

CITY OF WEST TORRENS



Notice of Panel Meeting

Notice is Hereby Given that a Meeting of the
COUNCIL ASSESSMENT PANEL

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 9 MAY 2023
at 5.00pm**

Public access to the meeting will also be available via livestream at:
www.westtorrens.sa.gov.au/livestream

CAP member, applicant and representor attendance via livestream only available by prior arrangement with the Assessment Manager.

**Hannah Bateman
Assessment Manager**

City of West Torrens Disclaimer

Council Assessment Panel

Please note that the contents of this Council Assessment Panel Agenda have yet to be considered and deliberated by the Council Assessment Panel therefore the recommendations may be adjusted or changed by the Council Assessment Panel in the process of making the formal Council Assessment Panel decision.

Note: The plans contained in this Agenda are subject to copyright and should not be copied without authorisation.

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1 MEETING OPENED**1.1 Acknowledgement of Country****1.2 Evacuation Procedures****1.3 Electronic Platform Meeting****2 PRESENT****3 APOLOGIES****4 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the Minutes of the meeting of the Council Assessment Panel held on 11 April 2023 be confirmed as a true and correct record.

5 DISCLOSURE STATEMENTS

In accordance with section 7 of the *Assessment Panel Members – Code of Conduct* the following information should be considered by Council Assessment Panel members prior to a meeting:

A member of a Council Assessment Panel who has a direct or indirect personal or pecuniary interest in a matter before the Council Assessment Panel (other than an indirect interest that exists in common with a substantial class of persons) –

- a. must, as soon as he or she becomes aware of his or her interest, disclose the nature and extent of the interest to the panel; and
- b. must not take part in any hearings conducted by the panel, or in any deliberations or decision of the panel, on the matter and must be absent from the meeting when any deliberations are taking place or decision is being made.

If an interest has been declared by any member of the panel, the Assessment Manager will record the nature of the interest in the minutes of meeting.

6 REPORTS OF THE ASSESSMENT MANAGER**6.1 TRANSITIONAL APPLICATIONS**

Nil

6.2 PDI ACT APPLICATIONS

6.2.1 495-499 Henley Beach Road, FULHAM

Application No 22041448

Appearing before the Panel will be:

Representor: **Peter Martin** of 5 Russo Court, Fulham wishes to appear in support of the representation.

Applicant: **Charlie Dubois** of MasterPlan wishes to appear in response to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT NUMBER	22041448
APPLICANT	Lockleys Hotel
ADDRESS	495-499 Henley Beach Road, Fulham SA 5024
NATURE OF DEVELOPMENT	Alterations and additions to the existing hotel and carpark with new drive-thru bottle shop
ZONING INFORMATION	Zones <ul style="list-style-type: none"> • Employment Zone Overlays <ul style="list-style-type: none"> • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Building Near Airfields • Future Road Widening • Hazards (Flooding - Evidence Required) • Major Urban Transport Routes • Prescribed Wells Area • Regulated and Significant Tree • Traffic Generating Development • Urban Transport Routes Technical Numeric Variations (TNVs) <ul style="list-style-type: none"> • N/A
LODGEMENT DATE	16 Jan 2023
RELEVANT AUTHORITY	West Torrens Assessment Panel
PLANNING & DESIGN CODE VERSION	22 Dec 2022 (2022.24)
CATEGORY OF DEVELOPMENT	Code Assessed - Performance Assessed
NOTIFICATION	Yes
REFERRALS STATUTORY	N/A
REFERRALS NON-STATUTORY	<ul style="list-style-type: none"> • City Assets
DELEGATION	<ul style="list-style-type: none"> • A representor has lodged a valid representation and wishes to be heard.
RECOMMENDING OFFICER	Steve Tilbrook
RECOMMENDATION	Grant consent with conditions

SUBJECT LAND AND LOCALITY

The subject land is formally described as:

- Allotment 9 in Deposited Plan 5291, Volume 5138 Folio 934;
- Allotment 10 in Deposited Plan 5291, Volume 5297 Folio 867;
- Allotment 14 in Filed Plan 103928, Volume 5140 Folio 748; and
- Allotment 30 in Filed Plan 104943, Volume 6214 Folio 830

in the area named Fulham, Hundred of Adelaide, more commonly known as 495-499 Henley Beach Road, Fulham. The subject site includes four rectangular shaped allotments with a 84 metre (m) wide frontage to Henley Beach Road, a 37.7m frontage to Tapleys Hill Road, a 76.9m frontage to Kandy Street and a total site area of 13,788 square metres.

A review of the various Certificates of Title reveal that allotment 14 contains a Caveat by SA TAB Pty Ltd with allotment 30 containing an easement over allotment 54 and allotment 9 for vehicle access.

The subject site is relatively flat and contains the Lockleys Hotel and associated carpark and vehicle access points to surrounding roads. There are no Regulated Trees on the subject site or on adjoining land that would be affected by the development.

The locality is dominated by shops and similar uses fronting onto Henley Beach Road with residential development adjacent. Dwellings tend to be single storey in height on moderately sized allotments with some separation between built form and property boundaries. Henley Beach Road forms a dominant part of the locality given its width which acts as a barrier for north-south travel through the locality. The prevailing character of the locality can be described as low density.

The Torrens River is located in the wider locality to the east and south of the site.

The subject land and locality are shown on the aerial imagery and maps below.

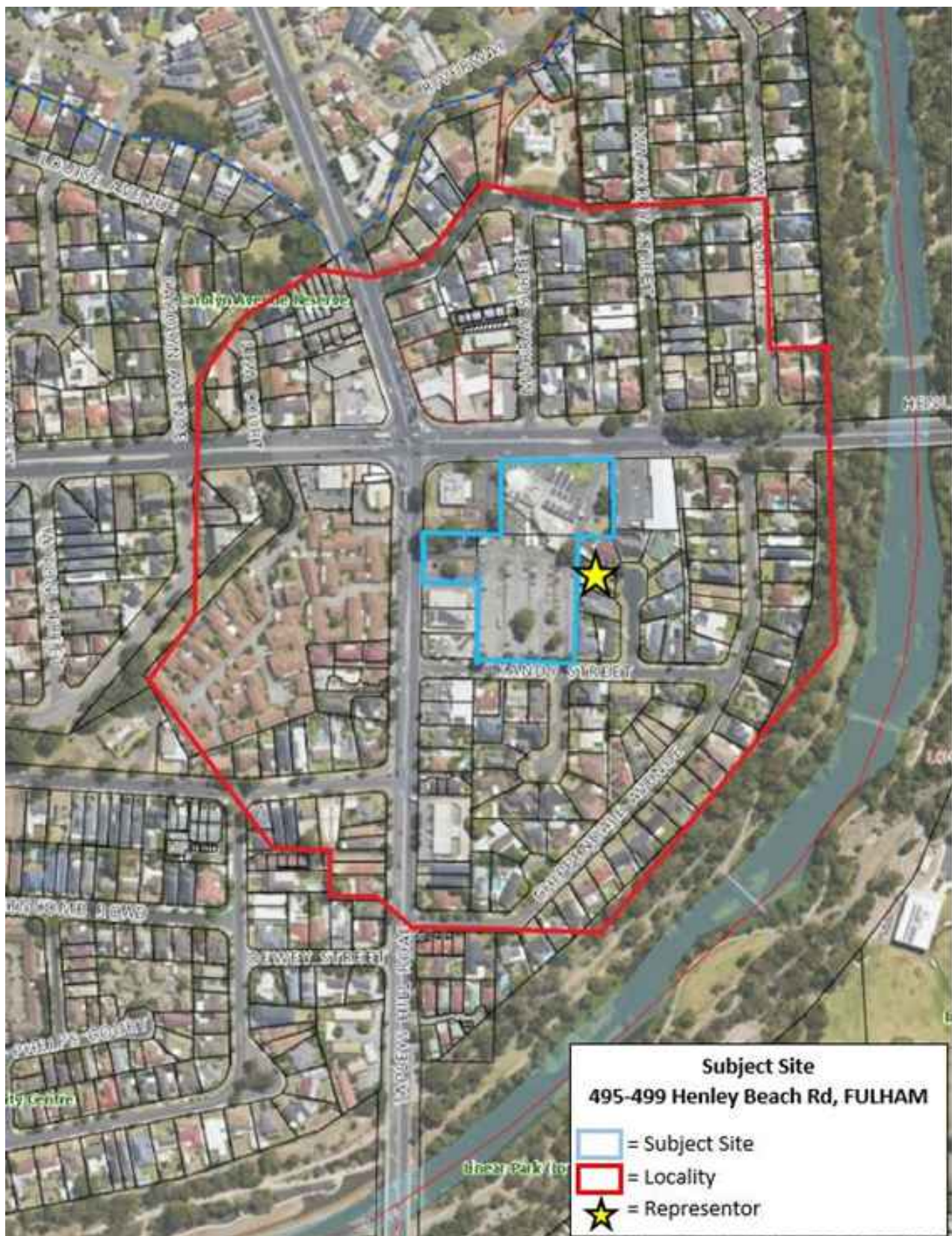


Figure 1: Subject Land and Locality (source: WestMaps)

PROPOSAL

The applicant proposes single storey alterations and additions to the existing hotel and carpark with new drive-thru bottle shop. The application includes the following elements:

- New drive thru location and alignment to Henley Beach Road;
- Extension of northern outdoor function area;
- New loading area replacing existing;
- New toilets and gaming room replacing existing;
- New reception;
- New beer garden layout within existing building footprint;
- Minor reconfiguration of southern carpark and driveway; and
- Landscaping in front of drive thru.

For the purposes of an assessment the proposal is broken down into elements. Each element will have an assessment pathway as set out in the Planning and Design Code.

Elements	Application Category
Hotel additions and alterations	Performance Assessed

The relevant plans and documents are contained in **Attachment 1**.

PUBLIC NOTIFICATION

The application required public notification because it was performance assessed and not exempt from notification by *Table 5 - Procedural Matters* of the Employment Zone in the Planning and Design Code (The Code).

Properties notified	165 properties were notified during the public notification process.
Representations	Two representations were received.
Persons wishing to be heard	One representor wishes to be heard. <ul style="list-style-type: none"> • Mr Peter Martin
Summary of representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • Adverse noise impacts • Lack of car parking • Vehicle Safety impacts • Proximity of loading dock and noise from commercial vehicles
Applicant's response to representations	Concerns were raised regarding the following matters: <ul style="list-style-type: none"> • The existing patron capacity of 500 is not being altered. The existing hours of operation (8.00 am to 3.00 am Monday to Saturday and 9.00 am to 2.00 am on Sundays) are not being altered. Therefore, noise generation from the site is not considered to be increasing. • Cirqa Traffic Engineers have demonstrated that 120 parking spaces (232 available) for the development is adequate having regard to factors such as public transport and pedestrian access. • The level of safety risk from vehicles parked adjacent to the representor's boundary are not considered commensurate with the removal of carpark spaces or installation of bollards. • Turning circles for the loading dock demonstrate that commercial vehicles achieve access in a safe and convenient manner. Loading dock signage is minor in scale and visibility from outside of the site.

A copy of the representations and the applicant's response is contained in **Attachment 2**.

INTERNAL REFERRALS

Department	Comments
City Assets	<ul style="list-style-type: none"> The stormwater detention is supportable. Stormwater quality is not required.

A copy of the internal referral response is contained in **Attachment 3**.

EXTERNAL REFERRALS

Nil

RELEVANT PLANNING & DESIGN CODE PROVISIONS

The subject land is located within the Employment Zone as described in the Code. The subject land is also affected a series of Overlays which are considered below.

ASSESSMENT

In assessing the merits or otherwise of the application, only those quantitative requirements that do not meet the Code requirements will be discussed along with the respective qualitative provisions. The proposed development is therefore discussed under the following sub headings:

Land Use

The existing hotel land use is well established and not being altered by the application. Although not specifically listed as an envisaged land use, the zone anticipates a range of employment generating compatible businesses that service the local community which the existing hotel provides. The building is of a relatively low intensity and adjacent to two arterial roads which support the development from a serviceability and access perspective.

On balance, the continuation of the existing land use is considered to satisfy Employment Zone PO 1.1.

Built Form

The proposed alterations and additions are sympathetic to the existing built form, generally maintaining the existing height of the building. A variety of colours and materials have been incorporated including various different types of cladding, use of white and similar colours and timber for screens and pergolas. The overall design will complement surrounding dwellings and is not out of place in a locality with a mix of both contemporary and older dwellings and non-residential building styles. Employment Zone PO 2.1 and 2.2 and Design in Urban Areas PO 1.1 and 1.3 are satisfied.

The proposed new bottle shop element is located closer to Henley Beach Road than the existing, setback 4.5 metre with landscaping located between the building and the property boundary. The adjoining eastern property contains a supermarket which is situated on the Henley Beach Property boundary and therefore the reduced 4.5 metre front setback will not have an unreasonable impact on the streetscape and therefore satisfies Employment Zone PO 3.1 and DPF 3.1. Other built form elements are not proposed to extend closer to other street boundaries to a significant degree, and provide generous setbacks, and therefore satisfy Employment Zone PO 3.2 and 3.3. The overall bulk and scale of the development is considered to appropriately minimise visual amenity impacts to this end, the development is considered to find support with the respective outcomes sought by the Planning and Design Code.

