



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 18 December 2019.

9.30am

Council Assessment Panel

A handwritten signature in black ink, appearing to read "A. Humphries", is written over a faint, circular official stamp.

A. Humphries

A/ASSESSMENT MANAGER

11 December 2019

MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 18 December 2019, 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 16 October 2019 as circulated to members be confirmed as a true and accurate record of proceedings.

4. BUSINESS DEFERRED

Nil.

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5. REPORTS BY OFFICERS

5.1. NON-COMPLYING APPLICATIONS

5.1.1 SUMMARY DETAILS

Application No.	580/443/19
Applicant	Beyond Ink
Subject Land	Lot: 52 CT: 5521/763 89 Wellington Road MOUNT BARKER
Ward	Central Ward
Proposal	Change of use from Dwelling to Consulting Rooms including alterations to the existing building, associated car parking, landscaping and demolition of sheds
Zone	Residential Zone
Policy Area	N/A
Historic Conservation Area	N/A
Form of Assessment	Non complying
Public Notification	Category 3
Representations	Two (2) – Both representations have been withdrawn
Persons to be heard	N/A
Agency Consultation	<ul style="list-style-type: none">• Department of Planning, Transport and Infrastructure (DPTI)
Responsible Officer	Michael Dickson
Main Issues	<ul style="list-style-type: none">• Suitability of the land use within the Zone• Interface between Land Uses• Traffic, Access and Car Parking• Removal of Regulated Tree
Recommendation	RESOLVE to grant Development Plan Consent subject to conditions, reserved matters and advisory notes and the concurrence of the State Commission Assessment Panel (SCAP)

1. PROPOSAL

The proposal is for the change of use of the dwelling to consulting rooms, which the current owners propose to operate as a women's health clinic.

The proposal includes:

- Demolition of a portion of the existing building (rear and side);
- Internal alterations to the existing building to create two consulting rooms, one treatment room, a reception/waiting area, staff room, storage area and amenities;
- Car parking to the rear of the building for 11 vehicles (including 1 dedicated disabled space);
- An access ramp from the rear of the building to the car park;
- A new driveway access to Wellington Road and reinstatement of the existing driveway access;
- Removal of a tree in the road reserve; and
- Associated fencing and landscaping.

The consulting rooms will operate from 8am to 5pm, Monday to Friday, and the proposed staff include 2 practitioners and 2 support/administration staff.

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

- Development application form and certificate of title **page 23**
- Architectural plans of the proposal by Beyond Ink **page 27**
- Statement of Effect by Mark Kwiatkowski, Adelaide Planning & Development Solutions **page 29**
- Traffic and Parking Assessment by GTA Consultants **page 59**

2. PROCEDURAL MATTERS

2.1 Assessment Pathway

The land is located within the Residential Zone, refer to Maps MtB/13 of the Mount Barker District Council Development Plan, consolidated 8 August 2017.

Within the zone, a consulting room is listed as a non-complying kind of development except where the total floor area is less than 50 square metres and the site does not front an arterial road.

The building has a proposed footprint of approximately 127 square metres and the site fronts Wellington Road which is a secondary arterial road. The development is therefore determined to be a non-complying kind of development.

Pursuant to Regulation 17(1) of the *Development Regulations 2008*, the applicant provided a statement in support of the application. Under delegated authority, Council resolved to proceed with an assessment of the application pursuant to Regulation 17(3)(b) of the *Development Regulations 2008*.

2.2 Public Notification

The development application has been processed as a Category 3 development pursuant to Section 38(2)(c) of the *Development Act 1993*.

3. SUBJECT LAND

The subject land is formally described as Lot 52 held in Certificate of Title Volume 5521 Folio 763, or otherwise referred to as 89 Wellington Road, Mount Barker.

The subject land has a site area of approximately 1110m² and a frontage of 24.96 metres to Wellington Road.

There are a number of improvements on the land, including a single storey detached dwelling with an extension to the rear of the main dwelling which extends to the rear boundary. The existing access and driveway runs along the north-western side boundary. There is a small tool shed on the northern corner of the land, and the main area of private open space sited to the east of the dwelling extension.

The site has a natural slope from the front of the site to the rear with a fall of approximately 700mm.



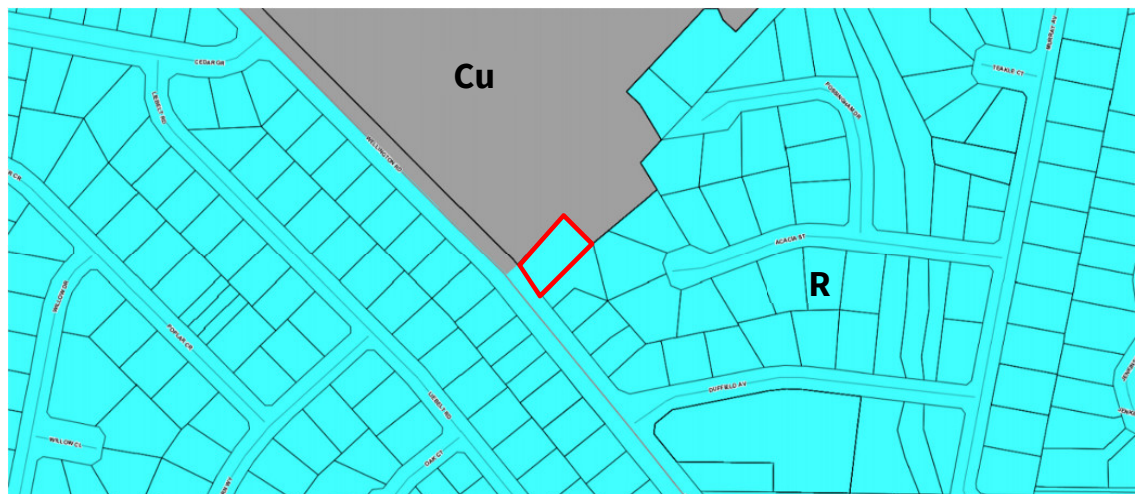
Refer to **Attachment Two (2)** for photos of the site **page 67**

4. **LOCALITY**

The land is wholly contained within the Residential Zone.

The locality is predominantly residential in nature to the east, west and south of the land with varying allotment sizes. Most allotments are well established with dwellings and ancillary structures.

To the north, is the Community Zone which comprises the Mount Barker District Soldiers' Memorial Hospital and the Summit Health Centre, and envelopes the land on the north-western side and north-eastern rear boundaries.



R = Residential Zone | Cu = Community Zone
Zone Map

5. GOVERNMENT AGENCY SUBMISSIONS

5.1 Department of Planning, Transport and Infrastructure (DPTI) for the Commissioner of Highways

As the proposed development alters an existing driveway access and creates a new access to a secondary arterial road (Wellington Road), a referral to DPTI was undertaken pursuant to Schedule 8, 2(3) of the *Development Regulations 2008*. Council must have regard to the response.

A response was received advising that DPTI support the proposed development and recommended several conditions be attached if the development is granted approval.

Refer to **Attachment Three (3)** for a copy of the response from DPTI **page 71**

6. INTERNAL REFERRALS

6.1 Development Engineering

Stormwater management

Stormwater currently flows to the rear northern corner of the allotment away from Wellington Road. From here it appears to flow via kerb adaptor onto the private road for the adjacent hospital carpark. It is currently not known if there is an arrangement with the hospital for this to occur however if no formal arrangement is in place then stormwater will have to be managed by an alternate solution such as a pump and sump for overland flows. It is expected that the roofed catchment can discharge to Wellington Road via a sealed system. Council is satisfied that a stormwater solution can be provided however, the applicant will need to provide Council with a civil plan for approval demonstrating exactly how stormwater will be managed prior to construction commencing.

CWMS

An existing wastewater connection is located in the north-eastern corner which is suitable for use.

Access

The existing access is located 1m from the hospital access and this development seeks to increase the separation between the two accesses, which is supported by Council. The proposed access location is mid-allotment between the existing street trees. Sightlines have been assessed and the tree immediately to the south of the driveway will need to be removed in order for sightlines to the south to be adequate.

The driveway and new crossover is to be constructed such that a 150mm barrier kerb is provided along the full front of the property replacing the existing cross over. A driveway crossover is then to be provided with a sealed driveway.

Car parking has been provided in accordance with user class 3 from AS2890.1 which is suitable for this type of development.

Development Engineering is supportive of the DPTI conditions recommended.

6.2 Urban Forest Officer

The tree proposed to be removed in the road reserve is a Desert Ash (*Fraxinus angustifolia*) tree which is a species that is exempt from being defined as a regulated tree, pursuant to Regulation 6A, 5(b) of the *Development Regulations 2008*. Therefore, development approval is not required for its removal.

The tree has a circumference of 2.78 metres with good form and structure. It provides high amenity value to the area. It also forms part of a former 'Avenue of Honour', which has been subsequently decommissioned by the State Government and the local RSL due to impossible urban pressures. This was decommissioned on the basis that a new 'Avenue of Honour' was planted in Keith Stephenson Park.

It is understood that other development options have been explored which would otherwise retain the tree. Given that the tree is not protected by the Development Act 1993, but does however still provide high amenity value, its removal is supported on the basis that the applicant agrees to pay \$3,300 (including GST) into Council's tree fund in accordance with its tree removal policy. This payment will go towards the preservation of the 'Avenue of Honour' in Keith Stephenson Park.

The construction of a crossover in proximity to the Plane tree (which is to be retained) does not require tree sensitive treatment as this is a hardy species and the ground has already been compacted.

6.3 Environmental Health

The septic tank at the property currently servicing the dwelling is 1620L in volume. The minimum effective capacity under the *Onsite Wastewater Code 2013* is 3000L. Although the existing tank is undersized by today's standard, applying the formula in the code ($P1 \times S \times Y + (P2 \times DF)$) for medical consulting rooms, the 1620L capacity may still be sufficient for the volume of daily flows.

The septic tank pump out history indicates that there may be some structural damage to the lid. Provided the tank is in good condition Council cannot enforce an upgrade of the system.

It is recommended that the tank is pumped, and assessment is undertaken by a licenced plumber or wastewater engineer to ascertain the structural integrity of the tank.

Any septic tank that is located within a trafficable area will require a trafficable lid that is either specified in the SA Health approved product list or designed by an engineer.

Any alteration or new system will require a wastewater application to be lodged.

7. PUBLIC NOTIFICATION

As discussed in section [2.2 Public Notification](#) of this report, the proposal was required to undergo Category 3 public notification. The application was advertised in accordance with Section 38(5) of the *Development Act 1993*, with adjacent land owners notified in writing and an advertisement placed in The Courier newspaper on 6 November 2019.

7.1 Representations

Two (2) representations were received in opposition to the proposal as a result of the public notification. These are summarised in the table below.

	Representor/ Address	Summary of Issues	Request to be heard
1	Cathy Sarles Sprod 91 Wellington Road, Mount Barker <u>WITHDRAWN</u>	<ul style="list-style-type: none"> • Loss of lifestyle • Increased heat exposure, loss of amenity through removal of tree • Loss of privacy • Devaluation of land • Increased exposure to crime activities • Interference and congestion to Wellington Road traffic 	N/A
2	John Sprod 14 Acacia Street, Mount Barker <u>WITHDRAWN</u>	<ul style="list-style-type: none"> • Development is too large for a residential area • Does not contribute to the desired character of the zone • Impacts to amenity and enjoyment of residential land • Encourages out of hours crime activities • Ecological, sustainability and biodiversity impacts • Interference and congestion to Wellington Road traffic 	N/A

Refer to **Attachment Four (4)** for a copy of the representations received **page 73**



Map of representors Subject land outlined in red. Representors' residences numbered as per representation table.

7.2 Applicant's Response to Representations

Refer to **Attachment Five (5)** for the applicant's response to the representations **page 83**

The applicant met with the representors, and as part of the response, have amended the plans to incorporate the matters discussed. This includes:

- Replacing the fencing on the south-eastern side boundary with a 2100mm high Colorbond fence;
- Replacing the fencing on the north-western side boundary with an open-style tubular steel fence, and returning this to the building; and
- Additional landscaping along the south-eastern side boundary, including the planting of a Maple tree (*Acer x freemanii*) near the front boundary.

As a result, the representors have confirmed that following the modifications made to the application, they wish to withdraw their representations.

Refer to **Attachment Six (6)** for written confirmation from Cathy Sarles Sprod withdrawing both her and David Sprod's representations **page 91**

8. ASSESSMENT

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

8.1 Relevant Development Plan Provisions

Residential Zone: Objectives 4, 5, 6 PDCs 1, 2, 5, 6, 9, 23, 24

Crime Prevention: Objective 1 PDCs 1, 3, 4, 5, 7

Design and Appearance: Objectives 1, 2 PDCs 1, 2, 3, 9, 10, 12, 13, 15, 16

Infrastructure: Objectives 1, 2 PDCs 1, 5

Interface between Land Uses: Objectives 1, 2, 3 PDCs 1, 2, 3, 5, 7, 8

Landscaping, Fences and Walls: Objectives 1, 2 PDCs 1, 3, 4, 6, 7

Orderly and Sustainable Development: Objectives 1, 2, 3, 4, 6, 7 PDCs 1, 3, 4, 5, 6, 8, 11, 12

Transportation and Access: Objectives 1, 2, 5 PDCs 1, 2, 5, 8, 10, 13, 14, 18, 19, 29, 30, 32, 34, 36, 38, 39, 41, 42, 44, 45, 46, 47

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

8.2 Suitability of the land use within the Zone

The proposed consulting rooms are sited wholly within the Residential Zone, and as the total floor area exceeds 50m² and the site fronts an arterial road, procedurally the application is a non-complying kind of development.

Objective 4 of the Residential Zone seeks '*limited non-residential development which is undertaken in a manner that minimises adverse impacts on residential amenity and character*'. The proposed consulting room use is of a scale that is unlikely to have a detrimental impact on the amenity of nearby residents due to the limited daylight-only operational hours (Monday-Friday, 8am-5pm) and

low intensity of the use which does not present any high noise, dust or odour impacts (Residential Zone PDC 6). These impacts are discussed further in section 8.3 Interface between Land Uses of this report.

The Desired Character of the Residential Zone envisages the *'the form, scale and siting of new development is to be responsive to the prevailing character of existing dwellings in the locality'*. The proposal achieves this intent as the built form, scale and siting of the building is consistent with and responsive to the prevailing character of residential dwellings given that the existing building already functions as a dwelling. Notwithstanding that the proposed consulting rooms will have a floor area larger than 50m², following the proposed partial demolition and alterations it will have a smaller footprint compared to the existing building and is sited to maintain the same front setback and overall residential-style street presentation (Residential Zone PDC 24).

In regards to the landscape area, the land to the rear of the building will be sealed for car parking which is not characteristic of a residential area. This however is directly adjacent the car parking area of the adjoining Hospital land, and will generally be screened from the street.

It is therefore considered that the nature and scale of the development is consistent with the character of the locality (Residential Zone PDC 6).

The proposal does contribute to 'ribbon development' along the arterial road, however this is considered appropriate as the development is clustered with other like services and land uses (Orderly and Sustainable Development PDC 6). As previously mentioned, its appearance and scale is also considered to be consistent with the character of the locality.

8.3 Interface between Land Uses

Consulting rooms are typically a relatively benign use that lend themselves to be sited near sensitive uses, such as residences. The activity and operation of a consulting room itself occurs wholly within the building, where noise is generally confined within the building not dissimilar to a residence. They also do not cause nuisance in relation to odour, smoke, fumes or dust etc.

The extent of nuisance from the proposal relates to noise generated from the car park, potential increase in traffic, and light spill of any outdoor lighting.

Noise generated from the car parking will typically occur during the business hours only. The proposed hours of operation, 8am to 5pm Monday to Friday are daylight hours consistent with the *Environment Protection (Noise) Policy 2007* and are generally compatible with a residential area. The applicant has proposed to install a 2100mm high Colorbond fence along the south-eastern boundary which will reduce noise disturbance to the adjoining residence. Given the hours of operation and installation of fencing, it is unlikely that the car parking will have an unreasonable impact on the adjoining residences and will perform satisfactorily in accordance with the *Environment Protection (Noise) Policy 2007*.

The applicant provided a Traffic and Parking Assessment as part of their submission. This anticipates a peak hour trip generation of 11 two-way vehicle trips, which is considered to be low and not expected to compromise the safety or function of the surrounding road network. This has also been supported by DPTI. It is also noted that the driveway runs along the north-western boundary of the land, which is furthest away from nearby residences to minimise the associated impacts (Transportation and Access PDC 30).

In regard to light spill, any outdoor lighting can be conditioned so that it is not directed towards, or cause nuisance to, the adjoining residences (Design and Appearance PDC 16, Interface between Land Uses PDC 7). This is also clearly noted by the applicant in relation to the sensor lighting for the car park area.

It is considered that the proposed consulting rooms will have a minor impact to the amenity of the adjoining residences, and will not jeopardise the continuance of these established land uses (Orderly and Sustainable Development Objective 3, PDC 1).

8.4 Traffic, Access and Car Parking

The access proposed has transpired through a chain of events since the application was lodged.

In the first instance, it was recommended that access be gained via a right-of-way from the existing Hospital access which runs along the north-western boundary. The Hospital, whilst supportive of the proposal, would not agree to this as they are seeking to potentially re-develop their land and would prefer that their site is unencumbered.

Utilising the existing driveway access to the land was ultimately not considered suitable due to its proximity to the existing Hospital access road, and the relevant standards do not support commercial accesses side-by-side as this would result in an unsafe arrangement.

The applicant therefore provided advice from GTA Consultants which proposed to relocate the access point, as detailed on the plans, between two of the trees. Whilst the construction of the driveway access does not require the removal of any trees, the removal of the regulated Ash tree is required in order to maintain appropriate sightlines from the proposed driveway access. The proposed removal of the Ash tree is discussed further in section 8.5 Removal of Street Tree.

The land has direct access to Wellington Road, an all-weather public road (Transportation and Access PDC 29). Car parking is provided to the rear of the site which contributes to an attractive streetscape (Transportation and Access PDC 19, 42).

The proposal includes on-site parking for 11 vehicles. The Development Plan requires that consulting rooms provide car parking at a rate of 1 car parking space per 10 square metres of gross leasable floor area (Transportation and Access PDC 39). The building will have a floor area of 127 square metres, which typically requires 13 car parking spaces.

The Traffic and Parking Assessment provided by the applicant acknowledges this, but suggests that the 'empirical car parking requirements' are more applicable to the style of the proposed development which suggests that 9 car parking spaces are required.

Taking a further calculated and pragmatic approach, the building will contain 2 'consult rooms' and 1 'treatment room'. There will only be 2 practitioners working on-site, so only 2 of the 3 rooms will be used at any one time. Therefore, if there is a practitioner and patient in 2 rooms plus 1 patient waiting per room plus 2 support/administration staff, this results in a car parking demand of 8 spaces. This leaves a surplus of 3 spaces to account for additional patients waiting. This is considered a logical and conservative approach to assessing the car parking demand, and based on these calculations, the proposal provides sufficient on-site parking for the proposed use.

The car parking area has been designed in accordance with the relevant standards, including sufficient areas for vehicles to manoeuvre and exit the land in a forward direction (Transportation and Access PDCs 18, 34, 36, 41, 42). Provisions have also been included to provide equitable access to persons with disabilities, with a dedicated car parking space and ramp access from the car park to the building (Transportation and Access PDC 38).

Landscaping has been proposed within the car parking area in order to provide a degree of shade, enhance the appearance of the sealed surfaces proposed and to reduce the heat load in Summer (Transportation and Access PDC 42, 46).

In regards to the proposed access, Council's Engineers are satisfied that it provides sufficient separation from the existing Hospital driveway and acceptable sightlines (with the removal of the Ash tree). The application was also referred to DPTI who has advised that the proposed access:

'should cater for any simultaneous two-way vehicular movements, and ensure that there is minimal disruption to traffic along Wellington Road...The report undertaken by GTA Consultants (Reference S178700, dated 2 October 2019) demonstrates that the development would likely generate approximately 11 peak hour trips, which would be easily accommodated within the adjacent road network and not have a significant impact on the operation of Wellington Road'.

Based on the assessment of the development by Council's Development Engineers and by DPTI, it is considered that the development will be provided with safe and convenient access that avoids unreasonable interference with the flow of traffic on Wellington Road, provides appropriate separation distance to the Hospital driveway access, and accommodates the type and volume of traffic likely to be generated (Transportation and Access PDC 30).

8.5 Removal of Street Tree

The proposal includes the removal of an Ash tree on Council's verge, which as discussed, is required in order to achieve the required sightlines from the proposed driveway access.

As detailed by Council's Urban Forest Officer, the Desert Ash tree has a circumference of 2.78 metres, however it is an exempt species and does not require development approval for its removal.

The tree contributes to the character of the locality and provides high amenity value to the streetscape, however its contribution is not considered significant given the number of existing trees in the road reserve. Its species is not indigenous to the locality, nor is it rare or endangered.

The tree is not displaying signs of disease or short life expectancy, does not currently represent a risk to public or private safety, nor is it causing damage to a building. The proposed development is however considered to be reasonable given its scale and compatibility of being situated within the Residential Zone and being adjacent to the existing Hospital. All other possibilities for access have been considered, and are otherwise not possible. It is considered that the proposed consulting rooms are reasonable given this context, and would not otherwise be possible without the removal of the tree.

The applicant has agreed to pay into Council's tree fund, in line with the recommendation of Council's Urban Forest Officer, and has also proposed additional landscaping (Landscaping, Fences and Walls PDC 1). This includes the planting of a Maple tree (*Acer x freemani*) near the front boundary

which, in time, will establish and contribute to enhancing the visual amenity of the streetscape which will be lost with the removal of the Desert Ash tree.

8.6 Crime Prevention

The applicant has amended the proposal to include open-style fencing along the north-western boundary which adjoins the private driveway to the hospital, and has included a gate on the driveway which can be locked during after hours of the proposed consulting rooms. A sensor light in the car park has also been added to the car park. These measures provide passive surveillance of the site after hours and will assist in deterring crime and loitering outside of the proposed hours of operation of the consulting rooms (Crime Prevention Objective 1, PDC 1).

8.7 Design and Appearance

Physical building works comprised within the proposal include the demolition of a lean-to and carport on the side of the building, as well as the demolition of the substantial addition at the rear of the building. The building will remain mostly 'residential' in scale, form and appearance than the existing dwelling, which is sympathetic to and suitable for the Residential Zone (Design and Appearance PDC 1).

The bin storage area will be sufficiently screened from public view by the proposed landscaping and fencing (Design and Appearance PDC 15), notwithstanding that the consulting rooms will only use the standard Council bins which every household in a residential area has.

9. CONCLUSION

The most relevant planning matters considered in the assessment of this application extend to the suitability of the use within the zone, interface to the nearby residences, access and parking, and the removal of a street tree to facilitate the proposed access.

The Residential Zone envisages non-residential development which minimises adverse impacts on residential amenity and character and that the built form be responsive to the prevailing character of existing dwellings in the locality. Notwithstanding that the proposal is a non-complying kind of development, the proposed consulting rooms are a relatively benign use which will largely present as a residential building as it currently stands. The proposed consulting rooms are ideally located within the zone, being grouped with the adjoining Hospital precinct of the Community Zone and frontage to an arterial road. The impacts to nearby residences are largely minimised through the proposed hours of operation (Monday to Friday, 8am to 5pm), with minor noise disturbance from the car parking. This however is further mitigated through the proposed Colorbond fencing along the south-eastern boundary.

The application demonstrates that there is sufficient on-site car parking for the proposed use, and that it will generate a low volume of traffic which both DPTI and Council's Development Engineers are supportive of.

The proposed access itself has been subject to a number of considerations, and ultimately the only suitable access from a safety perspective will necessitate the removal of a Desert Ash tree on Council's road reserve. From an amenity point of view, this is not ideal given the established tree-lined streetscape character. The tree however is an exempt species that is not protected by

legislation, and the applicant has proposed extensive landscaping as well as agreed to pay into Council's tree fund as recommended by Council's Urban Forest Officer.

In summary, notwithstanding that the proposal is a non-complying kind of development and includes the removal of a street tree, it is considered suitable given its location in proximity to the Hospital precinct and relatively minor amenity impacts to adjoining residences limited to daylight hours.

Taking all relevant planning matters into consideration, the subject development proposal sufficiently meets the applicable development policy framework to warrant Development Plan consent subject to the concurrence of the State Commission Assessment Panel.

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 (DC) Development Plan consolidated 8 August 2017.

RESOLVE to GRANT Development Plan Consent to the application by Beyond Ink for the change of use from Dwelling to Consulting Rooms including alterations to the existing building, associated car parking, landscaping and demolition of sheds at 89 Wellington Road, Mount Barker (Development Application 580/443/19) subject to the following conditions, reserved matters, advisory notes and concurrence of the State Commission Assessment Panel (SCAP):

Council's conditions of consent:

1. The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions, including:
 - Site Plan/Floor Plan and Elevations (Sheets PA01 and PA02, Revision E, Dated 2 December 2019) by Beyond Ink; and
 - Statement of Effect (Version 2.0, Dated October 2019) by Adelaide Planning & Development Solutions.
2. All proposed fencing as indicated on the Site Plan/Floor Plan (Sheet PA01, Revision E, Dated 2 December 2019) by Beyond Ink must be installed prior to the operation of the consulting rooms hereby approved, including:
 - the aluminium tubular fence and gates along the north-western side boundary and returning to the building on both sides; and
 - the 2100mm high Colorbond fencing along the south-eastern side boundary.
3. The following works are to be undertaken within the road reserve, in accordance with the Site Plan/Floor Plan (Sheet PA01, Revision E, Dated 2 December 2019) by Beyond Ink, prior to operation of the consulting rooms hereby approved:
 - the rollover kerb servicing the existing driveway access shall be demolished and a 150mm high barrier kerb to match the existing shall be constructed;
 - a 150mm high barrier kerb transitioning down to 0 height to match existing shall be constructed to the south of the new crossover;

- the surface of the existing driveway access shall be remediated to its existing natural state;
- the section of the proposed driveway shall have a width of 6.4 metres, be sealed with asphalt, pavers or concrete to provide structural integrity and traction in all weather conditions, have fall to the street as per Council specification, and incorporate a concrete rollover gutter to convey stormwater past the driveway;
- the Desert Ash (*Fraxinus angustifolia*) tree shall be entirely removed by the applicant and the land remediated to the satisfaction of Council; and
- if any stormwater is to be discharged to the street, one galvanised steel kerb adaptor shall be provided in accordance with Council's current standards.

The work must be undertaken in accordance with Council requirements as detailed in the [Application to Undertake Works on Council Land – Driveways, Culvert pipes, Stormwater, Underground services](#) Form and be constructed in accordance with the [Driveway Invert, Driveway Crossover, Footpath Standard Details](#). Both of these documents can be found on Council's website at www.mountbarker.sa.gov.au and hard copies are available from the Council office.

4. Landscaping shall be established generally in accordance with the landscaping depicted on the Site Plan/Floor Plan (Sheet PA01, Revision E, Dated 2 December 2019) by Beyond Ink, within three (3) months of operation of the consulting rooms. All vegetation shall be nurtured and maintained with any diseased or dying vegetation replaced during the next growing season.
5. The opening hours of the consulting rooms shall only occur between 8am and 5pm, Monday to Friday.
6. The driveway and car parking areas shall be paved or surfaced, drained and marked to accepted engineering standards prior to the operation of the development and shall be maintained in good condition at all times. 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). All external lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
7. All stormwater management provisions, including the pumping system (if applicable), must be installed and connected prior to operation of the development, and shall be maintained and kept in good and effective working order at all times.
8. Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed to ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties.
9. 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. When configuring a stormwater collection system, it is important that it remains independent of any waste control system.

Under no circumstance shall stormwater be diverted or incorporated into either:

- Council's Common Waste Management System (CWMS)
- SA Water's Sewerage system, or
- A localised waste water system (septic tank).

Stormwater entering into any of these systems is detrimental to the function for which they are intended. This will ensure that all stormwater discharge points are properly controlled and diverted in such a manner to minimise impact on waste control systems and/or adjoining property owners.

10. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
11. 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;
 - 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; and
 - 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.

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.

The following conditions have been included at the recommendation of the Department of Planning, Transport and Infrastructure (Reference: 2019/00332, Process ID: 601291):

12. All vehicles shall enter and exit the site in a forward direction. The access shall be suitably flared from the property boundary to the kerb line to facilitate simultaneous two-way vehicular movements while keeping a minimum of 1 metre separation from any street tree.
13. The access and all on-site vehicle manoeuvring areas shall remain clear of any impediments.
14. Pedestrian sightlines at the access shall be in accordance with AS/NZS 2890.1 :2004.
15. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Reserved Matters

16. A siteworks and civil plan shall be submitted and approved by Council prior to the issuing of development approval. This shall detail:
 - a. the full extent of works required to extinguish the existing crossover and provide for a new crossover that includes 150mm barrier kerb and gutter installed along the frontage of the property.

- b. Stormwater management of all roof and surface water, including:
 - i. Stormwater from all structures shall be directed to the street water table via a sealed system and a galvanised steel kerb adaptor; and/or
 - ii. The design and installation of surface drainage systems, and sub-soil drainage systems to the point of connection to Council infrastructure, shall be in accordance with Australian/New Zealand Standard, AS/NZS 3500. Plumbing and Drainage, Stormwater Drainage. Any pumping system shall include:
 - Pumps shall be in duplicate;
 - The effective storage of the pump system's "wet well" shall be designed to meet the requirements of on-site stormwater detention for the development;
 - Provide for 2 hour storage in the event of pump/power failure for a 1 in 10 year ARI.
17. Payment of \$3,300 (including GST) into Council's tree fund shall be made for the removal of the Desert Ash tree in Council's road reserve, prior to issuing development approval. Please contact Council to request an invoice to be issued prior to lodging the building rules consent documentation with Council.

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 your proposed development includes the removal of a tree on Council land, you are advised that an 'Undertake Works on Council Land Permit (TREES)' will need to be issued by Council prior to the removal of the tree. The permit application form is available on Council's website:
https://www.mountbarker.sa.gov.au/_data/assets/pdf_file/0022/112954/TEMPLATE-Application-to-undertake-works-on-Council-land-TREES-MAY-2016.pdf
4. The State Planning system is currently in the process of significant planning reforms. As of 1 July 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

5. 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 1 July 2020, your request will be subject to the transitional provisions of the PDI Act.

Mount Barker District Council
Received
20 MAY 2019



MOUNT BARKER
DISTRICT COUNCIL

Development application form

Development Act 1993

PO BOX 54 OR 6 Dutton Road
MOUNT BARKER SA 5251 MOUNT BARKER
TELEPHONE: (08) 8391 7200 FAX: (08) 8391 7299
www.mountbarker.sa.gov.au

Office use only
DEVELOPMENT NUMBER:

580

A43/19

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: BEYOND INK Email: admin@beyondink.com.au

Postal Address: PO BOX 531 HANNOCK SA 5245 Phone: 8388 1179

OWNER'S CONTACT DETAILS:

Name: MELANIE JOHNSON + HEATHER Email: _____

Postal Address: C/- Applicant WATERFALL Phone: _____

BUILDER'S CONTACT DETAILS:

Name: _____ Email: _____

Postal Address: _____ Phone: _____

CONTACT PERSON:

Name: JORDANA O'SULLIVAN Email: jordana@beyondink.com.au



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

Change in use to consulting rooms (non-complying) & partial demolition of existing building

LOCATION OF PROPOSED DEVELOPMENT:

Assessment No: _____

Parcel No: _____

House No: 89 Lot No: 52 Street: WELLINGTON RD Town: MT BARKER

Section No (full/part): _____ Volume: 5521 Folio: 763

Existing Use (e.g. Vacant, Dwelling, Grazing): Residential

BUILDING RULES CLASSIFICATION SOUGHT: NO Present classification: _____

If Class 5, 6, 7, 8 or 9 classification is sought, state the proposed number of employees: Male: _____ 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): \$ 50,000

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

SIGNATURE: [Signature]
Applicant / Owner / Agent

DATE: 17/5/19

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

BLANK PAGE

Mount Barker District Council

Received
20 MAY 2019



Product	Register Search Plus (CT 5521/763)
Date/Time	15/05/2019 01:51PM
Customer Reference	Johnson/Waterfall
Order ID	20190515006852

REAL PROPERTY ACT, 1985



South Australia

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



Certificate of Title - Volume 5521 Folio 763

Parent Title(s) CT 4099/603

Creating Dealing(s) CONVERTED TITLE

Title Issued 07/04/1998 Edition 4 Edition Issued 20/06/2006

Estate Type

FEE SIMPLE

Registered Proprietor

TERRY WAYNE EWENS
OF 10 HILL STREET MOUNT BARKER SA 5251

Description of Land

ALLOTMENT 52 FILED PLAN 1983
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10481114	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

Notations

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

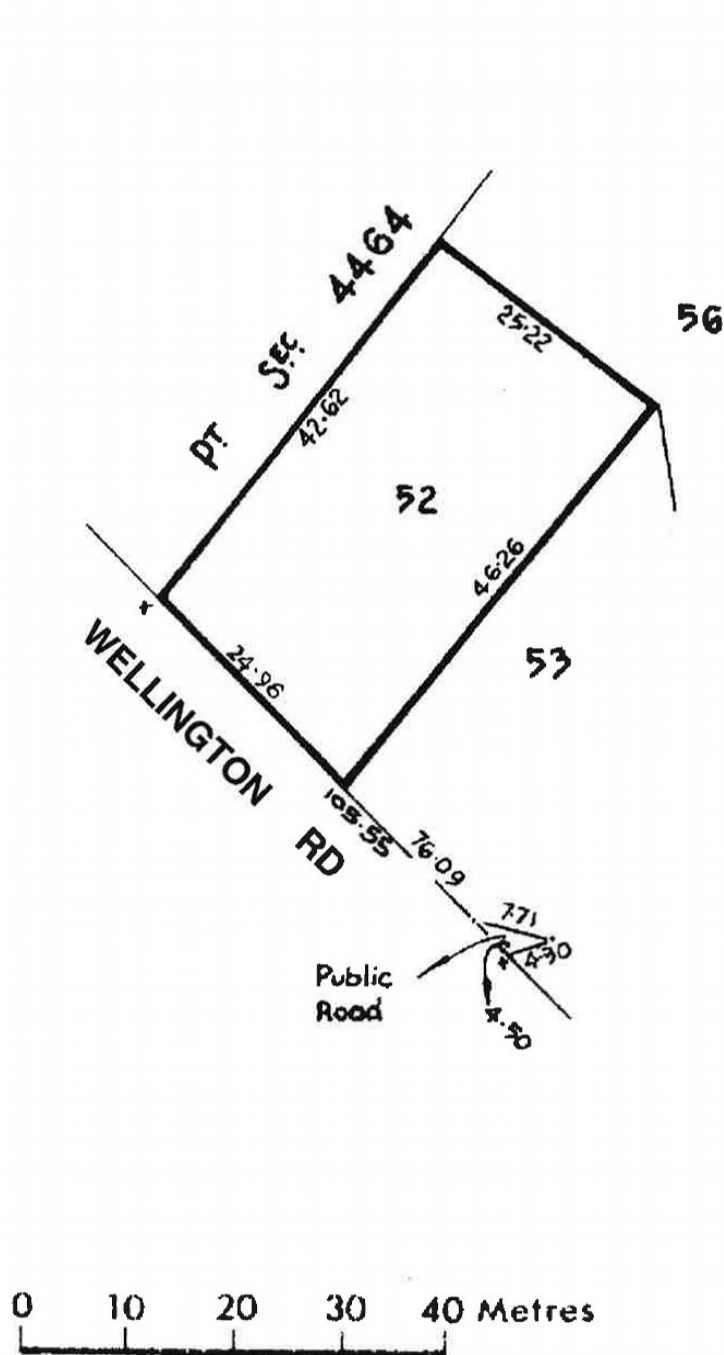


Mount Barker District Council

Received
20 MAY 2019



Product	Register Search Plus (CT 5521/763)
Date/Time	15/05/2019 01:51PM
Customer Reference	Johnson/Waterfall
Order ID	20190515006852



\\SD-SERVER\Working Area\CLIENTS J\Johnson & Waterfall - 88 Wellington Rd, Mt Barker\3. Drawings\2. Planning Drawings\PA01 COLLINE Divergency and not

BUILDING AREAS	
APPROX SITE AREA	1110m ²
EXISTING BUILDING FOOTPRINT	162m ²
TOTAL PROPOSED BUILDING FOOTPRINT	Approx 127m ²

ACCESS FOR PEOPLE WITH DISABILITIES

PROVIDE CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE ACCESSIBLE CAR PARK TO AN ACCESSIBLE ENTRANCE TO THE BUILDING IN ACCORDANCE WITH AS 1428 & AS 2890.1 AND TO THE SATISFACTION OF COUNCIL.

PROVIDE CLEAR AND LEGIBLE SIGNS INCORPORATING THE INTERNATIONAL SYMBOL OF ACCESS OR DEAFNESS IN ACCORDANCE WITH BCA - D3.6

WHERE A BUILT IN AMPLIFICATION SYSTEM IS INSTALLED PROVIDE A HEARING AUGMENTATION SYSTEM TO COMPLY WITH AS 1428.1

ALL DOORS TO BE OPENABLE FROM INSIDE WITHOUT A KEY IN THE DIRECTION OF EGRESS FROM THE BUILDING IN ACCORDANCE WITH BCA D2.21

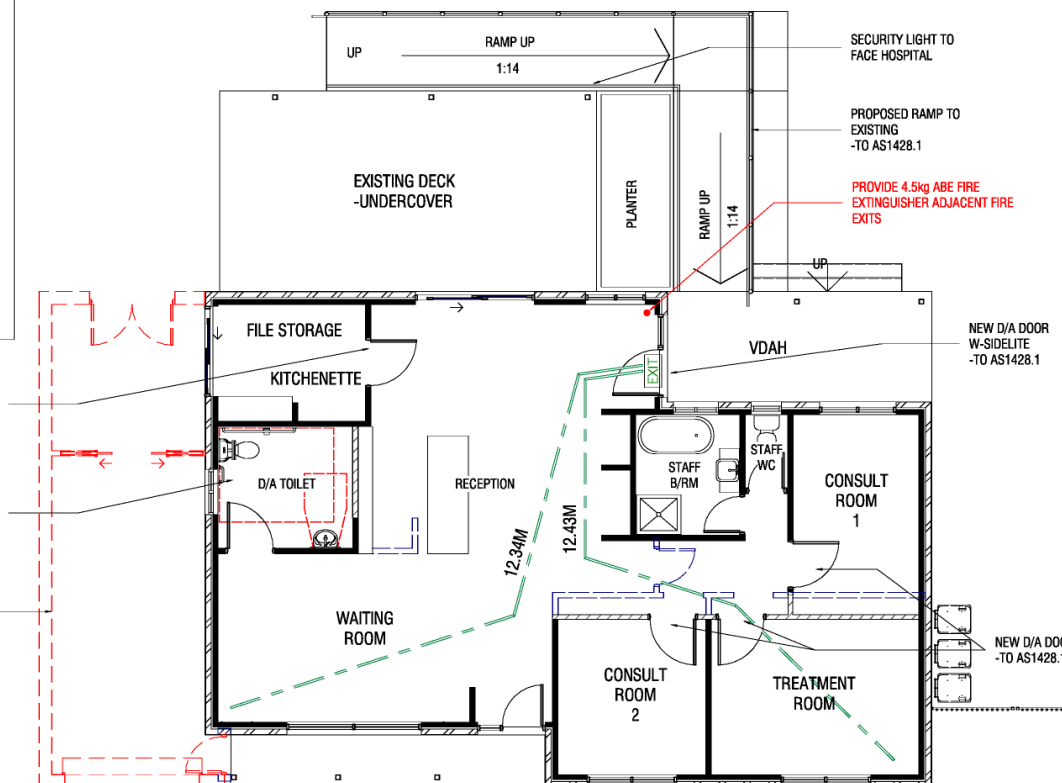
EXIT DOORS OPENING INWARD TO BE FITTED WITH HOLD OPEN DEVICES IN ACCORDANCE WITH BCA D2.20

THE FORCE TO HOLD AND OPEN A DOOR SHALL NOT EXCEED 20N AND DOOR CONTROLS TO COMPLY WITH CLAUSE 13.5 OF AS 1428.1-2009

PROVIDE PROVISIONS OF A MINIMUM OF 30% LUMINANCE CONTRAST TO IDENTIFY THE LOCATION OF ALL DOORWAYS IN ACCORDANCE WITH SECTION 13.1 OF AS 1428.1-2009

BRAILLE AND TACTILE SIGNAGE TO COMPLY WITH BCA-D3.6 AND PROVIDED TO ALL AMBULANT FACILITIES

EACH DOOR REQUIRED BY BCA-E4.5 TO BE PROVIDED WITH AN EXIT SIGN AND STATE "EXIT" AND "LEVEL" FOLLOWED BY THE FLOOR LEVEL NUMBER



FLOOR PLAN

1 : 100

STORMWATER TO MAINS DISPOSAL OR RAINWATER TANK VIA 90MM UPVC PIPE, OVERFLOW TO STREET WATER TABLE OR EXISTING PROVISIONS.

SITE STORMWATER DRAINAGE WILL BE CONSTRUCTED IN ACCORDANCE WITH -AS/NZS 3500.3.2 STORMWATER DRAINAGE -AS/NZS 3500.5 DOMESTIC INSTALLATIONS, SECTION 5

DOWNPIPES, SUMPS AND STORMWATER RUNS AS SPECIFIED IN SITE AND DRAINAGE PLAN BY ENGINEER

PROVIDE MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM COMPLYING WITH AS 1668.2 AND AS/NZS 3666.1 TO ALL UNVENTILATED SPACES IN ACCORDANCE WITH BCA-F4.5

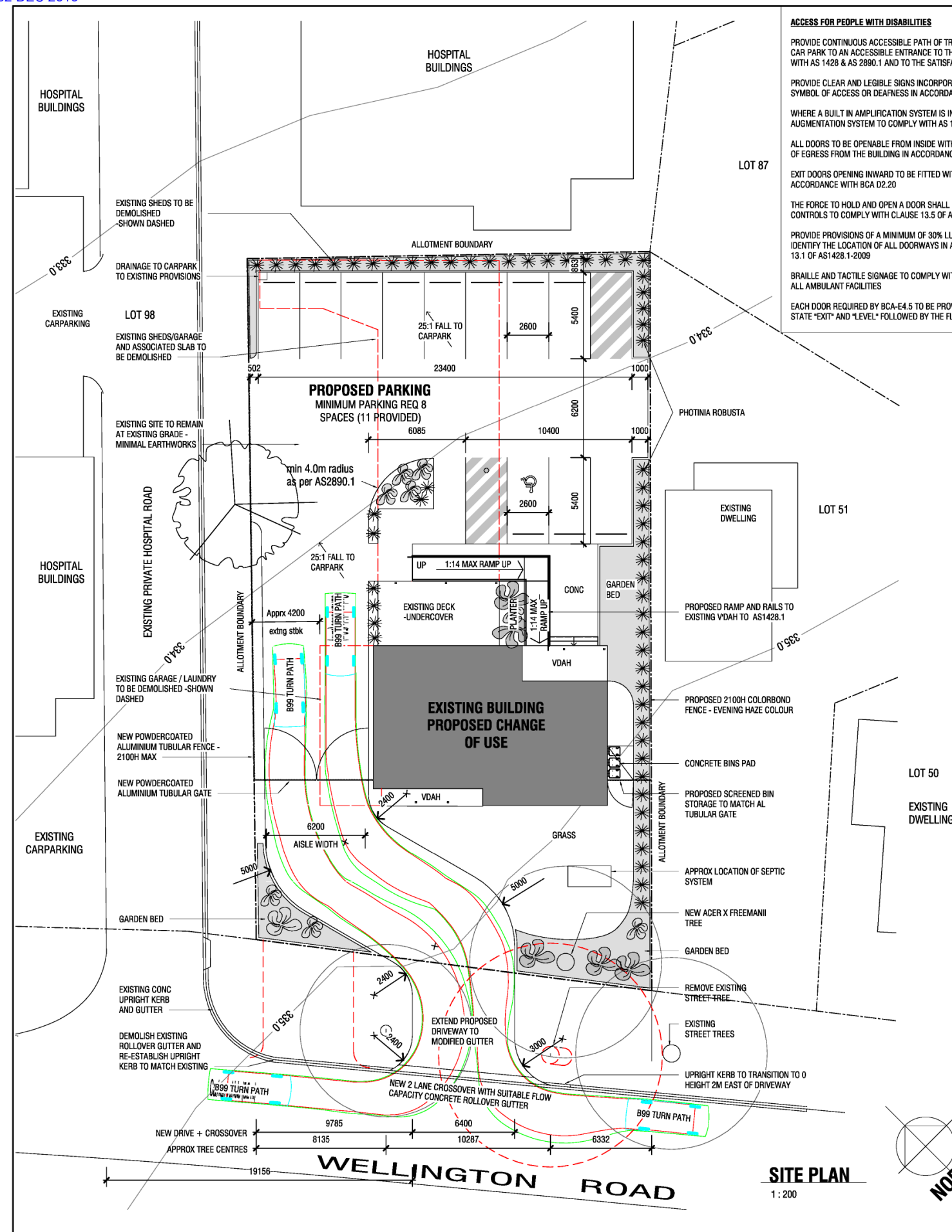
ILLUMINATED EXIT SIGNS TO COMPLY WITH AS 2293.1
EMERGENCY LIGHTING TO COMPLY WITH AS 2293.1

EXIT TRAVEL DISTANCES IN ACCORDANCE WITH NCC2016 BCA VOLUME 1 CLAUSE D1.4

FIRE HAZARD PROPERTY REQUIREMENTS C1.10.2

ELEMENT	MATERIAL	REQUIREMENT CRITICAL RADIANT FLUX (CRF IN kW/m ²)
FLOOR LININGS AND COVERINGS	AS SELECTED	CRF 2.2kW/m ²
WALL LININGS	AS SELECTED	MATERIAL FROM GROUP 1 OR 2
CEILING LININGS	AS SELECTED	MATERIAL FROM GROUP 1 OR 2
AIR HANDLING DUCTWORK	RIGID AND FLEXIBLE DUCTWORK IN A CLASS 2 TO 9 BUILDING MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS 4254 PARTS 1 AND 2.	

