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, 14 FEBRUARY 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.

INDEX

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 13 December 2022 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

6.1.1 1 Press Road, BROOKLYN PARK

Application No 211/337/2021 (211/D058/21)

DEVELOPMENT APPLICATION DETAILS

DESCRIPTION OF DEVELOPMENT	Land division to create one (1) additional allotment (one into two)
APPLICANT	V V Varu
LODGEMENT DATE	15 March 2021
ZONE	Residential Zone
POLICY AREA	Low Density Policy Area 20
APPLICATION TYPE	Merit Development
PUBLIC NOTIFICATION	Category 1
REFERRALS	Internal • City Assets External • SA Water • SCAP
DEVELOPMENT PLAN VERSION	Consolidated 21 May 2020
DELEGATION	With regard to residential development and land division applications, where all proposed allotments and or sites fail to meet, nor are within 7.5% of, the minimum site areas designated in respective zones and policy areas within the West Torrens Council Development Plan
RECOMMENDING OFFICER	Kieron Barnes - Consultant Planner
RECOMMENDATION	Development Plan Consent be Refused

BACKGROUND

The proposed development seeks to create one (1) additional allotment for residential purposes on the subject land. A separate application (211/311/21) has also been submitted to create two additional Community Title allotments with common property as well as the construction of two dwellings at the rear of the site on proposed Lot 2.

Given that the application was lodged prior to 19 March 2021, it is subject to the transitional provisions in the *Planning, Development and Infrastructure Act 2016* (PDI Act) and must be assessed against the former West Torrens Council Development Plan in accordance with Regulation 11(2) of the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*.

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 10 Deposited Plan 3254 in the area named Brooklyn Park in the Hundred of Adelaide, Volume 5191 Folio 795. It is more commonly known as 1 Press Road, Brooklyn Park. The subject site is rectangular in shape with a 19.81 metre wide frontage to Press Road, a depth of 52.73 metres and a site area of 1,045 square metres (m^2).

There are no easements, encumbrances or Land Management Agreements on the Certificate of Title.

The subject land currently contains a single storey detached dwelling and a number of sheds in the rear yard. The site is relatively flat and there are no Significant or Regulated Trees on the subject site or on adjoining land that would be affected by the development. Vehicular access to the site is provided by a crossover located near the eastern boundary of the land. A 'stobie' pole is located close to the existing crossover and two mature street trees are planted in front of the site. There are no Heritage Places on or adjacent the subject land.

The locality generally includes the properties fronting Press Road to the east and west of the subject land. The locality also includes a number of properties to the north (fronting Western Parade) as well as a number of properties on the eastern side of Marion Road from which the subject land is visible. The locality is entirely within the Residential Zone and Low Density Policy Area 20.

It is noted that a Neighbourhood Centre Zone is located approximately 200 metres to the south-east of the subject land along Marion Road. Commercial Zones are also located to the south and north of the subject land. While these zones are considered to be outside the locality, they provide context in relation to the zoning in the broader area.

The locality is generally residential in nature and typically features single-storey detached dwellings on relatively generous allotments. The exceptions to this are a single-storey group dwelling development adjoining the subject to the west as well as another single-storey group dwelling development located at the rear of a detached dwelling directly opposite the subject land. It is also noted that an 'Air Navigation Facility' is located diagonally opposite the subject land on Press Road. This facility takes the form of a small single-storey brick building and is located near the centre of the site.

In terms of the pattern of allotments in the locality, the majority of allotments are rectangular in shape with relatively large site areas and frontages (similar to the subject land). However, the locality also includes a small number of battle-axe type allotments which generally contain a dwelling fronting the road with one or two dwellings to the rear.

The locality is well served by public transport with frequent buses running along Marion Road to the east as well as Sir Donald Bradman Drive which is located approximately 300 metres to the north.

The subject land and the locality is located directly under a flightpath for the Adelaide Airport which is located to the south-west. This flightpath is noted in 'Overlay Map WeTo/8 Development Constraints' of the Development Plan with the locality described as "areas affected by aircraft noise". The subject land is wholly contained within Australian Noise Exposure Forecast (ANEF) 35.