Amenity

The representor has raised several concerns related to impact on residential amenity created by the proposed development.

In terms of intensity of the use, the existing hotel hours of operation are limited as follows:

- Monday to Saturday: 8am to 3am.
- Sunday: 9am to 2am.

These operating hours are long standing and not proposed to change as part of this application. Therefore the development maintains the status quo of the hotel use.

In terms of patron capacity the hotel can cater for up to 500 people under the *Liquor Licencing Act 1997*. The patron capacity of the hotel is not proposed to be increased by the application.

The representor has raised concern with commercial vehicle movements and the proximity of the loading dock to their property. The proposed loading dock is located in a similar location to that in existence and therefore any impacts are not considered to be varied to any significant degree. Turn paths have been submitted with the application that demonstrate that commercial vehicles can enter the site and leave in a forward direction, achieving safe and convenient vehicle movements. Clear internal signage directing contractors to the loading dock is also proposed and is not readily visible from outside of the subject site and therefore will not have an adverse impact on adjoining properties.

As the hours of operation and number of patrons are not changing the proposed development is unlikely to result in additional amenity impacts on adjoining sensitive receivers consistent with Interface between Land Uses PO 1.2.

Landscaping

The existing landscaping areas located around the building are proposed to be maintained with the new building layout which satisfies Employment Zone PO 5.1 and 5.2.

Parking and Access

The existing access points are proposed to remain unchanged. As the development maintains the existing hotel elements on site, will not increase patronage, will not increase hours of operation or change the nature or volume of traffic accessing the site a referral to the Commissioner of Highways in relation to Henley Beach Road was deemed unnecessary.

Some minor alteration of carpark spaces south of the building is proposed however 232 carparks will be maintained.

Transport, Access and Parking PO 5.1 seeks that vehicle parking is provided to *'meet the needs of the development or land use having regard to factors that may support a reduced on-site rate'*. Cirqa Traffic Engineers have submitted a report with the application which demonstrates that for a hotel of this size a carpark rate of 5.4 spaces per 100 square metres is reasonable. Based on the proposed hotel floor area of 2,396 square metres 129 carpark spaces are required which is achieved by the carpark which will provide 232 carpark spaces.

It is noted that the Applicant's Traffic Consultant details a future proposal for a motel on the subject site however this does not form part of this application or consideration of the car parking analysis.

The functionality of the internal driveway and carpark aisles are not changing and have been considered by the Applicant's Traffic Consultant and Council's City Assets Department. Each traffic assessment has reviewed the proposed development and formed the opinion that the development is appropriate from a traffic and car parking perspective.

Despite some visitor car parking spaces being situated adjacent residential properties, it is acknowledged that these areas are in existence. Delivery points are also similar to those currently in use and are considered to achieve appropriate separation from sensitive land uses in the locality. To this end, any vibration/vehicle noise caused by vehicles entering/exiting the site are not considered unreasonable, nor result in significant amenity impacts upon the locality.

The representor has raised concern with safety of vehicles within the carpark impacting their property and requested either the carpark spaces adjoining the boundary be removed or bollards installed due to a vehicle previously going through the fence into their backyard. The concern is noted however the land between the two sites is flat in nature, while the development does not involve any alteration to these car parking areas.

To this end, I am reasonably satisfied the availability of on-site parking is appropriate to meet the likely demand generated from the facility and shall not result in unsafe traffic movements or compromise the flow of traffic upon the adjacent arterial and local roads.

Waste Management

Waste management will continue to be disposed of by a third party contractor as currently occurs. Outdoor storage areas are shall be screened from public view and are generally in a similar location to those in existence.

Stormwater Management

The existing stormwater management system will remain unchanged with the new development elements being catered for.

SUMMARY

The application proposes compatible and sympathetic alterations and additions to the existing hotel which will also complement development in the locality. The provision of 232 carpark spaces will provide suitable carpark spaces for patrons. The hours of operation and maximum patron numbers are not proposed to change.

Having considered all the relevant provisions of the Planning and Design Code, the proposal is considered to be not seriously at variance with the Planning and Design Code Version 2022.24 dated 22 Dec 2022.

On balance, the proposal reasonably satisfies the relevant provisions of the Planning and Design Code Version 2022.24 and therefore the application warrants the granting of Planning Consent, subject to specified conditions.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

1. Pursuant to Section 107 (2)(c) of the *Planning Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code Version 2022.24.
2. Application No. 22041448 by Lockleys Hotel to carry out alterations and additions to existing Hotel (CT- Volume 5138 Folio 934, Volume 5297 Folio 867, Volume 5140 Folio 748 and Volume 6214 Folio 830) is GRANTED Planning Consent subject to the following conditions of consent:

Planning Consent Conditions:

1. The development must be undertaken, completed and maintained in accordance with the plans and information detailed in this Application except where varied by any conditions listed below:
 - Site Plan by Studio Nine Architects, project number 0910-567, Drawing number PA2.02
 - Site/Ground Floor Plan by Nine Architects, project number 0910-567, Drawing number PA2.03
 - Roof Plan by Nine Architects, project number 0910-567, Drawing number PA2.04
 - Hotel Elevations by Nine Architects, project number 0910-567, Drawing number PA2.05
2. All car parking areas, driveways and vehicle manoeuvring areas must be constructed and properly drained in accordance with the approved plans prior to the occupation of the premises or the use of the development, and maintained in a good condition at all times.
3. Driveways, car parking spaces, manoeuvring areas and landscaping areas shall not be used for the storage or display of any goods, materials or waste at any time.
4. All waste and other rubbish shall be stored in a manner so that it does not create insanitary conditions, unreasonable nuisance or pollution to the environment and shall be screened from public view to the reasonable satisfaction of Council.
5. All waste disposal and pick up shall be undertaken in accordance with the requirements stipulated within the Environment Protection (Noise) Policy 2007, or subsequent legislation.
6. All loading and unloading of vehicles associated with the subject premises shall be carried out entirely upon the subject land.

Attachments

1. **Application Plans and Supporting Documents**
2. **Representations and Response to Representations**
3. **Internal Referral Response**



Product	Register Search (CT 5138/934)
Date/Time	08/12/2022 12:45PM
Customer Reference	53194
Order ID	20221208005058



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 5138 Folio 934

Parent Title(s)	CT 2374/79			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	20/08/1993	Edition	8	Edition Issued 12/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

LOCKLEYS PROPERTY HOLDINGS NO3 PTY. LTD. (ACN: 630 909 803)
OF CARE 72 KENSINGTON ROAD ROSE PARK SA 5067

Description of Land

ALLOTMENT 9 DEPOSITED PLAN 5291
IN THE AREA NAMED FULHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13072664	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

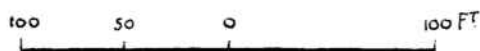
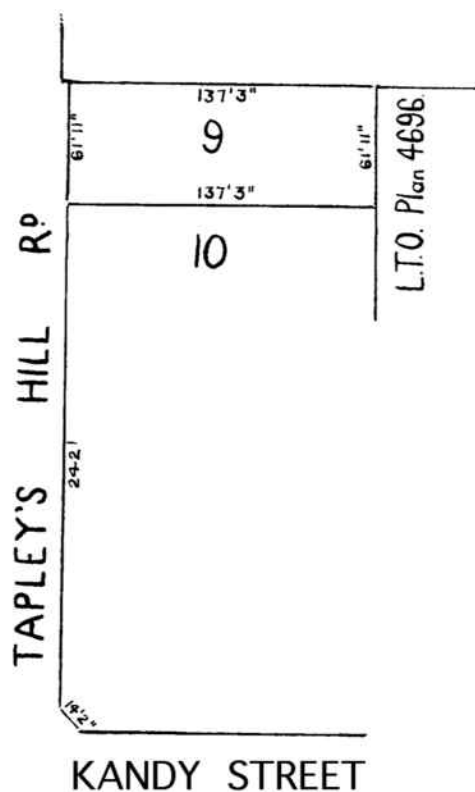
Notations

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 5138/934)
08/12/2022 12:45PM
53194
20221208005058



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres



Product Historical Search
Date/Time 08/12/2022 12:45PM
Customer Reference 53194
Order ID 20221208005058

Certificate of Title

Title Reference: CT 5138/934
Status: CURRENT
Parent Title(s): CT 2374/79
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 20/08/1993
Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/02/2019	12/03/2019	13072664	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
27/02/2019	12/03/2019	13072662	TRANSFER	REGISTERED	LOCKLEYS PROPERTY HOLDINGS NO3 PTY. LTD. (ACN: 630 909 803)
27/02/2019	12/03/2019	13072659	DISCHARGE OF MORTGAGE	REGISTERED	9682725
16/09/2003	22/10/2003	9682726	MORTGAGE OF LEASE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. 9682722
16/09/2003	22/10/2003	9682725	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
16/09/2003	22/10/2003	9682723	DISCHARGE OF MORTGAGE	REGISTERED	8742133
16/09/2003	22/10/2003	9682722	LEASE	REGISTERED	DRAZE-COOSIT PTY. LTD.
16/09/2003	22/10/2003	9682721	TRANSFER	REGISTERED	L.H.L. PTY. LTD. (ACN: 075 453 244)
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31/08/1999	10/09/1999	8742133	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
31/08/1999	10/09/1999	8742132	TRANSFER	REGISTERED	DRAZE-COOSIT PTY. LTD.
31/08/1999	10/09/1999	8742131	DISCHARGE OF MORTGAGE	REGISTERED	7784426
31/08/1999	10/09/1999	8742130	DISCHARGE OF MORTGAGE	REGISTERED	7784425



Product Historical Search
Date/Time 08/12/2022 12:45PM
Customer Reference 53194
Order ID 20221208005058

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
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01/09/1994	15/09/1994	7784425	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
01/09/1994	15/09/1994	7784424	TRANSFER	REGISTERED	DRAZE-COOSIT PTY. LTD.
01/09/1994	15/09/1994	7784423	SURRENDER OF LEASE	REGISTERED	7693002
06/04/1994	03/05/1994	7693002	LEASE	REGISTERED	DRAZE-COOSIT PTY. LTD.
06/04/1994	03/05/1994	7693001	SURRENDER OF LEASE	REGISTERED	7615314
23/11/1993	13/12/1993	7615314	LEASE	REGISTERED	HOBAN NOMINEES PTY. LTD.



Product Register Search (CT 5140/748)
Date/Time 08/12/2022 12:41PM
Customer Reference 53194
Order ID 20221208005007



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 5140 Folio 748

Parent Title(s) CT 2525/192
Creating Dealing(s) CONVERTED TITLE
Title Issued 01/09/1993 Edition 9 Edition Issued 12/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

LOCKLEYS PROPERTY HOLDINGS PTY. LTD. (ACN: 622 273 992)
OF CARE 72 KENSINGTON ROAD ROSE PARK SA 5067

Description of Land

ALLOTMENT 14 FILED PLAN 103928
IN THE AREA NAMED FULHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9272824	CAVEAT BY SA TAB PTY. LTD. OVER PORTION
13072665	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

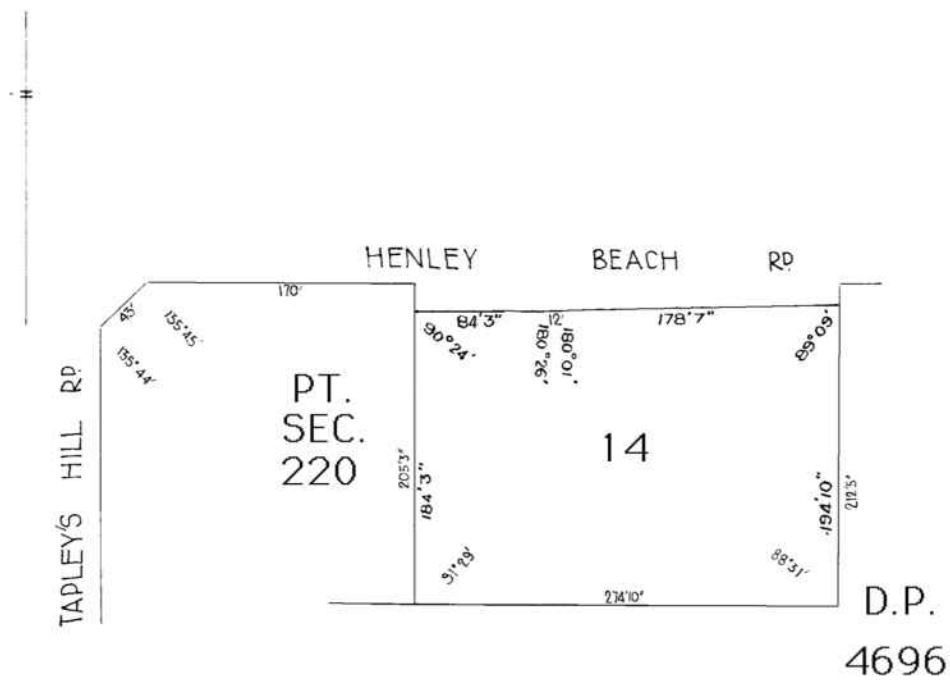
PLAN FOR LEASE PURPOSES VIDE G264/1998
TEXTUAL AMENDMENT VIDE 9274291

Administrative Interests	NIL
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Product	Register Search (CT 5140/748)
Date/Time	08/12/2022 12:41PM
Customer Reference	53194
Order ID	20221208005007

This plan is scanned from Certificate of Title 2525/192



DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION	
1 FOOT	= 0.3048 metres
1 INCH	= 0.0254 metres

Note: Subject to all lawfully existing plans of division



Product Historical Search
Date/Time 08/12/2022 12:41PM
Customer Reference 53194
Order ID 20221208005007

Certificate of Title

Title Reference: CT 5140/748
Status: CURRENT
Parent Title(s): CT 2525/192
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 01/09/1993
Edition: 9

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
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11/02/2002	28/02/2002	9274291	AMENDMENT TO TEXT	REGISTERED	
08/02/2002	18/02/2002	9272824	CAVEAT	REGISTERED	SA TAB PTY. LTD. (ACN: 097 719 107)
07/02/2000	16/02/2000	8832371	MORTGAGE OF LEASE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. 7811931
31/08/1999	10/09/1999	8742133	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
31/08/1999	10/09/1999	8742132	TRANSFER	REGISTERED	DRAZE-COOSIT PTY. LTD.