EARLY FIRE HAZARD INDICES OF WALL, FLOOR, CEILING LININGS AND AIRCONDITIONING DUCTWORK TO COMPLY WITH NCC 2016 BCA VOLUME 1 - CLAUSE C1.10 & SPECIFICATION C1.10



SITE PLAN

1 : 200

Rev No	Rev Date	Revision Description
E	02/12/2019	Bins screening / fence added
D	27/11/2019	Tree to front garden, species noted / fencing and gate added / Sensor light added / Kerb and rollover gutter added to crossover
C	29/10/2019	Car tumpath revised to B99, Crossover wider, Street tree removed to clear sight line
B	14/10/2019	Crossover and drive revised to traffic consultant specifications, 1 carpark reallocated as turnaround, Bins area, Septic location, Landscaping and notation added
A	09/07/2019	Existing crossover demolished - New proposed crossover

BEYONDINK
DESIGN | COUNCIL | BUILD
52A Main Street, Hahndorf SA 5245 T 8388 1179
www.beyondink.com.au ABN 36 960 210 275

PROPOSED CHANGE OF USE CONSULTATION ROOMS JOHNSON & WATERFALL

89 WELLINGTON RD. MT. BARKER SA 5251
CT5521/763

SITE PLAN / FLOOR PLAN

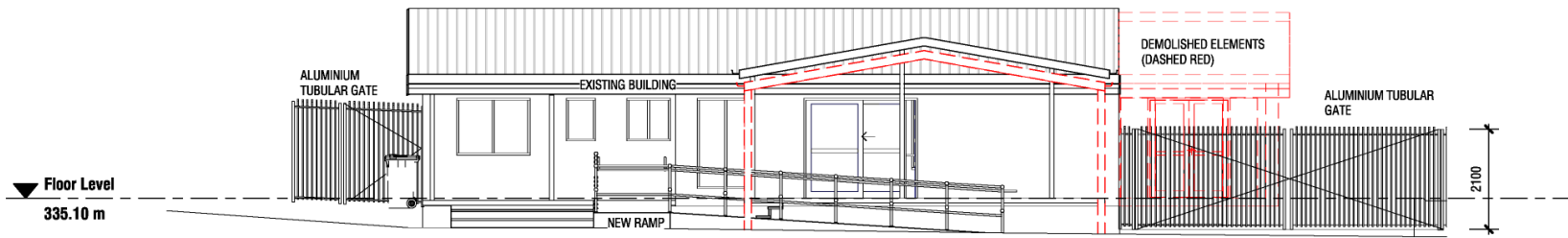
FOR APPROVAL

Drawn NW
Issue Date 13/05/2019
Scale @A2 size : As indicated

Revision E

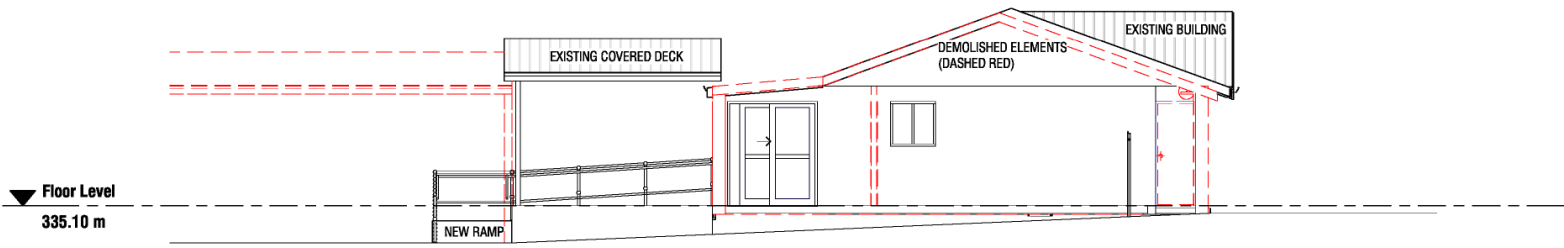
Sheet Number

PA01



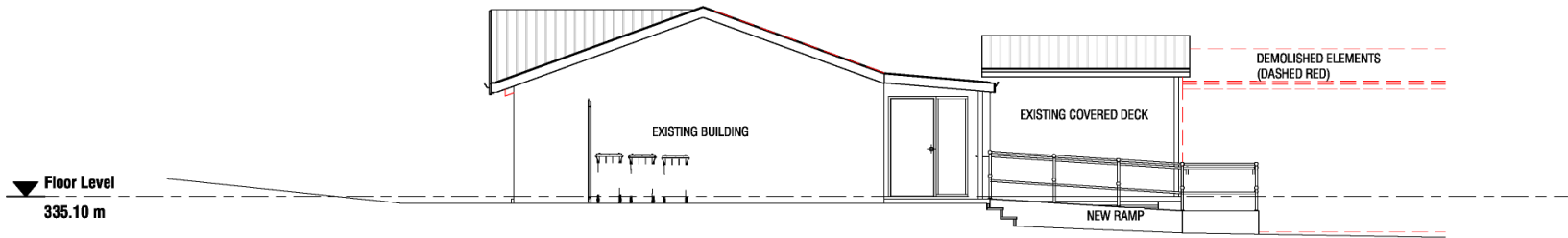
NORTH EAST ELEVATION

1 : 100



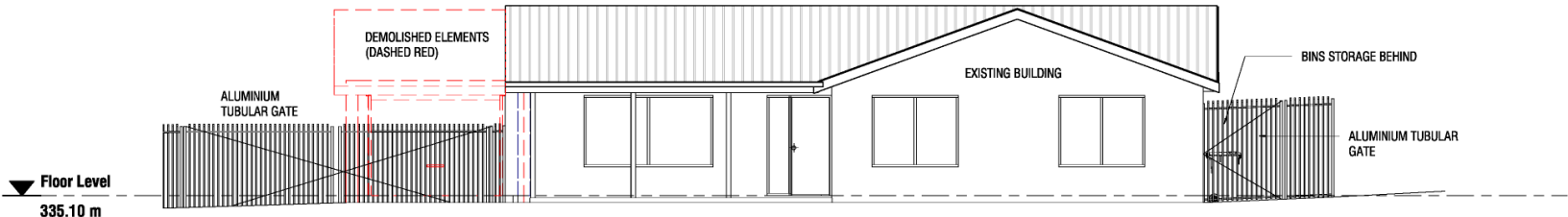
NORTH WEST ELEVATION

1 : 100



SOUTH EAST ELEVATION

1 : 100



SOUTH WEST ELEVATION

1 : 100

E	02/12/2019	Bins screening / fence added
D	27/11/2019	Tree to front garden, species noted / fencing and gate added / Sensor light added / Kerb and rollover gutter added to crossover
Rev No	Rev Date	Revision Description
BEYONDINK DESIGN COUNCIL BUILD 52A Main Street, Hahndorf SA 5245 T 8388 1179 www.beyondink.com.au		
ABN 36 960 210 275		
PROPOSED CHANGE OF USE CONSULTATION ROOMS JOHNSON & WATERFALL		
89 WELLINGTON RD. MT. BARKER SA 5251 CT5521/763		
ELEVATIONS		
FOR APPROVAL		Revision E
Drawn	NW	Sheet Number
Issue Date	14/10/2019	PA02
Scale	@A2 size : 1 : 100	

Mount Barker District Council
Received
14 OCT 2019



STATEMENT OF EFFECT

**CHANGE IN USE FROM DWELLING TO CONSULTING ROOMS AND
ALTERATIONS AND ADDITIONS TO EXISTING BUILDING WITH ANCILLARY
CARPARKING AND LANDSCAPING**

89 WELLINGTON ROAD, MT BARKER

Prepared for BEYOND INK

Report prepared by Adelaide Planning & Development Solutions PTY LTD

Contact Mark Kwiatkowski

Telephone 0499933311

Email mark@adelaideplanning.com.au



STATEMENT OF SUPPORT

Lead Consultant

BEYOND INK

In association with

ADELAIDE PLANNING AND DEVELOPMENT SOLUTIONS PTY LTD

Document History and Status

Version	Date	Author
V 1.0	October 2019	Mark Kwiatkowski, APDS
V 2.0	October 2019	Mark Kwiatkowski, APDS

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APDS – www.adelaideplanning.com.au

ABN 55910297825

Adelaide Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers
e: mark@adelaideplanning.com.au | ph: 0499933311 | w: www.adelaideplanning.com.au



1.0 Application Overview

Applicant	BEYOND INK
Address	89 Wellington Road, Mt Barker
Description of land	CT 5521 / 763
Site area	Approximately 1110 square metres
Development Plan	Mount Barker Council Development Plan Consolidated 8 August 2017
Zone	Residential Zone
Policy Area	No Policy Area applies
Maps	MAP MtB/13
Existing Land Use	Residential – dwelling
Development proposal	Change in use from dwelling to consulting rooms and alterations and additions to existing building with ancillary carparking and landscaping
Public notification	Category 3 at the next stage of assessment
Referrals	Referral to DPTI
Relevant Authority	Mount Barker Council



2.0 Introduction

This Statement of Support has been prepared by Adelaide Planning and Development Solutions (APDS) on behalf of BEYOND INK.

Pursuant to Maps MtB/13, the subject land is located within the Residential Zone of the Mount Barker Council Development Plan Consolidated 8 August 2017

The procedural matters table of the Residential Zone states:

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

- *Consulting rooms except where*
 - (a) the total floor area is less than 50 square metres**
 - (b) the site does not front an arterial road.*

The proposed development is unable to satisfy this exception as the floor area is greater than 50 square metres and therefore is a non-complying form of development.

This Statement of Effect has been prepared in accordance with Section 39(2) (d) of the Development Act 1993, and Regulation 17(5) of the Development Regulations 2008. This statement includes:

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



In preparing this Statement of Effect, I can confirm that I have reviewed the proposal plans prepared by Beyond Ink Architects along with the most pertinent provisions of the Mount Barker Council Development Plan Consolidated 8 August 2017

I have also inspected the subject land and locality.

The following information accompanies this statement of support:

- Completed development application form and electricity declaration
- Certificate of Title
- Plans prepared by Beyond Ink



3.0 Subject Land and Locality

3.1 Subject Land



Figure 1 Subject land identified in yellow

The subject land is located at 89 Wellington Road, Mount Barker.

The subject land has a site area of 1110 square metres with a frontage to Wellington Road of 24.96 square metres.

A single storey detached dwelling is contained on the subject land site with an extension to the rear of the main dwelling which extends to the rear boundary with a driveway along the northern portion of the site and an area of private open space to the rear of the site to the south. The dwelling currently has an access point from the North western corner of the site.

The site has a natural slope from the front of the site to the rear with a fall of approximately 0.7 metres.

The subject land has connection to all services (power, water, gas, electricity, telephone).



3.2 Locality

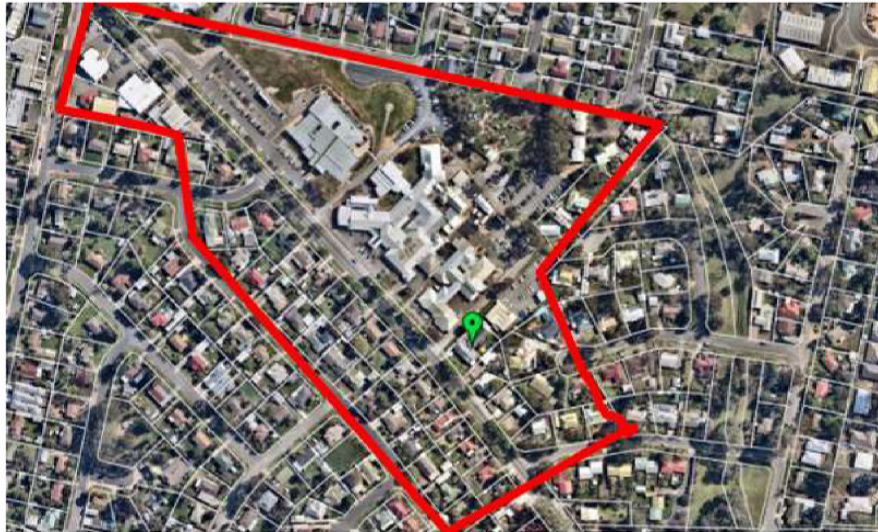


Figure 2 Locality Plan

The locality consists of both a health care / community and residential nature associated with a range of land uses within the Residential Zone along Wellington Road and the Hospital which is located to the north of the subject land within the Community Zone.

The allotments on the opposite side of Wellington Road consist of a single storey detached dwellings on medium sized allotments used for Residential purposes only. A mix of dwellings and freestanding sheds are located on the eastern side of Wellington Road to the south of the subject land. There are other examples of non-residential land uses within the Residential Zone in the immediate and wider locality including consulting rooms.

The amenity level of the locality is considered to be low principally due to the existing development within the Community Zone, the traffic volumes of the immediate arterial road environment and the mix of land uses in the Residential Zone along Wellington Road when compared with a traditional residential environment.



4.0 Planning Assessment

4.1 Nature of Development

The application seeks the change in use from dwelling to consulting rooms and alterations and additions to existing building with ancillary carparking and landscaping at 89 Wellington Road, Mount Barker.

More specifically, the proposal includes:

- Demolition of the rear / side portion of the existing building.
- Internal alterations to the existing building to create two consulting rooms, one treatment room, a reception/waiting area, staff room, storage area and amenities.
- Car parking for 11 spaces including a dedicated disabled space with access along the northern side of the building accessed from Wellington Road.
- Ancillary Landscaping to the exterior of the site and within the parking areas.
- Further, an access ramp is proposed to the rear of the building allowing access from the carpark.
- The hours of operation of the consulting rooms will be from 8am to 5pm, Monday to Friday.
- The proposed staff include 2 practitioners and 2 support / administration staff.

4.2 Kind of Development

Pursuant to Maps MtB/13, the subject land is located within the Residential Zone of the Mount Barker Council Development Plan Consolidated 8 August 2017

Within the Residential Zone, Consulting Rooms are non-complying development unless the total floor area is less than 50 square metres and the site does not front an arterial road. As the proposed floor area exceeds 50sqm and the site fronts an arterial road, the exemption criteria is not satisfied, and the proposal is determined to be non-complying development.

This statement constitutes a statement of effect as required by Regulation 17(5) of the Development Regulations 2008 for a non-complying form of development.

In preparing this Statement of Effect, I can confirm that I have reviewed the proposal plans prepared by Beyond Ink along with the most pertinent provisions of the Mount Barker Council Development Plan Consolidated 8 August 2017.

I have also inspected the subject land and locality.



In my view, whilst being non-complying, the proposal is acceptable when balanced against all the relevant provisions of the Development Plan, the adjoining land uses including the Hospital which abuts the subject land and the intent of the relevant provisions of the Zone.

This will be explored within the content of this report.

4.3 Development Plan Assessment

We have considered the most relevant provisions of the Zone with respect to their intent as well as the relevant general section provisions.

As noted previously, the subject land is located within the Residential Zone.

Although the Residential Zone contemplates a range of land uses, the proposal will not expressly be satisfying the following criteria: Consulting Rooms with an area greater than 50 square metres.

Therefore, given the above non-complying trigger, the primary consideration for this proposal is the potential impact on the Zone's Objectives, which seek predominately residential development, but also encourage limited non-residential development which is undertaken in a manner that minimises adverse impacts on residential amenity and character.

4.3.1 Summary of Relevant 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.

The following Zone and General Provisions are most relevant to the proposal.

Zone Provisions

Residential Zone: Objectives 4, 5, 6 PDCs 2, 5, 6, 9, 23, 24.

General Section Provisions

Crime Prevention: Objective 1 PDCs 3, 5, 6, 10

Design and Appearance Objective 1 PDCs 1, 2, 3, 7, 9, 12, 15

Infrastructure: Objectives 1, 5 PDCs 1, 4

Interface between Land Uses: Objectives 1, 2, 3 PDCs 1, 2, 5, 6, 7, 8



Landscaping, Fences and Walls: Objectives 1, 2 PDCs 1, 3, 4, 6

Orderly and Sustainable Development: Objectives 1, 3, 4 PDCs 1, 3, 4, 8, 9, 12

Transportation and Access: Objective 2 PDCs 8, 13, 18, 29, 30, 32, 33, 34, 36, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48

4.3.2 Residential Zone – Land Use

Objective 4 Limited non-residential development which is undertaken in a manner that minimises adverse impacts on residential amenity and character.

Objective 5 Development to occur in co-ordination with the orderly provision of infrastructure, including social infrastructure.

Objective 6 Development that contributes to the desired character of the zone

Principle of Development Control 5 Non-residential development should be restricted to one of the following:

(b) consulting rooms where the maximum floor area is no greater than 50 square metres, vehicular access to the site is not gained from an arterial road or major local road and they do not front onto an arterial road

Principle of Development Control 6 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

- (a) serves the local community*
- (b) is consistent with the character of the locality*
- (c) does not detrimentally impact on the amenity of nearby residents.*

Principle of Development Control 23 The extension of incompatible activities or new non-residential development should not be undertaken unless it can be demonstrated that it improves the appearance of the site and achieves a significant reduction in any existing adverse impacts on the residential amenity and character.

Principle of Development Control 24 The design and scale of non-residential buildings should be compatible with residential buildings in the locality and have elements that present a residential scale and design to the street frontage, such as verandas, porches and varied setbacks of the front facade.



The above Objectives and Principles of Development Control relating to land use of the Residential Zone encourages small-scale non-residential development which serves the day-to-day needs of the local community, has a built form which complements the character of the locality and does not detrimentally impact on the amenity of nearby residents.

Objective 4 of the Residential Zone anticipates limited non-residential use in a manner that minimises adverse impacts on residential amenity and character. Principles of Development Control 5 and 6 of the Residential Zone nominate the types of land uses that are considered acceptable within the zone, small scale consulting rooms are listed as such a land use.

The subject land is located adjacent to the Community Zone along Wellington Road which contains the Mt Barker Hospital and contains a range of other health related services. Given the immediate locality is made up of the hospital and other non-residential land uses commonly found within the Community Zone, it is considered that the subject land abutting the Zone is capable of accommodating a consulting room use without compromising the amenity of the Residential Zone.

The scale of the development on the subject land is in keeping with the adjoining residential properties as it proposes to utilise the existing residential building and locate the car parking to the rear of the site. Further, the proposal includes a new existing access point to Wellington Road (closing the existing access point) ensuring that vehicular movements are undertaken away from the adjoining residential properties to the south east of the subject land.

The proposed land use would not be inconsistent with the established land uses adjoining the subject land and will be able to be conducted without significant nuisance caused to neighbouring and nearby residents. The use is consistent with, and complementary to adjoining residential land uses and will not detrimentally affect the character and amenity of the locality.

I note that consulting rooms and health and welfare services are listed as envisaged forms of development in the Residential Zone up to a certain floor area. The test in this instance is whether the development is considered to be of a small scale and whether it will serve the local community.

Some assistance in determining what might constitute small scale development is able to be determined from a decision of the ERD Court in *Wilcocks v City of Whyalla and Anor* (2019) SAERDC 79, which involved a gymnasium, and beauty salon additions to an existing café in a residential zone, and in which the Court states



'when these provisions are read together, it becomes clear that the planning authority has foreshadowed in its policy intent for the Residential Zone, a flexible approach to land use planning. The desired character of the Residential Zone not only includes a range of dwelling types, but also explicitly a range of small-scale non-residential land uses. When Principles 1 and 2 are read together, the type of uses the authors of the Plan deems to be small scale non-residential land uses are generally not insignificant in their floor area. Nor on that basis alone would the number of vehicles likely to be generated by such uses be so immaterial as to be unnoticed.'

It is expected that the consulting rooms will have a close relationship and attract many of its clients from the local community. Given the proximity of the subject land next to the existing hospital, I consider the proposed consulting rooms would service the local community. I acknowledge that the facility will attract clients from further afield which are likely to use the services offered by the proposal. On this issue, the ERD Court in Wilcock stated

'The fact that a facility might attract clients from afar doesn't no, by that fact alone, define the area it serves and therefore the level at which it functions. There are many local services that come to mind that often service principally the local community but, for a variety of reasons (for example client loyalty, personal records, friendships and past associations) they often attract clients from distant places. Small suburban based medical practitioners, hairdressers, child minding services and accountant would be among the many examples.'

In this respect I would consider that the proposed consulting rooms can be considered to be of a small scale, which will serve the local and wider locality and to be consistent with the Development Plan provisions as they relate to non-residential land uses in the Residential Zone.

Minimal building work is to be undertaken to the main building other than demolition of the attached outbuildings at the rear of the existing building and some minor demolition to the side of the building to allow for the construction of the car parking facilities, access ramp and landscaping.

Although it is considered that the nature and scale of the proposal is of a size that will not be detrimental to the adjoining residential development, the proposed floor area is over 50 sqm which triggers a non-complying form of development.

My assessment approach is consistent with the matter of *City of Mitcham v Heathhill Nominees Pty Ltd* [2000] SASC 46, which states in relation to non-complying development that:

"... The different procedures do not affect the question as to whether provisional Development Plan Consent should be granted or withheld in a particular case."



The above decision was reinforced in the matter of Klein Research Institute Ltd v District Council of Mount Barker & Ors [2000] EDLR 482 which states:

12. Whilst the proposed development stands to be assessed procedurally as 'non-complying' development (but with restrictions imposed by s35(3) and (4)), the development in other respects stands to be assessed upon its merits as a matter of planning judgement.

Given that in a statutory sense the non-complying status does not import greater or lesser planning merit, the proposed development can still achieve sufficient planning merit to warrant the granting of Development Plan consent.

The proposed change in use to consulting room including associated car parking, landscaping, Infrastructure and partial demolition of existing building is considered to be of a nature and scale that it will not detrimentally impact on the amenity of adjoining and nearby residents.

On this basis, whilst being non-complying, it is considered that the proposal will provide a land use in the form of consulting rooms which will result in an appropriate form of development on the subject land



4.3.3 General section – Crime Prevention

Objective 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

Principle of Development Control 3 Development should provide a robust environment that is resistant to vandalism and graffiti.

Principle of Development Control 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

Principle of Development Control 6 Landscaping should be used to assist in discouraging crime by:

- (a) screen planting areas susceptible to vandalism*
- (b) planting trees or ground covers, rather than shrubs, alongside footpaths*
- (c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.*

Principle of Development Control 10 Development should avoid pedestrian entrapment spots and movement predictors (e.g. routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

With regard to the above Objective and Principles of Development Control, the proposal seeks the change in use to consulting rooms within an existing dwelling which will allow casual surveillance from patients and consultants on the site. The location of existing building, proposed parking areas and open nature of the building layout allows for clear sightlines though the site.

The current building presents as a robust environment that is resistant to vandalism and graffiti and will withstand normal use. The use of a range of colours and materials associated with the existing dwelling will minimise areas for vandalism and graffiti. In any event, should the buildings be vandalised, this would be immediately removed from the site by the tenant.

The proposed hours of operation will not necessitate the need for additional lighting to the existing site and should lighting be used, then the lighting will be in keeping with the relevant Australian Standards relating to the AS 4282-1997 Control of the obtrusive effects of outdoor lighting.



The proposal has been designed with CPTED principles embedded into the design. The design of the proposal provides a development with large windows to the primary and rear facades of the existing building which allows for clear sightlines through the site allowing for casual surveillance.

The entrance to the consulting rooms is easily identifiable from the Carparking area to maximise opportunities for observing people entering or exiting a site and have been designed to allow optimum natural surveillance of the entrance and surrounds. Further the range of hours associated with the various uses on the site will ensure casual/informal surveillance of the site during operating hours.

It is considered the current design of the proposal therefore satisfies the intent of the above Objective and Principles of Development Control relating to Crime Prevention.

4.3.4 General section – Design and Appearance

The following Objectives and Principles of Development Control relate to the design and appearance of the proposal.

Objective 1 Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

Objective 2 Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

The proposal satisfies the above Objectives relating to design and appearance in that it utilises the existing a well-designed building on a large site which provide a high standard of design using a range of colours and materials complimenting the built form in the immediate and wider locality.

The proposed use will not visually impact on the existing local environment and the existing dwelling sits comfortably within the existing streetscape with appropriate siting and landscaping in keeping with the intent of the Zone. The proposal results in a high design standard and appearance which maintains and reflects the positive aspects of the local environment and built form

Principle of Development Control 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.

Principle of Development Control 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.



Principle of Development Control 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:

- (a) articulation*
- (b) colour and detailing*
- (c) small vertical and horizontal components*
- (d) design and placing of windows*
- (e) variations to facades.*

Principle of Development Control 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists

Principle of Development Control 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas

Principle of Development Control 12 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.

The proposed alterations and additions to the existing building incorporates a range of architectural elements which incorporate of a range of colours and materials and articulation to add visual interest to the existing building. The proposal will complement the existing environment and sit comfortably on the site with appropriate siting and landscaping. The proposal will maintain the existing single storey built form and proposes alterations to the external appearance of the dwelling which will present reasonable alterations to the existing building.

The alterations and additions to the building have been designed to ensure that the existing building and access paths are appropriately located to allow for access through the site for pedestrians and vehicles whilst being functional. The design of the site has been focused on creating a safe, well-designed pedestrian environment and a functional space. When viewed from surrounding properties, the proposed alterations and additions will complement the existing dwelling resulting in a development which will not be bulky or out of scale with the existing buildings in the immediate locality.

The design of the existing building and proposed alterations provide appropriate articulation resulting in a development with suitable building height, mass and proportions on the large site in keeping with the intent of the above Principles of Development Control.



Principle of Development Control 15 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.

With regard to the above Principle of Development Control, dedicated servicing and waste area is located to the rear of the building. There is no change to the current arrangement where the bins are stored to the rear of the building. Domestic waste management standards will apply for this facility with utilisation of Council's standard bins. All medical waste will be collected by external waste contractors.

Principle of Development Control 16 Outdoor lighting should not result in light spillage on adjacent land.

The proposed hours of operation will not necessitate the need for lighting to the existing site and should lighting be used, then the lighting will be in keeping with the relevant Australian Standards relating to the AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

4.3.5 General section – Infrastructure

Objective 1 Infrastructure provided in an economical and environmentally sensitive manner.

Objective 5 The efficient and cost-effective use of existing infrastructure.

Principle of Development Control 1 Development should not occur without the provision of adequate utilities and services, including:

- (a) electricity supply*
- (b) water supply*
- (c) drainage and stormwater systems*
- (d) waste disposal*
- (e) effluent disposal systems*
- (f) formed all-weather public roads*
- (g) telecommunications services*
- (h) social infrastructure, community services and facilities.*

Principle of Development Control 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.

The subject land has connection to all services (power, water, gas, electricity, telephone) and will utilise the existing infrastructure which is connected to the subject land / dwelling. Further, the existing stormwater system associated with the existing building will ensure appropriate drainage of the land.



4.3.6 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.

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

- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants*
- (b) noise*
- (c) vibration*
- (d) electrical interference*
- (e) light spill*
- (f) glare*
- (g) hours of operation*
- (h) traffic impacts.*

Principle of Development Control 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

Principle of Development Control 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

Principle of Development Control 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.

Principle of Development Control 7 Outdoor lighting should be designed and installed so that it does not overspill or intrude on sensitive land uses (e.g. residential) or detrimentally impact on road safety in the locality, so that it complies with relevant Australian Standards AS 4282-1997: Control of the obtrusive effects of outdoor lighting.



Principle of Development Control 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 existing noise sensitive premises.

The General Section - Interface between Land Uses seeks development that does not cause unreasonable interference, particularly referencing the emission of effluent, odour, smoke, fumes, and dust or other airborne pollutants, noise, hours of operation and traffic impacts. Further the development plan seeks development to be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality and be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.

The consulting room will operate from 8.00am to the 5.00pm Monday to Friday which will have an acceptable impact on the adjoining residences during times when the residences are normally occupied (evenings, mornings & weekends). As the car parking is located towards the rear of the site, there should be no / limited car light spill into the adjoining residential dwelling to the south and on the opposite side of Wellington Road.

The potential for conflict with the adjacent residential properties to the south and west is unlikely as the main interface issues will arise from car movements and light spill. Noise generated within the building will be generally limited to the noise of conversations during appointments which would be unlikely to generate a level of noise which would be heard by adjoining tenants or adjoining residential properties, or to be dissimilar to the nature of noise in a residential locality. The noise of the clients arriving and departing the subject land will be brief in duration and will likely be indistinguishable from the general noise of the locality given the proximity of the existing hospital and main road environment. The proposed consulting rooms will see its greatest activity during the day when the majority of residents will be away from their homes. Any light spill can be conditioned to ensure any external lighting is limited to the parameters of the site however given the hours of operation between 8 am to 5 pm during the day, lights in most instances won't be required by patients cars and lighting to the site won't be required.

As all activities associated with the consulting rooms will be contained within the existing building and the proposed car parking area will be located to the rear of the site. Given the small scale nature of the proposal and envisaged low level traffic volumes given the limited days and hours of operation of the consulting rooms, the proposal will have an acceptable impact on the existing road network which is consistent with other land uses in the immediate and wider locality.

With regard to the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants, vibration, electrical interference and glare, the proposal will have an acceptable impact given distances to adjoining properties and the small scale nature of the proposed use.



On balance, It is considered that the proposal will have an acceptable impact on the amenity of the adjoining properties in accordance with the General Section requirements of the Development Plan as it relates to Interface between Land Uses.

4.3.7 General section – Landscaping, Fences and Walls

Objective 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

Principle of Development Control 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:

- (a) complement built form and reduce the visual impact of larger buildings (e.g. taller and broader plantings against taller and bulkier building components)*
- (b) enhance the appearance of road frontages*
- (c) screen service yards, loading areas and outdoor storage areas*
- (d) minimise maintenance and watering requirements*
- (e) enhance and define outdoor spaces, including car parking areas*
- (f) maximise shade and shelter*
- (g) assist in climate control within and around buildings*
- (h) minimise heat absorption and reflection*
- (i) maintain privacy*
- (j) maximise stormwater re-use*
- (k) complement existing vegetation, including native vegetation.*
- (l) contribute to the viability of ecosystems and species*
- (m) promote water and biodiversity conservation*
- (n) minimise the impacts of chemical spray drift and dust transference*

Principle of Development Control 3 Landscaping should:

- (a) include the planting of locally indigenous species where appropriate*
- (b) be oriented towards the street frontage*
- (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.*

Principle of Development Control 4 Landscaping should not:

- (a) unreasonably restrict solar access to adjoining development*



- (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding*
- (c) introduce pest plants*
- (d) increase the risk of bushfire*
- (e) remove opportunities for passive surveillance*
- (f) increase leaf fall in watercourses*
- (g) increase the risk of weed invasion.*

Principle of Development Control 6 Fences and walls, including retaining walls, should:

- (a) not result in damage to neighbouring trees*
- (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality*
- (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance*
- (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street*
- (e) assist in highlighting building entrances*
- (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites*
- (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land*
- (h) be constructed of non-flammable materials.*

The proposed development will have no impact on any existing vegetation on the subject land. This is as a result of the careful placement of the proposed carpark and new access such that they do not require the removal of existing vegetation. In addition, the proposed development will involve additional planting of shrubs and grasses, along the driveway and to the rear of the carparking area which will strengthen the landscaping on the subject land.

The existing fencing surrounding the property will not change as a result of the proposal and will aid in maintaining the existing appearance and character of the locality when viewed from adjoining properties.

It is considered that the proposal has been designed to satisfy the relevant provisions of the Development Plan as they relate to Landscaping, Fences and Walls.



4.3.8 General section – Orderly and Sustainable Development

The following Objectives and Principles of Development Control relate to Orderly and Sustainable development.

Objective 1 Orderly and economic development that creates a safe, convenient and pleasant environment in which to live.

Objective 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.

Objective 3 Development that does not jeopardise the continuance of adjoining authorised land uses.

Objective 4 Development that does not prejudice the achievement of the provisions of the Development Plan.

Objective 6 Urban development located only in zones designated for such development.

Objective 7 Urban development contained within existing townships and settlements and located only in zones designated for such development.

Principle of Development Control 1 Development should not prejudice the development of a zone for its intended purpose.

Principle of Development Control 5 Urban development should form a compact extension to an existing built-up area.

Principle of Development Control 9 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

In respect of orderly and sustainable development considerations, it is considered that the proposed development is orderly and economic in that it is contained on an existing site within the existing building. The proposal will utilise the existing facilities and services to the site (power, sewer etc.) and will not jeopardise the continuance of the adjoining residential land uses adjoining the site.

The proposal does not prejudice the zone for its intended purpose as outlined in the above assessment against the Zone provisions and is consistent with the adjoining Hospital and adjoining land uses within the Residential Zone. The proposal will result in a reasonable redevelopment of the site.



The proposed development on the existing allotment will result in an efficient use of the land with the use of the existing buildings and structures which have been designed in accordance with the quantitative and qualitative requirements of the Development Plan and is consistent with other development in the immediate and wider locality. The proposal will have an acceptable impact on the amenity of the locality as outlined in section 4.3.6 General Section Interface with land uses of the Statement of Effect.

On this basis it is considered that the proposal satisfies the above provisions in relation to orderly and sustainable development.

4.3.9 General section – Transportation, Access and Parking

The following Objectives and Principles of Development Control relate to Transport, Access and parking.

Objective 2 Development that:

- (a) provides safe and efficient movement for all transport modes*
- (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles*
- (c) provides off-street parking*
- (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks*
- (e) provides convenient and safe access to public transport stops.*

Principle of Development Control 8 Development should provide safe and convenient access for all anticipated modes of transport.

Principle of Development Control 13 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.

Principle of Development Control 18 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

Principle of Development Control 29 Development should have direct access from an all-weather public road.

Principle of Development Control 30 Development should be provided with safe and convenient access which:



- (a) avoids unreasonable interference with the flow of traffic on adjoining roads*
- (b) provides appropriate separation distances from existing roads or level crossings*
- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision*
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

Principle of Development Control 33 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road.

Principle of Development Control 34 Development with access from arterial roads or roads as shown on Overlay Maps – Transport should be sited to avoid the need for vehicles to reverse onto or from the road.

Principle of Development Control 38 Development should be sited and designed to provide convenient access for people with a disability.

Principle of Development Control 39 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with Table MtB/2 - Off Street Vehicle Parking Requirements.

Principle of Development Control 41 Development should be consistent with Australian Standard AS: 2890 - Parking facilities.

Principle of Development Control 42 Vehicle parking areas should be sited and designed to:

- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development*
- (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network*
- (c) not inhibit safe and convenient traffic circulation*
- (d) result in minimal conflict between customer and service vehicles*
- (e) avoid the necessity to use public roads when moving from one part of a parking area to another*
- (f) minimise the number of vehicle access points onto public roads*
- (g) avoid the need for vehicles to reverse onto public roads*



(h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a site when viewed from public roads and spaces

(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas

(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles

Principle of Development Control 43 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

Principle of Development Control 44 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.

Principle of Development Control 45 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.

Principle of Development Control 46 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.

Principle of Development Control 47 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.

Principle of Development Control 48 On-site visitor parking spaces should be sited and designed to:

(a) not dominate internal site layout

(b) be clearly defined as visitor spaces not specifically associated with any particular dwelling

(c) be accessible to visitors at all times.

The relevant transportation and access objectives and principles promote development that provides for the safe and efficient movement of all motorised and non-motorised transport modes. A traffic review has been undertaken by GTA Consultants which should be read in conjunction with this Statement of Support.



In relation to access to the site, the subject land currently provides an access point from Wellington Road which functions as a main arterial road and is a two-way road aligned in a north-west to south east direction. Wellington Road carries approximately 10,000 vehicles per day. Vehicle access is proposed via a two-way crossover located on Wellington Road. The existing site crossover is currently located approximately 1 metre south-east of the existing Hospital Access Road and the proposed development seeks to improve separation between the crossover and the Hospital Access Road by relocating the crossover further south-east and widening the crossover to allow two-way vehicular movements.

The proposed site access and the existing Hospital Access Road provide a separation of greater than 6 metres. As the existing Hospital Access road and the site access are both private access roads, the requirements of Figure 3.1 from AS/NZS 2890.1:2004 are not directly applicable to this situation. Notwithstanding, the separation between the two private access roads exceed these requirements and are considered to be appropriate. The access level from Wellington Road is to be at the existing footpath level to maintain pedestrian safety.

In relation to parking, Table MtB/2 indicates that a rate of one (1) car park per 10 metres of gross leasable floor area is required to accommodate consulting rooms. The application proposes 11 car parking spaces including one (1) disabled parking space. Based on an area of 127 of gross leasable floor area of the consulting rooms, the development proposal has a development plan parking requirement of 13 spaces. The GTA report considers the Development Plan rate to be high for the style of the proposed development, therefore an empirical assessment had been undertaken of the proposed development.

Based on surveys conducted by GTA Consultants at various medical consulting rooms around Australia, a parking rate of 4.5 spaces per consulting room has been recorded as the 85th percentile parking demand across a variety of medical and specialist rooms. GTA has considered this rate as appropriate given the nature of the proposed medical consulting rooms. Based on the above parking rates, the empirical car parking requirements are set out in Table below.

Description	No of Consulting Rooms	Parking Rate	Parking Requirement
Consulting Rooms	2 consulting rooms	4.5 per consulting room	9
Total Requirement			9 spaces

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Based upon the above discussions and analysis, the resultant provision of 11 parking spaces (following the recommendations within the Car Park Layout Section) is considered to be capable of accommodating the peak parking demand likely to be generated by the development based on the empirical data obtained from previously conducted GTA surveys of similar sites.

The proposed amended parking layout meeting the requirements as set out in the Australian/New Zealand Standards for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).

In terms of traffic impacts from the proposal, Traffic generation estimates from the proposed development have been sourced from the RTA Guide. The RTA Guide does not have data available for the traffic generation rates of professional consulting rooms. As such, the mean peak vehicle trip generation of 8.8 veh/hr/100sq.m of gross floor area for extended hours medical centres has been used. This equates to a peak hour trip generation of 11 two-way vehicle trips based on a gross floor area of 127sq.m. The report indicates that the additional traffic generated by the proposed development is considered to be low and not expected to compromise the safety or function of the surrounding road network.

On this basis, it is considered that the proposal satisfies the relevant provisions of the Development Plan as they relate to Transportation, Access and parking.

5.0 Social, Environmental and Economic effects

The proposal provides the following Social, Environmental and Economic impacts:

5.1 Social

Social benefits arising from the approval of the proposal include:

- The proposal will provide consulting rooms which will serve the needs of the local community and provides an additional service in the area.
- The establishment of the use as consulting rooms may result in a marginal increased in the employment options available in the local area, however I acknowledge that the medical consulting rooms are a specialised field thereby reducing the potential employee catchment.
- General Amenity impacts have been addressed within the above assessment and will have a low impact and will not detrimentally affect residential amenity by way of noise, traffic impacts and hours of operation as outlined in the report.
- The proposal will prevent crime by putting the land to an active use providing surveillance in the area whilst open.



5.2 Environmental

Environmental benefits arising from the approval of the proposal include:

- Given the proposed use will occupy an existing building, there will be minimal circumstances where the proposal would have a measurable environmental impact apart from resulting in a lesser benign external impact on the surrounding locality by way of noise, traffic impacts and hours of operation compared with the uses in the immediate locality including the hospital abutting the subject land to the North.

5.3 Economic

Economic benefits arising from the approval of the proposal include:

- The development provides for the increased functional and economic use of the subject land.
- The development will not prejudice the continuation of surrounding land uses or impact on property value for adjoining residents.



6.0 Conclusion

The application seeks the change in use from dwelling to consulting rooms and alterations and additions to existing building with ancillary carparking and landscaping at 89 Wellington Road, Mount Barker.

The Objectives and Principles of Development Control relating to land use of the Residential Zone encourages small-scale non-residential development which serves the day-to-day needs of the local community, has a built form which complements the character of the locality and does not detrimentally impact on the amenity of nearby residents. Further, Objective 4 of the Residential Zone anticipates limited non-residential use in a manner that minimises adverse impacts on residential amenity and character. Principles of Development Control 5 and 6 of the Residential Zone nominate the types of land uses that are considered acceptable within the zone, small scale consulting rooms are listed as such a land use. It has been demonstrated that the proposed consulting rooms are considered to be of a small scale, which will serve the local and wider locality and to be consistent with the Development Plan provisions as they relate to non-residential land uses in the Residential Zone as outlined in the Statement of Effect.

The proposed land use is consistent with the established land uses abutting the subject land to the north within the Hospital and the proposed consulting rooms will be able to be conducted without significant nuisance caused to neighbouring and nearby residents or tenants. The proposal is consistent with, and complementary to adjoining residential land uses and will not detrimentally affect the character and amenity of the locality. Further, the proposed consulting rooms can be considered to be of a small scale, which will serve the local and wider locality and to be consistent with the desired Character and Principle of Development Control 5 and 6 of the Residential Zone as they relate to non-residential land uses.

The proposed development will provide sufficient parking to adequately accommodate the demand associated with the proposed development in accordance with relevant Australian Standards. Existing access arrangements will be altered to allow for a more suitable access / egress arrangements for the site. Traffic generation associated with the proposed development will not significantly impact on the surrounding road network.

The proposal does not prejudice the zone for its intended purpose as outlined in the above assessment against the Residential Zone provisions and is consistent with the existing use of the site within the Residential Zone. The proposal will result in a reasonable small-scale non-residential redevelopment of the site.



After careful consideration of the proposed development and having regard to the relevant provisions of the Development Plan, it is my opinion, that the application represents an appropriate form of development in the context of the Residential Zone, the general provisions of the Mount Barker Council Development Plan Consolidated 8 August 2017 and the unique circumstances of the subject land and locality.

For all the above reasons, notwithstanding its non-complying status, and having regard to the above assessment, the proposal is considered to demonstrate sound performance against the pertinent Development Plan standards. Accordingly, Development Plan Consent is warranted.

If you have any further questions regarding this application or require additional information, please contact me on 0499 933 311.

Yours Sincerely,

Mark Kwiatkowski MPlA CPP

Director/ Urban and Regional Planner

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Certifiers**

Mount Barker District Council
Received
14 OCT 2019



LETTER

Transport Engineering

REF: S178700

DATE: 2 October 2019

Beyond Ink
52A Mount Barker Road
Hahndorf SA 5245

Attention: Ms Jordana Ashcroft O'Sullivan (Operations Manager)

Dear Jordana,

RE: 89 WELLINGTON ROAD MOUNT BARKER

A development application is currently being sought for a proposed medical consulting rooms on land located at 89 Wellington Road, Mount Barker. The proposed development involves the change of use from a Residential Dwelling to Consulting Rooms including the alterations and partial demolition of the existing building.

Subject Site and Surrounds

The subject site is located at 89 Wellington Road in Mount Barker. The site is approximately 1,110 sq.m and has a frontage on Wellington Road of approximately 25 metres. The proposed development is currently a residential dwelling and is located within the Residential Zone. The location of the subject site and the surrounding environs is shown in Figure 1.

Figure 1: Subject Site and Surrounding Environs



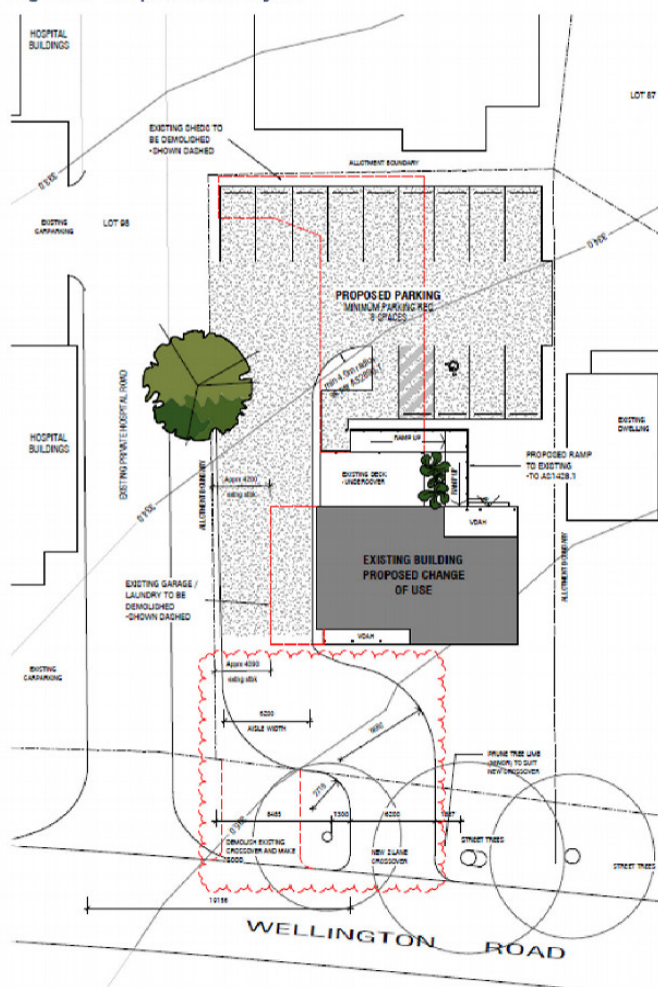
VIC | NSW | QLD | SA | WA
Level 5, 75 Hindmarsh Square
ADELAIDE SA 5000
PO Box 119
RUNDLE MALL SA 5000
t/ +618 8334 3600
ABN 66 137 610 514
www.gta.com.au

Wellington Road carries approximately 10,000 vehicles per day as sourced from the LocationSA website. Sealed pedestrian paths are available on the north eastern side of the road with informal paths provided on the south-western side of the road.