Press Road is a local road under the care and control of the City of West Torrens. Unrestricted, on-street parking is available on both sides of Press Road.

Figure 1: Subject Land (Source: WestMaps)

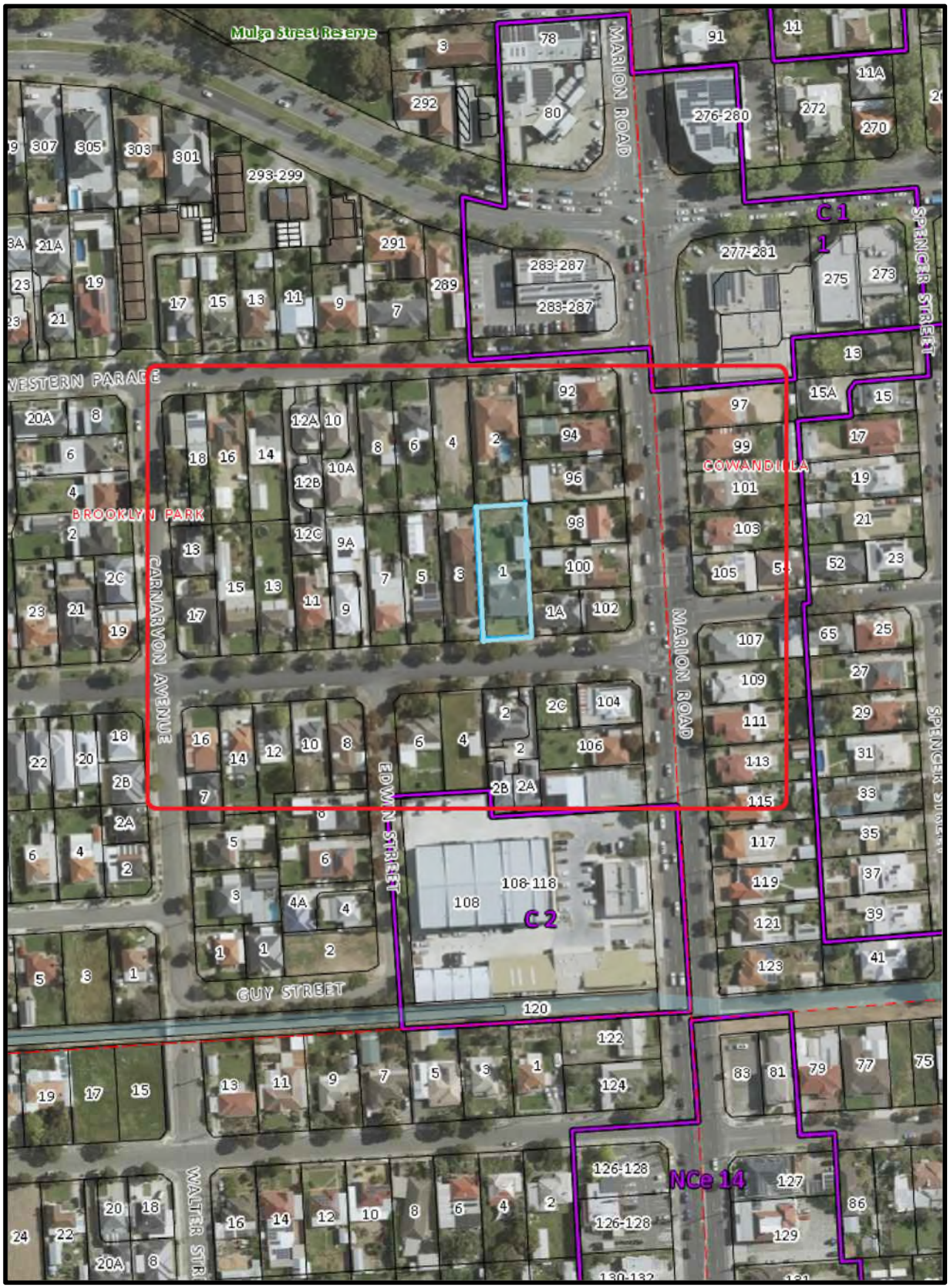


Figure 2: Locality (Source: WestMaps)

Figure 3: Existing dwelling viewed from Press Road

Figure 4: Subject land and adjoining dwelling to the east

Figure 5: Adjoining residential development to the west

Figure 6: Air Navigation Facility diagonally opposite the subject land

RELEVANT APPLICATIONS

As noted previously, a separate application to create two additional Community Titles as well as two associated dwellings has been submitted. This application is yet to be determined.