Product Historical Search
Date/Time 08/12/2022 12:41PM
Customer Reference 53194
Order ID 20221208005007

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
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20/10/1994	08/12/1994	7811931	LEASE	REGISTERED	DRAZE-COOSIT PTY. LTD.
01/09/1994	15/09/1994	7784426	MORTGAGE	REGISTERED	THE SOUTH AUSTRALIAN BREWING CO. LTD. (ACN: 007 869 310)
01/09/1994	15/09/1994	7784425	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
01/09/1994	15/09/1994	7784424	TRANSFER	REGISTERED	DRAZE-COOSIT PTY. LTD.
01/09/1994	15/09/1994	7784423	SURRENDER OF LEASE	REGISTERED	7693002
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Product	Register Search (CT 5297/867)
Date/Time	08/12/2022 12:47PM
Customer Reference	53194
Order ID	20221208005091



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 5297 Folio 867

Parent Title(s)	CT 2441/175			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	05/10/1995	Edition	4	Edition Issued 12/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

LOCKLEYS PROPERTY HOLDINGS NO3 PTY. LTD. (ACN: 630 909 803)
OF CARE 72 KENSINGTON ROAD ROSE PARK SA 5067

Description of Land

ALLOTMENT 10 DEPOSITED PLAN 5291
IN THE AREA NAMED FULHAM
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13072664	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

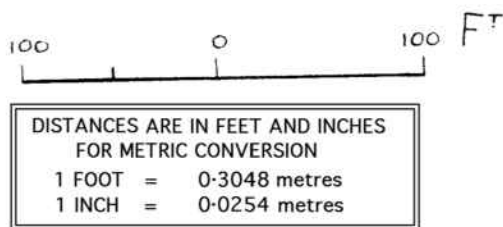
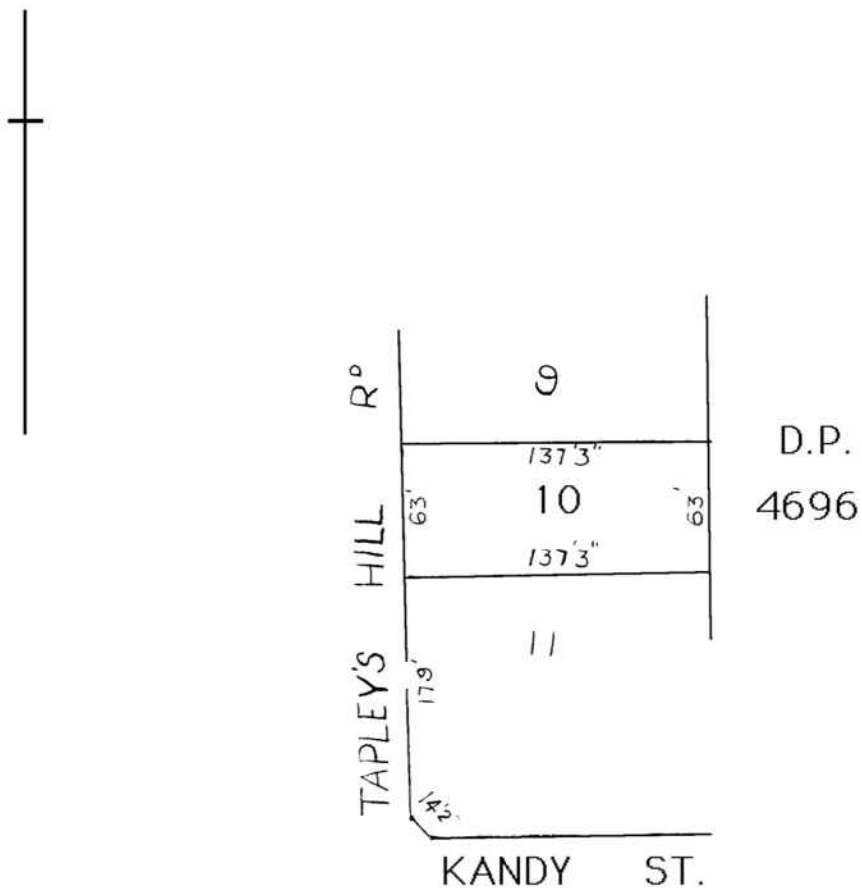
Notations

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 5297/867)
08/12/2022 12:47PM
53194
20221208005091





Product	Register Search (CT 6214/830)
Date/Time	08/12/2022 12:43PM
Customer Reference	53194
Order ID	20221208005037



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 6214 Folio 830

Parent Title(s)	CT 5143/954			
Creating Dealing(s)	TR:N 13004329			
Title Issued	23/10/2018	Edition	2	Edition Issued 12/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

LOCKLEYS PROPERTY HOLDINGS NO2 PTY. LTD. (ACN: 630 909 796)
OF CARE 72 KENSINGTON ROAD ROSE PARK SA 5067

Description of Land

ALLOTMENT 30 FILED PLAN 103943
IN THE AREA NAMED FULHAM
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH EASEMENT(S) OVER ALLOTMENT 54 IN F16784 (T 1927987)

TOGETHER WITH EASEMENT(S) OVER ALLOTMENT 9 IN D4696 (T 2013939)

Schedule of Dealings

Dealing Number	Description
13072663	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

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

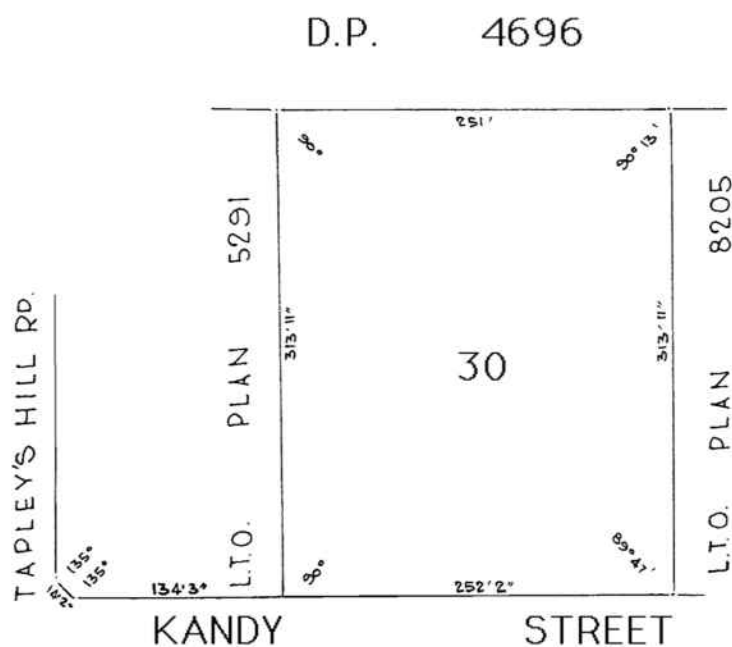


Product	Register Search (CT 6214/830)
Date/Time	08/12/2022 12:43PM
Customer Reference	53194
Order ID	20221208005037

This plan is scanned from Certificate of Title 3581/65

LAST PLAN REF: D.P. 4696

See title text for easement details.



100 50 0 100 FT

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

1 FOOT = 0.3048 metres
1 INCH = 0.0254 metres

Note: Subject to all lawfully existing plans of division



Product	Historical Search
Date/Time	08/12/2022 12:43PM
Customer Reference	53194
Order ID	20221208005037

Certificate of Title

Title Reference: CT 6214/830
Status: CURRENT
Parent Title(s): CT 5143/954
Dealing(s) Creating Title: TR:N 13004329
Title Issued: 23/10/2018
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/02/2019	12/03/2019	13072663	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
27/02/2019	12/03/2019	13072661	TRANSFER	REGISTERED	LOCKLEYS PROPERTY HOLDINGS NO2 PTY. LTD. (ACN: 630 909 796)
27/02/2019	12/03/2019	13072659	DISCHARGE OF MORTGAGE	REGISTERED	9682725
16/09/2003	22/10/2003	9682725	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.



8 December 2022

Mr Nicholas Timotheou
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Nicholas

Re: Proposed alterations to Lockleys Hotel Fulham

We act for the owners of the Lockleys Hotel situated at 495-501 Henley Beach Road, Fulham. The hotel and its associated carpark spans four (4) allotments fronting Henley Beach Road, Tapleys Hill Road and Kandy Street. The entire hotel complex is situated in the Employment Zone.

The site is formally described as Allotment 14 in CT 5140/748, Allotment 9 in CT 5138/934, Allotment 10 in CT 5297/867 and Allotment 30 in CT 6214/830. Search copies of the certificates of title are **attached**.

Total site area is 14,094 square metres.

Studio Nine Architects have prepared plans to alter the hotel (drawing set **attached**). The alterations are substantially confined to the existing hotel footprint. The main works will involve:

- demolition and reconstruction of the bottle shop facing Henley Beach Road;
- demolition and reconstruction of the Gaming Room at the southern end of the building;
- creation of an enclosed new Beer Garden adjacent to the Gaming Room; and
- consequential and minor alterations to the customer carpark.

The alterations will increase the hotel building footprint by 398 square metres.

No changes are proposed to the access driveways onto Henley Beach Road (2 of), Tapleys Hill Road (2 of) and Kandy Street (2 of, with another 2 closed-off with bollards). The internal driveway connections between the hotel and Hungry Jacks takeaway food outlet will be retained.

The Planning and Design Code indicates that the site is situated in the Employment Zone. The Code also specifies that the Henley Beach Road and Tapleys Hill Road frontages are subject to a 6.0-metre future road widening requirement.



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53194LET01



The Desired Outcome sought for the Employment Zone encourages:

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

The alterations have been architecturally designed by Studio Nine Architects, a South Australian company of highly regarded and experienced architects and interior designers. Studio Nine has furthermore been rewarded by the Australian Hospitality Association for its expertise in redesigning and reinvigorating established hotels throughout metropolitan Adelaide and regional South Australia.

The alterations proposed to the Lockleys Hotel seek to modernise and reinvigorate this popular hospitality venue. Emphasis has been placed on the appearance of the alterations visible to Henley Beach Road, with a redesigned drive-through bottle shop to improve the hotel's exposure and presentation to Henley Beach Road. The redesigned bottle shop will be setback from Henley Beach Road to take account of future road widening at the Henley Beach Road and Tapleys Hill Road intersection, as detailed in the extract taken from the Planning and Design Code in Figure 1 below.



Figure 1: Main roads widening requirements [SAPPA].

The redesigned bottleshop has been setback 4.5 metres from the southern side of the Henley Beach Road boundary.



The beer garden on the western rear side of the hotel has been redesigned to improve the overall hospitality experience for patrons, particularly during the warmer months. The new beer garden is well removed from residential and other sensitive developments located on the opposite (western) side of Tapleys Hill Road.

The alterations facing Henley Beach Road have been designed to achieve high visual amenity to motorists and pedestrians using this busy arterial road. In 2015, this section of the road recorded two-way traffic volumes in the order of 20,000 vehicles per day¹.

The alterations will not alter the licensed capacity of the hotel. In this regard, we draw your attention to General and Hotel Licence 57002346 for the Lockleys Hotel which permits the licensed premises to accommodate up to 500 persons under the *Liquor Licensing Act 1997*.

We conclude that the alterations proposed to the Lockleys Hotel and shown on the accompanying drawings by Studio Nine Architects will deliver a high degree of visual amenity when viewed from Henley Beach Road and will enhance the overall user experience for hotel patrons. The alterations will furthermore not increase the licensed capacity of the premises. Importantly, all existing access arrangements to the site from Henley Beach Road, Tapleys Hill Road and Kandy Street will be maintained.