Proposed Development

The proposed development includes the change of use of an existing residential dwelling to consulting rooms including the partial demolition and alteration of the existing building and sheds as well as the installation of an associated car park. It is proposed that the existing driveway access be relocated further south-east to provide greater separation between the driveway access and the private hospital access road. The proposed development will contain 2 consulting rooms with a total of 12 parking spaces including 1 disability space at the rear of the property. The proposed site layout is shown in Figure 2.

Figure 2: Proposed Site Layout



Site Access

Vehicle access is proposed via a two-way crossover located on Wellington Road. The existing site crossover is currently located approximately 1 metre south-east of the existing Hospital Access Road. The proposed development seeks to improve separation between the crossover and the Hospital Access Road by relocating the crossover further south-east and widening the crossover to allow two-way vehicular movements.

The proposed site access and the existing Hospital Access Road provide a separation of greater than 6 metres. As the existing Hospital Access road and the site access are both private access roads, the requirements of Figure 3.1 from AS/NZS 2890.1:2004 are not directly applicable to this situation. Notwithstanding, the separation between the two private access roads exceed these requirements and are considered to be appropriate.

Loading Arrangements

Deliveries to the proposed development are expected to be minimal in size and will generally be delivered within a larger passenger vehicle which is able to be accommodated for within the proposed carpark.

Waste collection is proposed via Council kerbside waste collection and as such, service vehicle movements are not expected within the carpark of the proposed development.

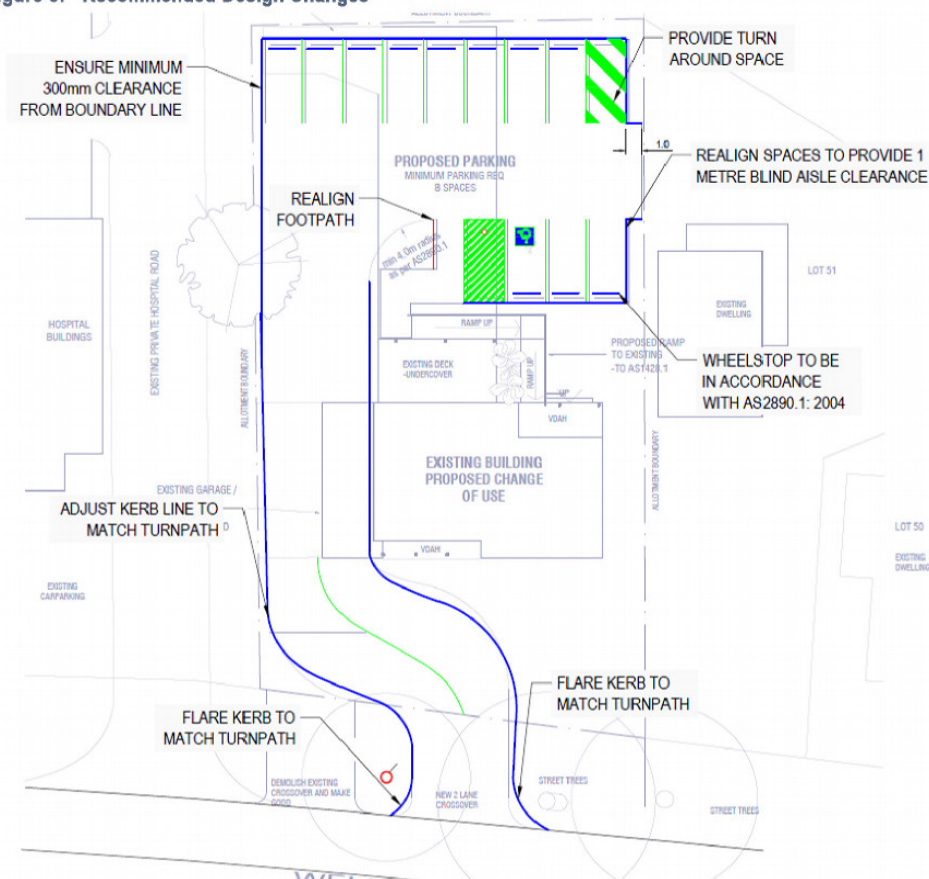
Parking Impact Assessment

Carpark Layout Review

The parking layout has been assessed in accordance with Australia Standard / New Zealand Standard for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).

GTA Consultants have recommended a number of changes required to meet compliance with the above mention standards. These recommendations are shown on Figure 3.

Figure 3: Recommended Design Changes



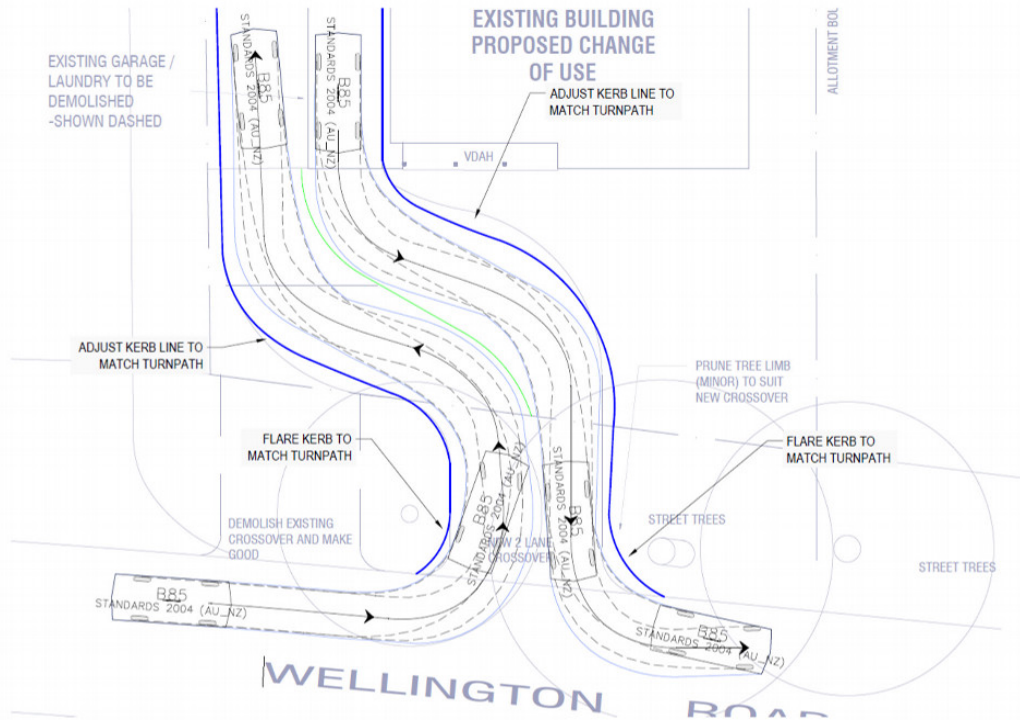
The key design features of the recommendations are detailed below:

- Minimum 300mm clearance shall be provided between parking spaces and walls/fences to ensure the design envelope is clear of obstructions greater than 150mm in height
- Wheel stops are to be provided in accordance with AS2890.1:2004
- A 1 metre blind aisle extension is required at the end of the parking aisle
- Parking spaces are to be realigned to accommodate the 1 metre blind aisle extension
- Edge of footpath is to be realigned to maintain the proposed width of the footpath
- Access road kerb alignment is to be adjusted to match the vehicle turn paths
- Installation of a turnaround provision in accordance with AS2890.1:2004 resulting in the loss of 1 proposed car parking space
- Driveway crossover is to be flared to accommodate the turn paths of simultaneous vehicle movements.

Based on the recommended changes the proposed access will still provide a separation of greater than 6 metres to the existing Hospital Access Road. The installation of a turnaround provision includes the loss of 1 car parking space resulting in a total car parking supply of 11 spaces.

The recommended alterations to the access and entrance aisle to allow for simultaneous B85 movements at the access and the internal bend is demonstrated in Figure 4.

Figure 4: Simultaneous B85 Movements Based on GTA Recommendations



Car Parking Appraisal

Development Plan Assessment

Car parking rates for new developments within the Mount Barker District Council are set out in Table MtB/2 of the Development Plan. The car parking rates applicable to the proposed development are as follows:

Consulting Rooms 1 per 10 square metres of gross leasable floor area

An assessment of the development plan car parking requirements is set out in Table 1.

Table 1: Development Plan Car Parking Requirements

Description	Gross Leasable Floor Area	Parking Rate	Parking Requirement
Consulting Rooms	127 sq.m	1 per 10 sq.m	13
Total Requirement			13 spaces

Table 1 anticipates the development proposal has a development plan parking requirement of 13 spaces. GTA considers the Development Plan rate to be high for the style of the proposed development, therefore an empirical assessment had been undertaken of the proposed development.

Empirical Assessment

Based on surveys conducted by GTA Consultants at various medical consulting rooms around Australia, a parking rate of 4.5 spaces per consulting room has been recorded as the 85th percentile parking demand across a variety of medical

and specialist rooms. GTA has considered this rate as appropriate given the nature of the proposed medical consulting rooms.

Based on the above parking rates, the empirical car parking requirements are set out in Table 2.

Table 2: Empirical Car Parking Requirements

Description	No of Consulting Rooms	Parking Rate	Parking Requirement
Consulting Rooms	2 consulting rooms	4.5 per consulting room	9
Total Requirement			9 spaces

Table 2 anticipates the proposed development will generate an empirical parking requirement of 9 spaces. GTA considers this rate to be more applicable to the style of the proposed development.

Adequacy of Parking Provision

Based upon the above discussions and analysis, the resultant provision of 11 parking spaces (following the recommendations within the Car Park Layout Section) is considered to be capable of accommodating the peak parking demand likely to be generated by the development based on the empirical data obtained from previously conducted GTA surveys of similar sites.

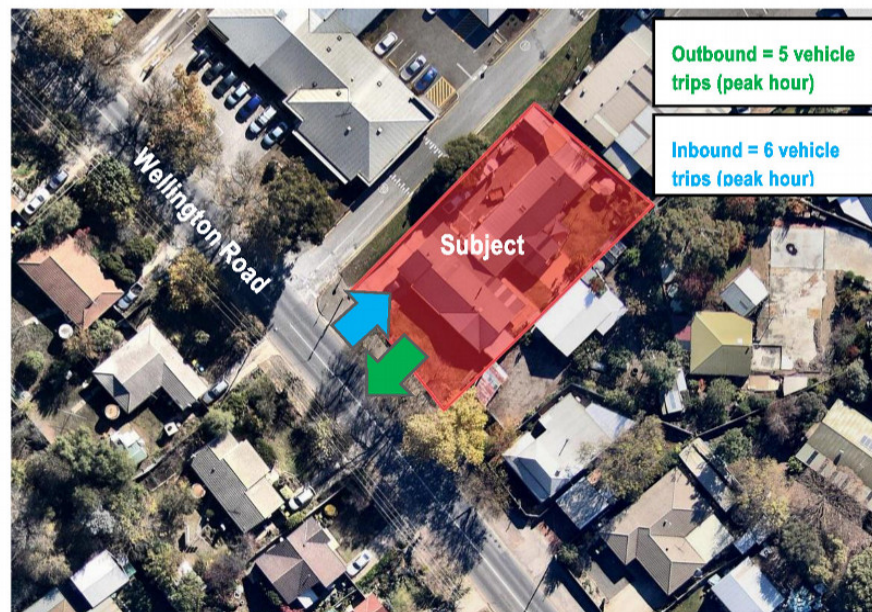
Traffic Impact Assessment

Traffic generation estimates from the proposed development have been sourced from the RTA Guide.

The RTA Guide does not have data available for the traffic generation rates of professional consulting rooms. As such, the mean peak vehicle trip generation of 8.8 veh/hr/100sq.m of gross floor area for extended hours medical centres has been used.

This equates to a peak hour trip generation of 11 two-way vehicle trips based on a gross floor area of 127sq.m. Against existing traffic volumes in the vicinity of the site, the additional traffic generated by the proposed development is considered to be low and not expected to compromise the safety or function of the surrounding road network.

Figure 5: Additional Peak Hour Traffic Generation



Conclusion

Based on the analysis and discussions presented within this report, the following conclusions are made:

1. The proposed development generates a development plan parking requirement of 13 car parking spaces.
2. Based on an empirical assessment, the proposed development is expected to have a peak parking requirement of 9 car parking spaces.
3. The proposed supply of 11 car parking spaces will be more than sufficient for the indicated peak parking demands likely to be generated by the development.
4. The proposed recommendations will result in the parking layout meeting the requirements as set out in the Australian/New Zealand Standards for Off Street Car Parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2009).
5. Loading activities to the site will be minimal and will be accommodated within the parking facilities provided.
6. The site traffic generation has been calculated as 11 two-way vehicle trips during the peak hour. This is deemed to be a conservative calculation.
7. There is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed development with the proposed development having minor impact on the adjacent streets.

If you should have any questions or require any further information, please do not hesitate to contact me on (08) 8334 3600.

Yours sincerely

GTA CONSULTANTS



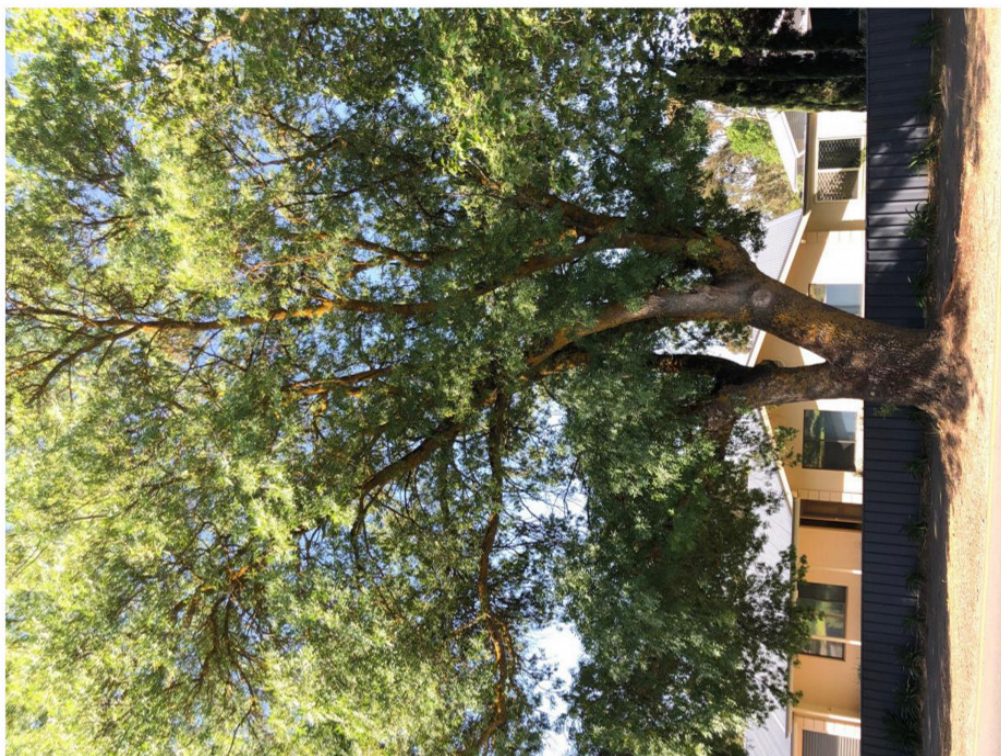
David Kwong
Associate Director

encl.
Site Plan
Site Layout Recommendations
Turn Path Analysis

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Attachment Two (2)







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Mount Barker District Council
Received
26 NOV 2019

Attachment Three (3)

In reply please quote 2019/00332, Process ID: 601291
Enquiries to Mr Daniel Sladic
Telephone (08) 7109 7872
E-mail dpti.luc@sa.gov.au



Government of South Australia

Department of Planning,
Transport and Infrastructure

TRANSPORT PLANNING AND
PROGRAM DEVELOPMENT

Transport Assessment

GPO Box 1533
ADELAIDE SA 5001

ABN 92 366 288 135

25 November 2019

Michael Dickson
Mount Barker District Council
PO Box 54
MOUNT BARKER SA 5251

Dear Mr Dickson

SCHEDULE 8 - REFERRAL RESPONSE

Development No.	580/443/19
Applicant	Beyond Ink
Location	89 Wellington Road, Mount Barker
Proposal	Change in use from residential to consulting rooms

I refer to the above development application forwarded to the Commissioner of Highways (CoH) in accordance with Section 37 of the *Development Act 1993*. The proposed development involves development adjacent a main road as described above.

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

CONSIDERATION

The application proposes a change of use from residential to consulting rooms (3 rooms). The site presently has one access on Wellington Road which is to be closed with a new centrally located two-way access proposed to accommodate all movements with car parking provided at the rear of the site. The site abuts Wellington Road, an arterial road under the care, control and management of the CoH. At this location Wellington Road carries approximately 10,000 vehicles per day (5% commercial vehicles) and has a posted speed limit of 60 km/h.

It is Department of Planning, Transport and Infrastructure's (DPTI) policy to minimise access points onto arterial roads in the interest of road safety. Accordingly, the proposed shared access is supported. The 6.4 metre wide access should cater for any simultaneous two-way vehicular movements, and ensure that there is minimal disruption to traffic along Wellington Road. It is also DPTI policy that vehicles should enter and exit arterial roads in a forward direction. Accordingly, Council should be satisfied that sufficient on-site manoeuvring areas have been provided to achieve this outcome. All on-site vehicle manoeuvring areas should remain clear of any impediments. All off-street car parking areas should be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

The report undertaken by GTA Consultants (Reference S178700, dated 2 October 2019) demonstrates that the development would likely generate approximately 11 peak hour trips, which would be easily accommodated within the adjacent road network and not have a significant impact on the operation of Wellington Road.

#14776674

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It is recommended that any proposed signage is consistent with DPTI's publication 'Advertising Signs: Assessment Guidelines for Road Safety'.

ADVICE

DPTI supports the proposed development and advises the planning authority to attach the following conditions to any approval:

1. All access to the development shall be gained in general accordance with the site plan produced by Beyond Ink, Sheet No. PA01, Revision C, dated 13 May 2019.
2. All vehicles shall enter and exit the site in a forward direction. The access shall be suitably flared from the property boundary to the kerb line to facilitate simultaneous two-way vehicular movements while keeping a minimum of 1 metre separation from any street tree.
3. The access and all on-site vehicle manoeuvring areas shall remain clear of any impediments.
4. All off-street car parking areas shall be designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.
5. Pedestrian sightlines at the access shall be in accordance with AS/NZS 2890.1:2004.
6. The obsolete crossover shall be closed and reinstated to Council's kerb and gutter standards. Additionally, a Council street tree must be removed to accommodate the shared access point. All costs associated with these works must be borne by the applicant.
7. Stormwater run-off shall be collected on-site and discharged without jeopardising the safety and integrity of the adjoining road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Yours sincerely



A/MANAGER, TRANSPORT ASSESSMENT
for **COMMISSIONER OF HIGHWAYS**

A copy of the decision notification form should be forwarded to dpti.developmentapplications@sa.gov.au

##14776674

Attachment Four (4)

MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3
Pursuant to Section 38(5) of the Development Act, 1993

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

Mt. Barker DC
File No: 443/19
20 NOV 2019
Doc. No: _____
Asses No: _____
Parcel No: 5716
Prop No: _____
SCANNED

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: 580/443/19
Change of use from Dwelling to Consulting Rooms including alterations to the existing building, associated car parking, landscaping, removal of one (1) regulated tree in the road reserve and demolition of sheds (Non-complying Development)

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 Regulation 2008).

* NAME: Cathy Sarkes Sprad
* HOME ADDRESS: 3 Jenkinson Dr Mt Barker 5251.
* POSTAL ADDRESS: 91 Wellington Rd Mt Barker 5251.
PHONE NO: 0429 119973 EMAIL: cathy.sarkes@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: 91 Wellington 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)

see attached

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20 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

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20 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

* 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).

Your written representation must be received by Council no later than 11.59pm on Wednesday 20 November 2019, 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 Council Assessment Panel agenda.

SIGNED

Cathy M.

DATE

20.11.2019

Cathy Sarles Sprod
91 Wellington Road
Mount Barker 5251
20 November 2019

Re: Development number 580/443/19

89 Wellington Road
Mount Barker 5251

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20 NOV 2019

MOUNT BARKER
DISTRICT COUNCIL

Serious negative impacts will be imposed on us by this non complying development which we are opposing.

We own the adjoining block at 91 Wellington Road and the proposed change of use from dwelling to consultation rooms will impose significant negative effects including loss of lifestyle, increased heat exposure, loss of privacy, and devaluation of our land. This change has ongoing implications beyond the current owner applicants and we need to consider it permanent.

Once the change of use is allowed other less acceptable activities may follow such as drug rehabilitation or mental health centre should the current applicants move to another site in the future, The intention of providing improved health care access to women in the Adelaide Hills is currently an aspiration not tied to this site.

We are usually present through the day and the increased activity occurs at the time of our enjoyment of our property. We would like to maintain our privacy and not be subject to the gaze of others attending the medical service.

The lived experience of a residential community cannot be gauged by looking at maps or aerial photographs. The neighbourhood sharing of produce over communal fences, exchange of news, shared alerts over lights left on or gates left open are indices of the high quality community life we have enjoyed not evident on your submission.

Council should be acting to reinforce such quality of residential life as that is the business of community.

1. Removal of 100year old heritage tree from Wellington Rd

Changes the aesthetics of a major thorough fare and thus detracts from the green culture of the township which is admired by visitors and a major reason attracting residents to the area

Devaluation of property. The presence of significant street trees is estimated to add up to \$50,000 to the value of a property. Removal of this tree will devalue our property

Removal of 100 year Soldiers Memorial avenue and 'relocating' to an anonymous position in Keith Stephenson Park does not contribute to the streetscape and is not consistent with the concept of a Memorial Avenue nor the current concern for the environment. Was this tree a memorial of a particular soldier? Has that family been consulted?

Change to temperature management of both 89 and 91 Wellington Rd and adjoining properties: this significant tree has height and breadth of canopy that is not replaceable without the passage of many years. It currently provides shade and thus cooling effect from the front fence to our shed. Loss of this shade will result in significant increase in temperature and loss of quality of life. This will be exacerbated by the increased requirement in 89 Wellington Road's dependence on artificial air conditioning, currently placed on the north side of the boundary fence and venting hot air directly into our property.

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MOUNT BARKER
DISTRICT COUNCIL

2. Traffic nuisance on Wellington Road

Wellington Road has significant flow delays from vehicles turning across the road to enter commercial properties. The road is not currently capable of accommodating such turning. Traffic coming from Wistow turning right into 89 Wellington Road will cause queuing. This will become an increasing problem as the approximately 5000 properties being built on that side of Mt Barker become residences.

3. Increased commercial activity adjacent to our property.

We are usually present through the day so the commercial activity with increased traffic, noise and activity will make significant impact.

Furthermore, we have concern about our loss of privacy and increased exposure to crime. With no after hours or weekend presence, we are concerned about our imposed impotence and exposure.

The absence of residents after hours and on weekends which is advertised and widely known not only removes the protective presence of other observers it increases the opportunity for unseen access. Our vulnerability is heightened.

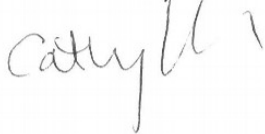
The detritus of drug usage was found littered behind 89 Wellington Road frequently prior to the previous owner's presence. It is a significant concern that the alteration of usage of the land may encourage a return to such activity. Drug seekers will not necessarily heed notices declaring lack of drugs or money on the premises and may choose to investigate themselves.

We don't want to lose our current lifestyle.

Some possible remediation/ amelioration strategies

1. Planting advanced replacement trees in the front of 89 Wellington Road will start the move towards environmentally appropriate temperature modulation and greenscaping the area.
2. Address the privacy and nuisance created by this development. For example, replacing the existing fence with an appropriately robust 2m high fence of solid construction and pale colour for deflecting temperature increase particularly on the south eastern aspect of 89 Wellington Road. The current plan has lack of shrubbery at the point overlooking our most frequent use of our property.
3. Appropriate after hours security when we are most vulnerable for example, use of movement activated flood lights below fence height; Fences and gates to deter afterhours access for non-authorised individuals; open style fencing along the Wellington Road and community health sides of the property to make after hours unauthorised activity visible to hospital employees and passing citizens.
4. Provision of afterhours contact numbers to enable prompt notification to owners of suspicious activity, vandalism, unattended alarms (to avoid smoke or security alarms being present for prolonged periods after hours and on weekends)
5. Assurances about future use beyond the current proposed use, for example subleasing.
6. Assurance about future green streetscaping of Wellington Road

Yours Sincerely



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MOUNT BARKER
DISTRICT COUNCIL

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MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3
Pursuant to Section 38(5) of the Development Act, 1993

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

File No: 143/19
20 NOV 2019
Doc No:
Asses No:
Parcel No: 5716
Prop No:
SCANNED

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: 580/443/19 *89 Wellington Road.*
Change of use from Dwelling to Consulting Rooms including alterations to the existing building, associated car parking, landscaping, removal of one (1) regulated tree in the road reserve and demolition of sheds (Non-complying Development)

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 Regulation 2008).

* NAME: *JOHN SPROO*
* HOME ADDRESS: *14 ACACIA ST MT BARKER*
* POSTAL ADDRESS: *14 ACACIA ST MT BARKER*
PHONE NO: *04 22 44 1331* EMAIL:

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

- ☒ The owner or the occupier of the property located at: *14 ACACIA ST*
☐ 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)

SEE ATTACHED LETTER

RECEIVED
20 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

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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: 14 ACACIA ST MT BARKER 0422441331

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 20 November 2019, 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 Council Assessment Panel agenda.

SIGNED

[Signature]

DATE

20/11/19

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20 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

JDG Sprod
14 Acacia Street
Mount Barker 5251
20 November 2019

Re: Development number 580/443/19

89 Wellington Road
Mount Barker 5251

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20 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

This non complying development will severely and negatively impact on this residential area. I must object as an adjoining property owner.

1. The development is too large for a residential area being over 50m2.
2. It does not contribute to the desired character of a residential zone.
3. It detrimentally impacts on the amenity for us and nearby residents.
4. It will destroy the enjoyment I get sitting in back garden during the day while talking to our neighbours over the adjoining low fence.
5. It encourages out of hours crime and reduces our security.
6. Destroys the ecology, sustainability and biodiversity of the area.
7. It will create unreasonable interference with the flow of traffic on Wellington road. Turning right off Wellington road can already back up traffic as far as the eye can see.

During the day in working hours I like to spend time in my backyard, relaxing and gardening. The increased noise, heat, pollution and fumes will have a direct and immediate effect on this enjoyment. My health and quality of life in retirement will be adversely affected.

Placing the car parking at the back of the development, next to our property, maximises our inconvenience.

Proposed landscaping does not maximise shade and shelter, fails to minimise heat absorption, fails to maintain our privacy, minimises stormwater re use and fails to complement existing vegetation and ecosystem. The removal of the sustainable, organic and productive back garden on the other side of our fence and its replacement with car parking fails to conserve the viability of environment and its biodiversity. The green buffer between the development and its boundary with our property is inadequate on the plan.

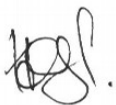
Removal of the huge, old, historic, healthy and significant street tree is criminal. This First World War memorial avenue of trees is a priceless asset presenting a cool and shady welcome to the town while establishing the council's green credentials. It adds both to the amenity and to the community as a whole. Removing this tree removes the shade from our property during the hottest time of the day.

The development will produce a non-secure and crime encouraging environment from our perspective. Business is open to the public and invites entry onto the property. Unauthorised afterhours entry when the property is unattended is particularly concerning. The rear of the property is not visible from the road and provides easy access for trespass onto our property. Security issues need a lot more attention. In the past Terry and Amy our good neighbours not only provided a buffer but would phone us if they had any concerns or noticed anything unusual over the fence. They would look after the garden when we were away. Their presence as a family living at 89 Wellington Road had stopped the dumping of syringes by our shared back fence.

The current fence, while perfect for good neighbour relations in a residential zone is totally inadequate in a commercial context. It is easy to climb over and provides little visual barrier. It is therefore poor security and does not provide acceptable privacy. This needs to be addressed.

This non complying development application should be refused in its current state. It fails to comprehensively address and deal with our concerns

Your Sincerely



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20 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

Mount Barker District Council
Received
29 NOV 2019

Attachment Five (5)



28/11/2019

Michael Dickson
Planning Officer
Mt Barker Council

Dear Michael,

RE: Response to representation for development application 580/443/19 at 89 Wellington Road, Mt Barker change in use from dwelling to consulting rooms including alterations to the existing building, associated carparking, landscaping, removal of one regulated tree in the road reserve and demolition of sheds (non-complying development)

1.0 Introduction

Adelaide Planning and Development Solutions (APDS) have been engaged by the applicant to provide a response to the two representations received following the public notification.

In preparing this response, I confirm that I have visited the subject land and locality and had regard to the representations and Mt Barker Council Development Plan.

This response should be considered in addition to statement of effect and the information which was provided as part of the application documentation which considers the majority of the matters raised by the representors.

The following response will address the reasons raised in the representation below.

For the reasons I will detail below, I am of the view that the proposal in its current form results in an appropriate development on the subject land which warrants Development Plan Consent.

2.0 Background / Amended plans in response to representations

The Applicant, and representatives from Beyond ink and APDS met with the representors on 25 November in relation to the matters raised in the representation.

In response to the matters raised in the representations and the meeting, the plans were amended including:

- Planting along fence line to be Photinia Robusta that will minimise the direct sun /heat absorbed and reflected/view of the fence behind



- Fence along the shared boundary to be 2100mm high Colorbond fence, colour Evening Haze (light colour)
- Planting continued along the SE boundary to the front of the property to a more substantial garden bed which includes planting an Acer x Freemanii tree
- Fence along the NW boundary open tubular style fencing to facilitate sightlines into the property including a gate across driveway
- Security sensor light added (refer floor plan) directed toward the hospital and away from the adjoining property

Further, the property will be installed with a security system installed to monitor the property out of hours and either of the doctors will on call at all times and will provide the representors their phone numbers should the representors required anything or have any concerns.

3.0 Representations

Two representations were received during the public notification period who both wish to be heard.

4.0 Consideration of the representations

Having reviewed the representation, the concerns raised in the representation specifically relate to:

- Proposal will not contribute to the desired character of the residential zone and is too large for the residential area with a floor area over 50 square metres.
- Impacts on amenity – location of carpark and land use
- Fencing
- Future crime and security and visibility of the rear of the property.
- Landscaping and street tree removal destroying the ecology and sustainability in the area
- Impacts to traffic along Wellington Road

We respond accordingly:

Proposal will not contribute to the desired character of the residential zone and is too large for the residential area with a floor area over 50 square metres.

The Objectives and Principles of Development Control relating to land use of the Residential Zone encourage small-scale non-residential development which serves the day-to-day needs of the local community, results in a built form which complements the character of the locality and does not detrimentally impact on the amenity of nearby residents.



Objective 4 of the Residential Zone anticipates limited non-residential use in a manner that minimises adverse impacts on residential amenity and character. Principles of Development Control 5 and 6 of the Residential Zone nominate the types of land uses that are considered acceptable within the zone, small scale consulting rooms are listed as such a land use.

The subject land is located adjacent to the Community Zone along Wellington Road which contains the Mt Barker Hospital and contains a range of other health related services. Given the immediate locality is made up of the hospital and other non-residential land uses commonly found within the Community Zone, it is considered that the subject land abutting the Zone is capable of accommodating a consulting room use without compromising the amenity of the Residential Zone.

The scale of the development on the subject land is in keeping with the adjoining residential properties as it proposes to utilise the existing residential building and locates the car parking to the rear of the site. Further, the proposal includes a new existing access point to Wellington Road (closing the existing access point) ensuring that vehicular movements are undertaken away from the adjoining residential properties to the south east of the subject land.

The proposed land use would not be inconsistent with the established land uses adjoining the subject land and will be able to be conducted without significant nuisance caused to neighbouring and nearby residents. The use is consistent with, and complementary to adjoining residential land uses and will not detrimentally affect the character and amenity of the locality.

We contend that the proposed change in use to consulting room including associated car parking, landscaping, infrastructure and partial demolition of existing building is considered to be of a nature and scale that it will not detrimentally impact on the amenity of adjoining and nearby residents.

On this basis, whilst being non-complying, it is considered that the proposal will provide a land use in the form of consulting rooms which will result in an appropriate form of development on the subject land

Impacts on amenity – location of carpark and land use

The consulting room will operate from 8.00am to the 5.00pm Monday to Friday which will have an acceptable impact on the adjoining residences during times when the residences are normally occupied (evenings, mornings & weekends). As the car parking is located towards the rear of the site, there should be no / limited car light spill into the adjoining residential dwelling to the south and on the opposite side of Wellington Road.



The potential for conflict with the adjacent residential properties to the south and west is unlikely as the main interface issues will arise from car movements and light spill. Noise generated within the building will be generally limited to the noise of conversations during appointments which would be unlikely to generate a level of noise which would be heard by adjoining tenants or adjoining residential properties, or to be dissimilar to the nature of noise in a residential locality. The noise of the clients arriving and departing the subject land will be brief in duration and will likely be indistinguishable from the general noise of the locality given the proximity of the existing hospital and main road environment and adjoining hospital. The proposed consulting rooms will see its greatest activity during the day when the majority of residents will be away from their homes. Any light spill can be conditioned to ensure any external lighting is limited to the parameters of the site however given the hours of operation between 8 am to 5 pm during the day, lights in most instances won't be required by patients cars and lighting to the site won't be required.

As all activities associated with the consulting rooms will be contained within the existing building and the proposed car parking area will be located to the rear of the site. Given the small scale nature of the proposal and envisaged low level traffic volumes given the limited days and hours of operation of the consulting rooms, the proposal will have an acceptable impact on the existing road network which is consistent with other land uses in the immediate and wider locality.

As aforementioned, the common fence between the representors properties and the subject land will be increased in height to 2.1 metres and further landscaping is proposed along to minimise any potential visual intrusion from the proposed carparking area proposed to the rear of the site.

On balance, It is considered that the proposal will have an acceptable impact on the amenity of the adjoining properties in accordance with the General Section requirements of the Development Plan as it relates to Interface between Land Uses.

Fencing

As indicated above, the common fence between the representors properties and the subject land will be replaced and increased in height to 2.1 metres with additional landscaping along the boundary to minimise any potential visual intrusion from the proposed carparking area proposed to the rear of the site. This was agreed to at the meeting between the applicant and the representors.



Future crime and security and visibility of the rear of the property

In terms of the crime prevention, the proposal seeks the change in use to consulting rooms within an existing dwelling which will allow casual surveillance from patients and consultants on the site. The location of existing building, proposed parking areas and open nature of the building layout allows for clear sightlines through the site.

The current building presents as a robust environment that is resistant to vandalism and graffiti and will withstand normal use. The use of a range of colours and materials associated with the existing dwelling will minimise areas for vandalism and graffiti. In any event, should the buildings be vandalised, this would be immediately removed from the site by the tenant.

The proposed hours of operation will not necessitate the need for additional lighting to the existing site and should lighting be used, then the lighting will be in keeping with the relevant Australian Standards relating to the AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

The proposal has been designed with CPTED principles embedded into the design. The design of the proposal provides a development with large windows to the primary and rear facades of the existing building which allows for clear sightlines through the site allowing for casual surveillance.

The entrance to the consulting rooms is easily identifiable from the Carparking area to maximise opportunities for observing people entering or exiting a site and have been designed to allow optimum natural surveillance of the entrance and surrounds. Further the range of hours associated with the various uses on the site will ensure casual/informal surveillance of the site during operating hours.

The proposal now allows for visual transparent through to the site from the north with open tubular fencing to facilitate sightlines into the property including a gate across driveway and security sensor lights added directed toward the hospital and away from the adjoining property. The property will also be installed with a security system installed to monitor the property out of hours and both doctors will be on call at all times and to respond to any matters onsite as required.

It is considered the current design of the proposal therefore satisfies the intent of the Objectives and Principles of Development Control relating to Crime Prevention.



Landscaping and street tree removal destroying the ecology and sustainability in the area

In relation to the removal of the street tree, the tree removal was suggested as part of the redesign of the access point to allow for safe and convenient access to the site.

The applicant would be happy to retain the tree if possible, however is happy to provide trees in lieu of the removal of the tree as per Council requirements.

Further planting of vegetation on the subject land will occur which also includes the planting of an additional tree in the front yard (Acer x Freemanii tree) and planting continued along the SE boundary within the more substantial garden bed proposed.

On this basis, it is considered that the proposal will provide additional landscaping both to the subject land and the wider community as a result of the replacement trees relating to the removal of the street tree.

Impacts on traffic along Wellington Road

A review of the traffic impacts of the proposal was undertaken in the assessment of the proposal by GTA consultants.

In relation to traffic impacts, the report from GTA indicates Traffic generation estimates from the proposed development have been sourced from the RTA Guide. The RTA Guide does not have data available for the traffic generation rates of professional consulting rooms. As such, the mean peak vehicle trip generation of 8.8 veh/hr/100sq.m of gross floor area for extended hours medical centres has been used. This equates to a peak hour trip generation of 11 two-way vehicle trips based on a gross floor area of 127sq.m. The report indicates that the additional traffic generated by the proposed development is considered to be low and not expected to compromise the safety or function of the surrounding road network.

The proposal has also been reviewed by both the Department of Planning, Transport and Infrastructure and Council's engineering department considering the proposed access, parking area and impacts on the traffic along Wellington Road.

It has been determined that there is adequate capacity in the surrounding road network to cater for the traffic generated by the proposed development with the proposed development having minor impact on the adjacent streets, there is sufficient parking proposed and the amended access is suitable.



5.0 Conclusion

The application seeks the change in use from dwelling to consulting rooms and alterations and additions to existing building with ancillary carparking and landscaping at 89 Wellington Road, Mount Barker.

As aforementioned, the applicant met with the representors in order to alleviate any concerns and the plans were amended to accommodate a number of small modifications to appease the matters raised.

Issues relating to crime prevention and lighting, landscaping and fencing, general amenity impacts and traffic have been adequately addressed within the Statement of Effect provided and through the amendments to the original proposal resulting in a development which does not prejudice the zone for its intended purpose as outlined in the above assessment against the Residential Zone provisions and is consistent with the existing use of the site within the Residential Zone. The proposal will result in a reasonable small-scale non-residential redevelopment of the site.

Having regard to all the relevant provisions of the Development Plan, for the reasons aforementioned, it is my opinion, that the application represents an appropriate form of development in the context of the Residential Zone, the general provisions of the Mount Barker Council Development Plan Consolidated 8 August 2017 and the unique circumstances of the subject land and locality.

For all the above reasons, notwithstanding its non-complying status, and having regard to the above assessment, the proposal is considered to demonstrate sound performance against the pertinent Development Plan standards. Accordingly, Development Plan Consent is warranted.

Please confirm when this proposal will be considered by the Council Assessment Panel and the date and time of the meeting. A representative shall attend at this meeting in support of the proposal.

Should you have any queries or require any further information or clarification with any components of this response, please do not hesitate to contact by contacting me by email at mark@adelaideplanning.com.au

Yours Sincerely,

Mark Kwiatkowski MPIA CPP

Principal Urban Planner

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Attachment Six (6)

Michael Dickson

From: Cathy Sarles <cathy.sarles@gmail.com>
Sent: Wednesday, 4 December 2019 9:06 PM
To: Michael Dickson
Cc: Jordana O'Sullivan
Subject: Re: Response to representation - 580/443/19 - 89 Wellington Road, MOUNT BARKER

Dear Michael

After meeting with Jordana from Beyond Ink and her clients, and following the modifications to their application, we withdraw our objections and representation.

Yours sincerely
Cathy Sarles and David Sprod

Sent from my iPad

On 29 Nov 2019, at 12:57 pm, Michael Dickson <mdickson@mountbarker.sa.gov.au> wrote:

Dear Cathy,

Thank you for your representation expressing concerns regarding the proposed consulting rooms at 89 Wellington Road (580/443/19) and for coming in to meet with me two weeks ago.

It is my understanding that the applicants have since met with you in the meantime to discuss your concerns. The applicant has now provided a response to the representations received and have amended the plans accordingly (see attached).

Council has deemed it appropriate to afford you an opportunity to review the response to representations and allow you a further opportunity to either:

1. Withdraw your representation in the event your concerns are now alleviated; or
2. Alter your representation on the basis of the new information; or
3. Advise that you wish for your original representation to remain unchanged.

Please note that Council requires a response to the above matters by the close of business **Friday 6th December 2019**. In the event Council does not hear from you, Council will assume that you wish for your representation to remain unchanged.

Kind regards,

Michael Dickson

Senior Planner

<image003.png>

D 08 8391 7211 | **T** 08 8391 7200 | **F** 08 8391 7299

6 Dutton Road, Mount Barker South Australia 5251

PO Box 54, Mount Barker South Australia 5251

E mdickson@mountbarker.sa.gov.au | **W** www.mountbarker.sa.gov.au

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5.2. CATEGORY 3 APPLICATIONS

5.2.1 SUMMARY DETAILS

Application No.	580/C053/17
Applicant	Oxford Architects
Subject Land	Lot: 501 DP: 122424 CT: 6231/347 63-65 Alexandrina Road MOUNT BARKER
Ward	Central Ward
Proposal	Community Plan of Division (1 into 2) and construction of Two (2) Two-Storey Group Dwellings
Zone	Residential Zone
Policy Area	Urban Renewal Policy Area 13
Form of Assessment	Merit
Public Notification	Category 3
Representations	One (1)
Persons to be heard	Nil
Agency Consultation	<ul style="list-style-type: none"> State Commission Assessment Panel SA Water
Responsible Officer	Michael Dickson
Main Issues	<ul style="list-style-type: none"> Allotment sizes for proposed dwelling types Rear setbacks of dwellings Visitor car parking
Recommendation	RESOLVE to grant Development Plan Consent and Land Division Consent subject to conditions, requirements and advisory notes

1. BACKGROUND

The subject land has been created through development application 580/D052/17 which was for *Land Division (1 into 3), demolition of existing structures, and construction of Two (2) Detached Dwellings (Residence 01 on Lot 172 and Residence 02 on Lot 171) and Masonry Fencing*. Development approval was granted on 21 December 2018 and titles have been created. Building work has yet to be commenced for the dwellings; however the existing structures have been demolished from the land.

The dwellings approved on Lots 171 and 172 are both single-storey detached dwellings with double garages under the main roof.

2. PROPOSAL

The proposal is for a community-title division of Lot 501 into two (2) allotments plus associated common property driveway to provide access from Alexandrina Road. Proposed Lot 173 has an area of 342m² and Lot 174 has an area of 243m².

The proposal also includes the construction of two (2) two-storey group dwellings on the proposed allotments. Both dwellings are the same design and layout (but reversed on their respective allotments) and comprise:

- Three bedrooms (main bedroom including ensuite and robe);
- Open plan kitchen, dining and living area;
- One bathroom;
- Laundry and powder room;
- Study and retreat area on the upper floor; and
- Double garage.

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

- Development application form and deposited plan **page 111**
- Proposed community plan of division **page 115**
- Architectural plans of the proposed dwellings **page 119**
- Siteworks and Civil Plans **page 125**
- Sump pump design calculations **page 127**

3. PROCEDURAL MATTERS

3.1 Assessment Pathway

The land is located within the Urban Renewal Policy Area 13 of the Residential Zone, refer to Maps MtB/13 of the Mount Barker District Council Development Plan, consolidated 8 August 2017.

Within the zone, land division is neither listed as a complying nor non-complying kind of development, and a dwelling is a non-complying kind of development except where it is a detached group dwelling within the zone or a dwelling within the Urban Renewal Policy Area 13. Pursuant to Section 35(5) of the *Development Act 1993*, the application is deemed to be a merit development and shall be assessed on its merit taking into account the provisions of the relevant Development Plan.

3.2 Public Notification

Land division that creates no more than four (4) additional allotments is a Category 1 development, pursuant to Schedule 9, Clause 2(f) of the *Development Regulations 2008*. A two-storey group dwelling however does not fall within an assigned public notification category within the zone of the Development Plan, nor Schedule 9 of the *Development Regulations 2008*, and therefore the development application has been processed as a Category 3 development pursuant to Section 38(1)(c) of the *Development Act 1993*.

4. SUBJECT LAND

The subject land is formally described as Lot 501 held in Certificate of Title Volume 6231 Folio 347 or otherwise referred to as 63-65 Alexandrina Road, Mount Barker.

The land is a battle-axe shaped allotment with a frontage width of 6.6m to Alexandrina Road and a length of the 'handle' being 25.5m. The allotment is irregular-shaped at the rear, which follows the existing boundaries of the existing allotment before it was divided through the previous land division application (580/D052/17). It has a total area of 802m².

The natural topography of the site falls approximately 300mm from the street frontage to the rear boundary. The site is vacant, with the existing dwelling and structures previously demolished.

There is a red-flowered SA Blue Gum (non-native) located in the north-eastern rear corner of the land.



Refer to **Attachment Two (2)** for photos of the site **page 129**

5. LOCALITY

The land is wholly contained within the Urban Renewal Policy Area 13 of the Residential Zone.

The locality is predominantly residential in nature with varying allotment sizes and age of housing stock.

The Urban Renewal Policy Area 13 extends to the north and west of the site, where existing Housing SA dwellings have been demolished and land re-developed with a mix of smaller housing stock including detached, group, semi-detached and row dwellings. Immediately to the west of the land are two sets of semi-detached dwellings that were once owned by Housing SA but are now in private ownership.