PROPOSAL

The proposal development involves the creation of an additional allotment to be used for residential purposes (one into two). Proposed allotment 1 will be rectangular in shape and will have a frontage to Press Road of 14.81 metres, a depth of 20.33 metres and a total area of 300m^2. Proposed Lot 2 will have a 'battle-axe' shape with a 5 metre wide 'handle' and a total area of 745m^2. The handle will be located on the eastern side of the subject land and will connect to the existing crossover.

The Plan of Division notes that the existing dwelling and buildings will be demolished should the application be approved.

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

PUBLIC NOTIFICATION

The application is a Category 1 form of development pursuant to Schedule 9 of the *Development Regulations 2008*. Accordingly, public notification was not required to be undertaken.

INTERNAL REFERRALS

Department	Comments
City Assets	• Sufficient verge space for access and services if only one dwelling constructed on Lot 2. • Common driveway corridor servicing the rear allotment appears to be 3m in width (adjacent to the existing dwelling) which is deficient of the standard of 3.6m • The concept of right of way is not supportable in this development. The subject site is located within the flood zone, which requires flood corridor to be provided along ALL boundaries, therefore the services (i.e.: water meter) should be located away from the eastern boundary. In this case, the services should be located next to the common boundary of Lot 1 and Lot 2, and it is not suitable to utilise this area as a right of way. Subsequent to the above commentary, amended application plans were submitted to Council to resolve the concerns of City Assets.

EXTERNAL REFERRALS

Department	Comments
SCAP	• Advises that Conditions in relation to SA Water's requirements as well as payment into the Planning Development Fund and the provision of a final survey plan should be included on any approval
SA Water	• Advises that the developer must satisfy SA Water's financial requirements.

A copy of the relevant referral responses is contained in **Attachment 2**.

RELEVANT DEVELOPMENT PLAN PROVISIONS

The subject land is located within the Residential Zone and the Low Density Policy Area 20 as described in the West Torrens Council Development Plan.

The relevant Desired Character statements are as follows:

Residential Zone - Desired Character:

This zone will contain predominantly residential development. There may also be some small-scale non-residential activities such as offices, shops, consulting rooms and educational establishments in certain locations. Non-residential activities will be complementary to surrounding dwellings.

Allotments will be at very low, low and medium densities to provide a diversity of housing options in different parts of the zone. The range of allotment sizes will support the desired dwelling types anticipated in each policy area, and the minimum allotment sizes shall be treated as such in order to achieve the Desired Character for each policy area and, in turn, reinforce distinction between policy areas. Row dwellings and residential flat buildings will be common near centres and in policy areas where the desired density is higher, in contrast to the predominance of detached dwellings in policy areas where the distinct established character is identified for protection and enhancement. There will also be potential for semi-detached dwellings and group dwellings in other policy areas.

Residential development in the form of a multiple dwelling, residential flat building or group dwelling will not be undertaken in a Historic Conservation Area.

Landscaping will be provided throughout the zone to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer.

Low Density Policy Area 20 - Desired Character:

Allotments in the policy area will be at low density, accommodating predominantly detached dwellings and some other dwellings types such as semi-detached and group dwellings. There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones. Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.

Buildings will be up to 2 storeys in height. Garages and carports will be located behind the front façade of buildings.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under a series of sub-headings as follows.

Land Use

Given that the proposed land division is for residential purposes, it does not involve a change in the use of the land. On this basis, the land use is appropriate in the Residential Zone and Low Density Policy Area 20 (see Objective 1 of the Residential Zone below).