We conclude that the application is deserving of Planning Consent.

Yours sincerely

Graham Burns
MasterPlan SA Pty Ltd

enc: Drawing Set (Studio Nine Architects).
Certificates of Title.

cc: Studio Nine Architects (Tony Zappia, Danny Sarich).

¹ Road Asset Management Services, Department of Infrastructure and Transport [September 2015].



STUDIO NINE
ARCHITECTS

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Rev	Date	Amendment
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PROJECT NUMBER	DRAWING NUMBER	REVISION
0910-567	PA2.02	

\\s:\new\projects\0910-567 Lockleys Hotel Redevelopment\09 Demolition\02 Revit or CAD\0910-567 LOCAL TP.rvt

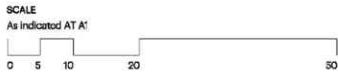
Plot Date: 19/12/2022 5:43:32 PM



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All dimensions shall be checked on site. Any discrepancies shall be reported to the Architect for clarification. Written dimensions shall take precedence over scaled dimensions. These drawings shall be read in conjunction with all associated Specifications, documents and reports.
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ISSUE: PLANNING		D.A. PLAN:	
FIRST ISSUED: 19.12.2022	DATE ISSUED: 19.12.2022	D.A. BUILD:	
SHEET: 1 OF 5	DRAWN: TP	TENDER:	
SCALE AT A1: As Indicated	CHECKED: DSA	CONST:	

DRAWING AMENDMENTS		
Rev	Date	Amendment



PROJECT
Lockleys Hotel Redevelopment
493 Henley Beach Rd,
Fulham SA 5024
CLIENT
JASON KELLY
CROSS KEYS HOTEL

DRAWING TITLE
Demolition Site Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0910-567	PA2.01	

DEMOLITION LEGEND	
	ITEM FOR DEMOLITION
	DEMOLITION OF STRUCTURAL COMPONENT
	REMOVAL OF FINISH
	UNIQUE DEMOLITION SCOPE
	EXISTING TO REMAIN
	TEMPORARY WORKS



1 Demolition Site Plan - Hotel
SCALE 1:600



Source: VAS, University of Virginia Center for Global Health, United States Development Policy Research Center (USDP), 2008. TO not

collected: 12/17/2022 4:02:33 PM



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All dimensions shall be checked on site. Any discrepancies shall be reported to the Architect for clarification. Written dimensions shall take precedence over scaled dimensions. These drawings shall be read in conjunction with associated Specifications, documents and reports.

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ISSUE: PLANNING		D.A. PLAN:
FIRST ISSUED: 19.12.2022	DATE ISSUED: 19.12.2022	DA BUILD:
SHEET: 3 OF 5	DRAWN: TP	TENDER:
SCALE AT A1 As indicated	CHECKED: DBA	CONST:

[illegible]

SCALE
As indicated AT A1

PROJECT
Lockleys Hotel Redevelopment
493 Henley Beach Rd.
Fulham SA 5024

CLIENT
JASON KELLY
CROSS KEYS HOTEL

DRAWING TITLE

| Site / Ground Floor Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0910-567	PA2.03	



SCALE 1:200

ISSUE: PLANNING APPROVAL		D.A. PLAN:
FIRST ISSUED: 19.12.2022	DATE ISSUED: 19.12.2022	D.A. BUILD:
SHEET: 4 OF 5	DRAWN: TP	TENDER:
SCALE AT A1: 1:200	CHECKED: DEA	CONST:

DRAWING AMENDMENTS

Rev	Date	Amendment
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SCALE
1: 200 ATA1

PROJECT

Lockleys Hotel Redevelopment

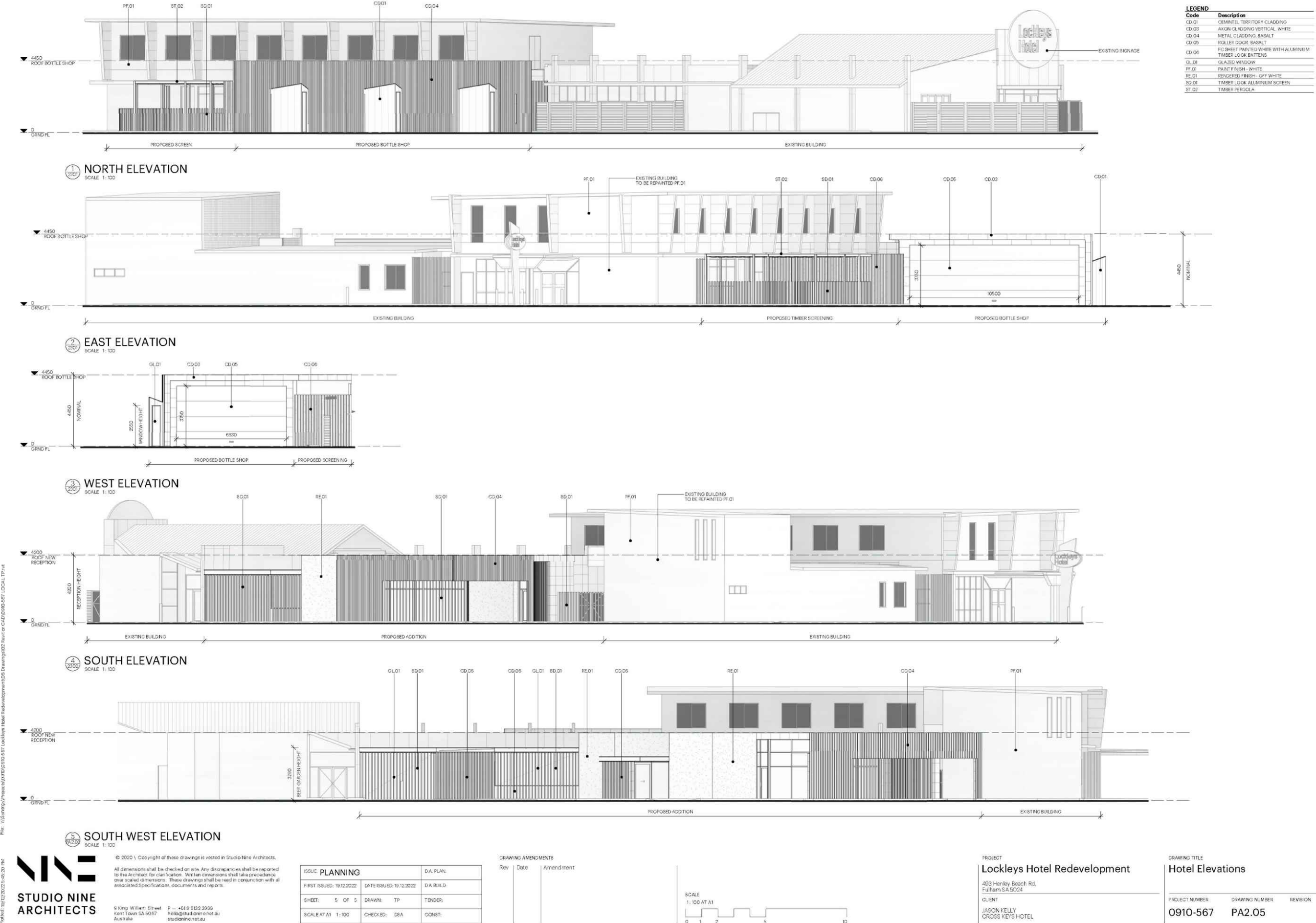
493 Henley Beach Rd.
Fulham SA 5024

CLIENT

JASON KELLY
CROSS KEYS HOTEL

DRAWING TITLE
Roof Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION
0910-567	PA2.04	





**LOCKLEYS MOTEL DEVELOPMENT
493 HENLEY BEACH ROAD, FULHAM**

TRAFFIC AND PARKING REPORT





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DOCUMENT CONTROL

Report title:	Lockleys Motel Development Traffic and Parking report			
Project number:	22560			
Client:	Studio Nine Architects			
Client contact:	Danny Sarich			
Version	Date	Details/status	Prepared by	Approved by
Draft	19 Dec 22	For review	JJB	BNW
V1	20 Dec 22	For submission	JJB	BNW

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CIRQA\Projects\22560 Lockleys Motel Development 20Dec22 V1

Disclaimer and Document Control



1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for the proposed Lockleys Motel development at 493 Henley Beach Road, Fulham. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Studio Nine Architects (drawing no. 0910-567 PA1.01 to PA1.05, dated 19.12.2022, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located on the south eastern corner of the intersections of Henley Beach Road and Tapleys Hill Road. The site is bound by Henley Beach Road to the north; commercial development to the north east, north west and south west; residential dwellings to the east; Kandy Street to the south; and Tapleys Hill Road to the west.

The Planning and Design Code identifies that the site is located within an Employment Zone, with the following overlays applicable:

- Airport Building Heights (Regulated) (All structures over 15 metres);
- Advertising Near Signalised Intersections;
- Building Near Airfields;
- Future Road Widening;
- Hazards (Flooding - Evidence Required);
- Prescribed Wells Area;
- Regulated and Significant Tree;
- Traffic Generating Development; and
- Urban Transport Routes.

The subject site is currently occupied by the Lockleys Hotel and associated parking provision. The 2,396 m² Lockleys Hotel comprises of the following key areas:



- office – 24 m²;
- bar – 152 m²;
- lounge – 228 m²;
- bistro – 315 m² (200 seat capacity);
- gaming – 195 m² (40 gaming machines);
- bottle shop – 219 m²;
- beer garden – 194 m²; and
- function area – 155 m² (70 seat capacity).

Vehicle access is provided via six two-way access points on Henley Beach Road, Tapleys Hill Road and Kandy Street (two access points on each road). The western access point on Henley Beach Road and the two access points on Henley Beach Road is restricted to left-in/left-out (due to solid medians). All turning movements are permitted at the remaining access points. In addition to the above, two internal connections are provided between the Lockleys Hotel site and the neighbouring Hungry Jacks parking area).

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.



Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Henley Beach Road is an arterial road under the care and control of the Department for Infrastructure and Transport (DIT). Adjacent the site, Henley Beach Road comprises two traffic lanes and a part-time bicycle lane (7:30 am to 9 am, Monday to Friday for eastbound cyclists and 4 pm to 6 pm, Monday to Friday for westbound cyclists) in each direction. Additional short turn lanes are also located adjacent the site. Traffic data obtained from DIT indicates that this section of Henley Beach Road has an Annual Average Daily Traffic (AADT) volume in the order of 20,400 vehicles per day (vpd), of which approximately 3% are commercial vehicles. Adjacent the site, a 60 km/h speed limit applies on Henley Beach Road.

Tapleys Hill Road is an arterial road under the care and control of the Department for Infrastructure and Transport (DIT). Adjacent the site, Tapleys Hill Road comprises two traffic lanes in each direction. A part-time bicycle lane (7 am to 9 am and 4 pm to 6 pm, Monday to Friday) is also provided for southbound cyclists. Additional short right turn lane is also located adjacent the site. Traffic data obtained from DIT indicates that this section of Tapleys Hill Road has an Annual Average Daily Traffic (AADT) volume in the order of 41,200 vehicles per day (vpd),



of which approximately 4.5% are commercial vehicles. Adjacent the site, a 60 km/h speed limit applies on Tapleys Hill Road.

Kandy Street is a local road under the care and control of City of West Torrens. Kandy Street comprises a 9 m wide carriageway (approximate) with a single unmarked traffic lane in each direction. Parking is generally unrestricted on both sides of the road albeit 'No Stopping' restrictions apply west of the site on the northern side of Kandy Street. The default urban speed limit of 50 km/h applies on Kandy Street.

Henley Beach Road and Tapleys Hill Road form a four-way signalised intersection to the north east of the subject site. Two through lanes, a high angled left-turn and short right-turn lane is provided at all approaches albeit the northern Tapleys Hill Road approach where a low angled left turn lane is provided.

2.3 WALKING AND CYCLING

Sealed footpaths are provided on the southern side of Kandy Street and on both sides of Henley Beach Road and Tapleys Hill Road, servicing both pedestrians and cyclists. Cyclists are also able to ride on-street sharing the road with motorists or within the part-time bicycle lanes on Tapleys Hill Road and Henley Beach Road.

2.4 PUBLIC TRANSPORT

Public bus services operate regularly in the vicinity of the subject site. Bus stops are located directly adjacent the site on Henley Beach Road. These stops are serviced by the following bus routes:

- 671 – Fulham Gardens to Brighton Secondary School;
- H22 – Henley Beach South to Wattle Park;
- H30 – West Lakes Centre Interchange to Paradise Interchange;
- H30C – West Lakes Centre Interchange/Paradise Interchange to City;
- H30S – West Lakes Centre Interchange to Newton;
- H32 – Henley Beach South to City;
- H33 – Henley Beach to Rostrevor;
- H33C – Henley Beach/Rostrevor to City;
- N30 – After Midnight Saturday PM – Sunday AM West Lakes Centre Interchange to City;
- X30 – West Lakes Centre Interchange to Paradise Interchange;
- X30C – West Lakes Centre Interchange to Newton; and



- X30S – West Lakes Centre Interchange to City.