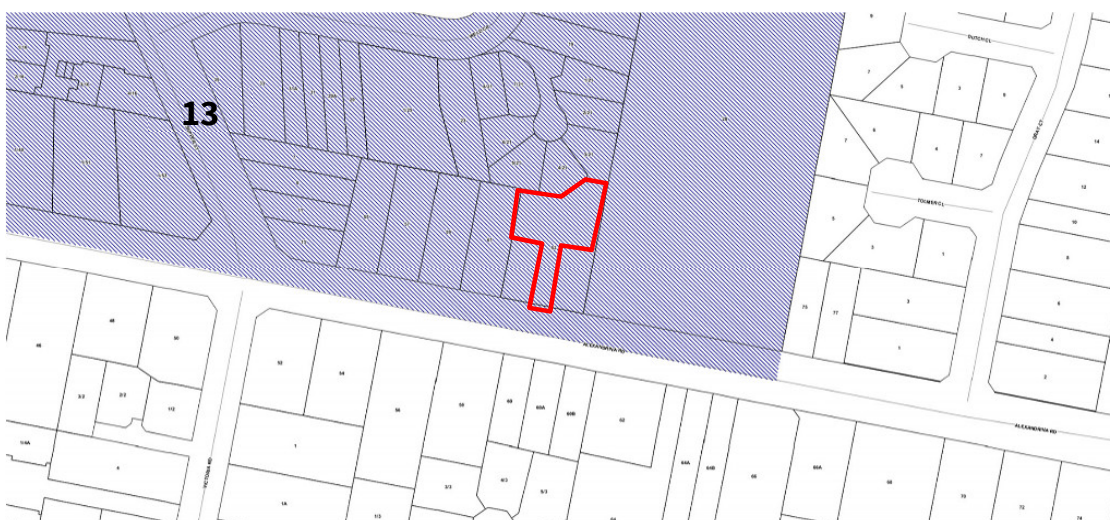
On the southern side of Alexandrina Road is also the Residential Zone with predominantly established dwellings on larger allotments (>800m²), with the exception of a few smaller 400m² and 500m² allotments.

The land at 64 Alexandrina Road is a works depot, owned by the Mount Barker District Council.

To the east is a large residential allotment (approximately 1.8 hectares), also within the Urban Renewal Policy Area 13.



R = Residential Zone
Zone Map



13 = Urban Renewal
Policy Area Map

6. GOVERNMENT AGENCY SUBMISSIONS

6.1 State Commission Assessment Panel (SCAP) & SA Water

The SCAP (formerly Development Assessment Commission (DAC)) has no report to make to Council in accordance with Regulation 29 of the *Development Regulations 2008* and is of the view that there are no planning impacts of State significance associated with the application.

SCAP do not object to the proposal subject to 3 requirements should the application be approved. Included in these requirements are the SA Water conditions.

Refer to **Attachment Three (3)** for a copy of the responses from SCAP and SA Water **page 133**

7. INTERNAL REFERRALS

7.1 Development Engineering

Stormwater management

The site is generally flat with the current dwelling directing its stormwater to the kerb and water table. There is no rear of allotment stormwater infrastructure so the allotments will need to be designed and constructed so that all of the surface water can flow to the street's kerb and water table. This has been achieved through the proposed Stormwater design with sump and pump in the common property.

The existing infrastructure has been assessed with Council's infrastructure team and the system downstream has capacity for the development, therefore no detention requirements apply to this development.

CWMS

As part of the Torrens title sub division, a connection into Councils CWMS infrastructure has been provided to the land. As the existing CWMS infrastructure in Alexandrina road is a 100mm diameter pipe, a septic tank system will be required to service the proposed dwellings. The design of the septic system will need to be submitted to Council for approval.

Access

There are two street trees at the front of the development but the proposed access location has been assessed against AS2890.1:2004 and there is adequate sight distance in both directions. The proposed access width is going to be approximately 6m which is acceptable for two way traffic. Council requires a minimum 5.5m wide carriageway for the driveway with 6m desirable. This has been achieved.

Summary and Recommendation

After assessment of the proposed development it is anticipated that the development would operate satisfactorily and safely from an Engineering perspective, subject to the relevant conditions applied.

7.2 Urban Forest Officer

There are two street trees in Council's verge along the Alexandrina Road frontage. These are both a species of Eucalypt. The tree on the western side of the proposed crossover is multi-stem, with a total circumference of 3.35 metres, meaning that this is a Significant tree. The tree on the eastern side of the proposed crossover is has a circumference of 1.74 metres, and is therefore not a regulated tree. Both of the trees provide good amenity value to the streetscape and should be retained through tree sensitive construction of the driveway crossover. See recommended condition.

There is an existing regulated tree at the rear of the land (proposed Lot 173). This is a red-flowered SA Blue Gum (non-native). It was a multi-stem tree with a total circumference of approximately 2.6 metres, however one of the stems has been removed and it now has a circumference of 1.47 metres. Regardless of whether this is a regulated tree or not, it is sited within 20 metres of a dwelling within a Medium Bushfire Risk Area and does not require development approval for any tree damaging, including its removal, pursuant to Schedule 3, Clause 17, 1(b) of the *Development Regulations 2008*. It also has limited amenity value and is not worthy of constraints.

7.3 Environmental Health Officer

Applying the formula in the *Onsite Wastewater Code 2013* ($P1 \times S \times Y + (P2 \times DF)$) for residential premises, the required volume of a septic tank for this development is 5760L so a 6000L will suffice. The current plans detail a 6000L(minimum) to 12,000L max with a trafficable lid which is acceptable. A separate on-site wastewater application will be required.

8. PUBLIC NOTIFICATION

As discussed in section 3.2 Public Notification of this report, the proposal was required to undergo Category 3 public notification. The application was advertised in accordance with Section 38(5) of the *Development Act 1993*, with adjacent land owners notified in writing and an advertisement placed in The Courier newspaper on 30 October 2019.

8.1 Representations

One (1) representation was received in opposition to the proposal as a result of the public notification. This is summarised in the table below.

	Representor/ Address	Summary of Issues	Request to be heard
1	Sue-Maree Pedder 60B Alexandrina Road, Mount Barker	<ul style="list-style-type: none"> Density of the development Lack of street parking available for the development 	No

Refer to **Attachment Four (4)** for a copy of the representation received **page 137**



Map of representor/s Subject land outlined in red. Representor's residence numbered as per representation table.

8.2 Applicant's Response to Representations

Refer to **Attachment Five (5)** for the applicant's response to the representation **page 139**

9. ASSESSMENT

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

9.1 Relevant Development Plan Provisions

Residential Zone: Objectives 1, 2, 3, 5, 6 PDCs 1, 9, 21, 22

Urban Renewal Policy Area 13: Objectives 1, 2, 4, 5, 6 PDCs 1, 4, 8, 9

Crime Prevention: Objective 1 PDCs 1, 2, 7

Design and Appearance: Objectives 1, 2 PDCs 1, 2, 3, 4, 7, 9, 11, 12, 13

Energy Efficiency: Objectives 1, 3 PDCs 1, 2

Hazards: Objectives 1, 2, 5 PDCs 1, 3, 8, 9, 11, 13, 15, 16

Infrastructure: Objectives 1, 5 PDCs 1, 2, 3, 4, 5, 9

Land Division: Objectives 1, 2, 3, 4 PDCs 1, 2, 4, 6, 8, 9, 10, 11, 16, 17, 21, 22, 24

Landscaping, Fences and Walls: Objectives 1 PDCs 1, 3, 4

Orderly and Sustainable Development: Objectives 1, 2, 3, 4, 6, 7 PDCs 1, 3, 5, 7, 9, 11, 12

Regulated Trees: Objectives 1, 2 PDCs 1, 2

Residential Development: Objectives 1, 2, 3, 4 PDCs 1, 2, 3, 5, 6, 8, 10, 11, 13, 14, 15, 16, 23, 24, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 54, 55, 58, 59, 60

Significant Trees: Objectives 1, 2 PDCs 1, 2, 3, 4, 5, 6

Sloping Land: Objective 1, PDCs 1, 2, 7

Transportation and Access: Objective 2 PDCs 1, 5, 8, 9, 10, 13, 14, 18, 29, 30, 33, 36, 37, 38, 39, 41, 42, 45, 46, 49

Waste: Objectives 1, 2 PDCs 1, 3, 5, 11, 16, 19

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

9.2 Land Division

9.2.1 Allotment Size and Layout

Within the Urban Renewal Policy Area 13, a mix of dwelling types are envisaged to support the desired medium-higher density housing (Urban Renewal Policy Area 13 Objectives 1, 2). Allotments for group dwellings shall have an area of 400m² and frontage of 12m (Residential Development PDC 31).

The frontage widths of Lots 173 and 174 are slightly at variance with the 12m minimum envisaged, being 11.23m each. The frontage width however has no impact to the streetscape given that these allotments front onto common property and are approximately 25m from the Alexandrina Road boundary.

Proposed Lots 173 and 174 have an area of 342m² and 243m² respectively, which is at variance with the provisions for group dwellings by 58m² and 157m² respectively. It is however noted that allotments as small as 250m² are envisaged within the Policy Area for row dwellings and residential flat buildings. As the proposed dwellings are detached and do not abut each other with a common party wall, they are defined as group dwellings rather than a residential flat building comprising two dwellings.

Although the proposed allotment sizes are at variance for the proposed dwelling type, the allotment sizes are typically envisaged within the Policy Area for other dwelling types and are therefore relatively consistent with the objectives of the Policy Area. The smaller allotment sizes also have no impact on the streetscape appearance given that they are accessed via a common driveway. Notwithstanding, there are already examples of similar allotment sizes in the locality.



Locality map demonstrating a range of smaller allotment sizes in the area

The allotments perform well for residential development given that they only have a minor slope. The allotments are suitable for their intended purposes, as demonstrated through the proposed dwellings in this application (Land Division PDC 2).

Furthermore, the quantitative provisions are considered only a guide and further attention is required towards the qualitative provisions. Within both the zone and policy area, it is envisaged to increase the mix in range and number of dwelling types available to cater for changing demographics, particularly smaller household sizes (Urban Renewal Policy Area 13 PDC 4). The proposed land division encourages housing diversity and higher dwelling densities integrated with existing detached dwellings within an area that has good connectivity and access to the Regional Town Centre, transport corridors and public open space.

9.2.2 Orderly and Sustainable Development

The allotments are contiguous with the existing urban development and allotment pattern, utilising the existing infrastructure and road network (Land Division PDC 4, Orderly and Sustainable Development PDC 5). The site is in a good location for increased densities with the services of the Regional Town Centre nearby.

The allotments are capable of being connected to a SA Water mains water supply (Residential Zone PDC 22).

Council's Engineers have confirmed that the allotments can be connected into Council's CWMS via septic tank (Residential Zone PDC 21). A septic tank is proposed to be sited within the common property which will serve both of the proposed allotments.

9.2.3 Stormwater Management

Council's Engineers confirm that the existing stormwater network has capacity for the development, with no detention required. The site is capable of discharging surface water to the street water table by slightly filling the rear of the site.

9.2.4 Trees and Vegetation

There are two mature street trees in the verge. There will be a new driveway crossover for Lot 501 which is sited between the trees. This is capable of being constructed in a tree-sensitive manner in order to reduce any impacts to the trees, in accordance with Council's Urban Forest Officer's recommendations. Council's Engineers confirm that sightlines are acceptable with the retention of these trees.

There is one regulated tree which is sited on proposed Lot 173. Council's Urban Forest Officer has advised that this is not worthy of constraints. It is noted that as this tree is within 20m of a dwelling, it can be removed without development approval regardless of this land division proposal or not.

9.2.5 Traffic and Access

Council's engineers confirm that the additional traffic expected to be generated is low and there are acceptable sightlines from the proposed driveway (this was ultimately assessed when the allotment was proposed through the previous Torrens title division).

On-street car parking is limited given that there is no parking allowed on the northern side of Alexandrina Road. The proposed allotment sizes are typically envisaged within the Policy Area and Alexandrina Road is a public transport route. The residential land uses are unlikely to generate a noticeable increase in parking demand for visitors, noting that importantly both dwellings proposed satisfy the minimum on-site parking requirements of the Development Plan. It is also noted that the two dwellings approved on the Torrens title allotments both have on-site parking for 4 vehicles each (2 in the garage and 2 in the driveway). For these reasons, it is considered that the on-street parking provision in the locality is suitable in consideration of the Policy Area objectives to increase the housing diversity and density in the area (Land Division PDCs 21, 22).

9.3 Dwellings

9.3.1 Quantitative provisions

	Residence 3 (Lot 173)	Residence 4 (Lot 174)
General Section – Residential Development		
Front setback (Residential Development PDC 29 & 30)	Established - average of adjoining	
	Not applicable given that the allotments are >25 metres from the Alexandrina Road front boundary	
Side setbacks (Residential Development PDC 30 & 34)	Ground Floor component Dwellings constructed on a side boundary should: (a) not abut the length of the side boundary for more than 9 metres (b) not exceed single storey (c) be setback at least 1 metre from the opposite side boundary	
	Met Garage located on southern and western boundaries is single-storey, less than 9 metres in length and a 1 metre setback is provided to both the eastern and western (proposed) sides.	Met Garage located on southern and eastern boundaries is single-storey, less than 9 metres in length and a 1 metre setback is provided to both the eastern (proposed) and western sides.
	Two Storey component 2 metres	
	Met / At variance 4 metres to the eastern side boundary and 1 metre to the western (proposed) side boundary	Met / At variance 4 metres to the western side boundary and 1 metre to the eastern (proposed) side boundary
Rear setback (Residential Development PDC 30)	Ground Floor Allotment depth 20-30 metres: 5 metres	Ground Floor Allotment depth <20 metres: 3 metres
	Met / At variance Varies between 2.2 metres and 9.3 metres (5.8 metre average complies)	At variance 1.3 metres
	Two Storey component Allotment depth 20-30 metres: 8 metres	Two Storey component Allotment depth <20 metres: 8 metres
	Met / At variance Varies between 5.6 metres and 12.7 metres (9.2 metre average complies)	At variance 4.7 metres
Site coverage (Residential Development PDC 36)	Lot size 250-800m² Maximum 40%	Lot size <250m² Maximum 50%
	At variance 50.8% (174m ²)	At variance 71.6% (174m ²)

POS siting/design (Residential Development PDC 37)	Direct access to internal living area, Adequate privacy, Northerly aspect, Functional (level area)	
	Met	Met
POS provision (Residential Development PDC 39)	Site Area >250sqm - 20% (One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10)	Site Area <250sqm – 35m² (One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10)
	Met 49.7% (170m ²)	Met 61m ²
Car parking (Table MtB/2)	2 (at least 1 covered)	
	Met 2 covered	Met 2 covered
Building height (Residential Development PDC 6)	9m max above natural ground level	
	Met 8.1 metres	Met 8.1 metres
Earthworks/Retaining (Sloping Land PDC 7)	Maximum Cut 1.5m / Maximum Fill 1.5m	
	Met Nil cut, 550mm fill. Maximum retaining wall of 550mm high along northern boundary (existing)	Met Nil cut, 200mm fill. Maximum retaining wall of 200mm high along northern boundary

9.3.2 Design and Appearance

The proposed two-storey group dwellings are of conventional design and materials, consistent with dwellings in the locality. They have good articulation of the façade with a portico and windows, and the garaging will be screened from public view (Design and Appearance PDC 3, Residential Development PDC 28). The bulk and scale of the dwellings has been well considered and minimised with the upper storey being substantially smaller than the ground floor footprint (Design and Appearance PDC 3).

The proposed dwellings ‘push the boundaries’ with regard to some of the quantitative provisions with respect to side and rear boundary setbacks as well as site coverage.

The ‘internal’ side setback of 1 metre for the upper floor (western side of Lot 173 and eastern side of Lot 174) only impacts each of the proposed dwellings in this application. There are no windows on these elevations, nor will they be readily visible outside of the side as each respective dwelling will screen the wall of the other (Residential Development PDC 33). This variance will therefore have a negligible impact on the streetscape or adjoining land.

The rear setbacks of both dwellings are at variance with the Development Plan provisions, although due to the angled rear boundary of Lot 173, this dwelling does generally achieve the minimum setbacks ‘on average’. The dwellings in the community-title development to the rear (north) are also at variance with their rear setbacks, which is not uncommon in the Policy Area as the setback

requirements are typically set based on the 600m² minimum allotment size in the Residential Zone. Given the siting of the proposed dwellings, the reduced setbacks have a minor impact on the adjoining land, particularly with respect to overshadowing given that the proposed dwellings are on the southern side (Residential Development PDCs 32, 33).

In addition to this, it is noted that the adjoining property owners were notified of the proposal through the public notification process and none of the abutting neighbours lodged a written representation. This indicates that there was not a concern with the proposal with respect to the proposed setbacks.

9.3.2 Amenity

Site coverage is also at variance on both allotments, but this has no further impacts to the adjoining land than the variance of the side and rear setbacks.

There are no overshadowing issues as the proposed dwellings are sited on the southern side of the adjoining community-title development to the north. The upper storey component is also set back 6 metres from the southern (front) boundary and therefore will have a negligible overshadowing impact to the adjoining allotments to the south (Residential Development PDC 33).

Overlooking impacts are sufficiently mitigated with the upper storey windows all having fixed and obscure glazing to 1500mm high above the finished floor level, in accordance with Residential Development PDC 45. The exception however is the stairwell window which is all clear glass, however this is a transient space, not a living area, and therefore any perceived overlooking will have a negligible impact on the front two allotments.

9.3.3 Private Open Space

Whilst there are some clear shortfalls with the quantitative provisions of the Development Plan, both dwellings well-exceed the minimum private open space requirements. The private open space is highly functional given that it is levelled, accords with the minimum dimension of 4 metres, is directly accessible from the main living areas, and predominantly orientated north (Residential Development PDCs 37, 38, 39).

9.3.4 Vehicle access and car parking

Both dwellings provide 2 on-site vehicle parking spaces in accordance with Table MtB/2 of the Development Plan. The proposed driveway grades on each allotment, as well as the common property, comply with the relevant Australian Standards (AS2890.1:2004). There is sufficient area for a vehicle to manoeuvre from the garage and exit the land in a forward direction (Transportation and Access PDC 33, 42).

9.3.5 Waste disposal

Both dwellings are capable of being connected to the CWMS connection point at the front of the land via a septic tank located within the common property.

There is sufficient area on each allotment for the storage of waste receptacles and screened from public view. There is also sufficient area in the road reserve for the waste receptacles to be sited on collection days.

9.3.6 Stormwater management

The roof stormwater is diverted to a water tank with the overflow discharged to the street water table via a sealed system. All surface water from paved areas and the common property driveway is directed to an underground pit and pump chamber and pumped to the street water table. Council's Engineers confirm that the grades are adequate for this to occur, the pit storage capacity and pumping rate is adequate, there is no flooding risk to dwellings and that no stormwater detention is required as indicated on the plans.

9.3.7 Bushfire requirements

Minister's Specification SA78 can be achieved with the provision of a water supply for bushfire fighting purposes in this Medium Bushfire Risk Area.

10. CONCLUSION

The most relevant planning matters considered in the assessment of this application extend to the size of the proposed allotments and the associated proposed dwelling types, the setbacks and site coverage of the proposed dwellings and the provision for on-street visitor car parking.

Whilst group dwellings are typically envisaged to have a minimum allotment size of 400m², the proposed allotment sizes themselves are generally envisaged within the Policy Area, and the pattern of development is consistent with other community-title divisions in the locality.

There are shortfalls with the proposed dwellings with regards to the quantitative provisions, namely side and rear setbacks as well as site coverage. Taking this into account, the dwellings provide a high amount of good quality private open space which is functional and oriented north. The dwellings also have the upper-storey set further away from boundaries to reduce the bulk and scale of the built form, and given the orientation of the allotments, the reduced setbacks will have a negligible impact to the adjoining community-title allotments to the north with respect to overshadowing.

The lack of on-street carparking was raised as a concern by the representor, however it is considered that this has been sufficiently addressed given the provision of public transport nearby, the allotment sizes proposed being envisaged in the Policy Area and the additional car parking provided on the front Torrens title allotments.

In summary, the proposal is considered to be suitably designed and sited for the land and achieves the intent of the Policy Area to increase the density and diversity of housing. The built form is considered appropriate, and despite some shortfalls to the quantitative provisions of the dwellings, the overall design performs well for the locality and has minimal impacts to adjoining residences.

Taking all relevant planning matters into consideration, the subject development proposal sufficiently meets the applicable development policy framework to warrant Development Plan Consent and Land Division 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 (DC) Development Plan consolidated 8 August 2017.

RESOLVE to GRANT Development Plan Consent and Land Division Consent to the application by Oxford Architects for the Community Plan of Division (1 into 2) and construction of Two (2) Two-Storey Group Dwellings at Lot 501 held in Deposited Plan 122424, Alexandrina Road, Mount Barker (Development Application 580/C053/17) subject to the following conditions, requirements and advisory notes:

DEVELOPMENT PLAN CONSENT

The following conditions apply:

1. The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions, including:
 - Proposed Plan of Division (Drawing A092117PROP(C), Revision C, dated 19/10/2017) by Alexander Symonds;
 - Site Plan (Drawing SK02.A), Ground Floor Plans (Drawing SK03.A), First Floor Plans (Drawing SK04.A), Elevations – Residence 03 (Dwg SK05.A), and Elevations – Residence 04 (Dwg SK06.A) – all Revision D and dated 28/11/2019 by Oxford Architects;
 - Siteworks Plan (sheet 1 of 2) and Sewer Plan (sheet 2 of 2) - Job C24966, dated 05/03/2018 by Residential Commercial Industrial Consulting Engineers;
 - Sump pump design (Job C24966) by Residential Commercial Industrial Consulting Engineers.
2. An all-weather access to Lots 173 and 174 over the common property with a minimum width of 5.5 metres shall be provided.
3. Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed to ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties.
4. The retaining wall(s) indicated on plan are to be constructed prior to the commencement of the dwelling construction to ensure that the land is suitably stabilised to prevent slip and pollution through soil erosion.
5. All stormwater shall be managed and discharged generally in accordance with the Siteworks Plan (sheet 1 of 2, job C24966, dated 05/03/2018) by Residential Commercial Industrial Consulting Engineers
6. All stormwater discharged from the development shall be directed to the street water table to the satisfaction of Council prior to the occupation of the development. The maximum rate to the kerb and water table is 15 litres/second for both the 10 and 100 year ARI.

7. 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.
When configuring a stormwater collection system, it is important that it remains independent of any waste control system.
Under no circumstance shall stormwater be diverted or incorporated into either:
 - Council's Common Waste Management System (CWMS)
 - SA Water's Sewerage system, or
 - A localised waste water system (septic tank).Stormwater entering into any of these systems is detrimental to the function for which they are intended. This will ensure that all stormwater discharge points are properly controlled and diverted in such a manner to minimise impact on waste control systems and/or adjoining property owners.
8. The applicant shall provide a dedicated water supply available at all times for fire-fighting purposes in accordance with the Minister's Specifications SA78 – Additional requirements in designated bushfire prone areas (May 2011) as to ensure appropriate measures of protection against bushfire attack. This is in addition to the 1000 litre rainwater tank required by the Building Code of Australia.
9. 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;
 - 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; and
 - 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.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.

LAND DIVISION CONSENT

Council requirements:

1. All requirements in regards to **wastewater** are to be met, including:
 - a. The developer at its cost shall provide a connection to an operational wastewater service for each individual allotment for the drainage of wastewater, to the reasonable satisfaction of Council.
 - b. The financial and augmentation requirements of the Water Industry Entity shall be met in regard to the connection to and construction of any wastewater connections, drains and services.

2. All requirements in regards to **stormwater** are to be met, including:
 - a. The sump pump system for drainage of surface water shall be constructed generally in accordance with the Siteworks Plan (sheet 1 of 2, job C24966, dated 05/03/2018) and sump pump design (Job C24966) by Residential Commercial Industrial Consulting Engineers. This system shall be installed to Council's satisfaction prior to the issue of clearance.
3. All requirements in regards to the **construction works on Council land** are to be met, including:
 - a. A 6 metre-wide driveway crossover shall be constructed for access to the common property in a tree sensitive manner. The driveway across the public verge area shall be constructed above grade with minimal excavation (50-75mm) preparation. The subbase shall be constructed with slotted drain coil at the prepared soil surface and compactable gap graded rock with no fines used under the upper pavement surface. Please contact Council's Urban Forest Officer (Chris Lawry) on 8393 6428 or clawry@mountbarker.sa.gov.au for further details;
 - b. The driveway crossover shall be sealed with asphalt, pavers or concrete to provide structural integrity and traction in all weather conditions and have fall to the street as per Council specification;
 - c. The integrity of the footpath (including surface finish) is to be maintained; and
 - d. Steel kerb adaptors shall be installed for stormwater to enter the street in a controlled manner.

The work must be undertaken in accordance with Council requirements as detailed in the [Application to Undertake Works on Council Land – Driveways, Culvert pipes, Stormwater, Underground services](#) Form and be constructed in accordance with the [Driveway Invert, Driveway Crossover, Footpath Standard Details](#). Both of these documents can be found on Council's website at www.mountbarker.sa.gov.au and hard copies are available from the Council office.

4. All infrastructure shall be relocated so that it is fully contained within the allotment it serves or contained within easements.
5. All civil designs, calculations and specifications shall be submitted to Council for approval prior to the commencement of construction. A minimum of 2 work days (48 hours) notice shall be provided to Council for any inspections.
6. As-Constructed drawings for sewer/CWMS infrastructure shall be submitted to Council. The plans are to be provided in accordance with relevant Council standards and such plans shall show exact locations and invert levels of pipes, flushing points, access chambers, junction boxes and other structures in relation to property boundaries. All road levels and other infrastructure shall be shown.
7. The applicant shall provide a certificate to Council prior to Council accepting Practical Completion declaring that all works have been carried out in a satisfactory manner and meets all the provisions of the development approval, approved plans and specifications for the development.

State Commission Assessment Panel requirements:

8. The financial requirements of the SA Water Corporation shall be met for the provision of water (SA Water H0063950).
An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.
9. Payment of \$6830 into the Planning and Development fund (1 lots(s) @ \$6830 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
10. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Council notes:




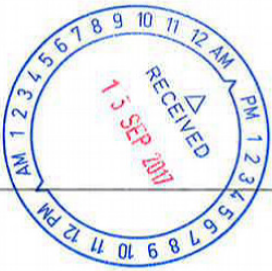

1. The applicant is reminded to notify Council in writing when all the Council's conditions and requirements have been complied with. Written Notification should identify each condition and address how the condition has been satisfied, including any relevant documentation. The Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.
2. 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.
3. As your proposed development includes construction works on Council roads or connections to Council assets you are advised that a Permit to undertake works that impact on Council infrastructure, Council Streets or Roads or Council controlled land (available on the Website) will need to be issued by Council prior to construction.
4. A Community Wastewater Management Scheme (CWMS) levy is required for all new connections to the CWMS. This is to be paid at the applicable rate at time of payment prior to the issue of certificate pursuant to Section 51 of the Act.
5. A Waste Control Application is required for any new septic tank and drainage system to be located within the development.
6. Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

7. The State Planning system is currently in the process of significant planning reforms. As of 1 July 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
8. Pursuant to Development Regulation 48 (1) of the Development Regulations 2008, this consent / approval will lapse at the expiration of:
 - 12 months, UNLESS
 - A certificate under Section 51 of the Act has been lodged with the Development Assessment Commission, accompanied by the Certificate of Approval Fee under Schedule 6, within 12 months, then 3 years is applicable.Should a request for an extension be made after 1 July 2020, your request will be subject to the transitional provisions of the PDI Act.
9. Building Rules Consent is still required.

Application Detail

Page 1 of 4

Attachment One (1)

  					
Search Configure Notification Email Log Out					
Application Detail					
General Unique Id : 59389 Development No : 580/C053/17 Application Type : Community Division Application Extent : Provisional Development Plan Consent with Land Division Consent Land Use/Building Consent : Yes Council Name : District Council of Mt Barker Agents Reference : A092117.COMM Oxford Architects Short Reference : Spencer 63 AlexMount 8 Submitting Agents Name : Alexander & Symonds Pty Ltd Submitted By : Planning Administrator, Alexander & Symonds Pty Ltd Application Status : Lodged & Distributed (No Decision)					Hide All Hide
Application Type Details : Community Division Total Area of Land to be Divided : 585 square metres Reserve Area : 0 square metres Number of existing allotments : 1 Number of proposed lots (excluding road and 2 reserve) : Number of additional lots : 1 Is the development for Residential purposes? : Yes Is a development lot being created? : No					Hide
Combined Land Division/Land Use Details Building Rules Classification sought : No Present Classification : If class 5,6,7,8,9 is sought, state the proposed number of employees Male : 0 Female : 0 If class 9a classification is sought, state the number of persons for whom accommodation is provided? : Is classification 9b sought : No Has the Construction Industry Training Fund Act No 1993 levy been paid : Development Cost (\$) : 460000,00					Hide
 					
Applicant Details					
Salutation	Name	Organisation Name	Address		
		Oxford Architects	c/- Alexander Symonds Pty Ltd PO Box 1000, Kent Town 5071 South Australia AUSTRALIA		
Owner Details					
Salutation	Name	Organisation Name	Address		
Mr	George Spencer		c/- Alexander Symonds Pty Ltd PO Box 1000, Kent Town 5071 South Australia AUSTRALIA		
Ms	Priya Spencer		c/- Alexander Symonds Pty Ltd PO Box 1000, Kent Town 5071 South Australia AUSTRALIA		
Contact Details					
Salutation	Name	Address	Telephone	Fax	Email
Mr	Franco Rea	PO Box 1000 Kent Town 5071 South Australia AUSTRALIA	Telephone 1 : 8130 1666 Telephone 2 :	Fax 1 : 8362 0099 Fax 2 :	planning@alexander.com.au
Mobile :					
Subject/Property Details					
House No. : 63 Lot No. : 17 Street : Alexandrina Road Suburb/Town Mount Barker Macclesfield					

Application Detail

Page 2 of 4

Hundred:
Reference Section:

Title Reference and Plan	Parcel	Volume	Folio	Plan Code	Plan Description	Plan No.	Parcel No.
CT	Certificate of Title	5477	707	D	Deposited Plan	6487	A17

Other Details Hide

Existing Use : Residential
Description of Proposed Development : Community division and dwellings
Does either schedule 21 or 22 of the No Development Regulations 1993 apply? :
Notes : Being over allotment 501 in Development 580/D052/17

Additional Information Requests :
Additional Fees and Payments :
Lodgement Date : 07 Sep 2017
Months for Development Approval Request : 12

Categorisation Details Hide

Decision Authority : Council
Application Classification : Minor
Kind of Development : Merit
Notification Category : Not Applicable
Zone : Residential/Policy Area 13
Development Plan Map No : MTB/11
Allocated Planner : Services Planning
Categorisation Comments :
Categorised By : Biljana Prokic
Categorisation Date : 11 Sep 2017

Distribution Details Hide

Referral Agency	Referred to Agent	First Accessed	Referral State	Due Date	Response
Development Assessment Commission	11 Sep 2017		Current		Hide
Response Details : Referral Comment			Nature of Response	Contact Details	Document
A response has not yet been received					Hide
Referral Documents : Document Title			Document Version	Notes	
There are no referral documents available					
SA Water Corporation	11 Sep 2017	11 Sep 2017	Current	09 Oct 2017	Hide
Response Details : Referral Comment			Nature of Response	Contact Details	Document
A response has not yet been received					Hide
Referral Documents : Document Title			Document Version	Notes	
There are no referral documents available					
Decision Authority	Distributed for Decision	First Accessed	Decision State	Decision Issued	Response
District Council of Mt Barker	11 Sep 2017	13 Sep 2017	Current		Hide
Decision Response : Decision Comment					Document
A response has not yet been returned					Hide
Decision Documents : Document Title			Document Version	Notes	
There are no decision documents available					

Decision Details Hide

There has not yet been a decision submitted for this application

Overturned Decision Details Hide

There are no overturned decision details currently available for this application

Clock Stops (Development Assessment Commission only) Hide

No clock stops have been set

Lodgement Fees Hide

Fee Invoice No.	Fee Invoice Date	Invoice Description	Fee Status
55384	07 Sep 2017	New Application Invoice	Fees Paid
Fee Line Type Description			Total Fee (\$)
Lodgement Fee (additional allotment)			209.50
Land Division Fee (additional allotment)			158.00
Land Division Fee (per Additional Allotment)			14.90
Statement of Requirements Fee (additional allotment)			417.00
Certificate of Approval Fee (additional allotments)			347.00

Application Detail

Page 3 of 4

DAC Consultation Report Fee (additional allotments)								208.00
Invoice Total Fee(\$):								1354.40
Certificate of Approval (CoA) Details								Hide
CoA Id	Stage Number	Status	Certificate Plan	Issue Date	Issuing Officer	Date Deposited	Deposited Plan No. (DP)	Detail
53622	001	Awaiting DA Decision						Show
Certificate of Approval (CoA) Clearance Requirements Details								Hide
CoA Clearance Requirement Description				CoA Id	Stage No.	Agency Name	Distribution Date	Status
EDALA will be updated in due course once SA Water Corporations requirements have been determined.				53622	001	SA Water Corporation	11 Sep 2017	Not yet Met
Clearance Information								
Clearance Response Date:								
Contact Person First Name:								
Contact Person Last Name:								
Contact Person Telephone:								
Additional DA Fees								Hide
There are currently no Development Application (DA) fees generated for this application								
Additional CoA Fees								Hide
There are currently no Certificate of Approval (CoA) fees generated for this application								
Application Documents								Hide
Document Title	Document Type	Version #	State	File Size (Kb)	Date Uploaded	Notes		
Proposal Plan	Proposed Plan of Division	1	Uploaded	320.1000000	07 Sep 2017	Hide		
Document Notes :						Proposal Plan		
						^		
						v		
Proposal Plan	Proposed Plan of Division	2	Uploaded	304.3700000	07 Sep 2017	Hide		
Document Notes :						Proposal plan		
						^		
						v		
CT 5477/707	Certificate of Title/Lease	1	Uploaded	51.8200000	07 Sep 2017	Hide		
Document Notes :						CT 5477/707		
						^		
						v		
Building plans	Miscellaneous	1	Uploaded	1502.9000000	07 Sep 2017	Hide		
Document Notes :						Building plans		
						^		
						v		
Lodgement Fee Receipt	Miscellaneous	1	Uploaded	29.4100000	07 Sep 2017	Hide		
Document Notes :						PDF Format		
						^		
						v		
Location Plan Enlargement New	Miscellaneous	1	Uploaded	132.4900000	08 Sep 2017	Hide		
Document Notes :						There are no notes for this document		
Location Plan New	Miscellaneous	1	Uploaded	397.6300000	08 Sep 2017	Hide		
Document Notes :						There are no notes for this document		
No Government Administrative Interest New	Miscellaneous	1	Uploaded	23.5000000	08 Sep 2017	Hide		
Document Notes :						There are no notes for this document		
DAC Regulation 29 Letter New	Miscellaneous	1	Uploaded	2.1600000	11 Sep 2017	Hide		
Document Notes :						There are no notes for this document		
Final Plan Documents for Certificate of Approval (CoA)								Hide
There are no Final Plans for Certificate of Approval (CoA) currently associated with this application								
Certified Certificate of Approval (CoA) Plan Documents								Hide

Application Detail


Page 4 of 4

There are no Certified Certificate of Approval (CoA) Plans currently associated with this application

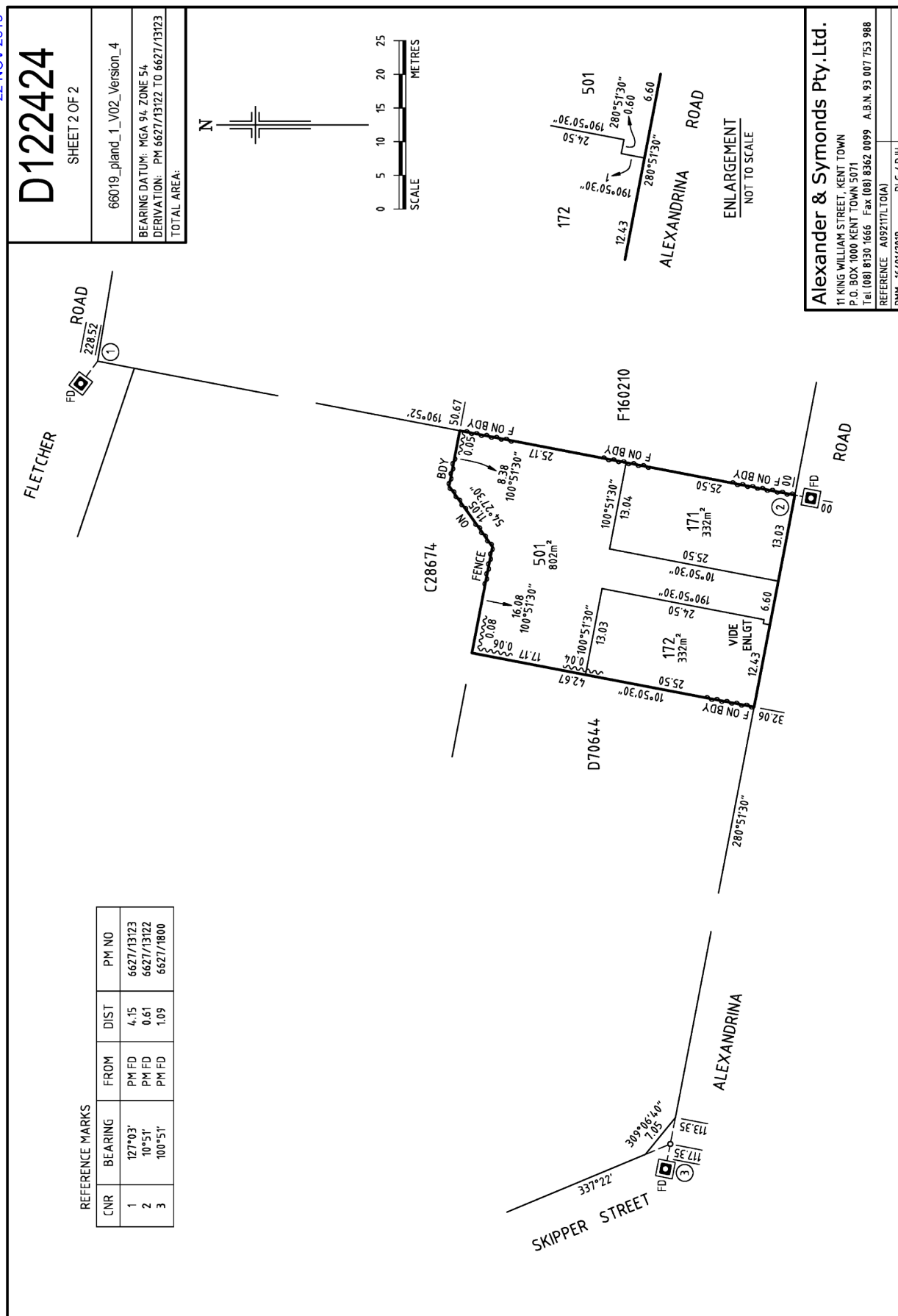
Mode: ApplicationDisplay/Revision: 14

DisclaimerTerms andDepartment of Planning, Transport and Infrastructure, Ground Floor 101 Grenfell Street, ADELAIDE South Australia 5000 - P 1800 752 664 Copyright
Conditions

Mount Barker District Council
Received
22 NOV 2019

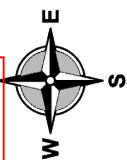
PURPOSE: DIVISION		AREA NAME: MOUNT BARKER		APPROVED: JANICE RITCHIE 22/10/2019		 D122424 SHEET 1 OF 2	
MAP REF: 6627/07/L, 6627/07/F		COUNCIL: MOUNT BARKER DISTRICT COUNCIL		DEPOSITED: SANDY BEAGLEHOLE 22/11/2019		66019_text_01_v04_Version_4	
LAST PLAN:		DEVELOPMENT NO: 580/D052/17/001/55846					
AGENT DETAILS:		ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099 ALSY A092117LTO(A)		SURVEYORS CERTIFICATION: I DAMIAN JOHN HOLLAND, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 21st day of January 2019 21st day of October 2019 Damian Holland Licensed Surveyor			
AGENT CODE:							
REFERENCE:							
SUBJECT TITLE DETAILS:							
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION
CT	5477	707		ALLOTMENT(S)	17	D	6487
				MACCLESFIELD			
OTHER TITLES AFFECTED:							
EASEMENT DETAILS:							
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	
						CREATION	
ANNOTATIONS: NO OCCUPATION ON SUBJECT LAND BOUNDARIES UNLESS OTHERWISE SHOWN							

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19 OCT 2017

AMENDED



Development No. 580 / C053 / 17
District Council of Mount Barker

Proposed Plan of Community Division
Allotment 501 in Dev. No. 580 / D052 / 17
Hundred of Macclesfield
in the area named
MOUNT BARKER

PT CT 5477/707



Existing building to be demolished.
Road pavement details derived from aerial photography.

Stobie Pole
Water Meter

Dimensions and areas are subject to survey.

