations.

Assessment

The noise from children of different age groups in outdoor areas has previously been measured at similar childcare facilities. Based on these measurements, noise from the proposed facility has been predicted, based on the centre operating at full capacity in all age groups, totalling 140 children.

Based on the predictions, in order to achieve the assessment criteria, the following acoustic treatment of the site is recommended:

Mt Barker Childcare Centre
Environmental Noise Assessment
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- Construct the boundary fences to a height of 2.1m and 2.4m for the extent shown below as **GREEN** and **RED** respectively. The fences should be constructed from a solid material (not perforated or tubular) such as sheet steel (0.42 BMT “Colorbond” or similar subject to the same or greater surface density kg/m^2 - alternative materials such as aerated autoclave concrete are therefore acceptable). The height of the fences should be measured from the top of any retaining wall. All fences and the glass balustrade to the first level play area should be sealed airtight at all junctions, including at the ground.

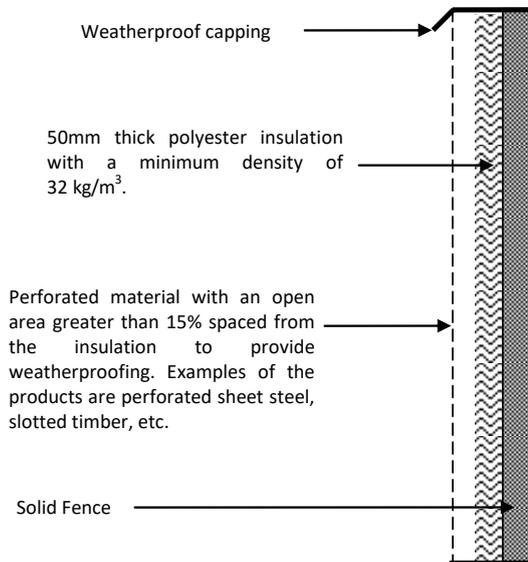


- Install acoustic absorption material, such as 50mm thick insulation, in accordance with the following detail to the play area side of the fences shown as **RED**. Alternatively, a weather proof absorption product, such as “Stratocell Whisper” or “Pyrotek Reapor” may be used instead of the provided detail, where a minimum “NRC rating” of 0.8 is achieved.

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- Install acoustic absorption material, such as 50mm thick insulation, to the soffits above the play areas on the Hurling Drive (southern) side of the building. These include the ground floor and first level play areas. The absorption material should be held in place using a material of minimum 15% open area, such as perforated sheet steel, timber slats or similar. Alternatively, other absorption products, such as “Stratocell Whisper” or “Pyrotek Reapor” may be used instead of the insulation, where a minimum “NRC rating” of 0.8 is achieved.

With the above acoustic treatments incorporated into the site, the highest $L_{Aeq,16hrs}$ predicted noise level at any residence is 50 dB(A), therefore achieving the WHO criterion as established by this assessment for the noise from children in outdoor areas.

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CAR PARK ACTIVITY & MECHANICAL PLANT

Criteria

The Policy is based on preventing adverse impacts on the amenity of a locality and it is therefore considered that where the cumulative noise from car park activity and mechanical plant at the facility achieve the Policy, they will also satisfy the requirements of the Development Plan relating to environmental noise.

The Policy provides goal noise levels to be achieved at residences, based on the principally promoted land uses of the Development Plan Zones in which the noise source (child care centre) and the noise receivers (residences) are located. Based on the commercial land use promoted at the subject site and residential land use in the vicinity, the Policy recommends the following goal noise levels, to be achieved at the residences:

- an average (L_{eq}) noise level of 52 dB(A) during the day (7am to 10pm); and,
- an average (L_{eq}) noise level of 45 dB(A) during the night (10pm to 7am); and,
- a maximum (L_{max}) noise level of 60 dB(A) at night.

When measuring or predicting noise levels for comparison with the Policy, penalties may be applied to the average goal noise levels for each characteristic of tone, impulse, low frequency and modulation of the noise source. The modulating nature of carpark activity can sometimes incur a penalty in a quiet environment, however to apply a penalty, the characteristic must be considered dominant in the context of the existing environment. The application of penalties is discussed further in the following section.

Assessment

The noise at residences from noise sources other than children has been predicted based on a range of previous noise measurements and observations at similar facilities. These include:

- general car park activity such as people talking as they vacate or approach their vehicles, the opening and closing of vehicle doors, vehicles starting, vehicles idling, and vehicles moving into and accelerating away from their park position;
- vehicle movements on site; and,
- mechanical plant serving the building.