Additional bus services are also available on Tapleys Hill Road (bus stops located north of the site north).

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the removal of part of the existing parking area and the construction of a multi-storey motel. More specifically, the motel will comprise 85 motel rooms and a 145 m² ground floor tenancy. It is noted that future use of the ground floor tenancy is unknown and could form part of the Hotel or occupied by a commercial tenant. For the purposes of the assessment, it has been conservatively assumed that the tenancy will be used as a 'shop'.

3.2 ACCESS AND PARKING DESIGN

The alterations to the parking arrangements within the overall site will result in a total of 232 parking spaces be provided (comprising of existing and new parking spaces), of which 4 spaces will be reserved exclusively for use by people with disabilities.

The new parking area (beneath the motel) will comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2009) in that:

- regular parking spaces will be 2.5 m wide and 5.4 m long;
- the disabled parking spaces will be 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- small car parking spaces will be at least 2.3 m wide and 5 m long;
- the parking aisle will be at least 5.8 m wide; and
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height.

Vehicle access to the site will be provided via the existing access points on Henley Beach Road, Tapleys Hill Road and Kandy Street. However, it is noted that the southern access point on Tapleys Hill Road will be removed and the northern access point will be adjusted. The four remaining existing access points will continue to operate as per the existing situation. All vehicles will be able to enter and exit the site in a forward direction.



A MARWP (Metropolitan Adelaide Road Widening Plan) road widening requirement of 4.5 m applies along the site's frontage on Henley Beach Road and Tapleys Hill Road. The buildings works associated with the proposal will be located outside of the 4.5 m wide road widening requirement on Tapleys Hill Road.

3.3 DELIVERIES, SITE SERVICING AND REFUSE COLLECTION

The site is able to accommodate movements by an 11 m long rigid vehicle, therefore accommodating anticipated servicing, maintenance, deliveries and refuse vehicle access to/from the site. The turn paths attached in Appendix B illustrate the turn paths for commercial vehicles entering and exiting the site in a forward direction.

The existing loading bay (south of the Hotel) accommodates access for vehicles up to 11 m in length. It is proposed that Motel deliveries undertaken by large vehicles will occur via the existing loading bay. Smaller delivery vehicles (i.e. linen vans) will be able to utilise the proposed passenger set-down/pick-up bay adjacent the Motel. Vehicle height within the set-down/pick-up bay will be limited by the vertical clearance to the upper floor (approximately 3 m). Appropriate signage and markings should be installed to restrict vehicle height within the set-down/pick-up bay.

Refuse collection will be undertaken via private contractor (as per the existing arrangement) with the associated manoeuvres accommodated on-site (forward-in/forward-out). As access can be demonstrated for an 11 m rigid vehicle, refuse movements (undertaken by a vehicle 11 m in length or less) will be readily accommodated on-site. It is anticipated that such movements would be undertaken outside of peak periods (or opening hours).

4. PARKING ASSESSMENT

4.1 CAR PARKING

The Planning and Design Code identifies the following parking rates relevant to the proposal:

- **hotel**
 - 1 space for every 2 m² of total floor area in a public bar; plus
 - 1 space for every 6 m² of total floor area available to the public in a lounge, beer garden; plus
 - 1 space per 2 gaming machines; plus
 - 1 space per 3 seats in a restaurant.



- **shop (no commercial kitchen)**
 - 5 spaces per 100 m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
- **office**
 - 4 spaces per 100 m² of gross leasable floor area.
- **tourist accommodation**
 - 1 car parking space per accommodation unit / guest room.

Based upon the above, the existing hotel and the proposed motel would have a theoretical requirement for 268 parking spaces for the Hotel and 94 parking spaces for the proposed Motel. Given that 232 spaces will be provided, the proposal will result in a 130-parking space shortfall in comparison to the rates identified in the Planning and Design Code.

While the proposal would not meet the Deemed-to-Satisfy criteria of the Code in respect to parking provision, it is noted that Performance Objective 5.1 of the General Development Policies (Transport, Access and Parking) states the following:

"Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate..." (our emphases)

Based on CIRQA's experience in the assessment of parking demands associated with hotels, it is considered that direct application of the Planning and Design Code rate overestimates realistic demands associated with the proposal. Therefore, further detailed assessment has been prepared in respect to the proposal's parking arrangements.

CIRQA has undertaken a number of recent parking assessments for hotels including surveys at the Republic Hotel, Brighton Metro Hotel and the Hope Inn Hotel. The peak parking demands surveyed at these hotels were as follows (based on total floor area including ancillary/back-of-house areas):

- Brighton Metro Hotel – approximately 2.0 spaces per 100 m² total floor area;
- Payneham Tavern – approximately 3.7 spaces per 100 m² total floor area;
- Hope Inn Hotel - approximately 4.7 spaces per 100 m² total floor area; and
- Republic Hotel - approximately 5.4 spaces per 100 m² total floor area.



In comparison, following completion of the proposed alterations, the Lockleys Hotel would comprise approximately 2,396 m² of total floor area. If a conservative rate of 5.4 spaces per 100 m² were adopted (the highest surveyed parking demand), the proposal would require 120 parking spaces to accommodate anticipated peak demands. Including the parking required for the proposed motel, the site would require 214 parking spaces to accommodate parking demands. Peak demand would therefore be easily accommodated within the 232 on-site parking spaces.

It is noted that visitors to the motel will also likely visit the Hotel during their stay. Therefore, parking efficiencies would be observed between the two uses (i.e. shared parking), hence resulting in a lesser peak parking demand. Furthermore, peak periods associated with the different components of the hotel and the motel will differ and the absolute overlap in demands would be less than suggested above.

4.2 BICYCLE PARKING

The Planning and Design Code does not identify bicycle parking rates applicable to sites located within an Employment Zone. Should bicycle parking be required, there is ample space available on-site to install bicycle parking rails and could be conditioned accordingly by Council.

5. TRAFFIC ASSESSMENT

5.1 TRAFFIC GENERATION AND DISTRIBUTION

The RTA's *"Guide to Traffic Generating Developments"* (the RTA Guide), and its subsequent updates, are documents commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses. The RTA Guide identifies a peak hour trip generation rate of 0.4 evening peak hour trips per unit for motels.

The Guide also identifies a peak hour (Thursday) traffic generation of 12.3 peak hour trips per 100 m² of gross leasable floor area for shopping centres with a total floor area between 0 and 10,000 m². However, such a rate is not considered to be appropriate for application to the subject proposal's commercial component. This is due to the large-scale nature and variety of offerings of a shopping centre compared to that of the proposal. In reality, it would be expected that the commercial component (if utilised for retail uses rather than office) would generate in the order of 7.5 to 9.0 peak hour trips per 100 m² of floor area. Such rates have recently been adopted (and accepted) for small retail shops throughout metropolitan Adelaide. For conservatism, the commercial use has been assessed as wholly comprising retail (whereas in reality, lower generating uses such as offices could also be developed within these tenancies).



It should also be noted that the am peak hour generation of 'shops' is typically 50% of that associated with the pm peak hour. As such, rates of 4.5 am and 9.0 pm trips per 100 m² have conservatively been adopted for this assessment.

Based upon the above, the proposal could generate 41 am and 48 pm additional peak hour movements. The following distribution has been assumed for the assessment:

- 20% of motel trips will be in to the site and 80% will be from the site during the am and vice versa during the pm peak hour; and
- 60% of trips will be to the site and 40% from the site during the am peak hour and vice versa during the pm peak hour.

Adopting the above assumptions would result in 11 movements to and 31 movements from the site during the am peak hour; and 34 movements to and 15 movements from the site during the pm peak hour.

These movement would be distributed via the site's five access points on Henley Beach Road, Tapleys Hill Road and Kandy Street resulting in a minor increase in movements at each access point. This would be readily accommodated at the sites access points and on the adjacent road network.

6. SUMMARY

The proposal comprises the proposed development of the Lockleys Motel. Vehicle access to the site will be provided via the five existing two-way access points on Henley Beach Road, Tapleys Hill Road and Kandy Street. The site has been designed such that all movements can enter and exit in a forward direction.

A total of 232 parking spaces will be provided on-site. Such a provision will result in a shortfall in comparison to the parking requirements of the Planning and Design Code. However, based upon Hotel parking survey data, parking demands are anticipated to peak at 214 parking spaces. This would be readily accommodated on-site. New parking spaces will be provided in accordance with the relevant Australian Standard.

Based upon the additional floor area, the proposal is forecast to generate in the order of 41 am and 48 pm additional peak hour trips. Additional movements will be distributed via the sites five access points on Henley Beach Road, Tapleys Hill Road and Kandy Street. These movements will be readily accommodated at the site's access points and on the adjacent road network.