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LICENSED SURVEYOR	
REF:	A092117.LDV
DWG NO.:	A092117PROPC(C)
REVISION:	(C)
MW	19.10.2017

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
DX 209 ABN 93007 753 988

T (08) 8130 1666
F (08) 8362 0099
W www.alexander.com.au
E adelaide@alexander.com.au

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +



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AMENDED



Artist's Impression Only

New Residences

63-65 Alexandrina Rd, Mt Barker

OXFORD
ARCHITECTS

898 Goodwood Road, Goodwood, SA
E: oxford@oxfordarchitects.com.au
W: www.oxfordarchitects.com.au
T: (88) 7231 1732

Drawing List

Drawing Name	Drawing No.	Revision / Issue
COVER PAGE	SK01	D / DPC AMENDMENT
SITE PLAN	SK02	D / DPC AMENDMENT
GROUND FLOOR PLANS	SK03	D / DPC AMENDMENT
FIRST FLOOR PLANS	SK04	D / DPC AMENDMENT
ELEVATIONS - RESIDENCE 03	SK05	D / DPC AMENDMENT
ELEVATIONS - RESIDENCE 04	SK06	D / DPC AMENDMENT

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28 NOV 2019

AMENDED

NEIGHBOURING
RESIDENCE

NEIGHBOURING
RESIDENCE

NEIGHBOURING
RESIDENCE

NEIGHBOURING
RESIDENCE

**OXFORD
ARCHITECTS** Pty Ltd

895 Goodwood Road, Goodwood, SA
E: oxford@oxfordarchitects.com.au
W: www.oxfordarchitects.com.au
T: (08) 7231 1732

SITE LEGEND

- PROPOSED RESIDENCES
- PAVING
- FUTURE LANDSCAPING
BY OWNER

NOTE: ALL TREES SHOWN DASHED
TO BE DEMOLISHED

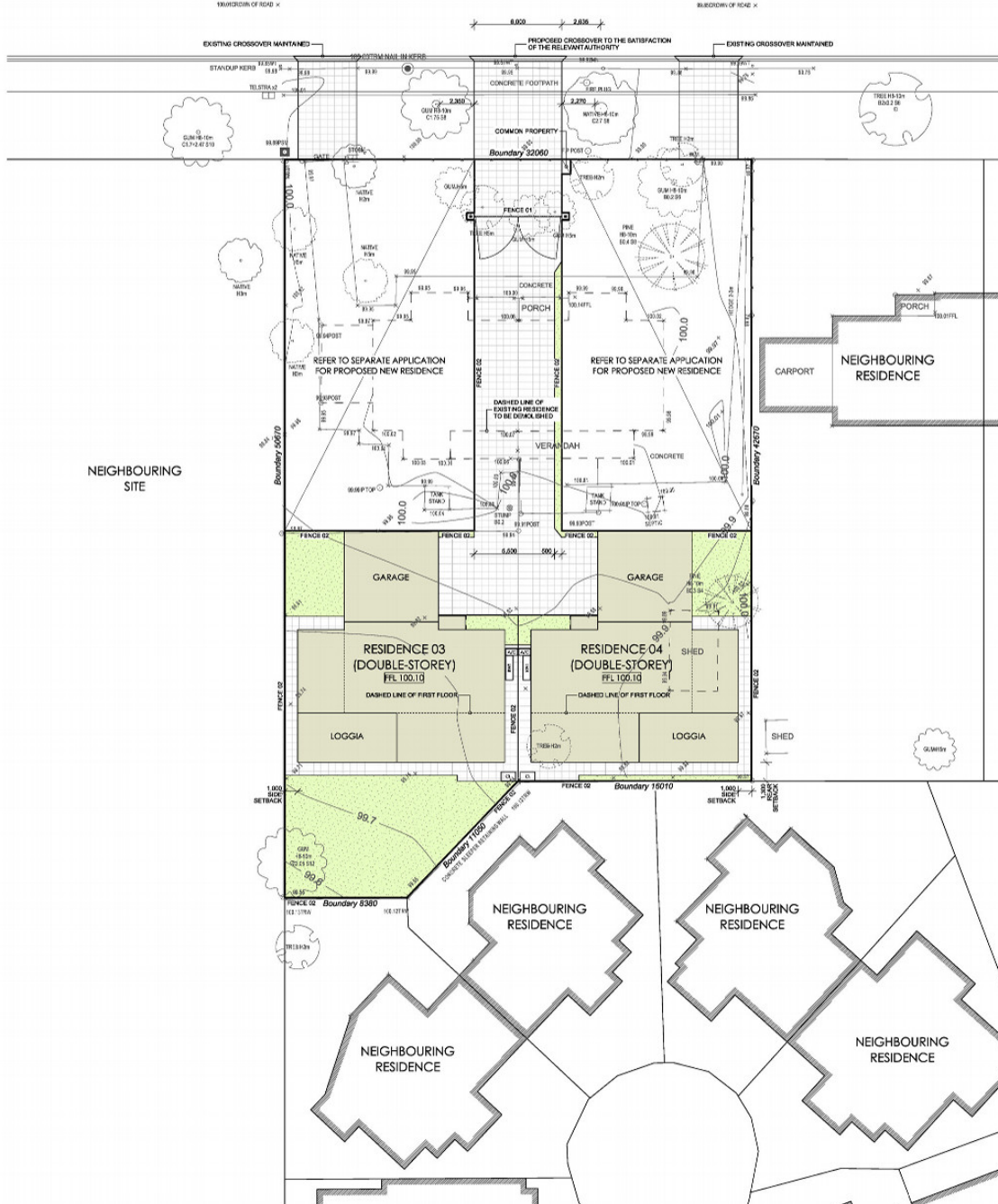
A/C 10hp AIR
CONDITIONING
CONDENSOR WITH
SUITABLE ACOUSTIC
ENCLOSURE (53db
COOLING & 50db
HEATING)

RWT 2000L SUMLINE TANK
CL RETRACTABLE CLOTHES
LINE

FENCE SCHEDULE

- FENCE 01 1930H OPEN MASONRY
FENCE
- FENCE 02 1800H COLORBOND
GOOD NEIGHBOUR
FENCE

ALEXANDRINA ROAD



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

D	DPC AMENDMENT	27/11/2019
C	DPC AMENDMENT	12/02/2018
B	DPC AMENDMENT	18/01/2018
A	DPC APPROVAL	15/08/2017

PROJECT:

New Residences
63-65 Alexandrina Rd,
Mt Barker

CLIENT:
Spencer

JOB No: 3161-B

DATE: 28/11/2019

DRAWING TITLE:
Site Plan

DRAWING NO: SK02.A

PAGE SIZE: A2

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SITE PLAN
Scale 1:200

Mount Barker District Council
Received
28 NOV 2019

AMENDED

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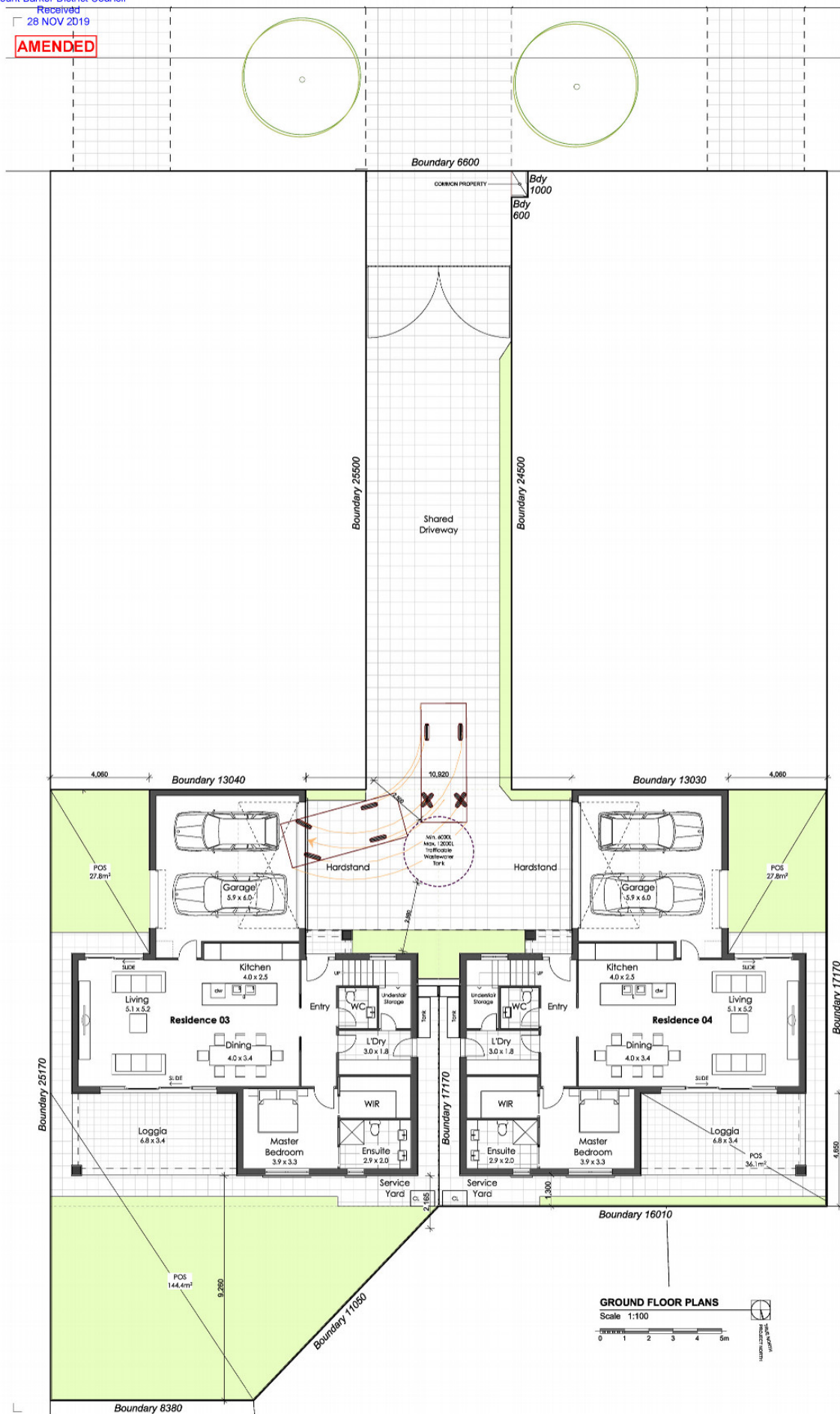
895 Goodwood Road, Goodwood, SA
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W: www.oxfordarchitects.com.au
T: (08) 7231 1732

AREA SCHEDULE

TOTAL SITE AREA 1463m²

RESIDENCE 03
SITE AREA 372.2m²
GROUND FLOOR LIVING 107.9m²
FIRST FLOOR LIVING 70.7m²
GARAGE 41.4m²
PORCH 2.0m²
LOGGIA 23.0m²
TOTAL 245m²
P.O.S. 46.26% / 172.2m²

RESIDENCE 04
SITE AREA 274.7m²
GROUND FLOOR LIVING 107.9m²
FIRST FLOOR LIVING 70.7m²
GARAGE 41.4m²
PORCH 2.0m²
LOGGIA 23.0m²
TOTAL 245m²
P.O.S. 23.26% / 63.9m²



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

D DPC AMENDMENT 27/11/2019
C DPC AMENDMENT 12/02/2018
B DPC AMENDMENT 18/01/2018
A DPC APPROVAL 15/08/2017

PROJECT:
New Residences
63-65 Alexandrina Rd,
Mt Barker

CLIENT:
Spencer

JOB No: 3161-B

DATE: 28/11/2019

DRAWING TITLE:
Ground Floor Plans

DRAWING NO: SK03.A

PAGE SIZE: A2

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AREA SCHEDULE

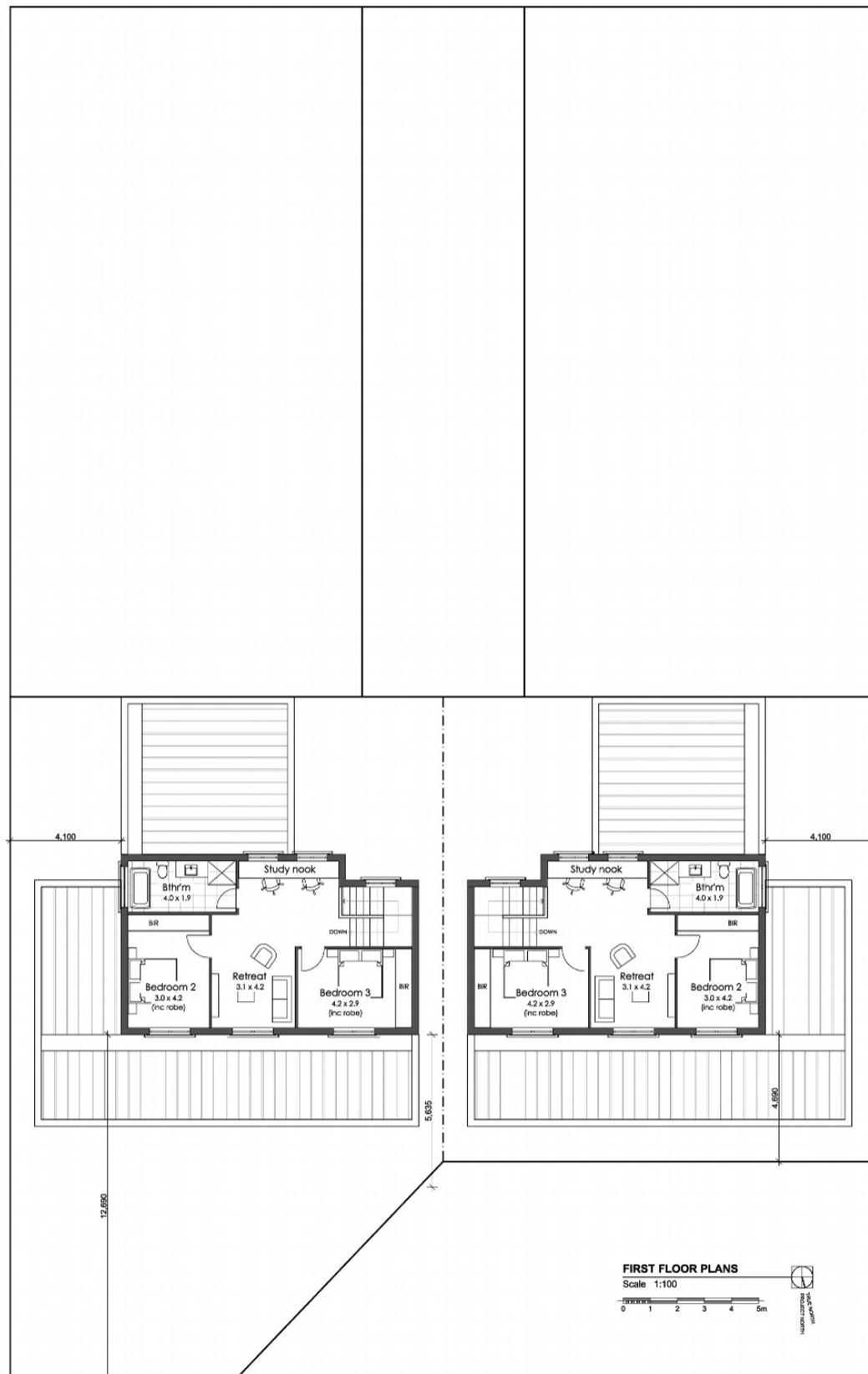
TOTAL SITE AREA 1463m²

RESIDENCE 03

SITE AREA 340.8m²
GROUND FLOOR LIVING 109.9m²
FIRST FLOOR LIVING 70.7m²
GARAGE 41.4m²
PORCH 2.0m²
LOGGIA 23.0m²
TOTAL 247m²
P.O.S. 44.53% / 140.7m²

RESIDENCE 04

SITE AREA 263.2m²
GROUND FLOOR LIVING 109.9m²
FIRST FLOOR LIVING 70.7m²
GARAGE 41.4m²
PORCH 2.0m²
LOGGIA 23.0m²
TOTAL 247m²
P.O.S. 19.91% / 52.4m²



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

D	DPC AMENDMENT	27/11/2019
C	DPC AMENDMENT	12/02/2018
B	DPC AMENDMENT	18/01/2018
A	DPC APPROVAL	15/08/2017

PROJECT:

New Residences
63-65 Alexandrina Rd,
Mt Barker

CLIENT:
Spencer

JOB No: 3161-B

DATE: 28/11/2019

DRAWING TITLE:
First Floor Plans

DRAWING NO: SK04.A

PAGE SIZE: A2

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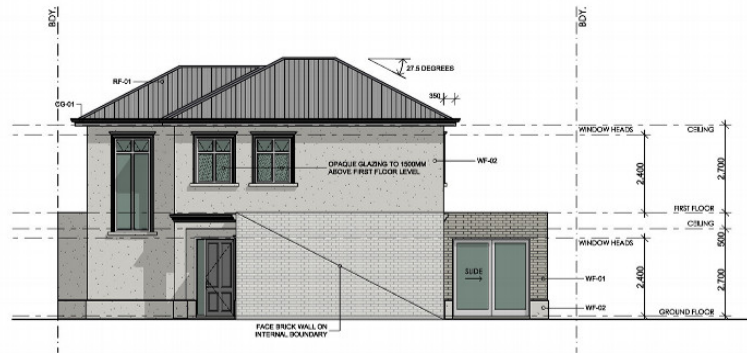
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MATERIALS SCHEDULE

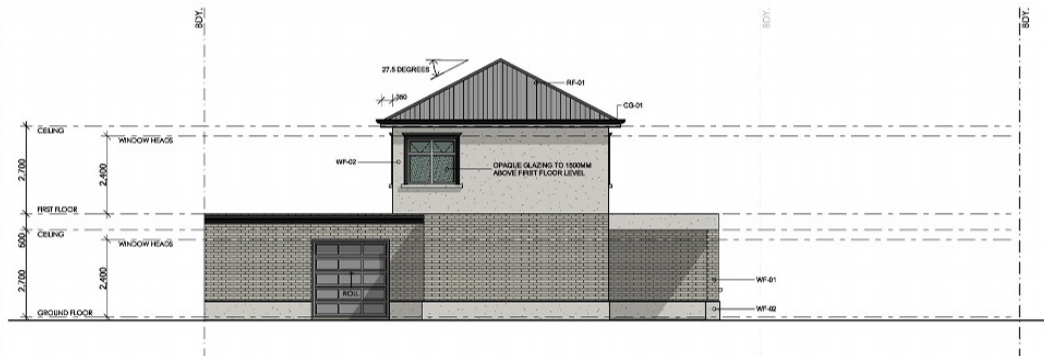
- WF-01 FACE BRICK FINISH
COLOUR: PGH LIGORICE
- WF-02 SOLVER ACRYLIC RENDER FINISH
COLOUR: DOUBLE-STRENGTH
DOE SKIN
- WF-03 STONE VENEER FINISH
COLOUR: SANDSTONE
- RF-01 COLORBOND CUSTOM ORB
ROOF SHEETING
COLOUR: MONUMENT
- CO-01 COLORBOND OG GUTTER
COLOUR: MONUMENT



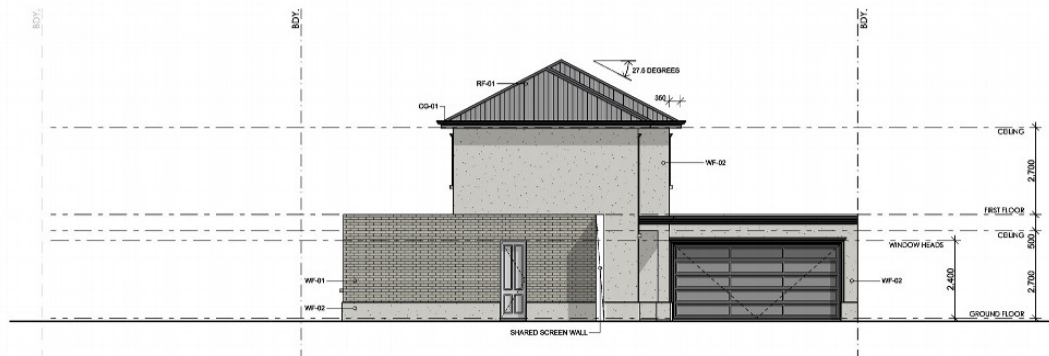
SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

ISSUED FOR
DEVELOPMENT PLAN
CONSENT

D	DPC AMENDMENT	27/11/2019
C	DPC AMENDMENT	12/02/2018
B	DPC AMENDMENT	18/01/2018
A	DPC APPROVAL	15/08/2017

PROJECT:
New Residences
63-65 Alexandrina Rd,
Mt Barker

CLIENT:
Spencer

JOB No: **3161-B**

DATE: **28/11/2019**

DRAWING TITLE:
Elevations - Residence 03

DRAWING NO: **SK05.A**

PAGE SIZE: **A2**

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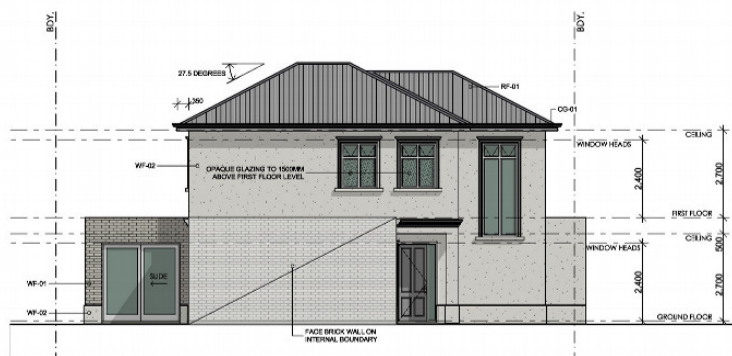
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MATERIALS SCHEDULE

- WF-01 FACE BRICK FINISH
COLOUR: PGH LIGORICE
- WF-02 SOLVER ACRYLIC RENDER FINISH
COLOUR: DOUBLE-STRENGTH
DOE SKIN
- WF-03 STONE VENEER FINISH
COLOUR: SANDSTONE
- RF-01 COLORBOND CUSTOM OR3
ROOF SHEETING
COLOUR: MONUMENT
- CG-01 COLORBOND OG GLITTER
COLOUR: MONUMENT

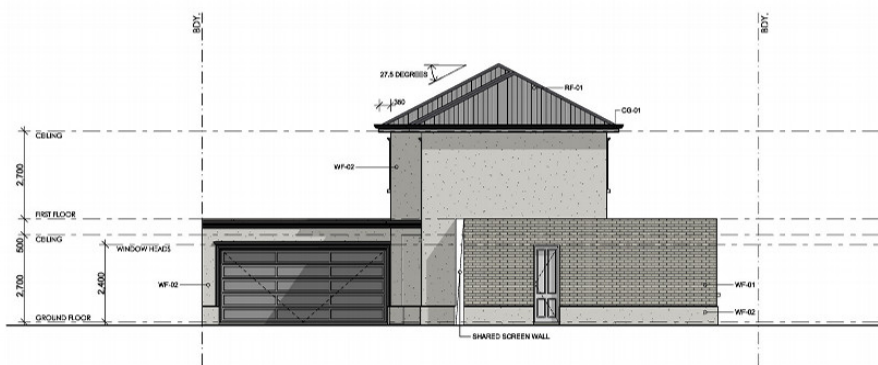
SOUTH ELEVATION
Scale 1:100



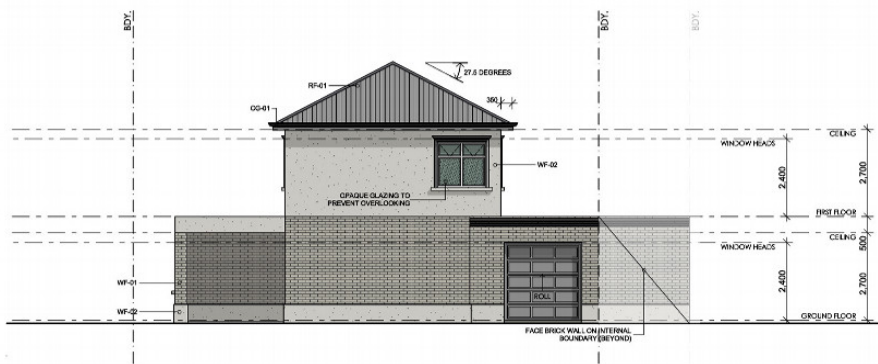
NORTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



ISSUED FOR
DEVELOPMENT PLAN
CONSENT

D	DPC AMENDMENT	27/11/2019
C	DPC AMENDMENT	12/02/2018
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PROJECT:

New Residences
63-65 Alexandrina Rd,
Mt Barker

CLIENT:
Spencer

JOB No: 3161-B

DATE: 28/11/2019

DRAWING TITLE:
Elevations - Residence 04

DRAWING NO: SK06.A

PAGE SIZE: A2

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A2

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

NOTES:

ANY SURPLUS SPOIL FROM SITEWORKS IS THE OWNERS RESPONSIBILITY AND SHOULD BE REMOVED OR DISPERSED AS APPROPRIATE, UNLESS STATED OTHERWISE IN THE BUILDING CONTRACT. THIS SPOIL SHOULD BE STOCKPILED SUCH THAT IT DOES NOT OBSTRUCT SITE ACCESS AND CAN BE EASILY REMOVED FROM THE SITE.

THE RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE CONSTRUCTED BY THE OWNER EXCEPT WHERE THE RETAINING WALL FORMS PART OF THE BUILDING STRUCTURE OR WHERE SPECIFIED OTHERWISE WITHIN THE BUILDING CONTRACT.

ANY RETAINING WALLS ADJACENT EXCAVATIONS, A SERVICE TRENCH/EASEMENT (PROPOSED OR EXISTING) OR IF FOUND IN FILL SHOULD HAVE AN UNDERMINING COMPONENT INCORPORATED IN THE DESIGN OF THEIR FOOTING/PIER SUPPORT SYSTEM.

OWNER TO RETAIN ANY MINOR CUT/FILL ON THE BOUNDARIES WITH A CONCRETE PLINTH, SLEEPER OR SIMILAR.



4.0 KILOLITRE COMBINATION DETENTION/RETENTION TANK (3.0 KILOLITRES FOR DETENTION AND 1.0 KILOLITRE FOR RETENTION - BY OWNER). RETENTION SECTION OF TANK TO BE PLUMBED TO AT LEAST A WC, WATER HEATER OR ALL LAUNDRY COLD WATER OUTLETS AND SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM (TANK NOT TO BE USED IN CONJUNCTION WITH TANK STAND). REFER TO DETAIL SHEET FOR SETUP.



NON COMBUSTIBLE 2.0 KILOLITRE CFS TANK TO COMPLY WITH CFS REQUIREMENTS AND MINISTERS SPECIFICATION SA78 BY OWNER. THE TANK SHALL ALSO BE LOOPED INTO THE MAINS WATER SYSTEM. TANK TO INCLUDE DOMESTIC FITTINGS. TANK SETUP NOT PART OF RC CONSULTING ENGINEERS EXTENT OF DESIGN CONSIDERATION HOWEVER, THE TANK SETUP NEEDS TO ENSURE THAT MINIMUM CFS REQUIREMENTS ARE MAINTAINED VIA AN AUTOMATIC FLOAT SWITCH AS PER THE MANUFACTURERS SPECIFICATION TO ENSURE THAT THE CFS WATER SUPPLY IS AVAILABLE AT ALL TIMES. (ENSURE RAINWATER TANK BED IS A FLAT PLATFORM AND IF PLACED ON FILLED AREA, EXISTING OR IMPORTED, THAT FILL IS COMPACTED AT LEAST AS "ROLLED" FILL. SETTLEMENT OF THIS AREA MAY OCCUR IF FILL PLACED IS NOT "CONTROLLED" FILL). REFER TO CFS AND COUNCIL FOR TANK SET-UP.

STORMWATER PIPES AS A SEALED SYSTEM USED TO CONNECT ALL DP'S TO THEIR INDIVIDUAL COMBINATION TANK. REFER TO FOOTING CONSTRUCTION REPORT ATTACHMENT SHEET SS1.

STORMWATER DRAIN PIPES AS A SEALED SYSTEM (100# PVC U.N.O.) USED TO CONNECT COMBINATION TANK OVERFLOW/OUTLET PIPE TO THE FRONT BOUNDARY SUMP.

STORMWATER DRAIN PIPES UNDER GRAVITY FLOW USED TO CONNECT SURFACE STORMWATER DRAIN PIPES TO THE PIT/PUMP CHAMBER & FRONT BOUNDARY SUMP OUTLET PIPES TO THE STREET WATER TABLE.

ENSURE GRAVITY FLOW PIPES MAINTAIN SUFFICIENT GRADE TO MEET THE APPROPRIATE OUTLET AS SHOWN ON THIS PLAN. CONSTRUCT ANY SEALED SYSTEM PIPES SUCH THAT THEY DO NOT INTERFERE WITH THE GRAVITY FLOW SYSTEM.

WHERE GRATED SURFACE STORMWATER SUMPS ARE USED GRADE SOIL/PAVING IN TOWARDS SUMPS IN ACCORDANCE WITH THE "BENCH" NOTES ON THIS PAGE. ALTERNATIVELY CONSTRUCT LINED SPOON DRAINS WITH 0.3% GRADIENT AS PER THE DETAILS ON ATTACHMENT SHEET PD1.

SUMP SIZES AND QUANTITY ARE DIAGRAMMATIC ONLY. ADDITIONAL AND/OR LARGER SUMPS MAY BE REQUIRED DEPENDING ON AREAS THEY SERVICE AND PAVEMENT TYPE USED.

NOTE: DOWNPIPE/RAINWATER HEAD/SPREADER PIPE LOCATIONS TO BE CONFIRMED BY THE BUILDER/BUILDING DESIGNER/ROOF PLUMBER PRIOR TO ANY WORKS PROCEEDING.

KEY

TK	TOP OF KERB
WT	WATER TABLE
BL	BENCH LEVEL
FL	FLOOR (POURED) LEVEL
FFL	FINISHED FLOOR LEVEL (ie. tiled/paved/decking level)
IL	INVERT LEVEL (BOTTOM OF GRAVITY FLOW STORMWATER DRAIN PIPE SYSTEM)
T.O.S	TOP OF SUMP
EGS	EXISTING GROUND SURFACE LEVEL
FGL	FINISHED GROUND LEVEL
#	APPROXIMATE
U.N.O.	UNLESS NOTED OTHERWISE
C.O.S	CHECK ON SITE
RD	ROLLER DOOR REBATE
DW	DRIVEWAY
FP	FOOTPATH
FINISHED LEVEL	
(P)	PAVING LEVEL
DPO	DOWNPIPE
RH-10	RAINWATER HEAD
SP-10	SPREADER PIPE
SCREW CAP STORMWATER INSPECTION POINTS IN GRAVITY FLOW/SEALED SYSTEM SW RUN (AS A MINIMUM) TO FINISHED PAVING/GROUND LEVELS (PROVIDE PROPRIETARY CONCRETE SURROUND AND LID WHERE FOUND IN DRIVEWAY).	
LINED SPOON/V-DRAIN FORMED IN PAVERS 300mm WIDE x 30mm (MAX.) DEEP @ 0.50% MIN. FALL.	
RTW	RETAINING WALL
TRW	TOP OF RETAINING WALL
BRW	BOTTOM OF RETAINING WALL
CONCRETE SLEEPER RETAINING WALL	
CONCRETE PLINTH AS REQUIRED OR SIMILAR	
RAMP PAVING AT 12.5% (MAX) (LOCATION & SETUP SCHEMATIC ONLY)	

- NOTE: PIT/PUMP CHAMBER, PUMP TO HAVE DISCHARGE RATE OF 4.0 L/s AND A PIT VOLUME OF 3.00m³. (BASIN VOLUME = 3.315m³). THE ABOVE REQUIREMENTS ARE BASED ON THE FOLLOWING ASSUMPTIONS. COUNCIL/PRIVATE CERTIFIER TO CONFIRM THE BELOW CRITERIA AND/OR ANY ADDITIONAL REQUIREMENTS PRIOR TO ANY APPROVALS BEING ISSUED.
- TWO PUMPS SHALL BE PROVIDED, EACH CAPABLE OF THE DESIGN FLOW RATES.
 - THE PUMPS SHALL BE CONFIGURED TO AUTOMATICALLY ALTERNATE AS THE DUTY PUMP.
 - THE DUTY PUMP SHALL BE CONFIGURED TO AUTOMATICALLY REVERT TO THE ALTERNATE PUMP & A VISIBLE ALARM BE INITIATED IN THE EVENT THAT THE DUTY PUMP FAILS.
 - IN THE EVENT THAT BOTH PUMPS FAIL TO OPERATE, AN AUDIBLE ALARM SHALL BE INITIATED.
- (---) DESIGNATES RISING MAIN TO FRONT SUMP/STREET WATER TABLE WHICH EVER APPLICABLE - REFER TO PLAN.

PARAMETERS FOR DESIGN:

(TO BE CONFIRMED BY THE BUILDER AS CORRECT PRIOR TO ANY COUNCIL APPROVALS BEING ISSUED):

- 25mm MAX DEEP REBATE
- PERIMETER PAVING SETDOWN 75mm BELOW UNDERSIDE OF REBATE (visual perimeter termite management provided to AS 3660)
- PERIMETER PAVING TO BE 1000mm WIDE
- PERIMETER PAVING CROSS-FALL AS PER "BENCH" NOTES
- SEGMENTAL BLOCK/BRICK PAVING TO BE USED FOR PATHS AND DRIVEWAYS (DRIVEWAY PAVING TO BE LAID IN AN INTERLOCKING PATTERN TO AS 3727.1:2016)
- 60mm THICK (DRIVEWAY/LIGHT VEHICULAR TRAFFIC)
- 40mm THICK (PEDESTRIAN TRAFFIC)

NOTE: THE ABOVE PAVING SETDOWN, WIDTH AND CROSS-FALL HAVE BEEN SPECIFIED IN ACCORDANCE WITH AS2670 - 2011, THE NCC AND ENGINEERING JUDGEMENT.

IF ANY OF THE ABOVE PARAMETERS ARE CHANGED/ALTERED OR SETDOWNS ARE DIFFERENT, A REVIEW OF THIS PLAN WILL BE NECESSARY.

- IF SPOON/V-DRAIN CANNOT BE FORMED IN PAVING, USE CONCRETE TO FORM THE SAME 300mm WIDE x 130mm DEEP (30mm DEEP AT CENTRE) REINFORCED WITH SL72 CENTRAL AND TOOLED JOINTS EVERY 4.0m

NOTE:

- REFER TO DETAIL SHEET PD1 FOR RECOMMENDED PAVEMENT SETDOWN FROM UNDERSIDE OF REBATE FOR CLASS "E-D" SITE SOIL CLASSIFICATION.
- DUE TO THE HIGHLY REACTIVE NATURE OF THE SOIL PROFILE, IT IS RECOMMENDED SEGMENTAL BRICK/BLOCK PAVING BE UTILISED FOR PERIMETER AND DRIVEWAY PAVING NOT INSITU CONCRETE.

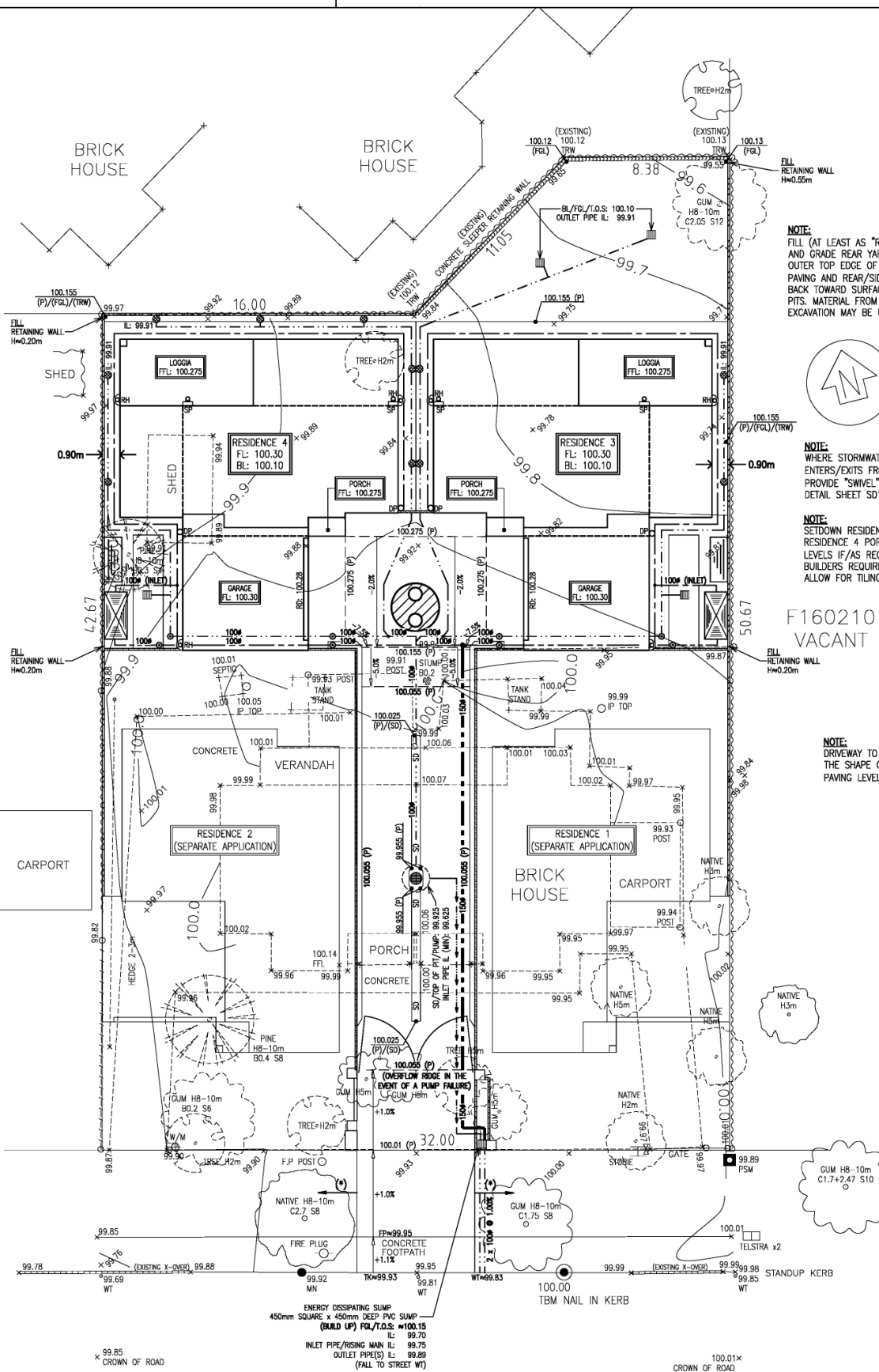
IMPORTANT NOTE:

- WHERE STORMWATER DRAIN PIPES MAY BE SUBJECT TO VEHICULAR TRAFFIC DURING CONSTRUCTION & ONLY MINIMAL REQUIRED COVER UNDER PAVING HAS BEEN PROVIDED, SUGGEST TEMPORARILY PLACING FLAT STEEL PLATES (OR SIMILAR) ACROSS PIPE TRENCH FOR PROTECTION FROM CRUSHING UNTIL PAVING STAGE OF PROJECT BEGINS. BUILDER TO CONFIRM ON SITE DURING CONSTRUCTION.
- ALL STORMWATER PIPES TO BE DWV GRADE (EXCEPT 90#).

BRICK HOUSE

CARPORT

PORCH



SITEWORKS PLAN

(THIS PLAN IS TO BE READ IN CONJUNCTION WITH SEWER PLAN - SHEET 2 OF 2)

NOTE: FILL (AT LEAST AS "ROLLED" FILL) AND GRADE REAR YARDS FROM OUTER TOP EDGE OF PERIMETER PAVING AND REAR/SIDE BOUNDARIES BACK TOWARD SURFACE STORMWATER PITS. MATERIAL FROM FOOTING EXCAVATION MAY BE UTILISED.

NOTE: WHERE STORMWATER DRAIN PIPE ENTERS/EXITS FROM UNDER SLAB PROVIDE "SWIVEL" JOINT(S). REFER DETAIL SHEET SD1.

NOTE: SETDOWN RESIDENCE 3 & RESIDENCE 4 PORCH FLOOR LEVELS IF/AS REQUIRED TO BUILDERS REQUIREMENTS TO ALLOW FOR TILING ABOVE.

NOTE: DRIVEWAY TO BE FORMED IN THE SHAPE OF A BASIN AT PAVING LEVELS 100.055 (P).

SITEWORKS PLAN

ADDRESS: No. 63 & 65 Alexandrina Road,
MOUNT BARKER, SA

CLIENT: GEORGE SPENCER

Residential Commercial Industrial Consulting Engineers
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JOB No. C24966
SHEET No. 1 of 2
ISSUE No. -

DRAWN: H.C. DESIGN: D.A. DATE: 5-Mar-18

SCALE: 1:200 METRES

No.	REVISION	BY	DATE

GENERAL NOTES:

SITEWORKS AND STORMWATER DRAINAGE ARE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (IE. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

SOIL CLASSIFICATION:

- E-D
- 40mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
- FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED - REFER DETAIL SHEET SD1

BENCH:

BUILDING AREA TO BE BENCHMARKED TO 200mm BELOW THE FINISHED FLOOR LEVEL.

GRADE SITE AWAY FROM HOUSE AS FOLLOWS:-

- GRADE PAVED AREAS 45mm IN 1000mm
- GRADE GRASSED AREAS 5mm IN 1000mm

STORMWATER:

GRAVITY FLOW STORMWATER SYSTEM IS TO BE LAID @ 1 IN 250 MIN GRADE WITH 100mm MIN COVER EXCEPT AS NOTED BELOW UNDERSIDE OF PAVING:-

- 50mm (SUBJECT TO PEDESTRIAN TRAFFIC)
- 75mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)
- 450mm (UNPAVED DRIVEWAYS)

WHERE COVER CANNOT BE ACHIEVED ENCASE STORMWATER PIPE WITHIN A CAST IRON SLEEVE OF THICKNESS:

- 2.9mm (SUBJECT TO PEDESTRIAN TRAFFIC)
- 5.0mm (SUBJECT TO LIGHT VEHICULAR TRAFFIC)

SURVEY:

THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITEWORKS.

DESIGN LEGEND

- 250 SQUARE x 285 DEEP "REIN" RAINWATER PIT (PVC), (SERIES 250) OR SIMILAR (U.N.O.)
- GRATED SURFACE STORMWATER DRAIN 90# (U.N.O.)
- STORMWATER PIPE (GRAVITY FLOW) - 90# PVC (U.N.O.) AT 1 IN 250 (0.4%) MIN FALL (U.N.O.) EXCEPT ON SEALED SYSTEM
- STORMWATER PIPE (SEALED SYSTEM) - 90# PVC (U.N.O.)
- 90# AGRIC DRAIN (U.N.O.)

TOP OF BATTER: BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE

BOTTOM OF BATTER: EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR CONSTRUCTION. UNLESS OTHERWISE STATED.

SURVEY LEGEND

- TEMPORARY BENCH MARK
- STOBIE
- WATER METER
- SEWER IP
- ELECTRICITY
- PALM TREE
- TREE
- TF FENCE
- EXISTING RETAINING WALL
- CABLE PIT
- PIN/SPIKE/NAIL
- PEG FOUND
- PSM
- GAS
- PINE TREE
- GI FENCE
- BRUSH FENCE
- TREE DIMENSIONS ARE NOTED AS:
H: TREE HEIGHT
B: TRUNK DIAMETER
C: TRUNK CIRCUMFERENCE
S: TREE CANOPY SPREAD

A2

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

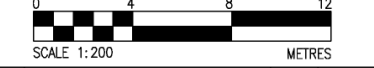
SEWER PLAN
(THIS PLAN IS TO BE READ IN
CONJUNCTION WITH SITWORKS
PLAN - SHEET 1 OF 2)

TITLE: SEWER PLAN
ADDRESS: No. 63 & 65 Alexandrina Road,
MOUNT BARKER, SA
CLIENT: GEORGE SPENCER

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JOB No. C24966
SHEET No. 2 of 2
ISSUE No. -

DRAWN : H.C. DESIGN: D.A. DATE: 5-Mar-18



No.	REVISION	BY	DATE

GENERAL NOTES:
SITWORKS AND STORMWATER DRAINAGE ARE TO BE CONSTRUCTED BY THE OWNER OR THE OWNERS REPRESENTATIVE (IE. THE BUILDER WHERE STATED WITHIN THE BUILDING CONTRACT). THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT AND ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

SOIL CLASSIFICATION: E-D
• 40mm THICK CLOSED-CELL POLYETHYLENE LAGGING AROUND STORMWATER AND SEWER DRAIN PENETRATIONS THROUGH EXTERNAL FOOTINGS.
• FLEXIBLE CONNECTIONS IN SEWER & STORMWATER DRAINS ARE REQUIRED - REFER DETAIL SHEET SD1

BENCH:
BUILDING AREA TO BE BENCHMARKED TO 200mm BELOW THE FINISHED FLOOR LEVEL.
GRADE SITE AWAY FROM HOUSE AS FOLLOWS:-
• GRADE PAVED AREAS 45mm IN 1000mm
• GRADE GRASSED AREAS 5mm IN 1000mm

SEWER:
THIS SEWER DESIGN IS BASED ON THE SHORTEST POSSIBLE RUN. BUILDER/PLUMBER TO CONFIRM SEWER CONNECTION INVERT LEVEL AND ASSUMED LAYOUT PROVIDED ON THIS DRAWING. CONTACT THIS OFFICE IMMEDIATELY IF ANY DISCREPANCIES EXIST AS THE FLOOR LEVEL AND/OR UNDERMINING PIER DEPTHS MAY NEED TO BE REVISED. TOP OF FLOOD GULLY AND PAVING AROUND FLOOD GULLY TO BE CONSTRUCTED 150mm BELOW THE LOWEST FIXTURE CONNECTED TO THE DRAIN.

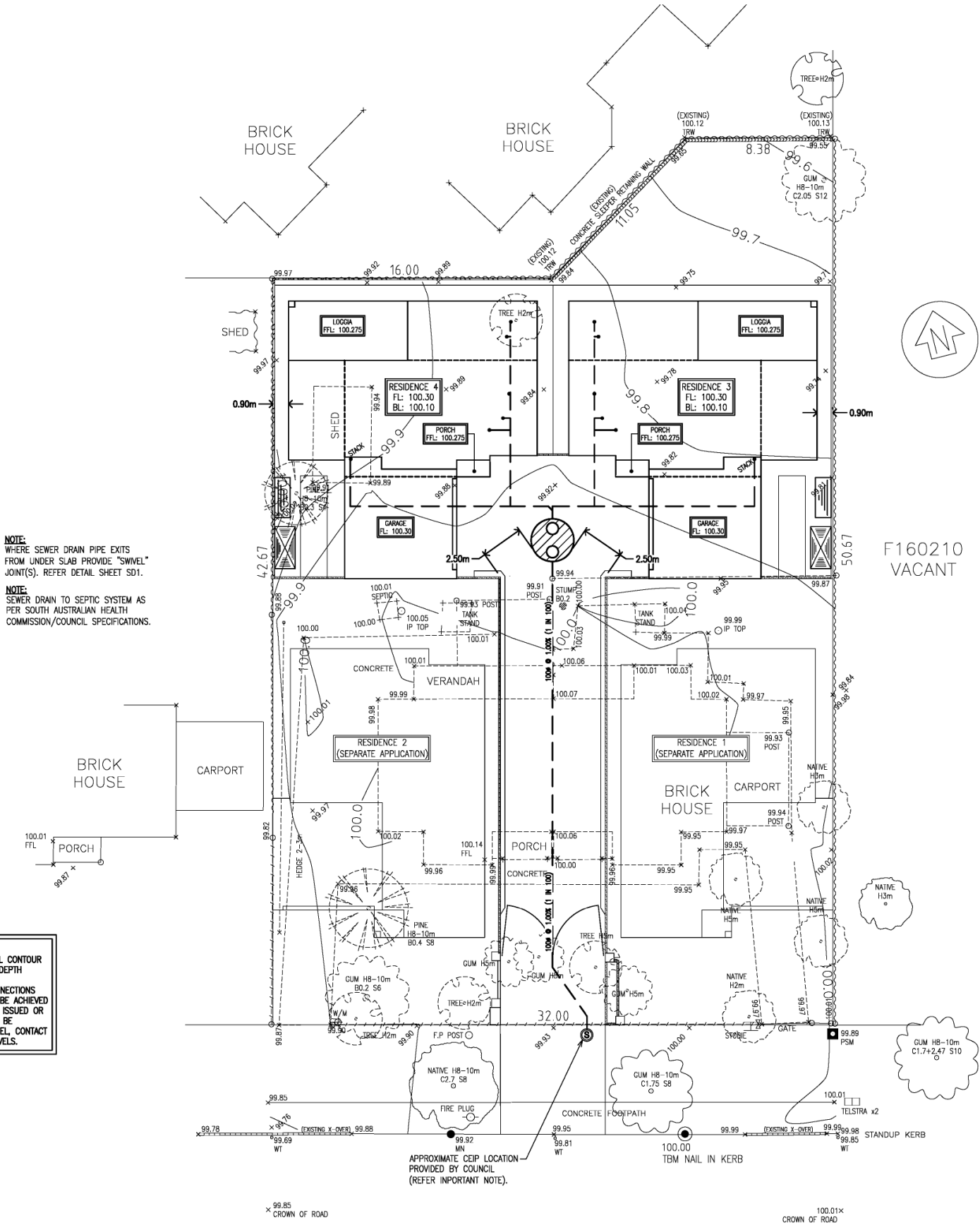
SURVEY:
THIS IS NOT A BOUNDARY SURVEY. THEREFORE THE RELATIONSHIP BETWEEN OCCUPATION AND THE PLOTTED BOUNDARY IS INDICATIVE. LEVELS ARE BASED ON A TEMPORARY DATUM (UNO). THE DATUM (SHOWN ON THIS PLAN) IS TO BE LOCATED PRIOR TO COMMENCING SITWORKS.

DESIGN LEGEND

- 6000 LITRE (MIN) SEPTIC TANK (WITH TRAFFICABLE LID).
- INTERNAL SEWER DRAIN LOCATION (TO BE CONFIRMED BY BUILDER)
- SEWER PIPE 100@ AT 1.65% MIN (1 IN 60) U.N.O
- TOP OF BATTER: BATTERS/EARTHWORK EMBANKMENTS TO BE 50% (1 IN 2) UNLESS NOTED OTHERWISE
- BOTTOM OF BATTER
- EXISTING TREES AND STRUCTURES ON SITE TO BE DEMOLISHED/REMOVED BY OWNER PRIOR TO CONSTRUCTION, UNLESS OTHERWISE STATED.

SURVEY LEGEND

- TEMPORARY BENCH MARK
- STOBIE
- WATER METER
- SEWER IP
- ELECTRICITY
- PALM TREE
- TREE
- TF FENCE
- EXISTING RETAINING WALL
- CABLE PIT
- PIN/SPIKE/NAIL
- PEG FOUND
- PSM
- GAS
- PINE TREE
- GI FENCE
- BRUSH FENCE
- TREE DIMENSIONS ARE NOTED AS:
H: TREE HEIGHT
C: TRUNK CIRCUMFERENCE
B: TRUNK DIAMETER
S: TREE CANOPY SPREAD



NOTE:
WHERE SEWER DRAIN PIPE EXITS FROM UNDER SLAB PROVIDE "SWIVEL" JOINT(S). REFER DETAIL SHEET SD1.