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At the development application stage of a project, the mechanical plant is not generally designed or selected, and therefore detailed predictions of the noise cannot be made. The assessment of mechanical plant has been based on two typical condensing units, such as the *Actronair SRA203C* with a sound power level of 76 dB(A) located between the proposed building and the western boundary fence.

The predictions have also been based on the following assumed level of activity within any 15 minute period²;

- 7am to 10pm
 - 10 vehicle movements into and out of the car park; and,
 - Continuous operation of mechanical plant.
- Before 7am
 - 5 vehicle movements into or out of the car park; and,
 - Continuous operation of mechanical plant.

With the acoustic treatments recommended for outdoor play areas, the predicted noise level at residences in the vicinity from car park activity and mechanical plant operation easily achieve the Policy goal noise levels. Noise levels are predicted to be no more than 45 dB(A) during the day and 40 dB(A) at night.

At times in the early morning access of the site when there is no other consistent activity occurring on Hurling Drive, a 5 dB(A) penalty could conservatively apply. The predicted result of 40 + 5 dB(A) = 45 dB(A) is still compliant with the Policy goal noise level of 45 dB(A) applied to new night time activity.

In addition, the maximum noise levels from activity such as doors opening and closing or vehicles entering the site have been predicted at the closest residences. The highest instantaneous maximum noise level is predicted to be no more than 60 dB(A) at all residences for car parking activity.

For vehicles accelerating out of the crossover, the highest maximum noise level is predicted to be in the order of 63 dB(A) at dwellings on the opposite side of Hughes Street. These dwellings have direct frontage to the public road and based on previous measurements at similar sites, the noise level from a vehicle passing on the public road at a closer distance to the residences and at higher speed will be greater than that from vehicles using the crossover. On that basis, the use of the crossover cannot unreasonably interfere with the amenity at the residences and is considered to achieve the Policy.

Based on the above, the goal noise levels of the Policy are predicted to be achieved by all car park activity and mechanical plant operation during both the day and night periods, even with the application of a conservative penalty for early morning activity in the absence of any other activity on Hurling Drive.

² Default assessment period of the Policy

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CONCLUSION

An environmental noise assessment has been made for the proposed child care centre located at 70-76 Hurling Drive, Mt Barker.

The assessment has considered noise at existing residences in the vicinity, from children playing in the outdoor areas, car park activity and mechanical plant operation.

Relevant assessment criteria have been established based on the Mt Barker District Council Development Plan, *Environment Protection (Noise) Policy 2007* and the World Health Organisation recommendations to protect against annoyance. Acoustic barriers and absorption material have been recommended in order to achieve the assessment criteria.