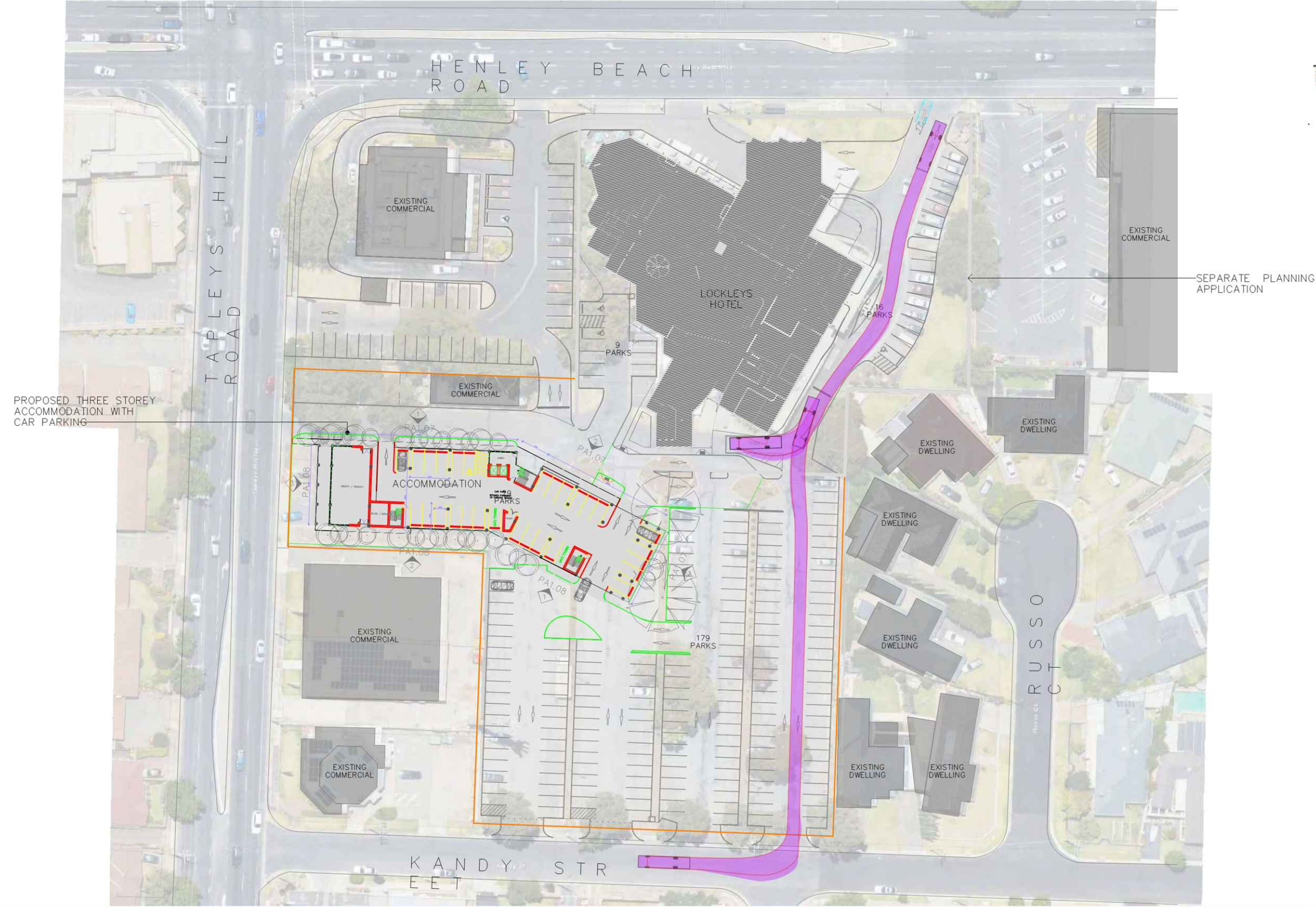
APPENDIX A

STUDIO NINE ARCHITECT PLANS



APPENDIX B

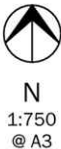
CIRQA PLANS



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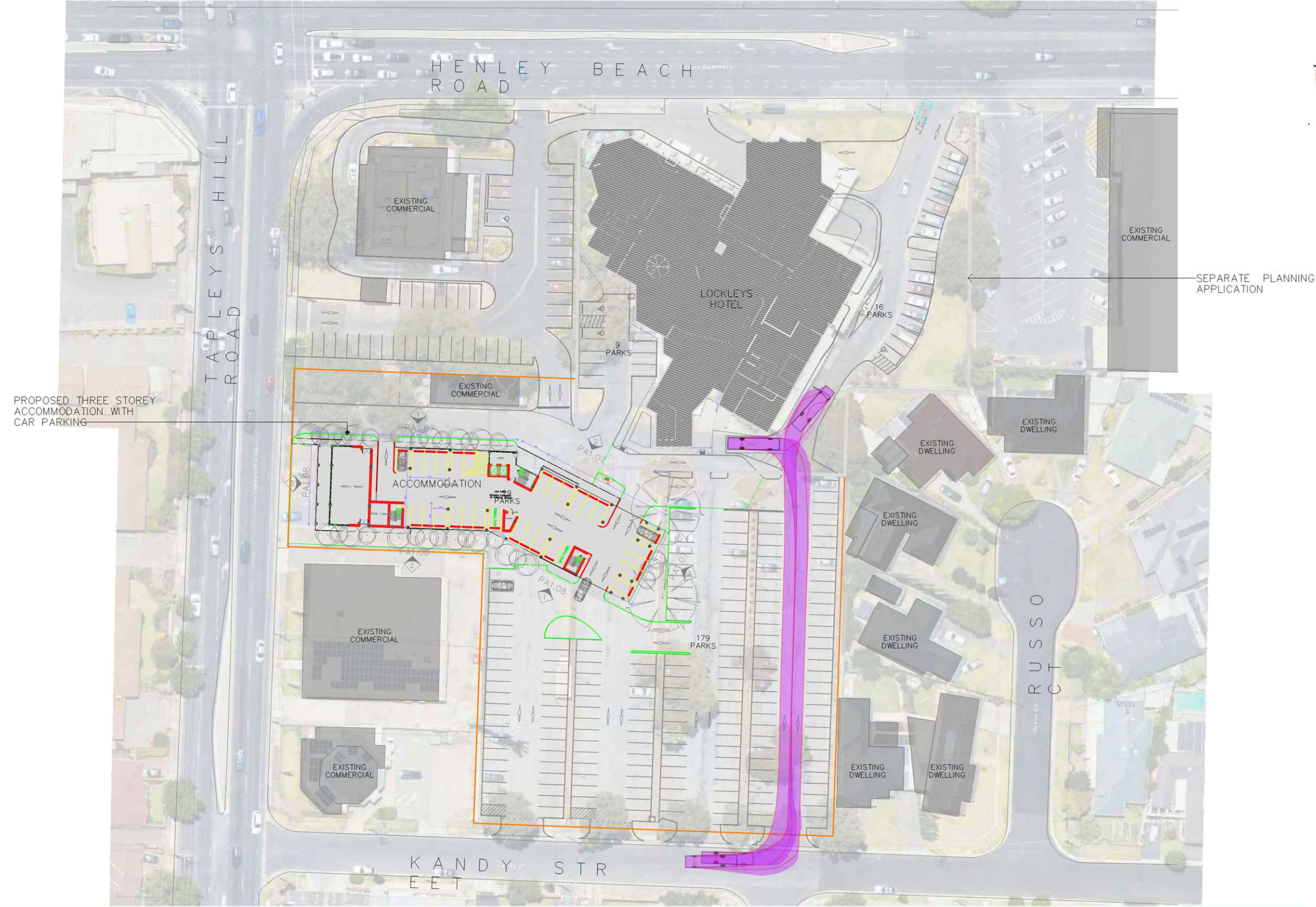
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LOCKLEYS HOTEL REDEVELOPMENT

493 HENLEY BEACH ROAD, FULHAM
TURN PATH ASSESSMENT - 11 M RIGID VEHICLE

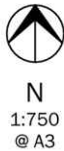
PROJECT # 22560 SHEET # 02_SH01



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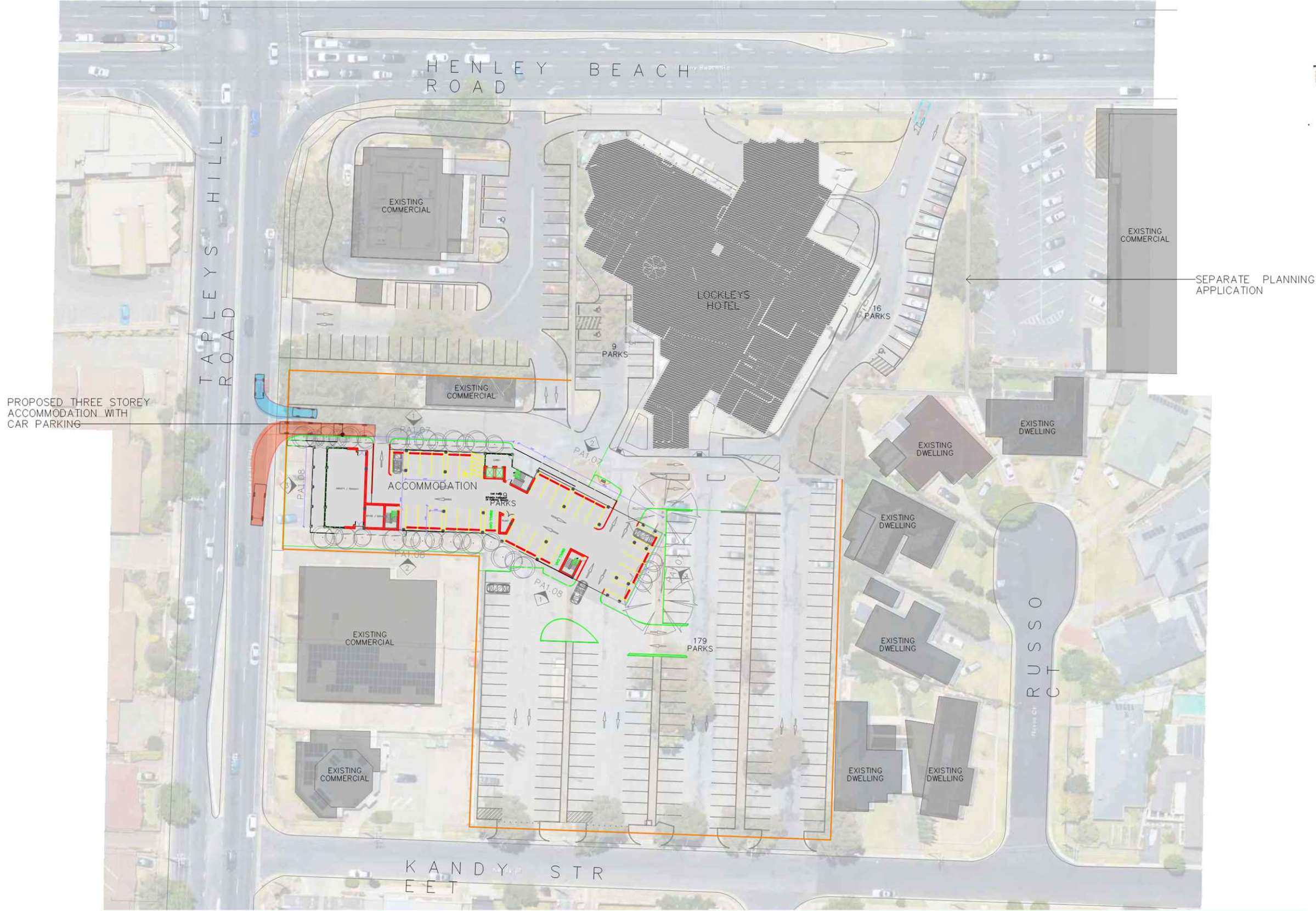
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LOCKLEYS HOTEL REDEVELOPMENT

493 HENLEY BEACH ROAD, FULHAM
TURN PATH ASSESSMENT - 11 M RIGID VEHICLE

PROJECT # 22560 SHEET # 02_SH02



**CIRQA**TM

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DRAWING AMENDMENTS				
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LOCKLEYS HOTEL REDEVELOPMENT
493 HENLEY BEACH ROAD, FULHAM
TURN PATH ASSESSMENT - 8.8 M MRV & B99
PROJECT # 22560 SHEET # 02_SH03

Details of Representations

Application Summary

Application ID	22041448
Proposal	Alterations and additions to existing Hotel
Location	495-499 HENLEY BEACH RD FULHAM SA 5024

Representations

Representor 1 - Peter Martin

Name	Peter Martin
Address	5 Russo Court FULHAM SA, 5024 Australia
Submission Date	25/02/2023 11:35 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons REFER to Supporting Document.	

Attached Documents

Lockleys-Hotel-ID22041448-1190198.pdf

NOTICE OF DEVELOPMENT APPLICATION : ID 22041448.**25/02/2023**

Assessment Provisions (AP) Performance Outcomes to meet the Desired Outcomes and Deemed-to-Satisfy Criteria / Designated Performance Feature for Henley Beach Rd and Tapleys Hill Rd (State Rds) and Kandy St (Council Rd) have not been code and impact assessed in enough detail to meet criteria to suggest the impact will be minimal, particularly for Kandy St. Note turn paths on appendix B has not been provided to show the flow of large vehicles (e.g. Refuse trucks, delivery vans, refrigerated trucks, tourist buses etc.)

Access – Safe Entry and Exit (Traffic Flow):**PO 1.1**

Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads (Henley Beach Rd and Tapleys Hill Rd).

Note: City of West Torrens is responsible for Kandy St which currently has traffic flow safe entry and exit problems. Kandy St is 9m wide with parking allowed on the southern side near the access point to the shopping centre to accommodate commercial vehicles, service vehicles, and customers due to small car park. Vision is impaired when using this road to exit onto Tapleys Hill Rd. Vehicles moving around these vehicles risk collision with vehicles exiting the shopping complex and risk collision with vehicles exiting from Tapleys Hill Rd into Kandy Street.

VISUAL AND NOISE IMPACTS OF THE LOCKLEYS HOTEL**The Lockleys Hotel - Employment Zone:****5 Russo Court, Fulham - General Neighbourhood Zone:**

"The site is able to accommodate movements by an 11 m long rigid vehicle, therefore accommodating anticipated servicing, maintenance, deliveries and refuse vehicle access to/from the site. The turn paths attached in Appendix B illustrate the turn paths for commercial vehicles entering and exiting the site in a forward direction. The existing loading bay (south of the Hotel) accommodates access for vehicles up to 11 m in length. It is proposed that Motel deliveries undertaken by large vehicles will occur via the existing loading bay. Smaller delivery vehicles (i.e. linen vans) will be able to utilise the proposed passenger set-down/pick-up bay adjacent the Motel. Vehicle height within the set-down/pick-up bay will be limited by the vertical clearance to the upper floor (approximately 3 m). Appropriate signage and markings should be installed to restrict vehicle height within the set-down/pick-up bay. Refuse collection will be undertaken via private contractor (as per the existing arrangement) with the associated manoeuvres accommodated on-site (forward-in/forward-out). As access can be demonstrated for an 11 m rigid vehicle, refuse movements (undertaken by a vehicle 11 m in length or less) will be readily accommodated on-site. It is anticipated that such movements would be undertaken outside of peak periods (or opening hours)."

Commercial Vehicle Loading

The turn paths Appendix B for commercial vehicles has not been provided. Due to the close proximity to 5 Russo Court this is a safety and noise pollution concern. Appropriate signage should not be a visual impact on Neighbourhood Zone.

Noise

5 Russo Court will be in very close proximity to the delivery and collection area from 4am, new reception area and extension of 40 pokies area open until 2am and 3am daily plus a new function area (70 capacity). Vehicles using the parking spaces along this boundary will increase due to the close walking distance to these areas. Vehicles entering and exiting along this general neighbourhood zone boundary in particular to Kandy Street (the two access points are on the eastern side of the hotel along neighbourhood zone and the two access points on the western side of the hotel along the commercial (employment zone) closed off) will increase.

Installation by the hotel of Acoustic fencing would assist to reduce and absorb noise on the boundary of 5 Russo Court and replace existing thin Colourbond fencing.

Landscaping along the eastern boundary (General Neighbourhood Zone) would assist to reduce the visual and noise impact on Russo Court residences. *"Employment Zone Desired outcome (DO 2) is to have landscaping along the zone boundaries."*

Vehicle Safety

Installation of bollards along the eastern boundary (General Neighbourhood Zone) would stop vehicles from crashing through fencing. The alternative is parking (parking for 8 vehicles) adjoining the boundary of 5 Russo Court be deleted from the hotel carpark. Also syringes and Hungry Jacks papers being thrown over the fence are a concern. Small children play the other side of this fencing and is the only outdoor/entertaining area.



Cirqa have assessed correctly against Code that with the alterations and additions to the existing hotel 268 parking spaces are required. The current 245 spaces provided on site will be reduced to 232 spaces with the alterations and additions proposal to the existing hotel. This will leave a 36 spaces shortfall.