NOTE:
SEWER DRAIN TO SEPTIC SYSTEM AS PER SOUTH AUSTRALIAN HEALTH COMMISSION/COUNCIL SPECIFICATIONS.

IMPORTANT NOTE:
CEIP WAS NOT LOCATED DURING THE LEVEL CONTOUR SURVEY BUT APPROXIMATE LOCATION AND DEPTH ±1.00m HAS BEEN SUPPLIED BY COUNCIL. BUILDER TO CHECK DEPTH OF SEWER CONNECTIONS AND ENSURE ADEQUATE SEWER FALL CAN BE ACHIEVED PRIOR TO ANY COUNCIL APPROVALS BEING ISSUED OR WORKS PROCEEDING. WHERE FALL CANNOT BE ACHIEVED WITH THE PROPOSED FLOOR LEVEL, CONTACT THIS OFFICE IMMEDIATELY FOR REVISED LEVELS.

ALEXANDRINA ROAD

Mount Barker District Council
Received
05 APR 2018

RCI Consulting Engineers

Page 1 of 2

1 Hawke Street, Albert Park

Phone: (08) 8241 2326

Email: admin@rciconsulting.com.au

Sump Pump Design

Job No: C24966
Address: No. 63-65 Alexandrina Road, Mount Barker
Client: George Spencer

Contributory Area = 778 m²
Roof Area = 350 m²
Paved Area = 268 m²
Open area = 160 m²

Pumping Rate

Design Storm Event 1:100 years ARI Storm
Roof System Capacity 1:20 years ARI Storm

Run-off Coefficient
Roof Area = 350 m² 1
Paved Area = 268 m² 0.9
Open area = 160 m² 0.1
Run-off Coefficient (weighted Average) 0.78

Pump Rate = 4 L/sec (minimum)

TC	Intensity 1:100	1:20	Flow 1:100 Q _{paved}	1:100 Q _{open}	1:100 Q _{roof}	1:20 Q _{roof}	Q _{in}	Q _{out}	Vol in	Vol out	Storage
5	186.0	121.0	12.46	0.83	18.08	11.76	19.61	4	5882	1200	4682
7	161.0	105.0	10.79	0.72	15.65	10.21	16.95	4	7118	1680	5438
10	136.0	89.0	9.11	0.60	13.22	8.65	14.29	4	8572	2400	6172
15	110.0	72.0	7.37	0.49	0.00	0.00	7.86	4	7073	3600	3473
20	94.0	62.0	6.30	0.42	0.00	0.00	6.72	4	8059	4800	3259
25	82.0	54.0	5.49	0.36	0.00	0.00	5.86	4	8788	6000	2788
30	73.4	48.7	4.92	0.33	0.00	0.00	5.24	4	9439	7200	2239
35	66.6	44.3	4.46	0.30	0.00	0.00	4.76	4	9992	8400	1592
40	61.0	40.7	4.09	0.27	0.00	0.00	4.36	4	10459	9600	859
45	57.0	37.8	3.82	0.25	0.00	0.00	4.07	4	10995	10800	195
50	53.0	35.3	3.55	0.24	0.00	0.00	3.79	4	11360	12000	-640
55	49.5	33.2	3.32	0.22	0.00	0.00	3.54	4	11670	13200	-1530
60	46.6	31.3	3.12	0.21	0.00	0.00	3.33	4	11986	14400	-2414
90	35.5	24.0	2.38	0.16	0.00	0.00	2.54	4	13696	21600	-7904
120	29.1	19.8	1.95	0.13	0.00	0.00	2.08	4	14969	28800	-13831
180	21.9	15.1	1.47	0.10	0.00	0.00	1.56	4	16898	43200	-26302
Required Tank Volume for selected pump rate (L)											6172

Therefore Adopt pump with 4 L/sec
Total Storage Capacity = 6172 L

Mount Barker District Council
Received
05 APR 2018

Page 2 of 2

Determine Storage Requirements

Required Storage Capacity from calculations on previous Page = 6172 L

Volume of Basin (ie catchment area in paving, swale or similar)

Length 19.5 m

width: 6 m

Deepest Point: 0.085 m

Volume: 3315 L

Therefore minimum Sump Volume = 2857 L (Adopt 3000 Litres min)

Note: Overland flow path has been achieved from common driveway to street therefore storage component for pump failure not required.

Note: Where sumps are to be used in trafficable areas a suitable trafficable cover/grate will be required.

Attachment Two (2)







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Attachment Three (3)

Mount Barker District Council
Received
30 OCT 2017

Contact
Telephone
Facsimile

Customer Services
(08) 71097016
(08) 83030604



30 October 2017

Mr Andrew Stuart
Chief Executive Officer
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

Dear Sir/Madam

**Re: Proposed Application No. 580/C053/17 (59389) Amended Plan 19/10/17
for Land Division (Community Title Plan) by Oxford Architects**

I refer to the enclosed application received at this office and advise that the Development Assessment Commission has no report to make to Council in accordance with Regulation 29 of the Development Regulations.

The Commission is of the view that there are no planning impacts of State significance associated with the application, and accordingly have only consulted with the SA Water Corporation pursuant to Regulation 29 (3).

While the Commission is making no report on the application, there may be local planning issues which Council should consider prior to making its decision on the application.

I further advise that the Commission has the following requirements under Section 33 (1) (c) of the Development Act. These requirements must be included as conditions of approval on the Council's Decision Notification (should such approval be granted).

1. The financial requirements of the SA Water Corporation shall be met for the provision of water and sewerage services (SA Water H0063950).
An investigation will be carried out to determine if the connection/s to the development will be costed as standard or non standard.
2. Payment of \$6830 into the Planning and Development fund (1 lots(s) @ \$6830 /lot). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.
3. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

For SA Water to assess this application, the developer must advise SA Water the preferred servicing option. Information can be found at: <http://www.sawater.com.au/developers-and-builders/building,-developing-and-renovating-your-property/subdividing/community-title-development-factsheets-and-information> For queries call SAW Land Developments on 74241119

IT IS ALSO REQUIRED THAT COUNCIL PROVIDE THE DEVELOPMENT ASSESSMENT COMMISSION WITH:

- a) the date on which any existing building(s) on the site were erected (if known);
- b) the postal address of the site; pursuant to Regulation 60 (4) (b) (ii).

IT IS RECOMMENDED THAT THIS INFORMATION BE INCORPORATED INTO COUNCIL'S ADVICE WHEN REPORTING THAT THEIR REQUIREMENTS (IF ANY) HAVE BEEN FULLY SATISFIED.

PLEASE UPLOAD THE DECISION NOTIFICATION FORM (VIA EDALA) FOLLOWING COUNCIL'S DECISION.

Yours faithfully

A handwritten signature in black ink, appearing to read "Brett Miller", is written over a horizontal line.

Brett Miller
Team Leader – Planning Services
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION

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Mount Barker District Council
Received
01 NOV 2019



01 November 2017

Our Ref: H0063950

The Chairman
Development Assessment Commission
136 North Terrace
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 580/C053/17 AT MOUNT BARKER

In response to the abovementioned proposal, I advise that pursuant to Section 33 of the Development Act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below.

The financial requirements of SA Water shall be met for the provision of water supply.

Subject to our new process, on receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Yours faithfully

TONY PANNUNZIO

for MANAGER LAND DEVELOPMENT & CONNECTIONS

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries TONY PANNUNZIO
Telephone 7424 1243

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Attachment Four (4)

MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3
Pursuant to Section 38(5) of the Development Act, 1993

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

RECEIVED
12 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

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/C053/17
Community Plan of Division (1 into 2) and construction of Two
(2) Two-Storey Group Dwellings

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

* NAME: Sue - Maree Pedder
* HOME ADDRESS: 60B Alexandrina Road Mt Barker
* POSTAL ADDRESS: As Above
PHONE NO: 0421 353 749 EMAIL:

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

☒ The owner or the occupier of the property located at: 60B Alexandrina Road 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)

Alexandrina Road is a very busy road. I have lived here at the above address for 10 years. The amount of traffic has increased. Street parking is by my house for my family and friends is difficult, as you can only park on one side of the road.

DC Mt Barker
File No: C/053/17
12 NOV 2019
Doc. No: _____
Asses No: _____
Parcel No: _____
Prop. No: _____
SCANNED

A large majority of time there is someone parked outside my house. It is very difficult to get out of my driveway when people park either side of my driveway. It means I have to reverse out over the centre line very fast to then change gear to go forward and drive away. To have 4 houses on one block of land means a minimum of 8 people and 8 cars. I understand there are proposed garages on the 2 storey homes for cars. You cannot guarantee only 2 people per house and 2 cars per house. They will also have family and friends needing to park somewhere. Two doors down from me they now have children who drive that has increased the number of cars parking. There are 2 bus stops on this road limiting car parks. The Council workers park their cars in front of my neighbours house. When there is a radar at this end of the road they park in front of the neighbours house. I have problems with inconsiderate people who park the back end of their car over my driveway. Car parking on this road has been a pain always. Do not wish to be heard by the Council Assessment Panel in support of my representation. To have that many more people to find somewhere to park is going to be very hard.

☒ 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).

Your written representation must be received by Council no later than 11.59pm on Wednesday 13 November 2019, 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 Council Assessment Panel agenda.

SIGNED _____ DATE _____

Attachment Five (5)

OXFORD
ARCHITECTS PTY LTD

Level 1, 267 Melbourne Street,
North Adelaide, SA, 5006
admin@oxfordarchitects.com.au
www.oxfordarchitects.com.au

18th November 2019

Mount Barker District Council
6 Dutton Road (PO Box 54), Mount Barker
South Australia 5251

Attention Michael Dickson, Planning and Development

**RE: 63-65 ALEXANDRINA ROAD, MOUNT BARKER.
PROPOSED COMMUNITY PLAN OF DIVISION (1 INTO 2) AND CONSTRUCTION OF 2X TWO-
STOREY GROUP DWELLINGS**

Dear Michael,

I write in relation to your recent correspondence dated 14 November 2019 in which you advise that 1 representation was received following public notification procedures undertaken by Council in relation to the above development application.

As the architect of the proposal, I provide the following response to the comments raised by the representor below.

Sue-Maree Pedder. 60B Alexandrina Road, Mt Barker.

Representation.

Concern is expressed as to;

- The density of the proposed division
- The impact of the proposal on the number of cars parking on the street

I note that Sue-Maree does not wish to be heard personally or by representative before the Development Assessment Panel in support of her written representations.

Response

Density of the Proposed Division.

The proposed development is sited within Council's Residential Zone, Urban Renewal Policy Area 13. Council's desired pattern of development for this Policy Area is that *"Development should result in higher residential densities than those that currently prevail, which is to occur principally through the demolition of low value housing and the establishment of group dwellings."* I confirm that the proposal aligns with this directive.

The site (now created as an independent title) has a 6 metre frontage to Alexandrina Road, a shared access driveway and a total site area of 800.70 m². The proposal accords with Principle of Development Control 31 in regard to site area in that the minimum 400 m² is achieved for each of the two group dwellings, as such the density of the proposal is not unreasonable however more-so accords with future development intentions highlighted within councils development plan.

Impact of the Proposal on On-Street Parking.

Given that the density/number of dwellings proposed in the subdivision is compliant, the primary concern to be addressed is the number of cars per dwelling. Council's requirement for on-site parking, as stated within the General Section for Residential Development, is that on-site parking should be provided having regard to the *"number, size and nature of proposed dwellings"* as well as the *"availability of on-street parking"* and *"any loss of on-street parking arising from the development (eg. an increase in number of driveway crossovers)."*

The addition of a new crossover servicing the two rear residences of the proposal does not negatively impact the number of on-street car parks given that it is situated on the side of Alexandrina Road where on-street parking is not available.

In regards to the allowance for on-site carparking, the two rear residences are of a size and number of bedrooms befitting 2-4 occupants each. Each residence has a garaging allocation for 2 cars, which I believe is acceptable given the expected number of occupants for each residence.

Whilst visitor parking for the rear residences is anticipated to be serviced by on-street parking facilities, there is on-street parking available along the entire southern side of Alexandrina Road. Furthermore, much of the representor's concern to do with parking is due to the current setup of the parking spaces, rather than the number of cars. Any issues to do with visibility reversing out of her driveway when cars are parked either side, or cars that are parked on the yellow line and protruding into her crossover space are solely relevant to Council's management of the parking on that side of Alexandrina Road and will not be impacted by the proposed development on the subject site.

I trust that this response assists council in finalising their assessment and eliminates the concerns of the representor, however please feel free to contact me should you require any further clarification on the matter.

Best Regards



Damien Jenke
Architect

5.2.2 SUMMARY DETAILS

Application No.	580/907/19
Applicant	Baptist Care (SA) Inc.
Subject Land	LOT: 2 FP: 7721 CT: 5494/285, 215 Wakefield Road MACCLESFIELD.
Ward	South Ward
Proposal	Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes)
Development Plan	8 August 2017
Zone	Primary Production
Policy Area	Prime Agriculture Policy Area 25
Form of Assessment	Merit
Public Notification	Category 3
Representations	Five (5)
Persons to be heard	Four (4)
Agency Consultation	<ul style="list-style-type: none"> Country Fire Service (CFS)
Responsible Officer	Christopher Webber
Main Issues	<ul style="list-style-type: none"> Suitability of Land Use within the Zone and Policy Area Impacts to Adjoining Land Uses Impacts to Character and Amenity of Locality Transportation and Access Bushfire Risk
Recommendation	RESOLVE to grant Development Plan Consent subject to conditions

1. **PROPOSAL**

The proposal is for the change of use of an existing dwelling on the subject land to a young adult drug and alcohol rehabilitation facility for 16 to 21 year olds.

The existing dwelling will contain a largely unaltered floor layout comprising 5 bedrooms with communal areas consisting of 2 family rooms, living/dining room, a kitchen/meals area, verandahs, pool area and a detached pool room.

Vehicle access is to be provided via the existing vehicle crossover from Wakefield Road and an all-weather surfaced driveway that leads up to the dwelling and associated double carport.

The facility is to accommodate up to 4 young people that will generally come from the local area including Murray Bridge, the Fleurieu Peninsula or the Onkaparinga area. The young adults are to reside at the property for a minimum of 3 months (4 groups per year) as part of a rehabilitative programme.

2 'house parents' will permanently reside at the property whom will provide supervision of the participants and the programme activities that are undertaken on and offsite.

The activities to be undertaken on the land will include:

- Morning fitness, cooking rosters and tasks around the farm;
- Outdoor adventure days and camps;
- Education and training;
- Individual and group therapy;
- Community projects; and
- Programmes to strengthen community connections.

Off-site activities are to include camping, bushwalking, kayaking, rock climbing and mountain biking.

Up to 2 additional staff (in addition to the house parents) may attend the site to assist with running the educational programmes and supervising the outdoor and offsite activities. The number of additional staff may vary depending on the activities scheduled.

The facility is to encompass a list of house rules that must be adhered to by residents based on the principles of restorative practice. Some of the rules will include:

- No alcohol or drugs allowed;
- Zero tolerance of violence of any kind; and
- No mobile phones or technology devices allowed.

Participants in the rehabilitation programme will not have their own personal vehicles nor will they be free to come and go from the property other than where part of supervised or pre-arranged activities.

To enter the programme, participants will be screened by Baptist Care (SA) Inc to ensure that they have outside support before, during and after attending the programme.

The proposal does not include any substantial changes to the land apart from the occupation of the dwelling and land around the residential buildings that may be used in the future for a hobby farm consisting of vegetable garden(s), orchard and chicken runs. The establishment and maintenance of the hobby farm will form part of the therapy activities for participants of the programme.

As outlined in the submitted documentation, it is intended that the remainder of the property will be unchanged and continue to be used as a share farm for cattle grazing. Residents will also be able to assist with undertaking work and tasks around the property associated with the share farm use. The existing farm buildings are to be retained for farming related purposes and are not proposed to be used as part of the rehabilitation facility use.

Refer to **Attachment One (1)** for details of the proposal page **163**

2. PROCEDURAL MATTERS

2.1 Classification of Development

The land is entirely located within the Prime Agriculture Policy Area 25 of the Primary Production Zone. Refer to Map MtB/21 of the Mount Barker District Council Development Plan, consolidated 8 August 2017.

The proposal does not readily fall within any of the generic land uses stipulated within the Procedural Matters section of the Primary Production Zone or Schedule 1 of the *Development Regulations 2008*. Therefore, the proposed rehabilitation facility is neither listed as a complying nor non-complying kind of development.

Pursuant to Section 35(5) of the *Development Act 1993*, the application is therefore deemed to be a merit kind of development and shall be assessed on its merits, taking into account the provisions of the relevant Development Plan.

2.2 Public Notification

The proposed development is not assigned as Category 1 or 2 within the Primary Production Zone of Council's Development Plan, nor within Schedule 9 of the *Development Regulations 2008*, and therefore has been processed as a Category 3 development pursuant to Section 38(2)(c) of the *Development Act 1993*.

3. SUBJECT LAND

The land comprises one allotment, formally identified as Allotment 2 held in Certificate of Title Volume: 5494 Folio: 285 and commonly known as 215 Wakefield Road, Macclesfield.

The land is an irregular shaped allotment, located on the eastern side of Wakefield Road and comprises a total area of 33.56 hectares. The land has a frontage of approximately 780 metres to Wakefield road made up of two sections containing 218 metres and 563 metres to an unmade road reserve.

The topography presents an undulating terrain that gently rises from the Wakefield Road frontage to a ridgeline that runs from north to south through the middle of the property. The remainder of the land then descends to the east into a valley that veers out to the south-west corner. There are two large dams at opposite ends of the land that are supplied by four watercourses that enter the land from higher ground to the north, east and south, which then connect to the dams and main watercourse that runs through the valley.

There is currently a large, single storey detached dwelling on the land that is grouped together with an ancillary carport and poolroom, setback approximately 175 metres from the Wakefield Road frontage and on top of the ridgeline aforementioned. Visibility of the dwelling from the road is somewhat mitigated by the extensive landscaping surrounding the residential buildings. Further to the south of the residential buildings are a series of five farm buildings that have been used in conjunction with the agricultural use of the land.

The land is currently being used as a “share farm” for a cattle agistment with the previous occupants of the existing dwelling not undertaking any farming activities on the land themselves. The perimeter of the land is completely fenced with further internal fencing to provide cattle grazing yards as part of the existing farming arrangement.

Apart from the formalised landscaped setting that surrounds the dwelling, vegetation is scattered throughout the remainder of the land in the form of mature native vegetation. This is predominantly evident along the watercourses and dams throughout the property. The remainder of the land is arable primary production land

The land is located within a High Bushfire Risk Area, the Mount Lofty Ranges Watershed Area 3 and contains a small area of land in the southern portion of the property that is identified as being of high environmental significance as per Overlay Map MtB/21.

4. LOCALITY

The locality is entirely within the Primary Production Zone of Council’s Development Plan which contains large rural allotments with low density dwellings and land predominantly used for agricultural activities and rural living.

Existing buildings and structures are generally grouped together and set well back from public roads. Existing vegetation generally screens the visibility of buildings and adds to the existing rural character of the landscape.

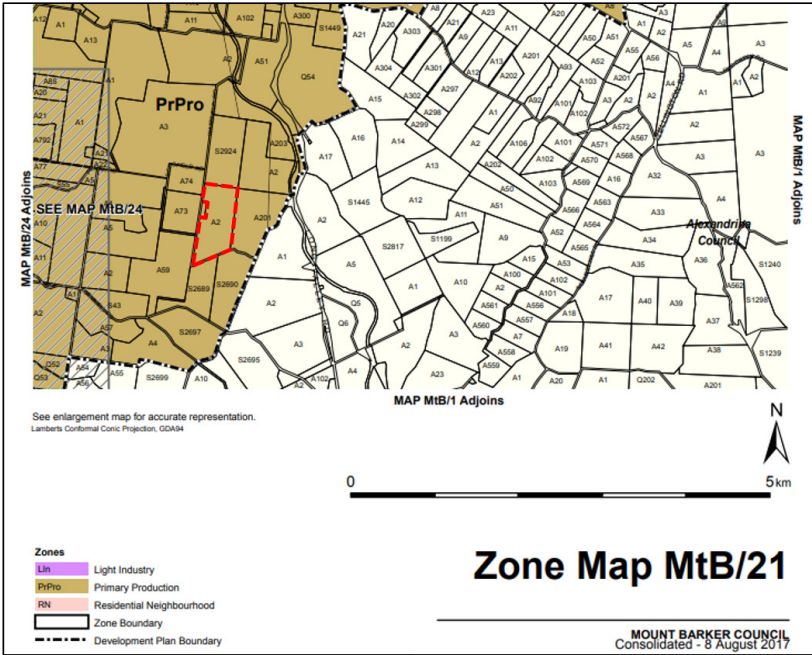
The highly undulating terrain includes a series of connected watercourses and dams throughout private properties with some substantial areas of native vegetation. Large portions of land throughout the locality has otherwise been mostly cleared of vegetation to accommodate agricultural land uses. To the east and south of the land lies the Rural Landscape Protection Policy Area 26. This portion of the Primary Production Zone is attributed to its high scenic qualities of the landscape.

Due to the undulating landscape, open rural character, watercourses and native vegetation, the locality is considered to provide a high level of amenity to its residents and visitors.

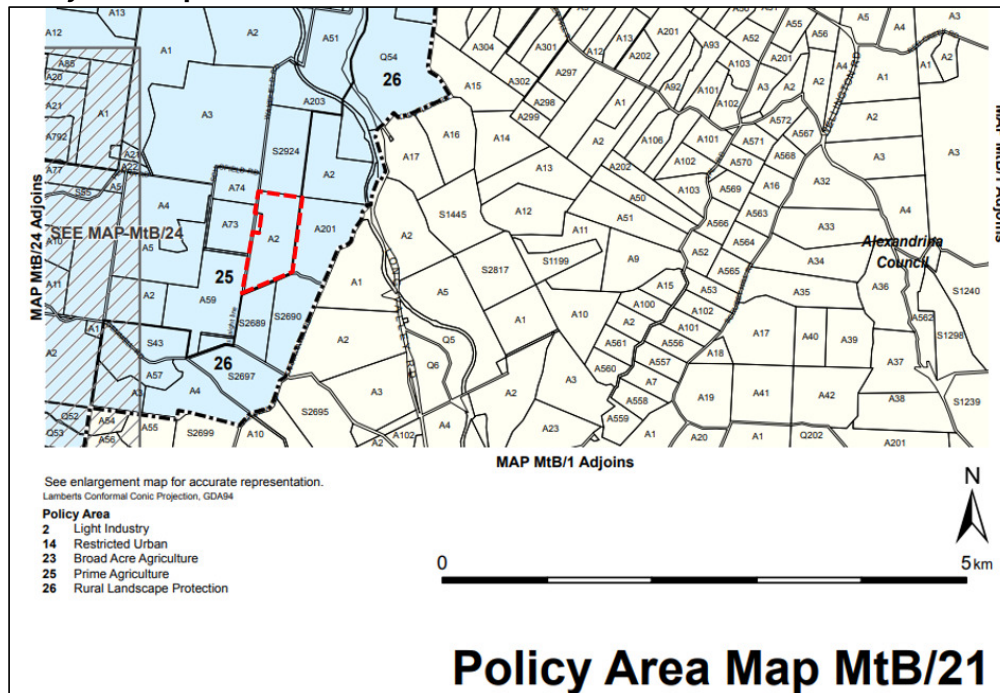
Locality Map



Zone Map



Policy Area Map



Refer to **Attachment Two (2)** for site inspection photographs page **183**

5. GOVERNMENT AGENCY SUBMISSIONS

5.1. Country Fire Service (CFS)

The proposed development includes a form of development as prescribed in Schedule 8 of the *Development Regulations 2008*.

In accordance with Section 37 of the *Development Act 1993* and Schedule 8 of the *Development Regulations 2008*, the application was referred to the CFS for comment. Council is required to comply with the direction of the CFS response in making its decision on the proposal.

The CFS raised no objections to the proposal and a list of conditions is required to be included as part of any development authorisation that might be issued.

Refer to **Attachment Three (3)** for a copy of the CFS response page **193**

6. COUNCIL DEPARTMENT COMMENTS

6.1. Development Engineering

During the assessment of this Application, the proposed development was referred to Council's Development Engineering Department to assess whether there will be any adverse impacts to the surrounding road network, notably due to Wakefield Road being unsealed. Council's Team Leader of Development Engineering advised that the application presents no concerns from a traffic perspective due to the anticipated traffic generation of the rehabilitation facility being on par with a standard residential home (8-10 vehicles per day).

6.2. Environmental Health

The Application was referred to Council's Environmental Health Department to provide comments on any relevant health or wastewater matters for the proposed Rehabilitation Facility. It was advised that the site currently has a 3000L septic tank and an associated disposal area that would sufficiently cater for the 4 young adults and 2 house parents. No other health related matters were raised.

7. PUBLIC NOTIFICATION

As discussed in the section 2.2 of this report, the proposal was required to undertake Category 3 public notification. The application was advertised in accordance with *Part 4* of the *Development Act 1993*, with adjacent land owners notified in writing and a notice placed in 'The Courier' newspaper on 30 October 2019.

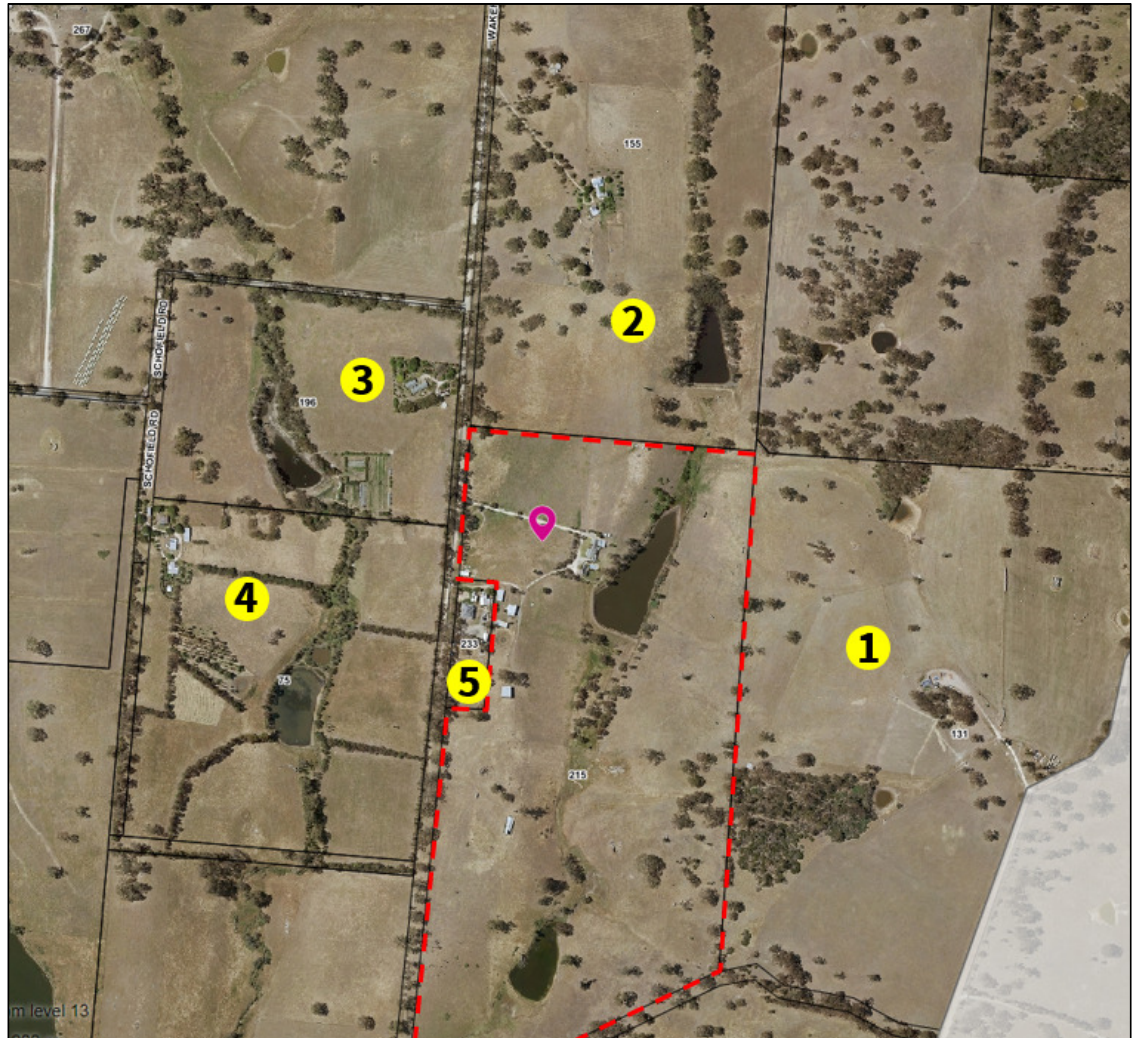
7.1. Representations

Five (5) representations were received as a result of the public notification, and are summarised as follows.

	Representor	Address	Summary of Issues	Request to be heard
1	Kathleen Ireland & Anthony Payne	131 Tarrawatta Road, Macclesfield	<ul style="list-style-type: none">• Concerns regarding security, safety and increased likelihood of trespassing• Impact to property value	NO

2	Mr P & Mrs H Beames	155 Wakefield Road Macclesfield	<ul style="list-style-type: none"> • The proposal does not preserve the Zone by limiting non-agricultural development • Does not propose agriculture as the primary use of the land • Proposal does not align with previous conversations had with Baptist Care (SA) Inc or their brochure which was for up to 8 participants • The intended use of the existing farm buildings on the land have not been indicated and could impact neighbour if used as part of the Facility • This proposal could lead to future applications that would take the land further away from the Desired Character of the area • Impact to property values 	YES
3	Ian & Patricia McGrory	196 Wakefield Road, Macclesfield	<ul style="list-style-type: none"> • Will impact on them as neighbours • There is no definite plan for the use of the land • Lack of supervision • There are no physical restrictions of movement into adjoining properties 	YES
4	Ray Harris	75 Schofield Road, Macclesfield	<ul style="list-style-type: none"> • Programme may not stop the chance of a relapse • Bushfire risk • Damage to property and stock • Risk of theft • Insufficient information of how the risks to surrounding properties are to be managed 	YES
5	Peter Davey	233 Wakefield Road, Macclesfield	<ul style="list-style-type: none"> • Safety concerns • Impact to property value • Roads incapable of extra traffic • Impact to quality of life 	YES

Map of Representors



Refer to **Attachment Four (4)** for a copy of the representations received page **199**

7.2. Response to Representations

The Applicant provided a response to the representations that were received during the consultation period and addressed the following concerns:

- Safety of the community and potential for anti-social behaviour;
- Ability of staff to cope with and manage the residents;
- Impact on property values;
- Compliance with the Objectives for the Zone/Policy Area;
- Concern of increasing the number of people on site by using the farm sheds for training purposes; and
- Emergency access/egress in the event of bushfire.

Refer to **Attachment Five (5)** for a copy of the Applicant's response to the representation(s) on page **211**

8. ASSESSMENT

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

8.1. Relevant Development Plan Provisions

Prime Agriculture Policy Area 25: Objectives 1, 2, 3, 4 PDCs 1, 5

Primary Production Zone: Objectives 1, 2, 4, 5 PDCs 1, 3

Hazards: Objectives 1, 2, 5 PDCs 1, 9, 11, 13,

Infrastructure: PDCs 1, 6

Interface between Land Uses: Objectives 1, 2, 3 PDCs 1, 2, 5, 16, 17, 18, 20

Natural Resources: Objective 13 PDC 1

Orderly and Sustainable Development Objectives 1, 3, 4, 8 PDCs 1, 2, 3, 4, 5, 11, 12

Siting and Visibility: Objective 1

Transportation and Access: Objectives 2, 5 PDCs 8, 18, 29, 30, 42

Waste: Objectives 1, 2 PDCs 1, 2, 3, 5, 16, 17, 19, 20

Mount Lofty Ranges Watershed Area Overlay: Obj 1, 4, 6 PDCs 1, 4, 7, 10, 12,

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

8.2. Suitability of Land Use within the Zone and Policy Area

The Prime Agriculture Policy Area 25 and the Primary Production Zone have a clear intent as reflected in their Objectives and Desired Character statements that primarily seeks to preserve rural land through the limitation of non-agricultural development that would lead to land use conflict with primary production and loss of its rural character and amenity.

The Policy Area is centred on agriculture as the primary land use and the inclusion of any new non-agricultural activities will need to accommodate existing agricultural impacts such as dust, spray drift, machinery noise and stock movements. The Primary Production Zone places great importance on ensuring that the long term economic and environmental sustainability of farming activities takes precedence over non-agricultural uses.

In addition, ancillary and secondary land use activities to agriculture in the form of small scale farm gate sales, farm stays, tourist accommodation and boutique food and beverage ventures are encouraged where appropriate within the Policy Area. This is to allow for the local farming economy to survive and prosper provided they are value adding, are low impact to agriculture and blend in with the natural environment.

The proposed rehabilitation facility is clearly not an agricultural land use nor is it listed as an envisaged land use for both the Zone and Policy Area in PDC 1 respectively. The proposal is also not considered to form an ancillary venture that is a genuine value adding activity to primary production.

Notwithstanding this, the proposal will not be introducing an additional sensitive use to the land given it is located within the existing dwelling and sited approximately 139 metres from the nearest boundary to the north. This setback substantially exceeds the envisaged buffer distance of 40 metres as specified in PDC 18 of Interface between Land Uses. As such, the development will not introduce any new (or any at all) nuisance conflicts that might prejudice ongoing agricultural activities currently undertaken on the land or on adjoining properties.

The proposed use is to predominantly occur within the existing building and as such, will not prejudice the ability of the land to be continued to be used for agriculture in the form of cattle grazing or for other primary production activities to occur on the land in the future. Additionally, the facility will be largely indistinguishable from the surrounding properties in the locality as it will maintain the appearance of a detached dwelling. Therefore, the proposal will not impact on the high scenic qualities of the existing rural, primary production landscape.

Further, whilst the application does not share an intrinsic link with the current primary production undertaken on the land, the existing share farming arrangement may benefit from the labour input provided by the residents as part of the programme activities. There is also minimal infrastructure required for the proposed land use and as such, the status quo of the land can be easily returned if the use ceases.

Notwithstanding that the proposed land use is not envisaged in the Zone, the proposal is a unique land use that is not envisaged in any of the wider Zones or Policy Areas of Council's Development Plan. This particular use is also considered more suited to a rural location, away from a suburban environment for the peace and tranquillity provided from the high scenic amenity. This is considered to benefit the proposed use where the participants can solely focus on their rehabilitation programmes in an isolated, yet high amenity environment. The onsite activities as part of the rehabilitation such as tasks around the farm cannot be achieved in a suburban environment. Given this, the proposed site is considered to be an appropriate location for this use.

In summary, whilst the proposed land use is not for the purposes of primary production, it is a small-scale facility that is suitably accommodated within the existing dwelling on the land that will have a negligible impact to primary production currently undertaken on the land or throughout the locality through nuisance interface conflicts. Further, the proposed land use will not alter the outward appearance of the land and as such will retain the rural, scenic character and amenity of the locality. The proposal is also considered to be perfectly suited in a rural environment that can achieve the associated programme activities and aid in the rehabilitation of the participants attending the site. As such, the proposed land use does not offend the intent of the Policy Area or Primary Production Zone and is considered an appropriate land use in this instance.

8.3. Impact to Adjoining Land Uses

In the context of this site, and relevant to this proposal, is whether the operational aspects associated with the proposed rehabilitation facility will be incompatible with adjoining rural residential premises in the locality. Guidance in this regard is evident in Interface between Land Uses of the General Section of the Council Development Plan which states;

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

- (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants*
- (b) noise*
- (c) vibration*
- (d) electrical interference*
- (e) light spill*
- (f) glare*
- (g) hours of operation*
- (h) traffic impacts*

The generation of noise, traffic, dust (from traffic) and the operational management have been deemed as the most relevant to this proposal and is discussed in detail below.

Whilst the proposed land use is not a residential dwelling given the short term nature of the accommodation, the proposal exhibits many characteristics to that of a permanent residence in its outward appearance and offsite impacts as the physical layout and appearance of the existing dwelling is to be retained. As the proposal is to be accommodated within the existing dwelling, the rehabilitation facility will be largely indistinguishable from the surrounding properties in the locality apart from some of the operational aspects such as the entering/exiting of vehicles which is consistent with that of a residential dwelling.

Noise from the development is expected to be limited to traffic entering/exiting the site and tasks undertaken around the farm as part of the programme activities. In consideration of the submitted documentation and advice from Council's Team leader of Development engineering, the noise attributed to vehicle movements for the proposal will not be substantially different to a residential land use. The proposed rehabilitation facility is expected to generate in the order of 12 movements per day, which is marginally above the expected vehicle movements of a residential property (8-10 movements).

Program participants will not have their own vehicles and will not be free to come and go from the property unless as part of supervised or pre-arranged activities. This in turn, leads to a low level of traffic impacts. Further, the programme period of 3 months for participants is a longer term stay with less traffic generation than would be expected of other envisaged land uses in the Policy Area and Zone such as primary production, tourist accommodation, cellar door sales and small scale restaurants.

Noise from the activities undertaken around the farm as part of the programme are considered to have a negligible impact as they are consistent with activities expected from residents enjoying their rural residential properties or farming activities occurring in the area. Due to the minimal number of participants, house parents and staff attending the site, the anticipated noise resulting from traffic or onsite activities would not be dissimilar to the noise generated by other residential properties within the locality. Moreover, the minimal traffic volumes would not generate unreasonable dust nuisance impacts to adjoining properties. As such, the proposed development is not considered to result in any adverse impacts to adjoining properties in respect of dust, traffic or noise from the onsite activities and therefore satisfies PDC 1 above.

There were common concerns expressed throughout the representations received regarding the safety of residents in respect of potential trespassing, damage to property and the impact to livelihood.

The Applicant has addressed these concerns in the submitted application documents and response to the representations received. The proposed land use is not considered to result in any unreasonable increase in impacts to the safety and well-being of adjoining properties in comparison to a typical residential land use given that the proposed rehabilitation facility is to be highly supervised with up to 4 staff providing supervision during day time activities and a minimum of 2 house parents that permanently reside at the property.

In addition, the application presents that the participants of the rehabilitative programme will be required to adhere to a list of house rules based upon the principles of restorative practice which includes:

- No alcohol or drugs onsite;
- Zero tolerance of violence of any kind; and
- No mobile phones or technology devices permitted.

It is important to note that participants attend the site voluntarily, where they are likely to have a willingness to participate in the programme. Whilst no behavioural expert advice has been obtained or provided, it can be reasonably assumed there is a less likelihood of participants undertaking in antisocial behaviour as a result.

Further to the above, the existing dwelling on the land is sited well away from neighbouring dwellings where it is not readily visible from all adjacent dwellings due to the topography of the landscape and existing buildings, thus further ensuring no impacts to the residential amenity of occupants in the adjoining dwellings.

Overall, the proposed land use is of a small size and scale that would not have an unreasonable disruption to the amenity of adjoining properties due to the low traffic movements, minimal noise and dust impacts and the highly supervised management of participants. On this basis, the proposed development is considered to be compatible with adjoining land uses in the locality.

8.4. Transportation, Access and Car Parking

The General Section provisions of Council's Development Plan seek to ensure the safe and convenient movement of vehicles throughout the Mount Barker District Council and is relevant to this proposal. In particular;

PDC 30 *Development should be provided with safe and convenient access which:*

- (a) avoids unreasonable interference with the flow of traffic on adjoining roads*
- (b) provides appropriate separation distances from existing roads or level crossings*
- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision*
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

As stated in the preceding subsection, the proposed development will result in the order of 12 vehicle movements per day. Council's Team Leader of Development Engineering has advised that this level of traffic movements is similar to that of a residential land use and therefore does not present any traffic concerns to the surrounding road network. Given this, the current state of Wakefield Road, whilst unsealed, is considered to suitably cater for the level of traffic generated from the proposed land use and will not unreasonably interfere with the flow of traffic along Wakefield Road.

The subject land will also provide for safe vehicle movements throughout the site for both standard and emergency vehicles where sufficient site lines for vehicles accessing and egressing from the property to Wakefield Road can be achieved. The driveway is situated well away from other roads or crossings to not present any traffic safety concerns.

The nature and timing of vehicle movements is anticipated to predominantly occur during the daytime, similar to that of a residential land use. The minimal number of participants will also not require a large vehicle, such as a bus, to transport participants to and from the land. Further, the existing driveway is located well away from adjoining properties and as such, the development will avoid any adverse traffic nuisance impacts to occupants and visitors of adjoining properties and satisfies the relevant Transportation and Access provisions in Council's Development Plan.

In respect of car parking, the proposed land use is not listed in Table MtB/2 - Off Street Vehicle Parking Requirements of Council's Development Plan. However, the gravelled area surrounding the dwelling and existing double carport will adequately cater for the low car parking demand of the proposed land use that is in the order of approximately 4 cars.

The proposed development will provide for safe and efficient vehicle movements into and out of the site, an adequate supply of car parking and can accommodate large vehicles in the event of an emergency and is therefore appropriate in relation to transportation and access.

8.5. Bushfire Risk

The subject land is situated within a High Bushfire Risk Area where development is to be suitably located and designed to prevent the loss of life and property from bushfires.

The proposal provides a suitable measure of protection in the event of a bushfire that does not present a bushfire risk to life and property given there is access to a sufficient water supply that is well in excess of the required 22,000L through the existing water tanks, swimming pool and large dam on the property. The development will also provide appropriate access for large fire-fighting vehicles via the existing all-weather surfaced driveway that is free of overhanging branches and vegetation and ample room adjacent the dwelling for a CFS turnaround area.

Baptist Care (SA) Inc are well aware of their responsibility of the safety of residents in their care in the event of a bushfire. The rehabilitation facility will manage a bushfire emergency by implementing a bushfire management plan that is to be communicated to the residents.

Further to this, the application was referred to the CFS whom had no objections to the proposal and requested a set of conditions be placed on the Application should the Panel resolve to grant Development Plan Consent. Their response can be found in the Attachments to this report.

On this basis, the proposal sufficiently accords with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas and PDC 9, 10, 11 of Hazards within the General Section of Council's Development Plan.

8.6. Infrastructure

It is acknowledged that the property is within an area without provision of mains water or sewer. The land currently contains a series of water tanks that will be able to meet the domestic water supply needs of the future occupants with ample space available for additional water tanks should this be needed.

The dwelling also currently has a functioning wastewater system that has been confirmed with Council's Environmental Health team to sufficiently cater for the number of future occupants as part of the proposed use.

As such, the existing dwelling and associated infrastructure will be able to adequately accommodate the proposed rehabilitation facility.

9. CONCLUSION

It is clear that the proposal is not an envisaged land use for the Policy Area or Primary Production Zone. However, the Prime Agriculture Policy Area's Desired Character statement speaks directly to accommodating non-agricultural development that is appropriately sited and designed to prevent any adverse impacts.

This application has suitably demonstrated that the proposed land use will have a negligible impact upon the primary production capacity of land in the locality given it will predominantly occupy the existing dwelling and in turn, not bring about any interface conflicts with existing or future agriculture. The proposed development will also maintain the status quo of the land with

the share farm to be maintained and no external changes proposed to the residential dwelling. The minimal infrastructure required for the proposed land use will allow for the land to be easily returned to its current circumstances if the use ceases. Therefore, the proposed development will not have any impact to the existing rural character and scenic amenity of the locality and comfortably satisfies the intent of the Prime Agriculture Policy Area.

It has also been identified that the proposed rehabilitation facility is a unique land use that is not specifically envisaged in any of the wider Zones or Policy Areas in Council's Development Plan. The proposed land use is considered to be compatible with the rural environment as it will benefit the associated programme activities and aid in the rehabilitation of the participants attending the site. As such, the subject land is considered suitable for the intended use of the land as a rehabilitation facility whilst also retaining the existing agriculture activities.

The small scale nature of the proposed land use will allow it to seamlessly fit into the existing locality with little to no impact from a land use, character, and amenity perspective. It achieves this through sharing similar characteristics to a residential land use given the minimal traffic generation and the longer term stay for participants. The existing residence and driveway are also suitably sited away from adjoining residential properties where any noise or dust associated from traffic movements or onsite activities will have a negligible impact. The proposed facility also comprises a high level of supervision where impacts to the safety and well-being of occupants of adjoining land is not to be expected.

The proposal does not present any adverse bushfire risk concerns as ample space is provided for CFS vehicles to enter/exit the land and a sufficient water supply is available for fire-fighting purposes. The proposal is a managed facility that will be well prepared in the event of a bushfire event to protect the safety of residents in their care. The property currently provides the essential infrastructure required to accommodate the proposed rehabilitation facility for the purposes of a domestic water supply and wastewater.

Overall, the proposed land use does not offend the Objectives and Desired Character of the Policy Area and Zone. Primarily the use has a negligible impact on primary production, the scenic landscape and will not unduly impact the amenity of adjoining properties or locality.

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 (DC) Development Plan

RESOLVE to GRANT Development Plan Consent to the application by Baptist Care (SA) Inc. for the Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes) at 215 Wakefield Road, Macclesfield (Development Application 580/907/19) subject to the following conditions and advisory notes:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application, except where amended by the following conditions, including:
 - Letter from Access Planning 'Re: Proposed Family Based Youth Residential Drug & Alcohol Restorative Centre and Primary Production – 215 Wakefield Road, Macclesfield, dated 1st October 2019;
 - Email from David Hutchinson, dated 18 October 2019; and
 - Floor Plan, titled 'Tumbelin Farm'.
- (2) The number of program participants shall be limited to four (4) people in accordance with the stamped documentation.
- (3) No program participants shall be present on the land unless under the supervision of a house parent or responsible person.
- (4) All bushfire protection measures as detailed in conditions 4 to 7 (inclusive) of this consent are to be in place prior to the commencement of the use.