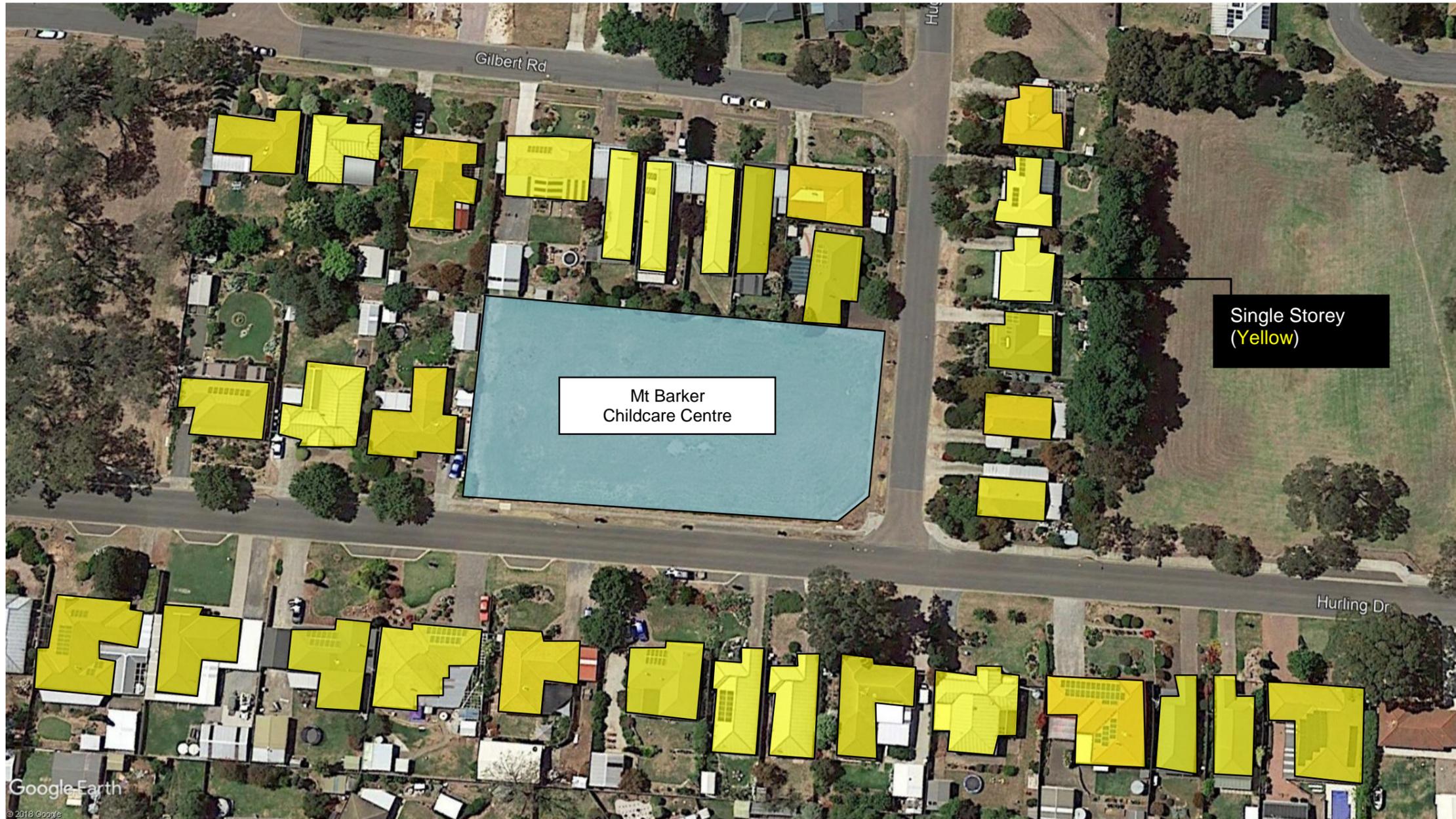
Based on the above, it is considered that the development will *minimise adverse impact and conflict between land uses and not detrimentally affect the amenity of the locality or cause unreasonable interference through noise*, thereby achieving the relevant provisions of the Mt Barker District Council Development Plan.

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APPENDIX A: Site Locality and Surrounding Residences