The assumption of 120 spaces being sufficient at peak times is not consistent with our experience of the current use of the carpark. This carpark, currently 245 spaces, has been near to capacity on a number of occasions for special events and certain times of the year. On a typical busy night we would conservatively estimate at least 60 -100 parked vehicles currently. We are concerned with any assumption of 120 spaces being sufficient for increase of business.

I am not including the shortfall of an additional parking spaces required for a proposed multi-storey 84 room motel application which would leave 130 park space shortfall as this is not applicable for application ID: 22041448 as the hotel site areas are zoned employment zone not urban corridor zone.

The assumption of impact to traffic will be minimal is based on the calculation of 120 parking spaces.

Codes are in place to allow for the full capacity of the hotel carpark leaving a 36 spaces shortfall. These codes enable Council to safely manage the ingress & egress of access points, parking on local roads, and safety & wellbeing of the community living in neighbourhood zones on the boundary of employment zones.

We would strongly appreciate consideration of the above items relating to our and other residents wellbeing by the Council and the Developer/Owner.

Best regards

Peter Martin

Lyn Martin

5 Russo Court
Fulham SA 5024

Representations

Representor 2 - Peter Martin

Name	Peter Martin
Address	5 Russo Court FULHAM SA, 5024 Australia
Submission Date	25/02/2023 02:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please disregard submission previously sent today I had ticked incorrectly. Our position is we do not support the development as we have concerns see the attached pdf file.	

Attached Documents

Lockleys-Hotel-ID22041448-1190233.pdf

NOTICE OF DEVELOPMENT APPLICATION : ID 22041448.**25/02/2023**

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VISUAL AND NOISE IMPACTS OF THE LOCKLEYS HOTEL

The Lockleys Hotel - Employment Zone:

5 Russo Court, Fulham - General Neighbourhood Zone:

"The site is able to accommodate movements by an 11 m long rigid vehicle, therefore accommodating anticipated servicing, maintenance, deliveries and refuse vehicle access to/from the site. The turn paths attached in Appendix B illustrate the turn paths for commercial vehicles entering and exiting the site in a forward direction. The existing loading bay (south of the Hotel) accommodates access for vehicles up to 11 m in length. It is proposed that Motel deliveries undertaken by large vehicles will occur via the existing loading bay. Smaller delivery vehicles (i.e. linen vans) will be able to utilise the proposed passenger set-down/pick-up bay adjacent the Motel. Vehicle height within the set-down/pick-up bay will be limited by the vertical clearance to the upper floor (approximately 3 m). Appropriate signage and markings should be installed to restrict vehicle height within the set-down/pick-up bay. Refuse collection will be undertaken via private contractor (as per the existing arrangement) with the associated manoeuvres accommodated on-site (forward-in/forward-out). As access can be demonstrated for an 11 m rigid vehicle, refuse movements (undertaken by a vehicle 11 m in length or less) will be readily accommodated on-site. It is anticipated that such movements would be undertaken outside of peak periods (or opening hours)."

Commercial Vehicle Loading

The turn paths Appendix B for commercial vehicles has not been provided. Due to the close proximity to 5 Russo Court this is a safety and noise pollution concern. Appropriate signage should not be a visual impact on Neighbourhood Zone.

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Cirqa have assessed correctly against Code that with the alterations and additions to the existing hotel 268 parking spaces are required. The current 245 spaces provided on site will be reduced to 232 spaces with the alterations and additions proposal to the existing hotel. This will leave a 36 spaces shortfall.

The assumption of 120 spaces being sufficient at peak times is not consistent with our experience of the current use of the carpark. This carpark, currently 245 spaces, has been near to capacity on a number of occasions for special events and certain times of the year. On a typical busy night we would conservatively estimate at least 60 -100 parked vehicles currently. We are concerned with any assumption of 120 spaces being sufficient for increase of business. On 25/2/2023 around midday I counted 124 vehicles parked in the hotel carpark. This was without any special events, sports events e.g. AFL, tourist buses etc.

I am not including the shortfall of any additional parking spaces required for a proposed multi-storey 84 room motel application which would leave 130 park space shortfall as this is not applicable for application ID: 22041448 as the hotel site areas are zoned employment zone not urban corridor zone.

The assumption of impact to traffic will be minimal is based on the calculation of 120 parking spaces.

Codes are in place to allow for the full capacity of the hotel carpark leaving a 36 spaces shortfall. These codes enable Council to safely manage the ingress & egress of access points, parking on local roads, and safety & wellbeing of the community living in neighbourhood zones on the boundary of employment zones.

We would strongly appreciate consideration of the above items relating to our and other residents wellbeing by the Council and the Developer/Owner.

Best regards

Peter Martin

Lyn Martin

5 Russo Court
Fulham SA 5024



24 March 2023

City of West Torrens

Via: PlanSA Portal

Attention: Steven Tilbrook

Dear Steven

**Re: Response to Representations – Development Application 22041448
at 495-499 Henley Beach Road, Fulham**

MasterPlan Pty Ltd has been engaged by Lockleys Property Holdings No 3 Pty Ltd ('our client' or 'the applicant') to respond to representations received during the public notification period for development application 22041448, relating to alterations and additions to the existing Lockleys Hotel located at 495-499 Henley Beach Road, Fulham ('the subject site').

It is noted that two (2) valid representations were received, both from the same representor. While the initial representation indicated that the development was supported with concerns, the subsequent representation was in opposition. With this exception, the content of the representations was identical. It is also noted that the representor identified that they wished to be heard.

We provide a response to the matters raised in the representation, which can be summarised as follows:

- Noise.
- Commercial vehicle movements.
- Safety.
- Car parking.

We respond to the issues raised in the representation under the headings **below**.

Noise

The representor has raised concerns about the level of noise generated by the proposed development and the impacts this may have on their amenity. It is noted that the development does not alter the existing 500-patron capacity of the venue enforced by the *Liquor Licensing Act 1997*.



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plan@masterplan.com.au

53194LET03



It is also noted that the development does not involve any increase to the operating hours of the hotel, which range from 8.00 am to 3.00 am Monday to Saturday and 9.00 am to 2.00 am on Sundays. Furthermore, while the representor assumes that the parking spaces adjacent their boundary will be utilised at a higher rate due to the refurbished hotel, these spaces are existing, approved and unaltered.

Therefore, noise generation from these components is not considered to be increasing as a result of the development.

Commercial vehicle movements

The representor has raised concerns with the proximity of the loading dock and therefore movement of commercial vehicles in relation to their property. They have also identified that Council did not include the turn paths within Appendix B of the Cirqa report within the public notification documents. These are now attached to this response as **Attachment A**.

The turn paths demonstrate that commercial vehicles, the largest being 11.0 metres in length, will access the site via a left-hand turn from Kandy Street, travel northwards to the loading dock, and egress via Henley Beach Road, or vice versa. The turn paths demonstrate that this is able to be achieved in a safe, convenient and repeatable manner.

Furthermore, signage to control the use of the loading dock will be of a minor scale and visible only from within the development site. These measures, along with the turn paths, are considered to adequately address the outlined concerns.

Safety

The representor has requested that bollards be installed adjacent their boundary or that the parking spaces currently and lawfully provided in this area 'are deleted' in order to improve safety. They also refer to a previous event of an individual going through their fence. While the representors concerns are noted and understood, it is not considered that the level of risk associated with the parking spaces is commensurate with either their removal or the installation of bollards.

Issues of litter, whilst unfortunate are operational and outside of the consideration of the planning process.

Car Parking

The representor raised concerns with the level of available car parking on site post development and the analysis provided by Cirqa. Specifically, the representor makes note of the fact that during peak periods the car park has been 'near to capacity' and that on a 'typical busy night' that between 60-100 parking spaces are utilised.



The Planning Design Code offers two methods of satisfying provisions, being through a Designated Performance Feature (DPF) or against the Performance Outcome (PO). The representor has identified the relevant parking rates within DPF 5.1 of Transport, Access and Parking are not met by the proposed development. However, the corresponding PO 5.1 allows for the provision to be satisfied in alternate ways, including having regard to factors that may support a reduced rate.

Cirqa have undertaken a first principles assessment, and demonstrated using empirical data gathered from similar developments, that, on a conservative estimate, 120 parking spaces would be adequate to accommodate the development having regard to factors such as public transport and pedestrian access. The representors own accounts of parking demand on a typical busy night being between 60 and 100 spaces also correspond with this rate.

Therefore, it is considered that the Performance Outcome related to on-site vehicle parking has been adequately addressed.

Closing

Having regard to the existing disposition of the site and locality, the proposed development and relevant provisions of the Planning and Design Code, the proposal is considered to be an appropriate development of the subject site that warrants Planning Consent being granted.

Whilst the concerns expressed by the representors are noted, it is not considered that the amended proposal will not have an unreasonable impact on the representors' properties, or the locality more generally.

We are of the view that the reply herein, suitably responds to and/or resolves the stated concerns.

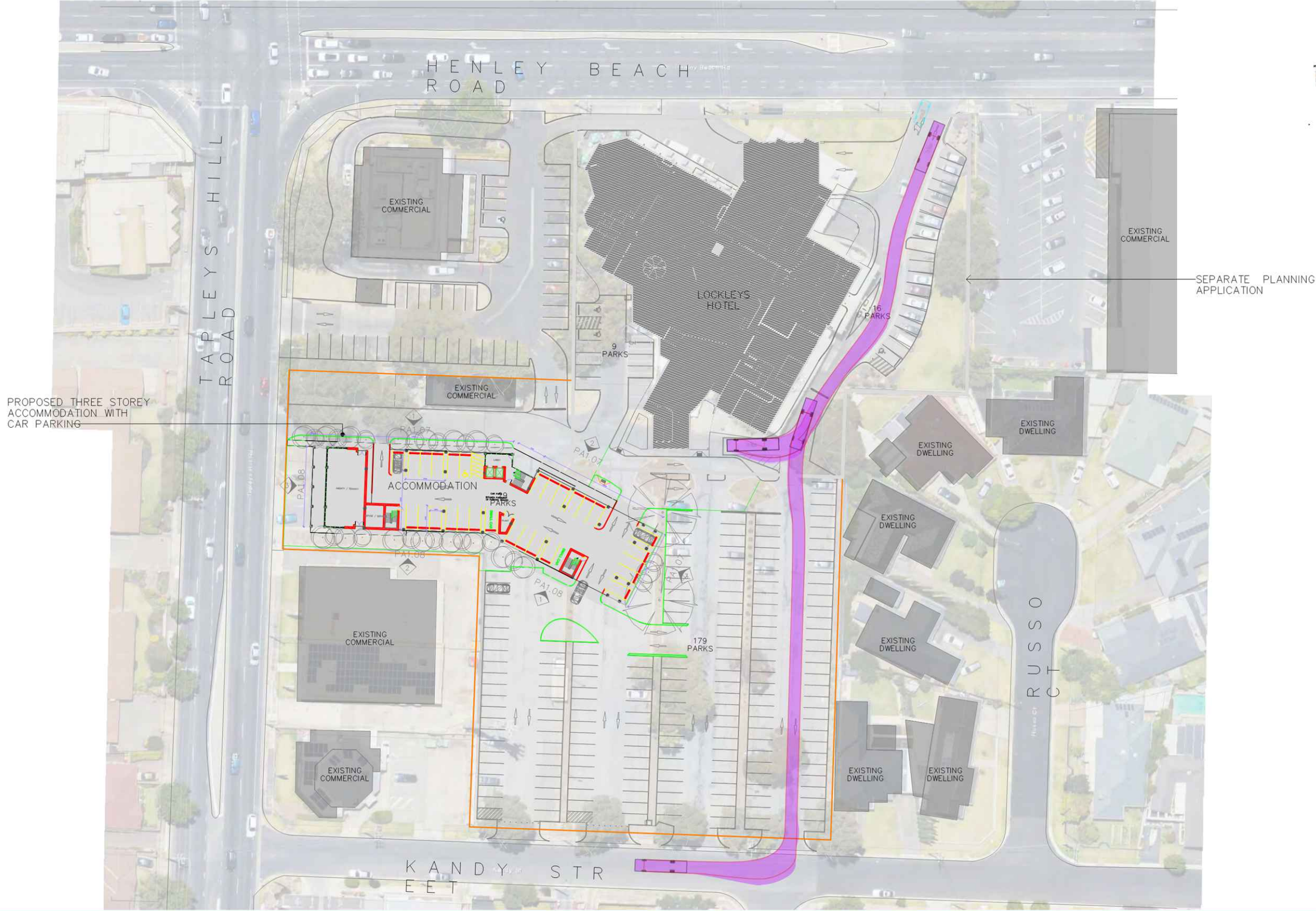
Please note that the applicant or their representative reserve their right to attend and make verbal submissions to the Council Assessment Panel (CAP) in support of their application.

Accordingly, please confirm the date and time that the application will be considered by the Council Assessment Panel.