The following four (4) conditions are imposed at the direction of the Country Fire Service (20191202-02cs):

- (5) ACCESS TO DWELLING
Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.3.1 describes the mandatory provision that 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres.

SA CFS has no objection to utilising the existing access driveway and upgraded, where necessary, to comply with the following conditions:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - i. A loop road around the building, OR

- ii. A turning area with a minimum radius of 12.5 metres, OR
- iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

(6) ACCESS (to dedicated water supply)

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

The proposed location of the dedicated fire water has not been detailed on the drawings provided

SA CFS has no objection to the existing water supply being utilised as the dedicated supply, providing an outlet can be positioned to comply with the following conditions:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way, that is a distance of no greater than 30 metres from the proposed dwelling. Stand alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant lettering in a colour contrasting with that of the background (ie blue sign with white lettering).
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:
The dedicated water supply outlet for draughting purposes shall not exceed 5 metre maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metre horizontal distance.
The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

(7) WATER SUPPLY

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

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

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
 - i. A minimum inlet diameter of 38mm, AND
 - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

(8) VEGETATION MANAGEMENT

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - v. Shrubs must not be planted under trees or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
 - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
 - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
 - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

Council Notes:

- (1) As the land is not connected to a mains water supply, it is the responsibility of the land owner/s to provide for their own domestic water needs.
- (2) You are advised that the Development Plan Consent hereby granted will lapse within 12 months from the date of this Consent, unless Building Rules Consent is sought by the applicant within this period. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

Country Fire Service Notes:

- (1) Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.
- (2) The Category of Bushfire Attack Level is BAL 12.5.

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Attachment One (1)

DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: DISTRICT COUNCIL OF MOUNT BARKER

APPLICANT: BAPTIST CARE (SA) INC

Postal Address: **130 ROSE TERRACE,
WAYVILLE SA 5034.**

Owner: A.J & P KNIGHTS

Postal Address: **215 WAKEFIELD ROAD
MACCLESFIELD**

BUILDER: TBA

Postal Address:
Licence No:

CONTACT PERSON FOR FURTHER INFORMATION

Name: **DAVID HUTCHISON**

Telephone: **81307222**

Email: **dhutchison@accessplanning.com.au**

EXISTING USE: DWELLING AND PRIMARY PRODUCTION

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

Mount Barker District Council
Received
03 Oct 2019

☐ Complying

☐ Non Complying

☐ Notification Cat 2

☐ Notification Cat 3

☐ Referrals/Concurrences

☐ DA Commission

Application forwarded to DA

Commission/Council on

/ /

Decision: _____

Type: _____

Date: / /

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Building:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Certificate:	_____	_____	_____	_____
Development Approval	_____	_____	_____	_____

**DESCRIPTION OF PROPOSED DEVELOPMENT: FAMILY BASED YOUTH RESIDENTIAL DRUG & ALCOHOL RESTORATIVE
CENTRE AND PRIMARY PRODUCTION**

LOCATION OF PROPOSED DEVELOPMENT:

House No: **215** Lot No: _____ Street: **WAKEFIELD ROAD**

Locality: **MACCLESFIELD**

Section No [full/part]

Hundred:

Volume: **5494**

Folio: **285**

Section No [full/part]

Hundred:

Volume:

Folio:

BUILDING RULES CLASSIFICATION SOUGHT:

Present classification:

If Class 5,6,7,8 or 9 classification is sought, state the proposed number of employees:

Male:

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 OR 22 OF THE DEVELOPMENT REGULATIONS 1993 APPLY?

YES ☐

NO ☒

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 1993 LEVY BEEN PAID?

YES ☐

NO ☒

DEVELOPMENT COST [do not include any fit-out costs]: **\$NIL**

I acknowledge that copies of this application and supporting documentation (excluding plans) may be provided to interested persons in accordance with the Development Regulations 1993.

SIGNATURE:

D Hutchison

Dated: 1/10/19

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Product Register Search (CT 5494/285)
Date/Time 03/09/2019 14:00
Customer Reference Mount Barker District Council
Order ID Received
20191001006683 03 Oct 2019

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 5494 Folio 285

Parent Title(s) CT 4153/634
Creating Dealing(s) CONVERTED TITLE
Title Issued 21/01/1998 Edition 5 Edition Issued 16/06/2004

Estate Type

FEE SIMPLE

Registered Proprietor

ALWIN JACK KNIGHTS
PATRICIA KNIGHTS
OF LOT 2 WAKEFIELD ROAD MACCLESFIELD SA 5153
AS JOINT TENANTS

Description of Land

ALLOTMENT 2 FILED PLAN 7721
IN THE AREA NAMED MACCLESFIELD
HUNDRED OF MACCLESFIELD

Easements

NIL

Schedule of Dealings

NIL

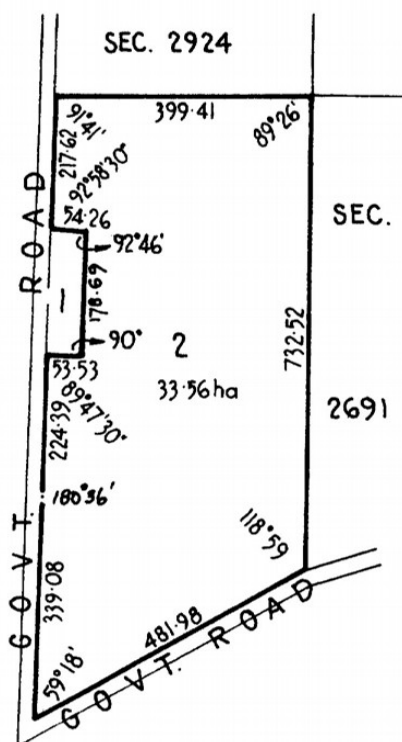
Notations

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



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5494/285)
20191001006683
Mount Barker District Council
Received
03 Oct 2019



0 100 200 300 400 Metres



1st October 2019

Ref:7880cncd rept

District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

Attention Chris Webber

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensville SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au
www.accessplanning.com.au

Dear Chris

**RE: PROPOSED FAMILY BASED YOUTH RESIDENTIAL DRUG & ALCOHOL
RESTORATIVE CENTRE AND PRIMARY PRODUCTION - 215 WAKEFIELD
ROAD, MACCLESFIELD**

Please find herewith a completed application form, Certificate of Title and plans in respect to a proposal by Baptist Care SA Inc to use the above land as a live in, family-based drug and alcohol restorative centre. The centre will operate in conjunction with existing primary production activities that are presently undertaken on the land.

1.0 PROPOSED DEVELOPMENT

The proposal, simply put, involves the use of the existing house on the subject land for the purposes of a live-in restorative facility.

The facility will;

- accommodate up to 4 young people between the ages of 16 and 21, together with 2 house parents who will live in and supervise residents and activities undertaken as part of the programme;
- involve occupancy for a period of 3 months for each group (4 per year);
- require that occupants are committed to the programme and have undertaken prior counselling to ensure that their drug and/or alcohol use is under control and that withdrawal is complete prior to occupation.
- be 100% drug and alcohol free;
- be subject to strict house rules.

Baptist Care SA Inc screen each resident and ensure that they have outside support before, during and after attending the programme. Residents will generally come from the local area including Murray Bridge, the Fleurieu Peninsula or the Onkaparinga area.

Additional staff running educational programmes and supervising outdoor and off-site activities will attend the site daily. It is envisaged that this may involve up to 2 staff but will vary from day to day depending on scheduled activities.

Residents will be required to adhere to a list of house rules based on the principles of restorative practice.

Some of the non-negotiables will include:

- No alcohol or drugs allowed on site
- Zero tolerance of violence of any kind
- No mobile phones or technology devices allowed.



Each week residents will take part in various activities, including;

- Daily Routines such as morning fitness, cooking rosters and tasks around the farm;
- Outdoor adventure days and camps;
- Education and training;
- Individual & group therapy;
- Community projects;
- Programmes to strengthen community connections.

Access Planning (SA) Pty Ltd
ABN 57 089 702 241
225 Henley Beach Road
Torrensview SA 5031
Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au
www.accessplanning.com.au

Off-site activities will include camping, bushwalking, kayaking, rock climbing and mountain biking.

Residents will not be free to come and go from the property other than as part of supervised or pre-arranged activities.

The proposed development does not involve any significant changes to the land other than in relation to the occupation of the dwelling, which will change from a detached dwelling to the use now proposed.

The land has been selected for a number of reasons, primarily because the house is big enough to comfortably accommodate the number of people to be housed. It has spaces that can be used for group sessions with break out spaces to enable residents to partake in their own quiet periods.

There is a pool and established sheds and farm buildings to enable the continuation of farm activities, with sufficient space around the house to accommodate a vegetable garden and orchard and chicken runs, the establishment and maintenance of which will form part of the therapy activities for residents.

It is intended that the property will continue to be share farmed with residents contributing to the farms economy by undertaking work around the property.

Outwardly therefore the change in use will have little impact beyond the boundaries of the land.

2.0 SUBJECT LAND AND LOCALITY

The proposed development is to be located on private land identified in Certificate of Title: Volume 5494 Folio 285 as Allotment 2 in FP 7721 Hundred of Macclesfield.

The subject land is an irregular shaped rural allotment with an area of approximately 33.5 hectares. The land has a frontage in two parts to Wakefield Road of some 780m, and to an unconstructed road reserve along the southern boundary of the land of 482m.

The land is gently undulating, rising from Wakefield Road to a ridge line which runs approximately north- south down the centre of the land, then falling to the east. A creek line is evident in the valley beyond the ridge with two substantial dams and some remnant native vegetation along the creek line.

The land accommodates a substantial, single storey 5-bedroom dwelling which is sited in the northern, middle of the land on the top of the ridge. Along with a number of domestic and farm buildings.

The land is fenced, largely cleared of vegetation and used as a share-farm, the present occupants of the dwelling living on the land but not farming it.



The land is located approximately 4 kilometres east of Macclesfield and the land, like the wider locality is largely cleared of vegetation and is used for small scale agricultural activities, primarily in the nature of grazing of stock. As a consequence, the locality exhibits an open rural character with the land divided in large allotments of much the same dimension as the subject land.



Figure 1: Subject land and locality. Source : Nature Maps (www.naturemaps.sa.gov.au)

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03 Oct 2019
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Figure 2: Close up aerial photograph of the dwelling and its surrounds. Source: Nearmap

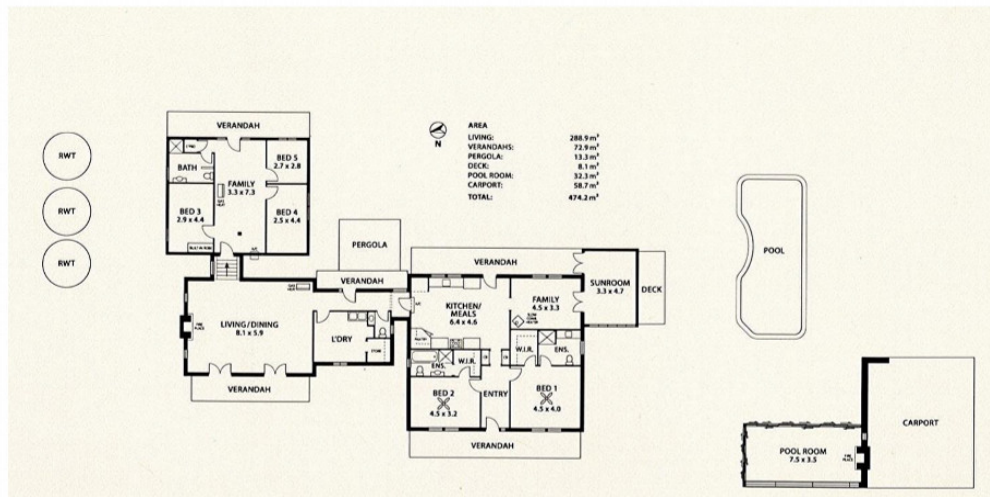


Figure 3: Floor plan of the house and immediate outbuildings, no changes are proposed

3.0 NATURE OF THE PROPOSED DEVELOPMENT

I have had cause to consider the nature of the land use which will determine the assessment path for the development. In doing so I have had regard to a number of relevant ERD and Supreme Court decisions.

There are number of defined land uses into which the development might fit.

The Council Development Plan identifies the following land uses as being non-complying development;

- Supported accommodation
- Dwelling, other than Detached dwelling

There is no definition of supported accommodation in the Development Regulations.

I note that in the matter of Adelaide Hebrew Congregation Inc v City of Burnside & Harrow Trust, the ERD Court had reason to consider the nature of a development comprising the construction of a building to accommodate 12 people with mild to medium intellectual disability, with reasonable independent living skills. The occupants were employed off site, had their own living quarters with communal dining and recreation facilities.

It was proposed that the facility, once developed, would be licensed under the Supported Residential Facilities Act 1992, with care and supervision being provided in accordance with that Act.

It is my view that to fit within the definition of 'supported accommodation' the level of care provided under the programme would have to be much more significant than that proposed in the present application and more in accord with the requirements specified under the Supported Residential Facilities Act 1992.

Under that Act a Supported Residential Facility is defined as;



“Supported residential facility or facility means premises at which, for monetary or other consideration (but whether or not for profit), residential accommodation is provided or offered together with personal care services”

In the matter at hand there is no fee for residence or assistance provided by Baptist Care SA Inc and there are no personal care services provided.

I am further reinforced in my opinion that the development is not for supported accommodation by reference to the General Section of the Development Plan, which at principle 1, identifies supported accommodation as including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses.

The proposed development does not in my view fall into any of the preceding descriptions.

In that matter the Court was satisfied that the development was for a multiple dwelling which is defined as follows;

“Multiple dwelling means one dwelling occupied by more than 5 persons who live independently of one another and share common facilities within that dwelling.”

As a multiple dwelling the use would be non-complying.

The characterisation of the land use does not end there, however.

The nature of the character of the land use for a similar facility was considered again in the matter of Mental Illness Fellowship SA and City of Marion which came before a full bench of the ERD Court (Judge and 2 Commissioners). That matter involved the provision of respite care, with 7 clients and 2 staff members being resident on the property Monday to Friday, with education and training to be provided to the clients when in occupation.

In that matter the Court has cause to consider whether the development was a multiple dwelling, a boarding house or an undefined land use.

It defined a Boarding House is defined as follows;

“boarding house means any building permanent or otherwise and any part thereof (other than premises in respect of which a licence is held under the Licensing Act, 1967-1969) in which more than five persons exclusive of the family of the proprietor thereof are lodged and boarded for hire or reward.”

In the MIFSA matter the nature of the development was described thus:

“...that a group of up to 7 MIFSA clients would be brought to the land by a MIFSA staff member in a MIFSA vehicle on a Monday morning. An additional staff member would arrive in a car. The five days of the program would be occupied with speakers and tutors attending at the land from time to time to supervise a workshop or give a talk. The participants might also be taken out, together, for excursions. The participants would not be expected to have visitors to the site. Strict rules would be imposed: for example, no alcohol would be permitted on the land, the participants would agree not to leave the land without the prior approval of a staff member and there is to be a 6pm curfew. On Friday afternoons, all of the participants would be driven away from the land, again in a MIFSA vehicle.”

It was further noted that operationally;



“....meals would not be provided, only the food to make them would be, participation in the programs run at the land would be government funded, entry into a program would be restricted by MIFSA’s criteria, the participants’ time would be structured with activities for much of the time that they were staying on the land, and the rules of the premises would go well beyond the rules that would reasonably be expected in a boarding house.”

As described above, the use is very similar to that proposed in the current application.

The Court in determining the nature of the development took into account a decision of the Supreme Court in Chappel Investment Company Pty Ltd and Smallacombe Investment Company Pty Ltd v City of Mitcham. It said

“There are, however, features about the respondent Association’s proposed use of the subject land which distinguishes it from the defined use of a boarding house. It is proposed that the manger and his wife will endeavour to establish a relationship or atmosphere amongst the occupants such as that which exists within a large family rather than is commonly found in boarding houses. It is intended that the residents should not only be provided with food and lodging, but also with counselling and assistance in the matters of obtaining employment, permanent accommodation and those other things which are generally necessary to the living or a normal life within the community. It is also proposed that art, craft and other recreational facilities will be provided for the residents accommodated upon the subject land. All in all, the evidence satisfies us that the respondent Association proposes to use the subject land for the purposes of a rehabilitative hostel for persons of aboriginal origin who have offended against the law.

Upon considering the provisions of the Zoning Regulations, we are satisfied, as the respondent Council was satisfied, that the use proposed by the respondent Association to be made of the subject land does not fall within any of the generic uses stipulated in the Zoning Regulations.”

The parallels between the proposed use and that proposed in the MIFSA application are evident, and in having regard to the relevant decisions, it is clearly open to the Council to consider the application as described, as a Family Based Youth Residential Drug & Alcohol Restorative Centre and thus a consent use in the zone.

4.0 ZONING

The proposed site lies within the Primary Production zone, Prime Agricultural Policy Area as depicted on Map MtB/21 (below) of the Mount Barker (DC) Development Plan, Consolidated 8 August 2017.

The land also falls within a High Bushfire Risk area, the Environment and Food Production Area, the Mount Loft Ranges Watershed and portion of the southern section of the land is identified as being of High Environmental Significance.

5.0 DEVELOPMENT ASSESSMENT

In preparing this report, I have familiarised myself with the proposal, inspected the subject land and locality and reviewed the relevant provisions of the Mount Barker (DC) Development Plan.

In undertaking this assessment I have not referred directly to all the relevant Development Plan provisions noting that there is a high degree of policy repetition and in



recognition of the fact that the site is fully developed, the only aspect for consideration being the change in occupancy of the dwelling.

In assessing the merits of the application, the primary planning issues relevant to the Development Plan have been discussed under the following sub-headings:

5.1 Land use

Primary Production Zone

Objectives

- 1 The establishment and long term continuation of primary production.
- 2 Economically productive, efficient and sustainable primary production.
- 4 Protection of primary production from encroachment by incompatible land uses and of the scenic qualities of rural landscapes
- 5 Development that contributes to the desired character of the zone.

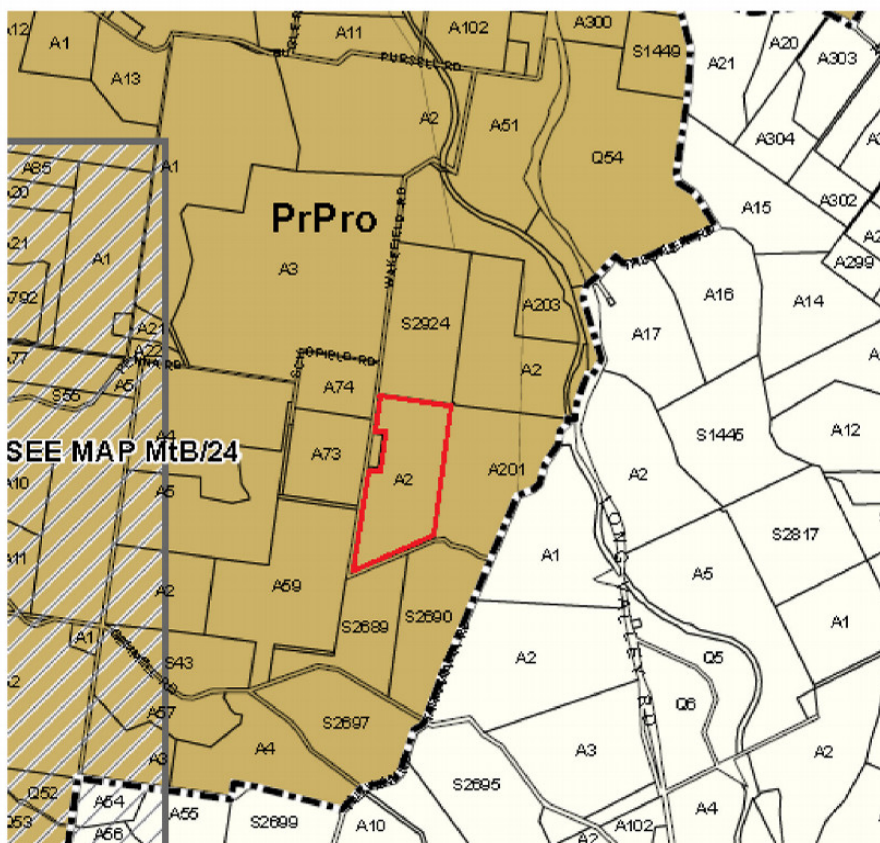


Figure 4: Zoning
Source: Mount Barker (DC) Development Plan

The relevant Desired Character statements reinforce the goals sought in the above objectives and note that much of the area is highly productive land capable of supporting a wide range of agricultural activities and note that uses which are incompatible with primary production or which would cause degradation to the land will not occur. It notes that ancillary development such as dwellings and outbuildings will be in appropriate



locations to minimise visual and operational impacts on primary production activities and that buildings should be clustered and set well back from boundaries.

Principles

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

Prime Agriculture Policy Area 25

Objectives

- 1 Economically productive, efficient and sustainable primary production.**
- 2 Preservation of rural land and landscape character by limiting additional dwellings and non-agricultural development.**

Desired Character

The dominant rural character of the policy area should be maintained by the continuation of farming activities and the conservation of remnant native vegetation. It is important that non-agricultural development acknowledges and understands that the policy area is centred on agriculture as the primary land use, and that non-agricultural development will need to accommodate existing agricultural impacts (e.g. dust, spray drift, stock movements, noise and use of machinery at different times of the day, night and year).

Mount Lofty Ranges Watershed Area Overlay

Objective

- 3 Development liable to contribute to the pollution or reduction of surface and / or underground water resources discouraged in the Mount Lofty Ranges Watershed.**

Principles

- 1 Development should not adversely affect the quality or quantity of water resources and should minimise the need to modify landscapes and natural features.**
- 4 Development in Watershed Area 3 should result in a negligible increase, no increase, or reduction in nutrient, sediment, pathogen, pesticide or salinity levels in water draining from the site compared with existing uses.**

The proposed development does not involve any changes to the existing development on the land, rather it simply involves a change of occupation of the existing dwelling from a family home to restorative care facility, noting the facility will function in much the same way as a family home with house parents providing supervision and up to 4 residents in their care.

The house is well placed to accommodate the activities proposed as previously mentioned, and is provided with all the necessary infrastructure to enable its ongoing use, in particular on site effluent disposal facilities, rainwater storage and water for firefighting purposes, including in tanks, the pool and the adjoining dam.

The use of the building will not affect the current productive capacity of the land which will continue to be share farmed, and in some respects the labouring input provided by the residents and investment from Baptist Care SA Inc, is likely to enhance the productive capacity of the land.

It is not proposed that the activities to be undertaken on site will impact the present farming uses, with only a small area of land to be developed as a vegetable garden and orchard, with produce to be used in the facility.



Baptist Care SA Inc are well aware of the zoning of the land and likely impacts of being resident in such a zone, as such, they accept that the land might, from time to time, be the subject of noise and other impacts arising from neighbouring farm activities.

Such impacts are likely to be less of a concern to residents who are in relatively short-term occupancy than long term residents, and it is noted that there are numerous scattered dwellings in the locality, some on very small allotments (relative to the locality generally) and these do not seem to have had a deleterious impact on the scale and operation of primary production in the locality.

The use itself involves minimal traffic, noise or other adverse impacts which might affect adjoining development, and, as indicated, activities on site are supervised.

In relation to the Watershed area, no changes are proposed that would impact adversely on the water quality of receiving waters on the land as all stormwater and waste water infrastructure is already established in accord with the relevant requirements.

5.2 Community Facilities

Objective

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.**

Principles

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.**
- 2 Community facilities should be integrated in their design to promote efficient land use.**

To the extent that the development is providing a welfare service it stands to be considered as a community facility, but one with very specific locational needs and which is not open to the public.

The subject land sits roughly central to the area from which it will draw its residents, it is accessible to a range of local services and recreational facilities as might be required from time to time yet provides a quiet, contemplative environment free from distraction for residents.

The use of the land will not stand in the way of the building reverting back to residential use in the future is required.

5.3 Hazards

Objectives

- 5 Development located to minimise the threat and impact of bushfires on life and property.**

Principles

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.**
- 2 Development located on land subject to hazards as shown on the Overlay Maps - Development Constraints should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.**



- 9 Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister's Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.**
- 10 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:**
 - (a) vegetation cover comprising trees and/or shrubs**
 - (b) poor access**
 - (c) rugged terrain**
 - (d) inability to provide an adequate building protection zone**
 - (e) inability to provide an adequate supply of water for fire-fighting purposes.**
- 11 Residential, tourist accommodation and other habitable buildings should:**
 - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation**
 - (c) have a dedicated and accessible water supply available at all times for fire fighting.**

The property is well placed in relation to bushfire threat. It is a relatively open environment, has access to ample supplies of water for fire fighting well in excess of the required 22000 litres dedicated for fire fighting purposes, is readily accessible via established, compacted rubble driveways which themselves are clear of hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation, all weather turn around areas capable of accommodating fire fighting vehicles are provided as is reasonable access to the house and sheds and there is a substantial building protection zone around the house.

Driveway design is in accord with the mandatory provisions of item 2.2.2 of the Minister's Code - Undertaking development in Bushfire Protection Areas

In addition, there are multiple exit routes from the locality all via all weather roads.

In addition, residents are capable of ready evacuation in emergency circumstances and a Bushfire Management Plan will be prepared for the facility and be communicated to the residents.

In this regard Baptist Care SA Inc are well aware of their responsibility for the safety of the residents in their care.

5.4 Interface between Land Uses

Objectives

- 3 Protect desired land uses from the encroachment of incompatible development.**

Principles

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:**
 - (b) noise**
 - (g) hours of operation**
 - (h) traffic impacts.**
- 17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.**



- 18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.**

The dwelling is sited 139m from the northern boundary of the land, 210m from the eastern boundary, 668m from the southern boundary and 173m from the eastern boundary (Wakefield Road). These separation distances substantially exceed the buffer distance of 40 m sought in principle 18 above.

The use itself will be indistinguishable from the present use of the land as a detached dwelling and activities supervised to ensure that there is no anti-social behaviour (not that any is expected with residents who are committed to their rehabilitation).

As previously indicated Baptist Care SA Inc is fully cognisant of the sites location in a Primary Production Area and the potential interface issues that arise as a consequence of the development relationship with adjoining rural activities. At present the scale of the land uses on adjoining properties is not expected to give rise excessive noise or other impacts that might affect the amenity of the residents in the facility, nonetheless it is noted that any impacts arising from adjoining land uses are a consequence of the location and are to be tolerated.

5.6 TRANSPORTATION AND ACCESS

Objectives

2 Development that:

- (a) provides safe and efficient movement for all transport modes**
- (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles**

Principles

- 8 Development should provide safe and convenient access for all anticipated modes of transport.**

- 29 Development should have direct access from an all-weather public road.**

No changes are proposed to the present access arrangements and the development is not one that will result in high levels of traffic movement. It is envisaged that traffic associated with the site will be no more than associated with the normal residential use of land the which will be in the order of 9 to 12 traffic movements per day.

Access to Wakefield Road provides generous driver sight lines and traffic on the road is at very low volumes commensurate with a local rural road.

Wakefield Road is an all weather, unsealed road. It has a wide road reserve albeit with a narrow roughly 6m wide well compacted rubble surface with firm road verges.

No heavy vehicles are anticipated other than those farm vehicles which already access the land.



6.0 SUMMARY

The proposed development is considered to be appropriately located.

It will occupy existing buildings and will not affect the present low scale primary production uses presently being made of the land, rather, it has the potential to enhance the productive capacity of the property.

The principal goals of the Zone and Policy Area are for low-intensity farming on large holdings which does not pollute surface or underground water resources and the maintenance of a pleasant, attractive rural landscape. The proposed development does not introduce a land use conflict to the locality, nor will it pollute surface or underground water resources. It is considered that the development imposes no negative visual or amenity impacts and will, to all intents and purposes, maintain the status quo of the land as presently used and developed.

Having regard to the preceding assessment of the proposed development against the relevant provisions of the Mount Barker (DC) Development Plan, I am of the opinion that it is consistent with the relevant Objectives and Principles of Development Control and worthy of the support of Council.

If you have any questions or require any further information in respect to the above, please do not hesitate to contact me on 81307222.

Yours sincerely,

A handwritten signature in blue ink, which appears to read 'D Hutchison'.

David Hutchison BA CPP PIA
ACCESS PLANNING

Chris Webber

From: David Hutchison <david@accessplanning.onmicrosoft.com>
Sent: Friday, 18 October 2019 5:26 PM
To: Chris Webber
Cc: Tobin Hanna; Geoff Watson; bhopkins@baptistcaresa.org.au
Subject: HPE CM: Request for Additional Information DA 580/907/19 Young Adult Rehabilitation Facility 215 Wakefield Road, Macclesfield
Attachments: Tumbelin Farm Floorplan.pdf
Record Number: DOC/2019/132290

Chris

I refer to your request for more information and provide herewith a marked up floor plan as requested.

I respond to the other matters as follows. Please note the advices herein have been provided by Baptist care SA Inc;

Traffic movements are expected to comprise

- 2-3 staff working per day (4-6 traffic movements)
- 1 offsite group activity per day (max) (2 traffic movements)
- House parents - personal/domestic travel (3-4 traffic movements).

Movements will vary from day to day depending on the activities undertaken and the most likely average will be around 12 movements per day which is the same as would be expected from a normal dwelling .

Participants will be transported to and from site by program staff in Baptist Care vehicles. This will be the case when participants join or leave the program individually (at the beginning or conclusion of their 3-6 month stay), as well as any day activities which will take place as a group.

I can confirm that participants are not free to come and go from the property other than as part of supervised or pre-arranged activities.

Family visitations may occur at pre-arranged times. When it occurs it will take place on the weekends and mostly on Sundays. Visits are expected to be no more than monthly per participant.

I can confirm the House parents will live on site permanently.

I trust this information adequately responds to your queries.

Regards

David

David Hutchison

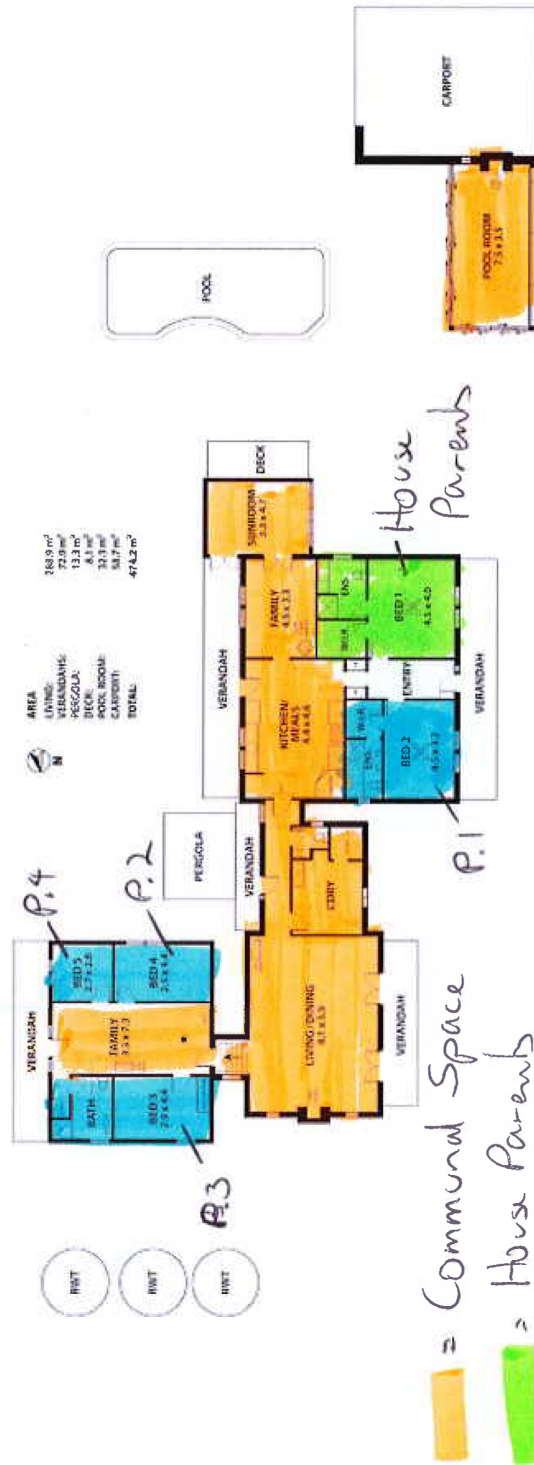


ACCESS PLANNING (SA) PTY LTD
235 Henley Beach Road

Property Report for 215 Wakefield Road, Macclesfield SA 5153

18/10/2019

TUMBLIN FARM



This floor plan is for informational purposes only and is not intended to be used for legal or financial purposes. It is not a guarantee of the accuracy of the information provided. The information is provided for your reference only. The information is not intended to be used for legal or financial purposes. It is not a guarantee of the accuracy of the information provided. The information is provided for your reference only.

Chris Webber

From: Matt Graham
Sent: Thursday, 7 November 2019 6:27 PM
To: Chris Webber
Subject: FW: Internal Referral - Traffic 580/907/19 215 Wakefield Road, Macclesfield
Attachments: WORKING DOCUMENT - 580 907 19.tr5

Hi Chris,

No requirements or concerns from traffic point of view. The traffic generation for the DA is on par with a standard residential home (8-10 vehicles per day).



Regards,

Matt Graham
Team Leader Development Engineering
D 08 8391 7229

Attachment Two (2)

SITE INSPECTION PHOTOS DA 580/907/19 215 Wakefield Road, Macclesfield





















South Australian
COUNTRY FIRE SERVICE

Attachment Three (3)



DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 580/907/19
Our Ref: Mt Barker DA
Please refer to: 20191202 – 02cs

2 December 2019

District Council of Mt Barker
PO Box 54
MOUNT BARKER SA 5251

ATTN: CHIS WEBBER

Dear Chris,

RE: BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – BAPTIST CARE (SA) INC
215 WAKEFIELD RD, MACCLESFIELD

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

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

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

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

ASSESSMENT DETAILS:

Category of Bushfire Attack	BAL 12.5
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BUILDING CONSIDERATIONS

Please refer to the NCC, relevant standards and state provisions for construction requirements and performance provisions.

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

Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8115 3372.

Yours sincerely,

CAREN SIEGFRIEDT

BUSHFIRE SAFETY OFFICER
DEVELOPMENT ASSESSMENT SERVICE

Level 5, 60 Waymouth Street, Adelaide SA 5000
T 08 8115 3372 | F 08 8115 3301 | E das@cfs.sa.gov.au
ABN 97 677 077 835 www.cfs.sa.gov.au

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South Australian
COUNTRY FIRE SERVICE



DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 580/907/19
Our Ref: Mt Barker DA
Please refer to: 20191202 – 02cs

2 December 2019

District Council of Mt Barker
PO Box 54
MOUNT BARKER SA 5251

ATTN: CHRIS WEBBER

Dear Chris,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) – BAPTIST CARE (SA) INC
215 WAKEFIELD RD, MACCLESFIELD**

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

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

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

The Bushfire Protection Zone for the area has been designated as **HIGH**

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

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012) provides mandatory Bushfire Protection planning requirements as conditions of consent for the development as follows:

ACCESS TO DWELLING

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.3.1 describes the mandatory provision that 'Private' roads and driveways to buildings shall provide safe and convenient access/egress for large bushfire fighting vehicles, where the furthest point to the building from the nearest public road is more than 30 metres.

SA CFS has no objection to utilising the existing access driveway and upgraded, where necessary, to comply with the following conditions:

- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles.

Level 5, 60 Waymouth Street, Adelaide SA 5000
T 08 8115 3372 | F 08 8115 3301 | E das@cfs.sa.gov.au
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www.cfs.sa.gov.au

ABN 97 677 077 835



Government of
South Australia

- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - i. A loop road around the building, OR
 - ii. A turning area with a minimum radius of 12.5 metres, OR
 - iii. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Vegetation overhanging the access road shall be pruned to achieve a minimum vehicular clearance of not less than 4 metres in width and a vertical height clearance of 4 metres.

ACCESS (to dedicated water supply)

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting.

The proposed location of the dedicated fire water has not been detailed on the drawings provided.

SA CFS has no objection to the existing water supply being utilised as the dedicated supply, providing an outlet can be positioned to comply with the following conditions:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way, that is a distance of no greater than 30 metres from the proposed dwelling. Stand alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant lettering in a colour contrasting with that of the background (ie blue sign with white lettering).
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:

The dedicated water supply outlet for draughting purposes shall not exceed 5 metre maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metre horizontal distance.

CFS Mission

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

The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

WATER SUPPLY

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

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

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.
- The minimum requirement of 22,000 litres may be combined with domestic use, providing the outlet for domestic use is located above the 22,000 litres of dedicated fire water supply in order for it to remain as a dedicated supply.
- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter, which shall be accessible to bushfire fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of non-combustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
 - i. A minimum inlet diameter of 38mm, AND
 - ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.

CFS Mission

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

- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

VEGETATION MANAGEMENT

Minister's Code 2009 "Undertaking development in Bushfire Protection Areas" (as amended October 2012), Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:
 - i. The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - v. Shrubs must not be planted under trees or must be separated by at least 1.5 times their mature height from the trees' lowest branches.
 - vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
 - viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
 - ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

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

Should there be any need for further information, please contact the undersigned at the Development Assessment Service on (08) 8115 3372.

Yours sincerely,



CAREN SIEGFRIEDT

BUSHFIRE SAFETY OFFICER
DEVELOPMENT ASSESSMENT SERVICE

CC:

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

Attachment Four (4)

MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3
Pursuant to Section 38(5) 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: 580/907/19
Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes)

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

* NAME: KATHLEEN IRELAND + ANTONY PAYNE
* HOME ADDRESS: Lot 201 Tarrawatha Rd Macclesfield SA
* POSTAL ADDRESS: Box 606, Macclesfield SA 5153
PHONE NO: 0438 33 8893 EMAIL: kireland15@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: Lot 201 Tarrawatha Rd Macclesfield
☐ 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)

concerned that while it is a quiet area most families work elsewhere so there is a lack of vigilance around the area and leaves the area unattended and open to trespass

Yasmin Moyle

From: Kath Ireland <kireland15@gmail.com>
Sent: Wednesday, 13 November 2019 6:59 PM
To: Mount Barker District Council
Subject: Change of land use

To whom it may concern

I am Kathleen Ireland who together with my husband, Antony Payne, own the land adjoining the property that is proposing to use it as a rehabilitation centre at Macclesfield.

Unfortunately I have left the paperwork at my work place but would like to express my opposition to the proposal.

We live at Lot 201, recently numbered 50, Tarrawatta Road.

We will not be represented but wish to express the following concerns:

1. We are concerned that while this is a quiet area, most of the residents including ourselves, are not at home all day as we work in other professions leaving our property unattended if security is not sufficient
2. While it is a rural community it is not isolated and we have concerns about the ease of access to the proposed rehabilitation centre via our property as we are quite close (500 metres) to Long Valley Road. Even if security is sufficient it could mean the friends or relatives could access the property
3. Often there is only one person home and I am extremely concerned about who could show up at our door
4. We would not have purchased this property if the rehabilitation centre had already existed therefore I am concerned about the impact on the resale value of our property as well the change to our current safe farming area lifestyle.

Hope you consider our concerns even without the formal paper work that I can send through tomorrow morning.

Kathleen Ireland & Antony Payne
0438338893

Sent from my iPhone

DC Mt Barker	
File No:	907/19
14 NOV 2019	
Doc. No:	DOC/19/145019
Asses No:	
Parcel No:	16959
Prop. No:	
SCANNED	

Part ① of ②

MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3
Pursuant to Section 38(5) of the Development Act, 1993

RECEIVED
13 NOV 2019
MOUNT BARKER
DISTRICT COUNCIL

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: 580/907/19 215 Wakefield Road.
Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes)

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 Regulation 2008).

* NAME: Mr Paul Beames & Mrs Heather Beames
* HOME ADDRESS: 155 Wakefield Rd Macclesfield SA 5153
* POSTAL ADDRESS: PO Box 609 Macclesfield SA 5153
PHONE NO: 0400 775 243 or 8388 9735 EMAIL: paul.beames@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: 155 Wakefield Rd Macclesfield SA 5153

☐ 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)

In relation to the proposed Application for Category 3 Development by Baptist Care (SA) Inc.

we oppose the development as it does not comply with Councils Prime Agriculture

Development Plan Objectives for Prime Agriculture Policy Area 25. Specifically point 2 "Preservation

DC Mt Barker
File No: <u>907/19</u>
13 NOV 2019
Doc. No: <u>119/144450</u>
Asses No: <u>16959</u>
Parcel No: <u>16959</u>
Prop. No:
SCANNED

of rural land ...by limiting...non-agricultural development." and point 4 "Development that contributes to the desired character of the policy area." The Council states under the Principles of Development Control, Land Use Point 1 that "the following forms of development are envisaged in the policy area -dairy farming, farming, horticulture...etc" and under Form and Character, point 5, Council states "Development should not be undertaken unless it is consistent with the desired character of the policy area." We submit that as the Councils' desired character for this area is the preservation of rural land by limiting non-agricultural development, that a rehabilitation facility is not in keeping with the desired character. Baptist Care (SA) Inc does not propose agriculture as it's primary use of the land. In their submission they refer to only up to four residents but in their brochure and their conversations with us they are already planning up to eight people being at the farm for rehabilitation each day. please see attached

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).

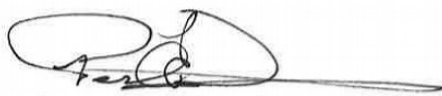
Your written representation must be received by Council no later than 11.59pm on Wednesday 13 November 2019, to ensure that it is a valid representation and taken into account.

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 Council Assessment Panel agenda.

SIGNED



DATE

13 Nov 19

Heather R Beames

13 Nov '19

**Attachment to
Statement of Representation for Category 3
Paul and Heather Beames**

Comments Continued

Baptist Care (SA) Inc. have not included in their submission their proposed use of the current farm sheds. They have indicated to us and other neighbours that they intend upgrading the sheds on the property for use in their program. These sheds run right on the boundary with Peter Daveys' property. If Baptist Care (SA) Inc. intend to have at least eight young people in their rehabilitation program being trained in these sheds, this would not only be a change of use from farm buildings to training facilities, but would also impact on the Daveys' privacy. This would be focusing the increased number of people on the property right next to the Davey's home.

We are concerned that as proposed by Baptist Care (SA) Inc. there would be potentially 32 people recovering from drug and alcohol issues going through the facility each year. Between 40 to 60 percent of people who've been treated for addiction or alcoholism relapse within a year, according to a 2014 study in JAMA. A facility dealing with this number of people is not focused on the Councils Development Plan Desired Objectives "Development that contributes to the desired character of the policy area".

Council has stipulated under the Principles of Development Control, Land Use 1, The following forms of development are envisaged in the policy area: "dairy farming-farming-horticulture-light and service industry associated with the processing, packaging and distribution of local produce."shop in the form of small scale on-farm produce sales outlet in association with primary production-small-scale tourist development in association with wineries, farms and local heritage places. We would respectfully submit that a Rehabilitation facility has nothing to do with the Prime agricultural nature of these principals and our concern is that if the proposal is accepted it could open up the property to further submissions in future which would take it even further away from the Councils, and the locals, desires for the use of this land.

Further to this, as a Rehabilitation facility rather than a residence, where Baptist Care (SA) Inc. intend to house young men from 16 – 21 years of age that are recovering from drug and alcohol issues we have been advised by two Real Estate agents that, in their opinion, this could decrease the value of the surrounding properties.

To conclude, although we feel the work of Baptist Care (SA) Inc. in helping to rehabilitate young drug and alcohol users is important, we believe that the location for this is not in a Prime Agricultural use area.

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MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3

Pursuant to Section 38(5) 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: 580/907/19
Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes)

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

* NAME: Ian and Patricia McGorry
* HOME ADDRESS: 196 Wakefield Road Macclesfield
* POSTAL ADDRESS: PO Box 413 Macclesfield S.A 5153
PHONE NO: 8388 9815 EMAIL: ianandpaddy@nonmondbraes.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: 215 Wakefield Road, Macclesfield
☐ 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)

Our concerns:
1) The changed use of the dwelling and land (90 acres) will impact on us as neighbours

DC Mt Barker
File No: 907/19
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Asses No:
Parcel No: 16959
Prop. No:
SCANNED

- 2) There is no definite plan for the use of the land.
- 3) Only two permanent house parents.
- 4) The house plan makes supervision difficult with three adult bedrooms in the shearing shed and the fourth and houseparents accommodated at the far end of the house.
- 5) There are no physical restrictions of movement from the property to adjoining properties.

* 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).

Your written representation must be received by Council no later than 11.59pm on Wednesday 13 November 2019, 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 Council Assessment Panel agenda.

SIGNED

Patricia Ann Evans
Jim Murray

DATE

13/11/19

MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3

Pursuant to Section 38(5) 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: 580/907/19
Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes)

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 Regulation 2008).

* NAME: RAY HARRIS
* HOME ADDRESS: 75 Schofield Rd Macclesfield
* POSTAL ADDRESS: P.O Box 616 Macclesfield 5153
PHONE NO: 83889826 EMAIL:

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

☐

The owner or the occupier of the property located at:

☐

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)

Being committed to a program doesn't necessarily
mean there won't be relapse.
Bushfire risk. Damage to property & stock.

DC Mt Barker
File No: <u>907/19</u>
13 NOV 2019
Doc. No: <u>00019/144246</u>
Asses No:
Parcel No: <u>16959</u>
Prop. No:
SCANNED

Risk of theft. Sheds unable to be locked.
Concerns around decrease in property value
Insufficient evidence around how Baptist
care are going to manage the risks to
surrounding residents & property.

* 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: Aengus Drake Harris

Contact details: 0466 982 427

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

Your written representation must be received by Council no later than 11.59pm on Wednesday 13 November 2019, to ensure that it is a valid representation and taken into account.