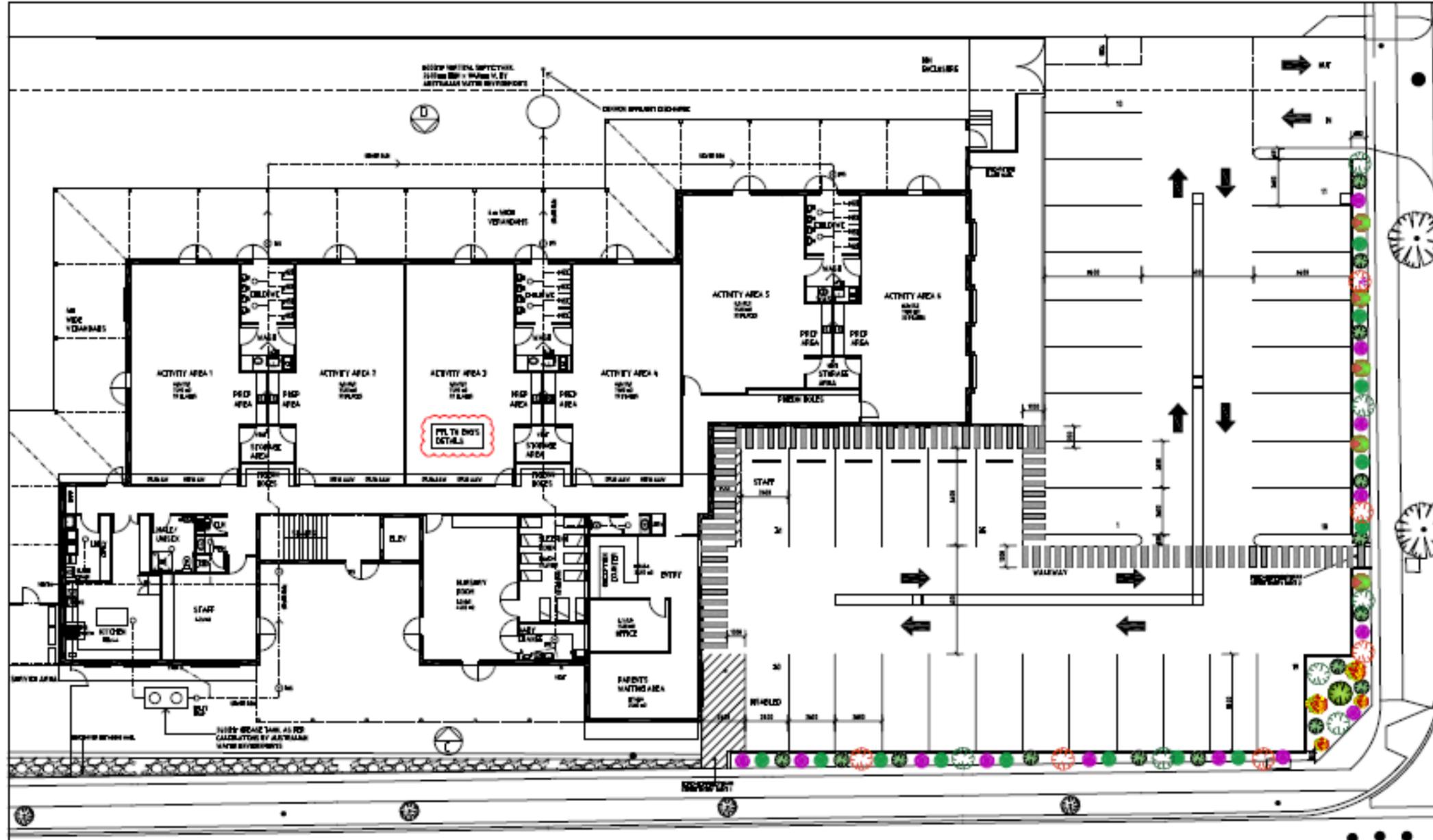


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sonus.

APPENDIX B: Site Layout



DISTRICT COUNCIL OF MOUNT BARKER

STATEMENT OF REPRESENTATION FOR CATEGORY 2
Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

70 Hurling
Dve, M/B

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/906/17
Child Care Centre, including associated carparking, signage, retaining, fencing, landscaping and infrastructure

YOUR DETAILS: (all fields with an asterisk * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: ELIZABETH MANIFOLD
* HOME ADDRESS: 2/93 Hurling Drive Mt. Barker 5251
* POSTAL ADDRESS: AS ABOVE
PHONE NO: 0419889117 E-MAIL: jmanifold1@gmail.com

My interest/s are affected as: (please tick the following boxes as appropriate)

- The owner or the occupier of the property located at: 2/93 Hurling Drive
- Other (please state):

YOUR COMMENTS:

- * I/We:
 - Support the proposal and provide the following comments. + concerns.
 - Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

① Will parking in Hurling Drive and Hughes Street be allowed by staff and or clients?
 ② Are the 20 staff included in development parking spaces?
 ③ Will resident parking inlets on Hurling Drive remain for residents visitors?



④ I have concern about traffic congestion at the junction of Hughes Rd + Murling Ave where clients are turning (R) into either roads between 7am - 9.00 and 3.30 - 5.30. Both roads are narrow and Council would know that Murling Ave carries a large amount of through traffic, made up of many large trucks and trailers -> building developments + to Mathabyn. This congestion will increase at peak time and the present school collection at the other end of Hughes Road.

⑤ *I/We: 91 Parking occurs in visitor, residents, parking spaces - what do Council intend to do?

Do not wish to be heard by the Council Assessment Panel in support of my representation.

Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:

Appearing personally, **OR**

Be represented by the following person:

Contact details:

(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).

Development Act 1993 - Part 4, 38 (10)(a)
In the case of a Category 2 development - the relevant authority may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation.

Your written representation must be received by Council no later than 11.59pm on Tuesday 30 April 20198, to ensure that it is a valid representation and taken into account.

If you make representation you will be notified by a separate letter of the date and time of the Council's Assessment Panel (CAP) meeting at which CAP will consider the application.

Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993 and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

SIGNED _____ DATE _____

DISTRICT COUNCIL OF MOUNT BARKER

STATEMENT OF REPRESENTATION FOR CATEGORY 2
Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/906/17
Child Care Centre, including associated carparking, signage, retaining, fencing, landscaping and infrastructure

YOUR DETAILS: (all fields with an asterisk * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: IE = D B BUCKBERRY
* HOME ADDRESS: 91 HURLING DRIVE
* POSTAL ADDRESS: MOUNT BARKER 5251
PHONE NO: 08 8391 1382 E-MAIL: 1207buckberry@bigpond.com

My interest/s are affected as: (please tick the following boxes as appropriate)

- The owner or the occupier of the property located at: 91 HURLING DRIVE MOUNT BARKER
- Other (please state):

YOUR COMMENTS:

- * I/We: Support the proposal and provide the following comments.
- Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

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* I/We

Do not wish to be heard by the Council Assessment Panel in support of my representation.

Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:

Appearing personally, **OR**

Be represented by the following person:

Contact details:

(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).

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Representor's Declaration:

I am aware that the representation will become a public document as prescribed in the Freedom of Information Act 1991, and will be made available to the applicant, agencies and other bodies pursuant to the Development Act 1993 and may be uploaded to the Council's website as an attachment to a Development Assessment Panel agenda.

SIGNED *[Signature]* DATE *22 April 2019*
[Signature] *22 April 2019*

DISTRICT COUNCIL OF MOUNT BARKER

STATEMENT OF REPRESENTATION FOR CATEGORY 2
Pursuant to Section 38(4) of the Development Act, 1993

TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/906/17
Child Care Centre, including associated carparking, signage, retaining, fencing, landscaping and infrastructure

YOUR DETAILS: (all fields with an asterisk * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: MAX MURAWSKY

* HOME ADDRESS: 69 SOMERSET AVENUE CUMBERLAND PARK SA 5041

* POSTAL ADDRESS AS ABOVE

PHONE NO: E-MAIL:.....

My interest/s are affected as: (please tick the following boxes as appropriate)

The owner or the occupier of the property located at: 2/40 GILBERT RD, MT BARKER

Other (please state):

YOUR COMMENTS:

* I/We:

Support the proposal and provide the following comments.

Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

. Children's play area (outdoor lower level) is right up against several residential properties - noise from children playing & yelling will cause a disturbance
. Hours of operation - there will be up to 280 additional car movements

per day - 6am is when many people are still sleeping. Suggest 8am-6pm
The size & scale of the development is not keeping within the general
amenity of the area, which is mostly residential housing.
• Given the residential area, a capacity of 140 children will create additional
noise & traffic - suggest a smaller scale development of say 50 children.
Overall, I oppose the proposal in current form based on the
size & scale of the building, location of outdoor play area adjoining
residential properties, the capacity & the proposed operating hours.

*I/We:

Do not wish to be heard by the Council Assessment Panel in support of my representation.

Wish to be heard by the Council Assessment Panel in support of my representation, and I will be:

Appearing personally,

OR

Be represented by the following person:

Contact details:

(Please note, matters raised in your representation will not need to be repeated at the Council Assessment Panel meeting).

Development Act 1993 - Part 4, 38 (10)(a)

In the case of a Category 2 development - the relevant authority may, in its absolute discretion, allow a person who made a representation to appear personally or by representative before it to be heard in support of the representation.

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SIGNED

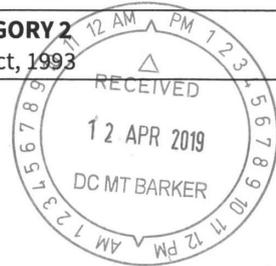


DATE

22/04/2019

DISTRICT COUNCIL OF MOUNT BARKER

STATEMENT OF REPRESENTATION FOR CATEGORY 2
Pursuant to Section 38(4) of the Development Act, 1993



TO: Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

THIS SHEET PROVIDES YOU WITH THE OPPORTUNITY TO MAKE COMMENTS IN RELATION TO A PROPOSED DEVELOPMENT; IF YOU WISH TO DO SO. PLEASE FIND ATTACHED DETAILS OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT NO. 580/906/17 *70 Hurling Drive*
Child Care Centre, including associated carparking, signage, retaining, fencing, landscaping and infrastructure

YOUR DETAILS: (all fields with an asterisk * must be completed to ensure that this is a valid representation as per Regulation 35 of the Development Regulations 2008).