Yours sincerely

Charlie Dubois
MasterPlan SA Pty Ltd

ATTACHMENT A



**CIRQA™**

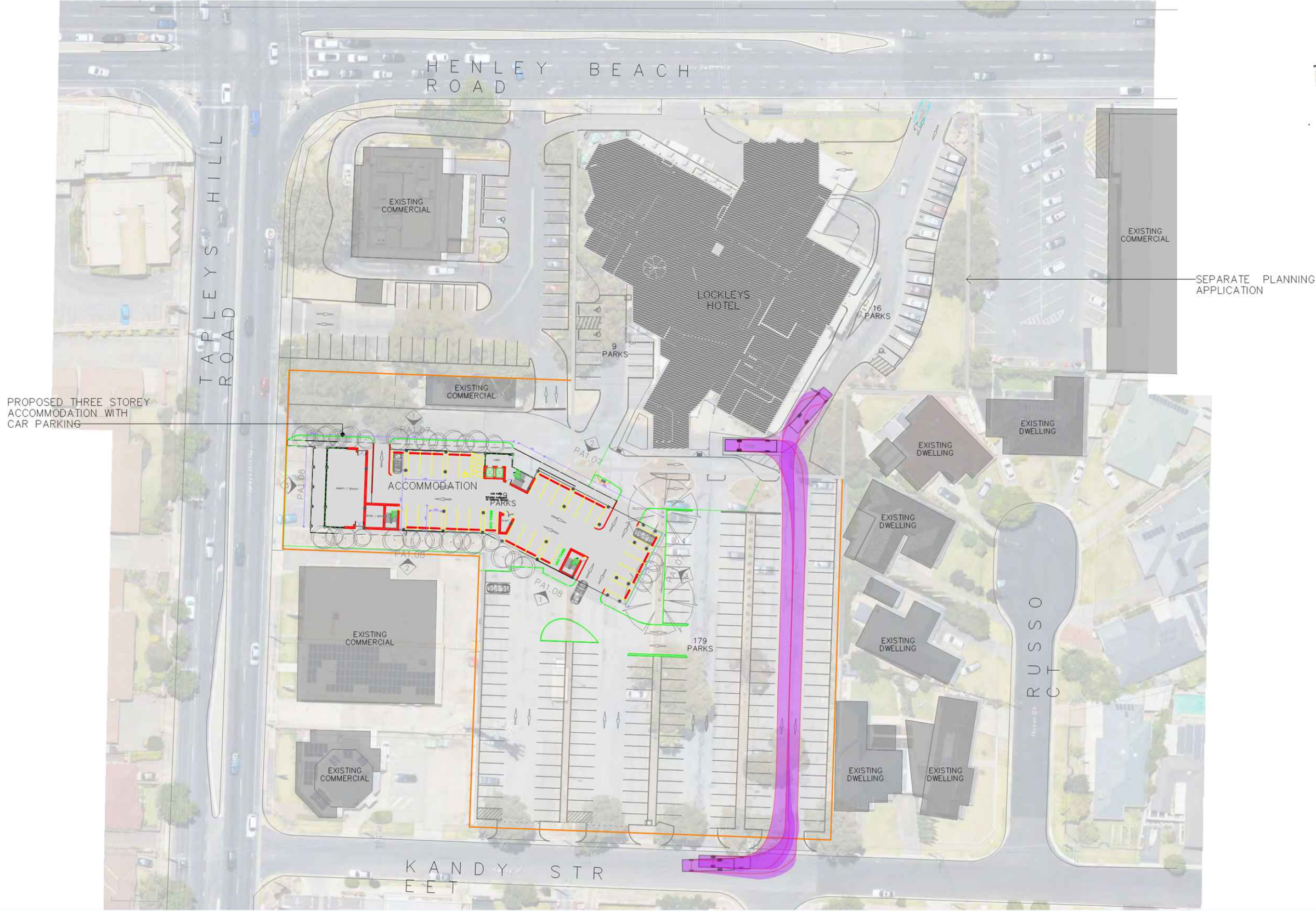
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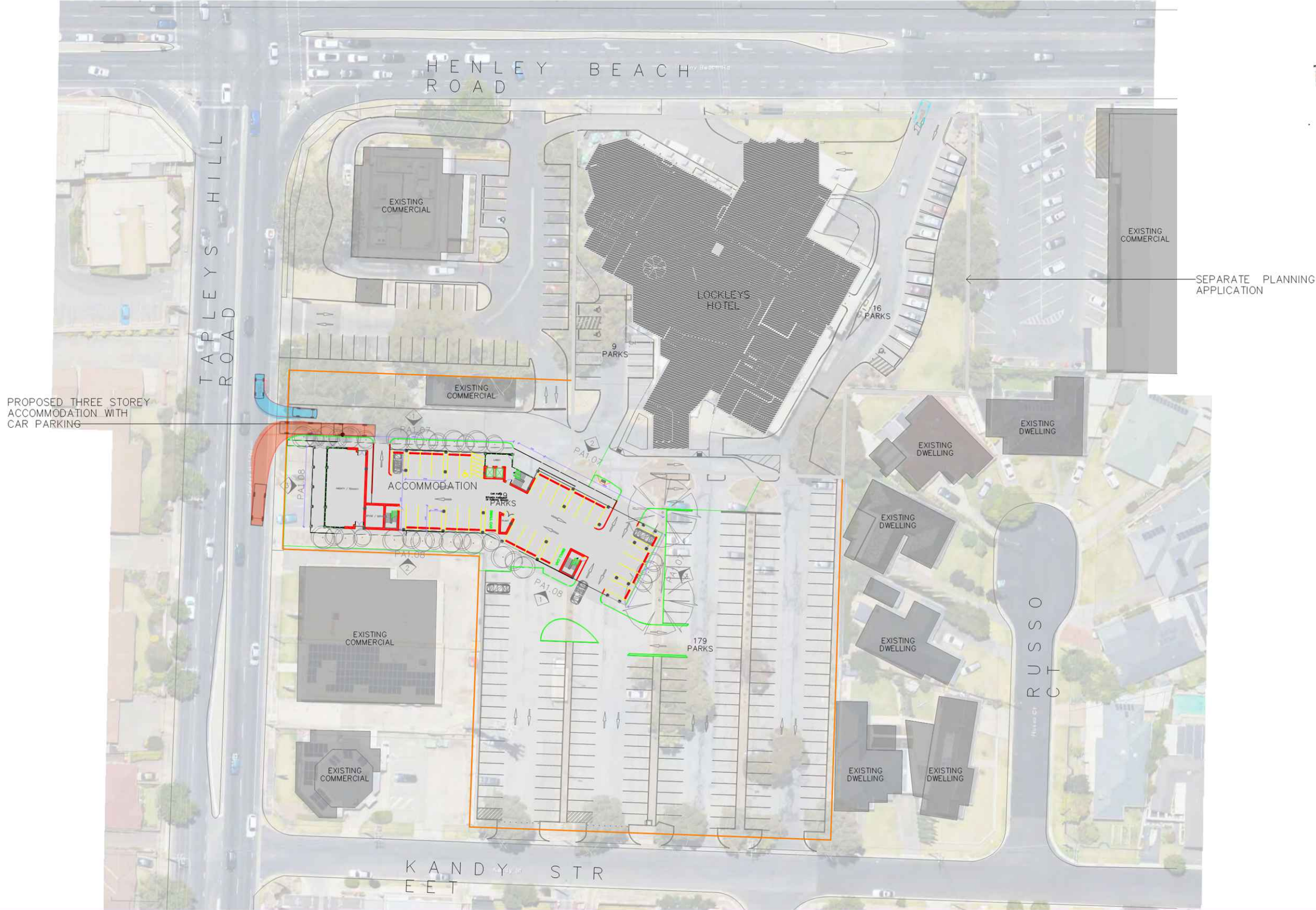
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LOCKLEYS HOTEL REDEVELOPMENT
493 HENLEY BEACH ROAD, FULHAM
TURN PATH ASSESSMENT - 11 M RIGID VEHICLE
PROJECT # 22560 SHEET # 02_SH01



DRAWING AMENDMENTS				
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Internal engineering advice 15 March 2023

Hi Steven

I have reviewed the stormwater calculation provided in Nick's DA. It is evidently that stormwater calculation for the whole site (two DAs) is only provided under the new building DA.

The stormwater detention for the addition and alteration development is supportable. And due to the development being a minor addition and alteration development, stormwater quality is not required for your DA.

Regards,

Richard Tan

Development Engineer

City of West Torrens

7 REVIEW OF ASSESSMENT MANAGER DECISION

Nil

8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

8.1 148 Anzac Highway, GLANDORE

Application No 22032260

Reason for Confidentiality

It is recommended that this Report be considered in CONFIDENCE in accordance with regulation 13(2)(a) (vii) and (viii) of the *Planning, Development and Infrastructure (General) Regulations 2017*, which permits the meeting to be closed to the public for business relating to the following:

- (vii) matters that must be considered in confidence in order to ensure that the assessment panel, or any other entity, does not breach any law, or any order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice.

as this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.

RECOMMENDATION

It is recommended to the Council Assessment Panel that:

1. On the basis that this matter is before the Environment Resources and Development Court so any disclosure would prejudice the position of Council, the Council Assessment Panel orders pursuant to regulation 13(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams, Assessment Manager, City Development staff in attendance at the meeting, and meeting secretariat staff, and other staff so determined, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential reports submitted by the Assessment Manager on the basis that this matter is before the Environment Resources and Development Court and it is a requirement of the Court that matters are kept confidential until such time as a compromise is reached or the matter proceeds to a hearing.
2. At the completion of the confidential session the meeting be re-opened to the public.

9 RELEVANT AUTHORITY ACTIVITIES REPORT

9.1 Activities Summary - May 2023

Brief

This report presents information in relation to:

1. Any development appeals before the Environment, Resources and Development (ERD) Court where the Council Assessment Panel (CAP) is the relevant authority;
2. Other appeal matters before the ERD Court of which SCAP and the City of West Torrens Assessment Manager are the relevant authority;
3. Any deferred items previously considered by the CAP;
4. Any matters being determined by the State Commission Assessment Panel (SCAP) or the State Planning Commission (SPC).

RECOMMENDATION

The Council Assessment Panel receive and note the information.

Development Application appeals before the ERD Court in the City of West Torrens

Relevant authority: Council Assessment Panel			
DA number	Address	Description of development	Status
21028599	239 & 241-243 Richmond Road, RICHMOND	Demolition of existing dwellings and associated structures, and construction of three (3) warehouses with associated office and storage space, two retail tenancies with associated offices along with associated carparking landscaping and freestanding pylon signage	<p>This application was refused.</p> <p>Appeal lodged on 6 July 2022 to the ERDC.</p> <p>A proposed compromise proposal was presented for the CAP's consideration on 14 March 2023.</p> <p>The matter now lies with the ERD Court for further processing.</p>
22037262	11 & 13 Lydia Street, PLYMPTON	Construction of two (2) three storey residential flat buildings comprising 16 dwellings	<p>This application was refused.</p> <p>Appeal lodged on 23 March 2023 to the ERDC.</p> <p>A conciliation conference is scheduled for 20 June 2023.</p>
22033457	31 Capper Street, CAMDEN PARK	Construction of a habitable outbuilding including a rumpus room, garage and verandah	<p>This application was refused.</p> <p>Appeal lodged on 28 March 2023 to the ERDC.</p> <p>A conciliation conference is scheduled for 20 June 2023.</p>

22032260	148 Anzac Highway, GLANDORE	Construction of two (2) three storey residential flat buildings comprising 14 dwellings	This application was refused. Appeal lodged on 26 April 2023 to the ERDC. A preliminary conference is yet to be set by the ERDC.
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Relevant authority: Assessment Manager

DA number	Address	Description of development	Status
Nil			

Relevant authority: State Commission Assessment Panel

DA number	Address	Description of development	Status
Nil			

Deferred CAP Items

DA number	Address	Description of development	Status
Nil			

Development Applications determined under delegation (CAP is the relevant authority)

Awaiting Plan SA Portal functionality to report on relevant applications accurately.

Development Applications pending determination by SCAP/SPC

DA Number	Referral Reason	Address	Description of development
211/M135/21 Lodged 16 March 2021	Schedule 10, Development Regulations	1 Selby Street, Kurralta Park	Construction of a 10-storey residential flat building with associated car parking and site works.
23000380	Restricted - Section 94(1)(b)	254-262 Richmond Rd, Marleston	Change of use of an existing building to a shop (bulky goods outlet) incorporating alterations and additions, installation of associated advertising signage and car parking and tree damaging activity
22036672	Designated by Regs - Section 94(1)(a)(ii)	86 George St, Thebarton	To retain an existing shop and demolish an existing detached dwelling to accommodate a new residential flat building comprising 10 dwellings of five levels with associated carparking and landscaping
23004225	Designated by Regs - Section 94(1)(a)(ii)	Lot 13 Richmond Rd, Keswick Terminal	Storage shed for railway carts at the Adelaide Parklands Terminal. 60m long, 6m wide and 5.4m high.

Conclusion

This report is current as at 26 April 2023.

Attachments

Nil

10 OTHER BUSINESS

10.1 Planning Policy Considerations

11 MEETING CLOSE