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SIGNED



DATE

12/11/19

MOUNT BARKER DISTRICT COUNCIL

STATEMENT OF REPRESENTATION FOR CATEGORY 3
Pursuant to Section 38(5) of the Development Act, 1993

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

Mt. Barker DC
File No: 90719
- 7 NOV 2019
Doc. No: 19/14/1464
Asses No:
Parcel No: 16959
Prop No:
SCANNED

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: 580/907/19
Change of Use from a Dwelling to a Young Adult Rehabilitation Facility (including Accommodation, Therapy and Rehabilitation Programmes)

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

* NAME: Peter Dawey
* HOME ADDRESS: 233 Wakefield rd Macclesfield
* POSTAL ADDRESS: C/o box 162 Macclesfield
PHONE NO: 0409697684 EMAIL: p.dawey8691@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: 233 Wakefield

☐ 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)

I have a young family and am a single parent so sometimes my children are home alone as I work to support them and do not

think it would be appropriate to change this as is one of the reasons we moved out too here to stay away from trouble, I have thought about this long and hard and would not buy a house next to a facility like this so believe my future sale of my house will suffer because of this, No one could give me a guarantee of our safety which is unfair the extra traffic the roads are capable to deal with so is another hazard, and our quality of a happy life will suffer, Please don't sell us out!

* 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).

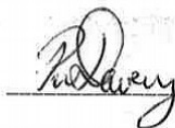
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SIGNED



DATE 5-11-19

Attachment Five (5)



21st November 2019

Ref:7880resptoreps

District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

Attention: Chris Webber

Access Planning (SA) Pty Ltd
ABN 57 089 702 241

235 Henley Beach Road
Torrensville SA 5031

Telephone 08 8130 7222
Facsimile 08 8130 7299
admin@accessplanning.com.au
www.accessplanning.com.au

Dear Chris

**RE: RESPONSE TO REPRESENTATIONS FOR A FAMILY BASED YOUTH
RESIDENTIAL DRUG & ALCOHOL RESTORATIVE CENTRE AND PRIMARY
PRODUCTION - 215 WAKEFIELD ROAD, MACCLESFIELD**

I have been engaged by Baptist Care SA Inc, to provide a response to the five representations made in relation to the abovementioned development.

Many of the submissions are based on common issues, as a consequence many of matters raised are of a similar nature.

Rather than respond to each of the submissions individually, I have endeavored to identify specific issues and to respond accordingly.

I note the primary issues raised by the representors relate to the following;

- Safety of the community and potential for anti-social behaviour,
- Ability of staff to cope with and manage the residents,
- Impact on property values,
- Does not comply with the Objectives for the Zone/Policy Area,
- No nominated use for the farm sheds. Concern about Baptist Care (SA) increasing –the number of people on site by using the farm sheds for training purposes,
- Emergency access/egress in the event of bushfire.

Most of the issues raised in the representations have been the subject of comment/assessment in the planning submission lodged with the application and as a consequence have been reproduced in this response.

Safety of the community and potential for anti-social behaviour Ability of staff to cope with and manage the residents

I think it is fair to say that many of the concerns around anti-social behaviour relation to the proposed development are more perceived than real. I am not suggesting however that these concerns are not sincerely held apprehensions about the impact of such a use on their sense of safety and well-being.

As advised, the people to be housed in the facility come from normal family backgrounds and presently reside in the local community (Fleurieu Peninsula), they are committed to the rehabilitation programme and are attending voluntarily. They are assessed by trained staff at Baptist Care (SA) prior to entering the facility to determine their acceptability for the programme, which includes a psychologists assessment, and have undertaken prior counselling to ensure that their drug and/or alcohol use is under control, and that withdrawal is complete prior to occupation.



There are a minimum of 2 trained staff supervising participants 24/7. This includes 2 house parents during the evenings and overnight, and a team of additional staff during the day.

Staff are suitably qualified and experienced in the management and supervision of people with drug and alcohol dependency. The range of qualifications includes Trauma Counselling, Drug and Alcohol Counselling and Psychology.

In addition, residents will be required to adhere to a list of house rules based on the principles of restorative practice.

Some of the non-negotiables will include:

- No alcohol or drugs allowed on site
- Zero tolerance of violence of any kind
- No mobile phones or technology devices allowed.

Residents will not be free to come and go from the property other than as part of supervised or pre-arranged activities.

Whilst it is not expected that there will be any issues around resident behavior, it is intended that Baptist Care (SA) will prepare a "Complaints Handling Procedure", including (but not necessarily limited to) the following matters:

- the date of a complaint;
- details of the complaint with name, contact number and address, if relevant;
- action to rectify the complaint and date of the action;
- details of subsequent contact with the complainant regarding the action to resolve the complaint;
- a process and timeframe for the review of the Complaints Handling Procedure by senior staff and management;
- a process and timeframe for the operator to consult with and consider solutions proposed by local community members to resolve any identified issues.
- a process and timeframe for the regular submission of copies of the Complaints Handling Procedure to the Commonwealth Department of Health.

I am familiar with and have been involved in the assessment on behalf of Council of a similar facility, Karobran Farm at Naracoorte, which housed up to 35 people in rehabilitation. The site is a Primary Production zone some 18km south east of Naracoorte.

I have confirmed by my own experience and with the Council that they are not aware of any complaints of anti-social behaviour resulting from the development.

It is also germane to note that in circumstances where the land, and in fact any land in the locality were developed with intense agricultural use such as horticulture, it would not be uncommon for workers to be housed on site or bussed in, or travel to and from the site daily.

In such circumstances the nature of the people being housed or employed on site would not be subject to the same scrutiny or supervision as residents in the proposed development.

Moreover, Baptist Care (SA) have a duty of care to the safety and well being of its staff and as such have a very direct interest in ensuring the residents do not exhibit anti-social tendencies.

In summary, I consider the nature of the program, the selection process for clients and the provision made for exiting or leaving the program, together with the lack of any evidence to support the contrary in relation to the existing premises Naracoorte, combine to demonstrate that the prospect of any risk for existing residents is infinitesimal.



Impact on property values

Real estate or property values are not a relevant planning issue for consideration by Council in an assessment of the proposed development.

Property values can be affected by a wide range of factors which may or may not be directly related to local conditions.

The Development Plan does not refer to land values except in the most oblique and inferential way, and certainly not in direct reference to specific forms of development.

The proposal must therefore be assessed against the relevant provisions of the Development Plan and not assertions as to impacts on property values.

Does not comply with the Objectives for the Zone/Policy Area

The proposed development does not involve any changes to the existing development on the land, rather it simply involves a change of occupation of the existing dwelling from a family home to restorative care facility, noting the facility will function in much the same way as a family home with house parents providing supervision and up to 4 residents in their care.

The use of the building will not affect the current productive capacity of the land is used for grazing purposes similar to most of the properties in the locality. This use will continue which will continue with the property to be share farmed. In some respects, the labouring input provided by the residents and investment from Baptist Care (SA), is likely to enhance the productive capacity of the land.

It is not proposed or intended that the activities to be undertaken on site will impact the present farming uses, with only a small area of land to be developed as a vegetable garden and orchard, with produce to be used in the facility.

The use itself involves minimal traffic, noise or other adverse impacts which might affect the amenity of adjoining development and activities on site are supervised.

To all intents and purposes, as viewed from outside the site, the land will look and operate no differently to the manner in which it has in the immediate past.

No nominated use for the farm sheds. Concern about Baptist Care (SA) increasing the number of people on site by using the farm sheds for training purposes

Whilst there was some consideration given to possibility of bringing residents to the site from other facilities for group sessions and training on site, that does not form part of the present application.

The sheds in question will be used for on farm activities in the same way as they are at present.

If, in the fullness of time, similar facilities are established by Baptist Care (SA) Inc, and there is a desire to link the activities with the current development, that will, as needs be, be the subject of a further application to Council.



Baptist Care (SA) Inc expect that once the facility has been operating for a period, neighbours will come to understand the benign nature of the land use and will be more accommodating of additional day-time activities being undertaken on the land.

Bushfire safety.

The property is well placed in relation to bushfire threat. It is a relatively open environment, has access to ample supplies of water for fire fighting well in excess of the required 22000 litres dedicated for fire fighting purposes, is readily accessible via established, compacted rubble driveways which themselves are clear of hazardous vegetation such as overhanging limbs and continuous cover of thick vegetation, all weather turn around areas capable of accommodating fire fighting vehicles are provided as is reasonable access to the house and sheds and there is a substantial building protection zone around the house.

Driveway design is in accord with the mandatory provisions of item 2.2.2 of the Minister's Code - Undertaking Development in Bushfire Protection Areas

In addition, there are multiple exit routes from the locality all via all-weather roads.

In addition, residents are capable of ready evacuation in emergency circumstances and a Bushfire Management Plan will be prepared for the facility and be communicated to the residents.

In this regard Baptist Care SA Inc are well aware of their responsibility for the safety of the residents in their care.

Conclusion

Having regard to the above, I am of the opinion that the concerns of the representors have been adequately addressed by the proposed development.

I would advise that I would like to appear before the Panel to respond to any further issues that may be raised by the representors, in the event they are given or seek the opportunity to address the Panel.

Otherwise, please feel free to contact me should you have any question or concerns relating to the development.

Yours sincerely

A handwritten signature in blue ink, which appears to read "D Hutchison", is displayed within a light blue rectangular box.

David Hutchison
ACCESS PLANNING

5.3. CATEGORY 2 APPLICATIONS

Nil.

5.4. CATEGORY 1 APPLICATIONS

Nil.

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6. INFORMATION REPORTS

6.1 **REPORT TITLE: PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 TRANSITION UPDATE**

Background:

In April 2016, Parliament passed the Planning, Development and Infrastructure Act 2016 (PDI Act) to implement a new planning system to replace the current system under the Development Act 1993. This new legislation introduces the biggest changes to the South Australian Planning System in 25 years.

The Planning Reforms are entering into the final stage of the implementation process with the introduction of the Planning and Design Code to replace individual Council Development Plans. To provide a smooth transition to the new system the Government are implementing the Code in three separate phases covering different geographic areas of the State.

Phase 1 of the PDI Act and Code, which covers areas of the State located outside of Council areas, was implemented on 1 July 2019. Phase 2 of the Act and Code covers rural areas of the state while Phase 3 covers Metropolitan Adelaide and regional cities with a population greater than 10,000 people. The Mount Barker District Council is located within Phase 3.

	Consultation Start	Consultation End	Implementation date
Phase 1	Already in operation		
Phase 2	1 October 2019	29 November 2019	1 April 2020
Phase 3	1 October 2019	28 February 2020	1 July 2020

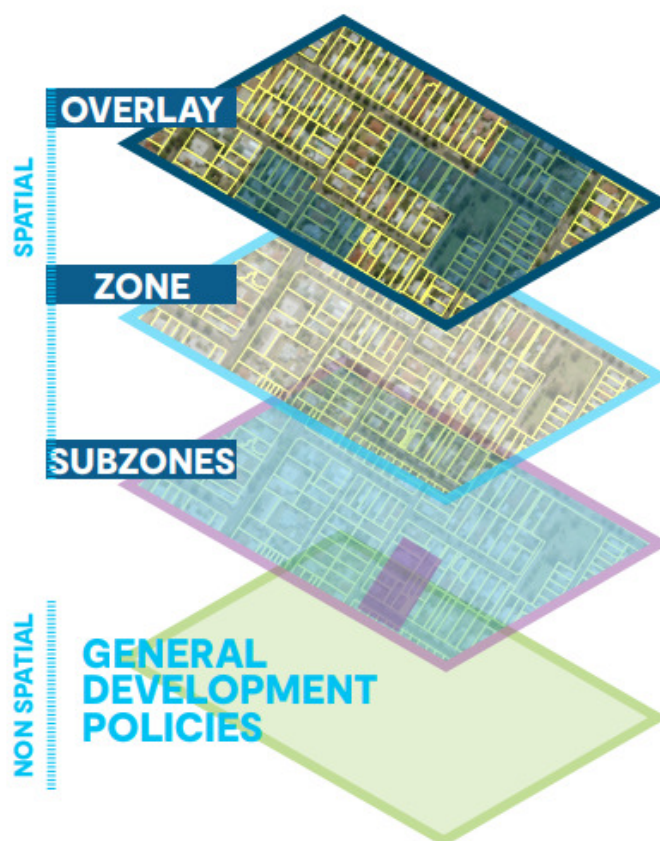
How the Code works:

The new Code contains items called overlays, zones, sub-zones and general development policies, which together provide all the rules that apply to a particular parcel of land.

Overlays contain policies and maps that show the location and extent of special land features or sensitivities that cover a wide spatial area. These features can be things such heritage places, areas of high bushfire risk, flooding or sloping land. Zones are areas that share common land uses and in which specific types of development are permitted. They function in a similar manner to Zones that are contained within the Development Plan. Sub-zones enable variation to a policy within a zone, which may reflect local characteristics. In the Draft version of the Code Mount Barker Council has one sub-zone, the Nairne Redevelopment Sub-Zone.

General development policies function similarly to Council Wide or General Provisions contained within Development Plans. General development policies outline functional requirements for development and provide guidance as to how development should occur (i.e. car parking requirements).

Figure 1: How the various components work within the Code.



Discussion:

The Code aims to consolidate and replace Council's Development Plan which is the key document used to assess development applications. For context the current Development Plan is 754 pages long (with 444 pages of written policy and 310 pages of maps) while the Mount Barker version of the Code is 1129 pages with no maps. For this reason, Council planners are still reviewing the Code to ensure that the valuable planning policy introduced in the Mount Barker District Council Development Plan over the last 10 years is retained.

However, to provide some context to the Panel for how the transition will occur two tables have been attached. Table 1 provides a breakdown of the current zones contained in the Development Plan and what Zone they will transition to. Table 2 provides Breakdown of Land Uses, Assessment Process and Notification by Zone.

Accreditation:

The PDI Act will require professionals to be accredited to undertake some development assessment roles, while it will be optional for others. Accordingly, CAP members (other than the appointed Elected Member) will require accreditation (Planning Level 2) to fulfil their role as Panel Members.

ACCREDITATION CLASSES FOR PLANNING PROFESSIONALS



Level 2 Accreditation will involve an online application to DPTI through the SA Planning Portal along with the provision of skills and experience, accreditation by current professional bodies and a fee.

Further information and guidance can be found at:

https://www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools/accredited_professionals_scheme

Table 1: Current (Development Plan Zoning) compared to new (Planning and Development Code Zoning)

Current Development Plan Zone	Current Development Plan Policy Area	Current Development Plan Precinct	Planning & Design Code Zone	Planning & Design Code Subzone
Brukung Mine			Resource Extraction	
Caravan and Tourist Park			Caravan and Tourist Park	
Community			Community Facilities	
Conservation			Conservation	
Deferred Urban			Deferred Urban	
Home Industry			Home Industry	
Industry	Kanmantoo Buffer Policy Area 1		Employment	
Industry			Employment	
Light Industry	Light Industry Policy Area 2		Suburban Employment	
Light Industry			Suburban Employment	
Local Centre			Suburban Activity Centre	
Mixed Use			Suburban Employment	
Neighbourhood Centre			Suburban Activity Centre	
Open Space			Open Space	
Primary Production	Broad Acre Agriculture		Rural	
Primary Production	Hahndorf Rural Activity	The Cedars	Peri Urban	
Primary Production	Hahndorf Rural Activity		Rural/Peri Urban	
Primary Production	Native Vegetation Buffer		Rural	
Primary Production	Prime Agriculture		Rural/Peri Urban	
Primary Production	Rural Landscape Protection		Rural/Peri Urban	
Primary Production			Rural	
Recreation			Recreation	
Regional Town Centre	Auchendarroch Area		Community Facilities	
Regional Town Centre	Bulky Goods		Suburban Employment	
Regional Town Centre	Business and Retail Core	Dunn Mill	Urban Activity Centre	

Regional Town Centre	Business and Retail Core		Urban Activity Centre	
Regional Town Centre	Dunn Bickle Community		Community Facilities	
Regional Town Centre	Gawler Street		Suburban Main Street	
Regional Town Centre	Mixed Use		Suburban Business and Innovation	
Regional Town Centre	Open Space and Corridors		Open Space	
Regional Town Centre	Residential Character		Suburban Neighbourhood	
Regional Town Centre	Residential Infill		Housing Diversity Neighbourhood Zone	
Regional Town Centre				
Residential	Urban Renewal Area		Housing Diversity Neighbourhood Zone	
Residential			Suburban Neighbourhood	
Residential Neighbourhood	Restricted Urban		Deferred Urban	
Residential Neighbourhood			Suburban Master Planned Neighbourhood	
Rural Landscape Protection			Rural	
Rural Living	Allotment 1500		Residential Neighbourhood	
Rural Living	Allotment 2000		Residential Neighbourhood	
Rural Living	Allotment 20000		Rural Living	
Rural Living	Allotment 3000		Residential Neighbourhood	
Rural Living	Allotment 8000		Rural Living	
Rural Living			Rural Living	
Township	Hufendorf		Township	
Township	Main Street (Nairne)		Township	
Township	Redevelopment		Township	Nairne Redevelopment
Township	Residential		Township	
Township	Strassendorf		Township	
Township				

Table 2: Breakdown of Land Uses, Assessment Process and Notification by Zone

Planning and Design Code Zone	Land uses	Deemed-to-Satisfy	Performance Assessed	Restricted Development	Notification
Resource Extraction	<ul style="list-style-type: none"> Office Resource extraction operation Resource processing facility Store <p>Or in undeveloped resource areas:</p> <ul style="list-style-type: none"> Farming Horse keeping Horticulture 	<ul style="list-style-type: none"> Advertisement Agricultural building Office 	<ul style="list-style-type: none"> Advertisement Agricultural building Demolition of a State or Local Heritage Place Demolition within a Historic Area: All or State Heritage Area: All Horse keeping Horticulture Office Store Tree damaging activity All other Code Assessed Development 	<ul style="list-style-type: none"> Dwelling (excluding a replacement dwelling) Land division (excluding boundary realignments) 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none"> the site of the development is adjacent land to land in a different zone development identified as “all other code assessed development” in Resource Extraction Zone Table 3.
Caravan and Tourist Park	<ul style="list-style-type: none"> Advertisement Amenity block, including shower, toilet and laundry facilities Dwelling in the form of a manager’s residence ancillary to tourist accommodation Office ancillary to tourist accommodation Recreation area including tennis 	<ul style="list-style-type: none"> Advertisement Carport Outbuilding (in the form of a garage) Dwelling addition Detached dwelling Office Shop Tourist accommodation 	<ul style="list-style-type: none"> Advertisement Carport Outbuilding (in the form of a garage) Dwelling addition Detached dwelling Office Shop Tourist accommodation 	<ul style="list-style-type: none"> Industry (excluding Light Industry) Land division (except Land division where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i>) Shop (except where the gross 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none"> the site of the development is adjacent land to land in a different zone development identified as “all other code assessed development” in Caravan and Tourist Park Zone Table 3 restaurant located within 30m of a zone primarily for residential purposes or an

	<p>court, basketball court, playground</p> <ul style="list-style-type: none">• Shop ancillary to tourist accommodation• Swimming pool/spa pool• Tourist accommodation comprising cabins, caravans, camping ground.				leasable floor area is no more than 300m ² or it is a restaurant)	existing dwelling on land in other ownership <ul style="list-style-type: none">d. shop with a gross leasable floor area more than 150m² where adjacent to land used for residential purposes.
Community Facilities	<ul style="list-style-type: none">• Consulting room• Educational establishment• Indoor recreation facility• Office• Place of worship• Pre-school• Recreation area• Shop	<ul style="list-style-type: none">• Advertisement	<ul style="list-style-type: none">• Advertisement• Demolition of a State or Local Heritage Place• Demolition within the Historic Area Overlay or State Heritage Area Overlay• Tree damaging activity• All other Code Assessed Development	<ul style="list-style-type: none">• Nil		All classes of development are excluded from notification except where it involves any of the following: <ul style="list-style-type: none">a) the site of the development is adjacent land to land in a different zoneb) development identified as 'all other code assessed development' in Community Facilities Zone - Table 3.
Conservation	<ul style="list-style-type: none">• Advertisement• Camp ground• Farming• Public amenity• Renewable energy facility <p>others in subzones</p>	<ul style="list-style-type: none">• Advertisement	<ul style="list-style-type: none">• Advertisement• Agricultural building• Demolition of a State or Local Heritage Place• Demolition within a Historic Area Overlay of State Heritage Area Overlay• Dwelling• Dwelling addition• Farming• Land division	<ul style="list-style-type: none">• Dwelling (except in Dwelling Subzone and Small-scale Settlement Subzone)• Land division (except Where Conservation Zone DTS / DPf 2.1 is met. In the Visitor Experience Subzone to create an allotment with an area of 5ha or more		Nil

			<ul style="list-style-type: none">• Tourist accommodation• Tree damaging activity• All other Code assessed development		<ul style="list-style-type: none">• for existing tourist accommodation. In the Small Scale Settlement Subzone.)• Tourist accommodation (except in the Visitor Experience Subzone and proclaimed areas)	
Deferred Urban		<ul style="list-style-type: none">• Agricultural building• Land division	<ul style="list-style-type: none">• Demolition of a State or Local Heritage Place• Demolition within the Historic Area Overlay or State Heritage Area Overlay• Tree damaging activity• All other Code Assessed Development	<ul style="list-style-type: none">• Dwelling that results in more than on allotment• Land division (except land division that does not create additional allotments other than for the purpose of providing public infrastructure)	All classes of performance assessed development are excluded from notification except where they involve any of the following: <ul style="list-style-type: none">a. the site of the development is adjacent land to land in a different zone	
Home Industry	<ul style="list-style-type: none">• Consulting room• Light industry• Office• Personal or domestic services establishment• Shop in conjunction with light industry• Store• Motor repair station• Warehouse	<ul style="list-style-type: none">• Advertisement• Carport• Dwelling• Dwelling addition• Outbuilding (in the form of a garage)• Outbuilding (not being a garage)• Verandah	<ul style="list-style-type: none">• Advertisement• Carport• Consulting room• Dwelling addition• Dwelling• Light industry• Office• Outbuilding (in the form of a garage)• Outbuilding (not being a garage)• Shop• Store• Tree-damaging activity• Verandah	<ul style="list-style-type: none">• Industry other than a Light Industry• Shop (except a restaurant or any other shop with a gross leasable floor area less than 250m2)	All classes of performance assessed development are excluded from notification except where they involve any of the following: <ul style="list-style-type: none">a) the site of the development is adjacent land to land in a different zoneb) development identified as “all other code assessed development” in Home Industry Zone Table 3c) development exceeding a height specified in DTS / DPF 2.1d) development resulting in more than one dwelling per allotment	

				<ul style="list-style-type: none"> Warehouse All other Code Assessed Development 	<ul style="list-style-type: none"> Special Industry Shop (except where the gross leasable areas is no more than 1000m², it is a bulky goods outlet or it is ancillary to an industry on the same allotment) 	<ul style="list-style-type: none"> Advertisement Bulky goods outlet Consulting room Demolition of a State or Local Heritage Place Demolition within a Historic Area Overlay or State Heritage Area Overlay General industry Light industry Motor repair station Office Personal or domestic services establishment Retail fuel outlet Service trade premises Shop Store Telecommunications facility Tree damaging activity Warehouse All other Code Assessed Development 	<ul style="list-style-type: none"> Advertisement Consulting room Office 	<ul style="list-style-type: none"> Automotive collision repair Electricity substation Fuel depot General industry Light Industry Motor repair station Public service depot Retail fuel outlet Service trade premises Shop Store Telecommunications facility Training facility Warehouse <p>Or the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:</p> <ul style="list-style-type: none"> Bulky goods outlet Consulting room Indoor recreation facility Light industry Office Research facility Service trade premises Store Training facility. 	<p>Employment</p>	<ul style="list-style-type: none"> non-residential development exceeding 100 square metre in floor area per allotment. 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ul style="list-style-type: none"> a) the site of the development is adjacent land to land in a different zone b) development identified as "all other code assessed development" in Employment Zone Table 3 c) dwelling d) pre-school e) bulky goods outlet f) shop exceeding 500m² other than where associated with an industry on the same allotment g) tourist accommodation.
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Suburban Employment	<ul style="list-style-type: none"> Bulky goods outlet Consulting room Indoor recreation facility Light industry Office Research facility Service trade premises Shop Store Training facility Tourist accommodation Retail fuel outlet Place of worship Motor repair station. 	<ul style="list-style-type: none"> Advertisement Consulting room Office 	<ul style="list-style-type: none"> Advertisement Bulky goods outlet Community centre Consulting room Office Demolition of a State or Local Heritage Place Demolition within a Historic Area Overlay or State Heritage Area Overlay Hotel Light industry Motor repair station Retail fuel outlet Service trade premises Shop Store Telecommunications facility Tourist accommodation Tree damaging activity Warehouse All other Code Assessed Development 	<ul style="list-style-type: none"> Industry (except Light industry) Shop (except where the gross leasable areas is no more than 1000m², it is a bulky goods outlet or it is ancillary to an industry on the same allotment) Waste reception, storage, treatment or disposal Wrecking yard 	All classes of performance assessed development are excluded from notification except where they involve any of the following:
Suburban Activity Centre	<ul style="list-style-type: none"> Cinema Community facility Consulting room Educational establishment Emergency services facility Health facility Hospital Hotel 	<ul style="list-style-type: none"> Advertisement attached to a building or structure Freestanding advertisement located on private land Change of use to a shop, office, consulting room or any combination of 	<ul style="list-style-type: none"> Advertisement Bulky goods outlet Cinema Community facility Consulting room Demolition of a State or Local Heritage Place Demolition within a Historic Area Overlay 	<ul style="list-style-type: none"> Industry (except Light industry) 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <p>a) development on a site located adjacent a dwelling within a Neighbourhood Zone which comprises:</p> <p>(i) development defined as 'all other code assessed'</p>

	<ul style="list-style-type: none"> Indoor recreation facility Library Office Place of worship Pre-school Public transport terminal Recreation area Restaurant Retail fuel outlet Service trade premises Shop Tourist accommodation. 	<p>these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking</p> <ul style="list-style-type: none"> Land division Temporary change of use to a sales office within an existing building for no more than 2 years The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building 	<p>or State Heritage Area Overlay</p> <ul style="list-style-type: none"> Dwelling Residential flat building Educational establishment Emergency services facility Fence Hospital Hotel Indoor recreation facility Library Land division Office Bank Civic centre Outbuilding Store Place of worship Pre-school Public transport terminal Recreation area Retail fuel outlet Restaurant Retaining wall Shop (not being a restaurant or bulky goods outlet) Telecommunications facility Tree damaging activity Verandah Shade sail All other Code Assessed Development 	<p>development' in Suburban Activity Centre Zone Table 3</p> <p>(ii) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive)</p> <p>(iii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry</p>
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Open Space	<ul style="list-style-type: none"> Open space Outdoor sports courts Recreation area Sporting ovals and fields 	<ul style="list-style-type: none"> Advertisement 	<ul style="list-style-type: none"> Advertisement (not being a garage) Verandah Shop All other Code Assessed Development 	<ul style="list-style-type: none"> Nil 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none"> the site of the development is adjacent land to land in a different zone any development that is identified (either partly or wholly) as 'All other Code Assessed Development' in Open Space Zone - Table 3.
Rural	<ul style="list-style-type: none"> Advertisement Agricultural building Brewery Carport Cidery Distillery Demolition Detached dwelling Dwelling addition Excavation and filling Farming Fence Horse keeping Horticulture Industry Intensive animal husbandry Low intensity animal husbandry Outbuilding Shop Small-scale ground mounted solar power facility Tourist accommodation Transport distribution 	<ul style="list-style-type: none"> Advertisement Agricultural building Carport Dwelling addition Excavation and filling Horse keeping Horticulture Industry Store Transport Distribution Warehouse Outbuilding (in the form of a garage) Outbuilding (not being a garage) Shop Tourist accommodation Verandah 	<ul style="list-style-type: none"> Advertisement Agricultural building Brewery Cidery Distillery Winery Carport Demolition Detached dwelling Dwelling addition Excavation and filling Fence Function centre Horse keeping Horticulture Industry Store Transport Distribution Warehouse Land division Outbuilding (in the form of a garage) Outbuilding (not being a garage) Shop 	<ul style="list-style-type: none"> Dwelling within the Limited Land Division Overlay (except a replacement dwelling) Land division within the Limited Land Division Overlay (except where it involves a boundary realignment) Land Division creating additional allotments for residential purposes within the Significant Industry Interface Overlay Renewable energy facility within either the: <ol style="list-style-type: none"> Significant Landscape Protection Overlay Character Preservation Area Overlay 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none"> the site of the development is adjacent to land in a different zone development identified as "all other code assessed development" in Rural Zone Table 3 detached dwelling industry, storage, transport distribution and/or warehousing with a total floor area greater than 250m² renewable energy facilities other than a solar power facility that does not generate more than 30KW shop with a gross leasable area greater than 200m² tourist accommodation with a total floor area greater than 200m² wind farm wind monitoring mast workers' accommodation

	<ul style="list-style-type: none"> Verandah Warehouse Winery 		<ul style="list-style-type: none"> Small-scale ground mounted Solar Power facility Tourist accommodation Verandah Workers' accommodation All other Code Assessed Development 	<ul style="list-style-type: none"> Shop (except where it is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region, or it has a gross leasable floor area less than 250m², or it is a restaurant. 	
Peri Urban	<ul style="list-style-type: none"> Advertisement Agricultural building Brewery Carport Cidery Distillery Demolition Detached dwelling Dwelling addition Excavation and filling Farming Fence Horse keeping Horticulture Industry Low intensity animal husbandry Outbuilding Shop 	<ul style="list-style-type: none"> Advertisement Agricultural building Carport Dwelling addition Excavation and filling Horse keeping Horticulture Outbuilding (in the form of a garage) Outbuilding (not being a garage) Shop Tourist accommodation Verandah 	<ul style="list-style-type: none"> Advertisement Agricultural building Brewery Cidery Distillery Winery Carport Demolition Detached dwelling Dwelling addition Excavation and filling Fence Function centre Horse keeping Horticulture Industry Store Warehouse 	<ul style="list-style-type: none"> Dairy where located in the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay Intensive Animal Husbandry where located in the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay Land Division within the Limited Land Division Overlay (Except where it involves a boundary realignment) Landfill Shop Except where: <ul style="list-style-type: none"> a) it is ancillary to and located on 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none"> the site of the development is adjacent to land in a different zone development identified as "all other code assessed development" in Peri-Urban Zone Table 3 detached dwelling industry, storage, transport distribution and/or warehousing with a total floor area greater than 250m² renewable energy facilities other than a solar power facility that does not generate more than 30KW

	<ul style="list-style-type: none"> Small-scale ground mounted solar power facility Tourist accommodation Transport distribution Verandah Warehouse (x) Workers' accommodation (y) Winery 		<ul style="list-style-type: none"> Land division (in the form of a boundary realignment) Outbuilding (in the form of a garage) Outbuilding (not being a garage) Shop Small-scale ground mounted Solar Power facility Tourist accommodation Verandah Workers' accommodation All other Code Assessed Development 	<p>the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region;</p> <p>or</p> <p>b) it has a gross leasable floor area less than 250m²; or</p> <p>c) it is a restaurant.</p> <ul style="list-style-type: none"> Stock sales yard Stock slaughter works Special industry Windfarm 	<p>f) shop with a gross leasable area greater than 200m²</p> <p>g) tourist accommodation with a total floor area greater than 200m²</p> <p>h) wind farm</p> <p>i) wind monitoring mast</p> <p>j) workers' accommodation</p>
Urban Activity Centre		<ul style="list-style-type: none"> Advertisement attached to a building or structure Freestanding advertisement located on private land Change of use to a shop, office, consulting room or any combination of 	<ul style="list-style-type: none"> Advertisement Bulky goods outlet Cinema Consulting room Community facility Carport Car park Car parking structure 	<ul style="list-style-type: none"> Industry (except Light industry) 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <p>a) development defined as 'all other code assessed development' in Urban Activity Centre Zone Table 3</p> <p>b) within the Port Adelaide Centre Subzone, the following classes of development:</p>

		<p>these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking</p> <ul style="list-style-type: none"> Land division Temporary change of use to a sales office within an existing building for no more than 2 years The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building 	<ul style="list-style-type: none"> Demolition of a State or Local Heritage Place Demolition within a Historic Area Overlay or State Heritage Area Overlay Dwelling Residential flat building Educational establishment Emergency services facility Fence Hospital Hotel Indoor recreation facility Library Land division Office Bank Civic centre Outbuilding Store Place of worship Pre-school Public transport terminal Recreation area Retail fuel outlet Restaurant Retaining wall Shop (not being a restaurant or bulky goods outlet) Telecommunications facility Tree damaging activity 	<p>(i) construction of a building which fails to comply with Port Adelaide Centre Subzone DTS 3.2)</p> <p>(ii) a freestanding advertisement with a height greater than 10 metres</p> <p>(iii) a telecommunications facility exceeding 30 metres in height and located within 100 metres of a neighbourhood zone;</p> <p>(iv) development on a site located adjacent a dwelling within a neighbourhood none which comprises the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry</p> <p>c) in all other parts of the Zone, development on a site located adjacent a dwelling within a neighbourhood none which comprises:</p> <p>(i) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive); or</p> <p>(ii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry.</p>
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Suburban Main Street	<ul style="list-style-type: none"> Cinema Community facility Consulting room Health facility Hotel Indoor recreation facility Library Office Place of worship Pre-school Restaurant Shop Tourist accommodation 	<ul style="list-style-type: none"> Advertisement attached to a building or structure Change of use to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Land division Temporary change of use to a sales office within an existing building for no more than 2 years The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and 	<ul style="list-style-type: none"> Verandah Shade sail All other Code Assessed Development Advertisement Bulky goods outlet Cinema Community facility Consulting room Cut/fill Earthworks Demolition of a State or Local Heritage Place Demolition within a Historic Area Overlay or State Heritage Area Overlay Dwelling Residential flat building Fence Hotel Indoor recreation facility Library Land division Office Bank Civic centre Outbuilding Store Place of worship Pre-school Restaurant Retaining wall Shop (not being a restaurant or bulky goods outlet) 	<ul style="list-style-type: none"> Industry 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <p>a) development on a site located adjacent a dwelling within a Neighbourhood Zone which comprises:</p> <p>(i) development defined as 'all other code assessed development' in Suburban Main Street Zone Table 3</p> <p>(ii) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive)</p> <p>(iii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry</p>
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		external appearance as the previous building	Telecommunications		
Suburban Business and Innovation	<ul style="list-style-type: none"> Consulting room Dwelling Institutional facility Light industry Motor repair station Office Service trade premises Shop Store Warehouse 	<ul style="list-style-type: none"> Advertisement attached to a building or structure Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and is provided with existing on-site car parking Dwelling addition Detached Dwelling Semi-Detached Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal 	<ul style="list-style-type: none"> Advertisement Carport Outbuilding (in the form of a garage) Consulting room Office Demolition of a State or Local Heritage Place Demolition within the Historic Area Overlay or State Heritage Area Detached dwelling Semi-detached dwelling Dwelling addition Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal 	<ul style="list-style-type: none"> Shop (except a restaurant or any other shop with a gross leasable floor area less than 1000m²) 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ul style="list-style-type: none"> a) the site of the development is adjacent land to land in a different zone b) development identified as “all other code assessed development” in Suburban Business and Innovation Zone Table 3 c) development that fails to comply with DPF 3.1 d) hotel e) industry (other than a light industry) f) shop, office or consulting room with a floor area exceeding 500m²

		<p>persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <ul style="list-style-type: none"> Land division Temporary change of use to a sales office within an existing building for no more than 2 years The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building 	<p>programs endorsed by the South Australian Housing Authority</p> <ul style="list-style-type: none"> Fence Group dwelling Land division Light industry Warehouse Store Motor repair station Residential flat building Retaining wall Row dwelling Service trade premises Shop Tree-damaging activity Verandah Shade sail All other Code Assessed Development 			<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <p>a) the site of the development is adjacent land to land in a different zone</p>
Suburban Neighbourhood	<ul style="list-style-type: none"> Community facility Dwelling Educational establishment Office Pre-school Recreation area 	<ul style="list-style-type: none"> Ancillary accommodation Carport Outbuilding (in the form of a garage) Dwelling addition 	<ul style="list-style-type: none"> Ancillary accommodation Carport Outbuilding (in the form of a garage) Consulting room Office 	<ul style="list-style-type: none"> Shop (except with a gross leasable area less than 1000m²) 		

	<ul style="list-style-type: none"> • Shop. 	<ul style="list-style-type: none"> • Detached Dwelling (not being in a Battle-axe arrangement) • Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority • Excavation and filling • Outbuilding (not being a garage) • Verandah 	<ul style="list-style-type: none"> • Preschool • Demolition of a State or Local Heritage Place • Demolition within the Historic Areas Overlay or State Heritage Area • Dwelling addition • Detached Dwelling (not being in a Battle-axe arrangement) • Semi-detached dwelling • Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority • Excavation and filling • Fence • Land division • Retirement facility • Supported accommodation 		<p>b) development identified as “all other code assessed development” in Suburban Neighbourhood (Low Density) Zone Table 3;</p> <p>c) development involving the creation of four or more additional dwellings or allotments; or</p> <p>d) development exceed the height specified in DTS / DPF 4.1.</p>
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Housing Diversity Neighbourhood Zone	<ul style="list-style-type: none"> Ancillary accommodation Community facility Dwelling Educational establishment Office Outbuilding Pre-school Recreation area Residential flat building Retirement facility Shop Supported accommodation 	<ul style="list-style-type: none"> Ancillary accommodation Outbuilding (not being a garage) Verandah Carport Outbuilding (in the form of a garage) Dwelling addition Detached Dwelling (not being in a Battle-axe arrangement) Semi-Detached Dwelling Row Dwelling Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South 	<ul style="list-style-type: none"> Shop Tree damaging activity All other Code Assessed Development Ancillary accommodation Outbuilding (not being a garage) Verandah Carport Outbuilding (in the form of a garage) Consulting room Office Preschool Demolition Dwelling addition Detached Dwelling (not being in a Battle-axe arrangement) Semi-Detached Dwelling Row Dwelling Detached dwelling (in a Battle-axe arrangement) Group Dwelling Residential Flat Building building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or 	<ul style="list-style-type: none"> Shop (except with a gross leasable area less than 1000m²) 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none"> the site of the development is adjacent land to land in a different zone development identified as "all other code assessed development" in Suburban Neighbourhood (Medium Density) Zone Table 3 Development involving the creation of four or more additional dwellings; dwellings that do not satisfy DTS/DPF 4.1, 4.2, 5.1, 6.1, 6.2, 7.1, 8.1 and 9.1 non-residential development.
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		<ul style="list-style-type: none">Australian Housing AuthorityExcavation and filling	<ul style="list-style-type: none">b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing AuthorityDemolition of a State or Local Heritage PlaceDemolition within the Historic Areas Overlay or State Heritage AreaExcavation and fillingFenceLand divisionRetirement facilitySupported AccommodationShopStudent accommodationTree damaging activityAll other Code Assessed Development		<ul style="list-style-type: none">Nil	All classes of performance assessed development are excluded from notification except where it involves any of the following: <ul style="list-style-type: none">a. the site of the development is adjacent land to land in a different zoneb. development identified as “all other code assessed development” in Master
Suburban Master Planned Neighbourhood	<ul style="list-style-type: none">Ancillary accommodationCinemaCommunity facilityConsulting roomDwellingEducational establishmentEmergency services establishment	<ul style="list-style-type: none">Ancillary accommodation (not being a garage)VerandahCarportOutbuilding (in the form of a garage)Dwelling additionDetached Dwelling	<ul style="list-style-type: none">Ancillary accommodationOutbuilding (not being a garage)VerandahCarportOutbuilding (in the form of a garage)Consulting roomOffice		<ul style="list-style-type: none">Nil	

	<ul style="list-style-type: none"> Health facility Hotel Indoor recreation facility Library Office Outbuilding Place of worship Pre-school Public transport terminal Recreation area Residential flat building Restaurant Retail fuel outlet Retirement facility Service trade premises Shop Supported accommodation Tourist accommodation. 	<ul style="list-style-type: none"> Semi-Detached Dwelling Row Dwelling Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Excavation and filling 	<ul style="list-style-type: none"> Preschool Demolition Dwelling addition Detached Dwelling Semi-Detached Dwelling Row Dwelling Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Demolition of a State or Local Heritage Place Demolition within the Historic Areas Overlay or State Heritage Area Excavation and filling Fence Residential Flat Building Land division Retirement facility 	<p>Planned Neighbourhood Zone Table 3</p> <ul style="list-style-type: none"> c. non residential development that do not satisfy DTS/DPF 3.6, 3.5, 3.7 or 3.8 d. dwellings that do not satisfy DTS/DPF 5.1, 6.1, 7.1, 8.1, 9.1 or 10.1
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			<ul style="list-style-type: none">Supported accommodationShopTree damaging activityAll other Code Assessed Development		<ul style="list-style-type: none">Shop (except a restaurant or with a gross leasable area less than 200m2)	
Residential Neighbourhood	<ul style="list-style-type: none">Ancillary accommodationCommunity facilityDwellingEducational establishmentOfficeOutbuildingPre-schoolRecreation areaResidential flat buildingRetirement facilityShopSupported accommodation	<ul style="list-style-type: none">CarportOutbuilding (in the form of a garage)Dwelling additionDetached dwellingExcavation and fillingOutbuilding (not being a garage)Verandah	<ul style="list-style-type: none">CarportOutbuilding (in the form of a garage)Demolition of a State or Local Heritage PlaceDemolition within the Historic Areas Overlay or State Heritage AreaDwelling additionDetached dwellingExcavation and fillingFenceLand divisionTree damaging activityAll other Code Assessed Development		<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ol style="list-style-type: none">the site of the development is adjacent land to land in a different zone;development identified as “all other code assessed development” in Residential Neighbourhood Zone Table 3;more than one dwelling per allotment;building exceeding 2 building levels (over 9m) in height;Development involving the creation of four or more additional dwellings;Shop, office or consulting room greater than 250m² in floor area (individually or combined) where located on a collector or higher order road;Shop, office or consulting room greater than 100m² in floor area and provided it is not located adjacent to an existing commercial activity; or	

				<div>h. dwellings that do not satisfy DTS/DPF 2.1, 3.1, 4.1, 5.1, and 6.1</div> <div>i. Any development that is classified (either partly or wholly) as ‘All other development’ in the Assessment Table.</div>
			<div>• Shop (except a restaurant or a shop with a gross leasable floor area less than 200m²)</div>	
		<div>• Advertisement</div> <div>• Carport</div> <div>• Demolition of a State or Local Heritage Place</div> <div>• Demolition within the Historic Areas Overlay</div> <div>• Detached dwelling</div> <div>• Dwelling addition</div> <div>• Horse keeping</div> <div>• Land division</div> <div>• Outbuilding (in the form of a garage)</div> <div>• Outbuilding (not being a garage)</div> <div>• Shop</div> <div>• Tree damaging activity</div> <div>• Verandah</div> <div>• All other Code Assessed Development</div>	<div>• Advertisement</div> <div>• Carport</div> <div>• Demolition of a State or Local Heritage Place</div> <div>• Demolition within the Historic Areas Overlay</div> <div>• Detached dwelling</div> <div>• Dwelling addition</div> <div>• Horse keeping</div> <div>• Land division</div> <div>• Outbuilding (in the form of a garage)</div> <div>• Outbuilding (not being a garage)</div> <div>• Shop</div> <div>• Tree damaging activity</div> <div>• Verandah</div> <div>• All other Code Assessed Development</div>	
		<div>• Advertisement</div> <div>• Carport</div> <div>• Detached dwelling</div> <div>• Dwelling addition</div> <div>• Horse keeping</div> <div>• Outbuilding (in the form of a garage)</div> <div>• Outbuilding (not being a garage)</div> <div>• Shop</div> <div>• Verandah</div>		
Rural Living				<div>All classes of performance assessed development are excluded from notification except where they involve any of the following:</div> <div>a) the site of the development is adjacent land to land in a different zone</div> <div>b) development identified as “all other code assessed development” in Rural Living Zone Table 4</div> <div>c) more than one dwelling per allotment</div> <div>d) building exceeding 2 building levels (over 9m) in height</div> <div>e) consulting room with a floor area greater than 100m2</div> <div>f) industry</div> <div>g) intensive animal husbandry</div> <div>h) industry with a floor area greater than 100m2</div> <div>i) office with a floor area greater than 100m2</div> <div>j) renewable energy facilities</div> <div>k) shop with a total floor area greater than 100m2</div> <div>l) tourist accommodation</div> <div>m) wind farm</div> <div>n) wind monitoring mast</div> <div>o) telecommunication facility</div>

Township	<ul style="list-style-type: none"> Advertisement Carport Outbuilding (in the form of a garage) Consulting room Office Dwelling addition Detached dwelling Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Office Outbuilding (not being a garage) Semi-detached dwelling Verandah 	<ul style="list-style-type: none"> Advertisement Carport Outbuilding (in the form of a garage) Consulting room Demolition of a State or Local Heritage Place Demolition within the Historic Area Overlay or the State Heritage Area Overlay Dwelling addition Detached dwelling Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Land division Light industry Office Outbuilding (not being a garage) Semi-detached dwelling 	<ul style="list-style-type: none"> Nil 	<p>All classes of performance assessed development is excluded from notification except where they involve any of the following:</p> <ul style="list-style-type: none"> a) the site of the development is adjacent land to land in a different zone b) development identified as “all other code assessed development” in Township Zone Table 3 c) buildings exceeding 2 building levels or 9m in height d) development involving the creation of four or more additional dwellings or allotments e) shop, office or consulting room in excess of 250m² in gross leasable floor area f) light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 250m².
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7. CONFIDENTIAL REPORTS

Nil.

8. POLICY MATTERS ARISING FROM THIS AGENDA

9. OTHER BUSINESS

10. CLOSE