* NAME: *Michelle Kaye*
* HOME ADDRESS: *19A Hughes St, Mt Barker*
* POSTAL ADDRESS: *Box 545, Mt Barker 5251*
PHONE NO: E-MAIL: *mkaye3@opusnet.com.au*

My interest/s are affected as: (please tick the following boxes as appropriate)

- The owner or the occupier of the property located at: *19 A Hughes St, Mt Barker*
- Other (please state):

YOUR COMMENTS:

- * I/We:
 Support the proposal and provide the following comments.
- Oppose the proposal and provide the following comments.

(Please note that your comments should demonstrate reasonable particularity)

*May need to put parking controls on Hughes St.
When you have a car parked either side of Hughes
St, very difficult to get through & people park on footpaths
now. May need parking control ie no parking on one side
of street. Otherwise appropriate use of space. I am a
shift worker so the play area furthest away from me
would be appreciated.*



580/906/17



**PETER MELINE & ASSOCIATES
TOWN & COUNTRY PLANNERS
PO BOX 1508, MT. BARKER, SA, 5251.
MOBILE 0448 395 299
petermeline@bigpond.com**

5/5/20

Mr. Derek Henderson,
DC Mt Barker,
PO Box 54 SA 5251

Dear Derek,

**580/906/17
70-76 HURLING DV, MT BARKER
RESPONSE TO WRITTEN REPRESENTATIONS
PURSUANT TO SECTION 38 DEVELOPMENT ACT 1993 AND
REGULATION 36 OF THE DEVELOPMENT REGULATIONS 2008**

I have reviewed the written representation's as sent to Council in response to the public exhibition process for the above DA as prescribed in Section 38 of the Development Act 1993 and Part 6 of the Development Regulations 2008, and I have summarised them in the table below.

REPRESENTOR	SUMMARY OF ISSUES
Elizabeth Manifold	<ul style="list-style-type: none">• Supports the proposal but expresses concerns• Parking and Traffic Congestion
IE and DB Buckberry	<ul style="list-style-type: none">• Supports the proposal
Max Murawsky	<ul style="list-style-type: none">• Opposes the development• Concerns re children's play areas, scale, operating hours
Michelle Kaye	<ul style="list-style-type: none">• Supports the proposal• Parking concerns

It is stressed that of the 4 representors above only one opposes the proposal.

The issue raised by the representor's are addressed below:

It is considered that the issues raised in the written representations above are of little substance and have raised nothing to support any argument that the application is seriously at variance with the DC Mt Barker Development Plan.

PETER MELINE & ASSOCIATES

1

580/906/17

- **TRAFFIC AND PARKING**

The proposed Childcare Centre contains sufficient parking to comply with the Council's Development Plan and to meet the requirement of the relevant Australian Standard AS 2419. The Traffic and Parking Report of ML Traffic Engineers has been amended (attached) it shows that the Childcare Centre will be compliant in every way. There should be no appreciable increase in traffic congestion as a result of this proposal.

- **ACOUSTIC IMPACTS**

The Acoustic report of SONUS dated December 2019 (ATTACHED) addresses the noise impacts of the proposal, the Plans of Michael Beatrice have been amended to fully incorporate the recommendations of the Acoustic report (BEATRICE BUILDING DESIGNS ref 042-17 PA01-04).

The Acoustic Report of SONUS concludes-

An environmental noise assessment has been made for the proposed child care centre located at 70-76 Hurling Drive, Mt Barker.

The assessment has considered noise at existing residences in the vicinity, from children playing in the outdoor areas, car park activity and mechanical plant operation.

Relevant assessment criteria have been established based on the Mt Barker District Council Development Plan, *Environment Protection (Noise) Policy 2007* and the World Health Organisation recommendations to protect against annoyance. Acoustic barriers and absorption material have been recommended in order to achieve the assessment criteria.

Based on the above, it is considered that the development will *minimise adverse impact and conflict between land uses and not detrimentally affect the amenity of the locality or cause unreasonable interference through noise*, thereby achieving the relevant provisions of the Mt Barker District Council Development Plan.

- **TRADING HOURS**

The proposed opening hours are consistent with trading hours in Local Centre Zones across the District. It must be appreciated that a Childcare Centre is not especially noisy. The impact of the proposed opening hours 6am to 7pm Monday to Friday is considered to be minimal.

- **SCALE**

It is considered that the scale of the development is totally in keeping with the parcel of LOCAL CENTRE zoned land which consists of 4 allotments. The design allows for the economic development of the land in such a way to maximise the amenity to the locality.

Reference to the Mount Barker Development Plan consolidated 8 Aug 2017

GENERAL SECTION
CENTRES AND RETAIL DEVELOPMENT
OBJECTIVES 1,2,3,5,6

580/906/17

It is considered that the proposal finds considerable support in the above Objectives.

In particular the creation of a childcare centre in this location is orderly and economic and avoids incompatible land use conflicts as intended by the development plan. Furthermore it will contribute to the satisfaction of the social, cultural and economic needs of the population of the district and surrounding region and will support residential amenity of the locality.

This land has been zoned Local Centre for decades. It has lain vacant since that time as the owner did not deem it to be commercially viable until now. The initial intent of the zoning is considered to be sound as it will provide for a convenient community facility given the preponderance of young families in the locality.

LOCAL CENTRE ZONE

Objective 1: A zone providing for minor shopping and service development catering for the day-to-day needs of the residents that complement but do not threaten the function of businesses within the Regional Town Centre Zone or Neighbourhood Centre Zones.

The intent of the proposal is clear and that is to provide local childcare services for residents in the locality. In that respect it totally agrees with the above Objective.

Objective 2: To provide safe and convenient environments for the movement of both pedestrian and vehicular traffic within and to and from the zone.

The proposal is supported by the report of ML Traffic Engineers, it contains a carpark which will interface with the adjoining roads in such a way as to create minimal impact on the local road network. Very adequate entry and exit provisions have been made for cars to enter and leave the land via Hughes Street with a minimal disturbance on the flow of traffic.

Objective 3: Zones developed in a manner which is compatible with the adjoining residential zones in terms of appearance, traffic generation, noise, lighting and waste emissions.

The development has been designed to integrate well with the adjoining residential uses. Lighting will be directed away from the dwellings, all liquid waste will be disposed of the STEDS Scheme and the building is set well off the northern boundary. It is of single storey and of a height which is approximately the same as the adjoining dwellings.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be for local shops not exceeding 450 square metres in total floor area and other small-scale facilities such as consulting rooms, petrol filling station and offices.

The intent of this provision has been met as the development will only be used for a small scale Childcare Centre and will in no way challenge the primacy of the Regional Town Centre.

580/906/17

2 The height of any building should not exceed two storeys.

The building at two storeys plainly meets this standard.

3 Development on any allotment should be carried out in such a manner as will provide for coordinated development of the zone with an emphasis on linked car parking areas.

The development of all allotments in the Zone at this location as a single coordinated development plainly meets this OBJECTIVE.

5 Allotments should have independent access and service areas.

A consolidation of all allotments will occur as part of this development. So that a single allotment will be created for the whole complex. The complex will have independent access and service areas by way of vehicular access off Hurling Dv and Hughes St and internal bin storage, and amenities.

6 Development adjacent Residential Zones should be designed so as to minimise the impacts upon residences in the adjoining zone. This can be achieved by a combination, but not limited to, the following:

- (a) utilising noise attenuation devices and building design to minimise the emission and effect of noise;**
- (b) providing visual relief by way of significant landscaping on the perimeter of the commercial site and within vehicle parking areas;**
- (c) locating and orientating buildings, vehicle access points and advertisements away from the adjoining Residential Zones;**
- (d) locating waste collection and storage areas away from the Residential Zones and within the commercial buildings; and**
- (e) limiting the hours of operation.**

The proposal does interface a residential area. The impact upon the residential area will be minimised as demonstrated by the attached Acoustic Report by SONUS , extensive landscaping , the location of the main vehicular entry and exit points away from living areas of adjacent dwellings and restricting the hours of opening from 6am to 7pm.

The proposal is clearly an appropriate use of land Zoned Local Centre , it is therefore recommended that the application should be submitted to the Development Assessment Panel for approval subject to conditions pursuant to Section 35(3) of the Development Act 1993.

Regards,



Peter Meline
RPIA, MAIBS, JP.

5.4. CATEGORY 1 APPLICATIONS

Nil.

6. INFORMATION REPORTS

Nil.

7. CONFIDENTIAL REPORTS

Nil.

8. POLICY MATTERS ARISING FROM THIS AGENDA

9. OTHER BUSINESS

10. CLOSE