> ***Obj 1*** *A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.*

Site Areas and Dimensions

Principle of Development Control (PDC) 3 of the Low Density Policy Area 20 provides the following guidance in relation to site areas and frontages for new dwellings:

> ***PDC 3*** *A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:*
>
> *(a) when located 400 metres or more from a centre zone, or*
>
> *(b) when located within 400 metres of the Neighbourhood Centre Zone on Marion Road*

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	340 minimum	10
Semi-detached	340 minimum	10
Group dwelling	340 minimum	10

Given that the subject land is located within 400 metres of the Neighbourhood Centre on Marion Road, the minimum site areas and frontages expressed within PDC 3 are applicable.

PDC 5 of the Low Density Policy Area 20 reinforces the minimum site areas and frontages sought by PDC 3.

> ***PDC 5*** *Land division should create allotments with an area of greater than 340 square metres and a minimum frontage width of 10 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site.*

The land division does not satisfy PDCs 3 and 5 as proposed Lot 1 fails to meet the minimum size of 340m^2 and proposed Lot 2 fails to meet the minimum frontage of 10 metres. While proposed Lot 1 exceeds the desired frontage, it is 40m^2 smaller than the desired minimum of 340m^2. Similarly, the frontage of proposed Lot 2 is 5 metres less than the 10 metres desired by PDCs 3 and 5. These departures are considered to be substantial given the context of the Desired Character Statement for the Low Density Policy Area 20 which advises that:

> *Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.*

It is noted that the Desired Character Statement indicates that:

> *There will be a denser allotment pattern close to centre zones where it is desirable for more residents to live and take advantage of the variety of facilities focused on centre zones.*

It is further noted that a Neighbourhood Centre Zone is located relatively close to the subject land along Marion Road. However, PDC 3 of the Low Density Policy Area 20 specifically indicates that the smaller site areas contemplated within 400 metres from a 'Centre Zone' do not apply if that zone is the Neighbourhood Centre Zone on Marion Road. While PDC 3 does not articulate why smaller site areas are discouraged around this particular Neighbourhood Centre Zone, it is understood that this was included by the policy drafters to discourage infill development in an area affected by aircraft noise. The intent of PDC 3 is clear, unambiguous and is reinforced by PDC 5.

For the above reasons, the proposed development fails to satisfy PDCs 3 and 5 and is contrary to the Desired Character Statement which advises that battle-axe subdivision should not occur and the existing pattern of rectangular allotments should be preserved.

Development Constraints

Overlay Map WeTo/8 identifies that the subject land is within an area affected by aircraft noise while also being subject to flooding (see Figure 7 on the following page). In terms of aircraft noise, PDCs 6 and 7 within the 'Building near Airfields' policies of the General Section of the Development Plan provide the following guidance:

PDC 6 *Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.*

PDC 7 *Residential development on land within areas affected by aircraft noise as shown on Overlay Map WeTo/8 - Development Constraints should incorporate noise attenuation measures.*

The subject land has an Australian Noise Exposure Forecast (ANEF) value of 35 which the Australian Standard *AS2021 – Acoustics – Aircraft Noise Intrusion – Building and Siting* states is 'unacceptable' for dwellings. Further, the Australian Standard states that:

> *This Standard does not recommend development in unacceptable areas. However, where the relevant planning authority determines that any development may be necessary within existing built-up areas designated as unacceptable, it is recommended that such development she achieve the required [Aircraft Noise Reduction] ANR determined according to Clause 3.2. For residences, schools, etc., the effect of aircraft noise on outdoor areas associated with the buildings should be considered.*

It is noted that the application has not provided an acoustic report and has not demonstrated how future development on the proposed allotments can achieve consistency with *AS2021 – Acoustics – Aircraft Noise Intrusion – Building and Siting*. For this reason, it is unclear if the proposed land division can accommodate future dwellings which are able to satisfy PDCs 6 and 7.

Although not directly relevant to the subject assessment, it is noted that the Planning and Design Code (against which any future dwellings would be assessed), indicates that buildings accommodating sensitive receivers should not be located within an area having an Australian Noise Exposure Forecast (ANEF) value of 30 or more. Given that the subject land has an ANEF of 35, it is unclear if a future dwelling(s) could satisfactorily address the relevant provisions of the Planning and Design Code. This casts further doubt on the proposed development's ability to satisfy the Building near Airfields policies of the Development Plan.

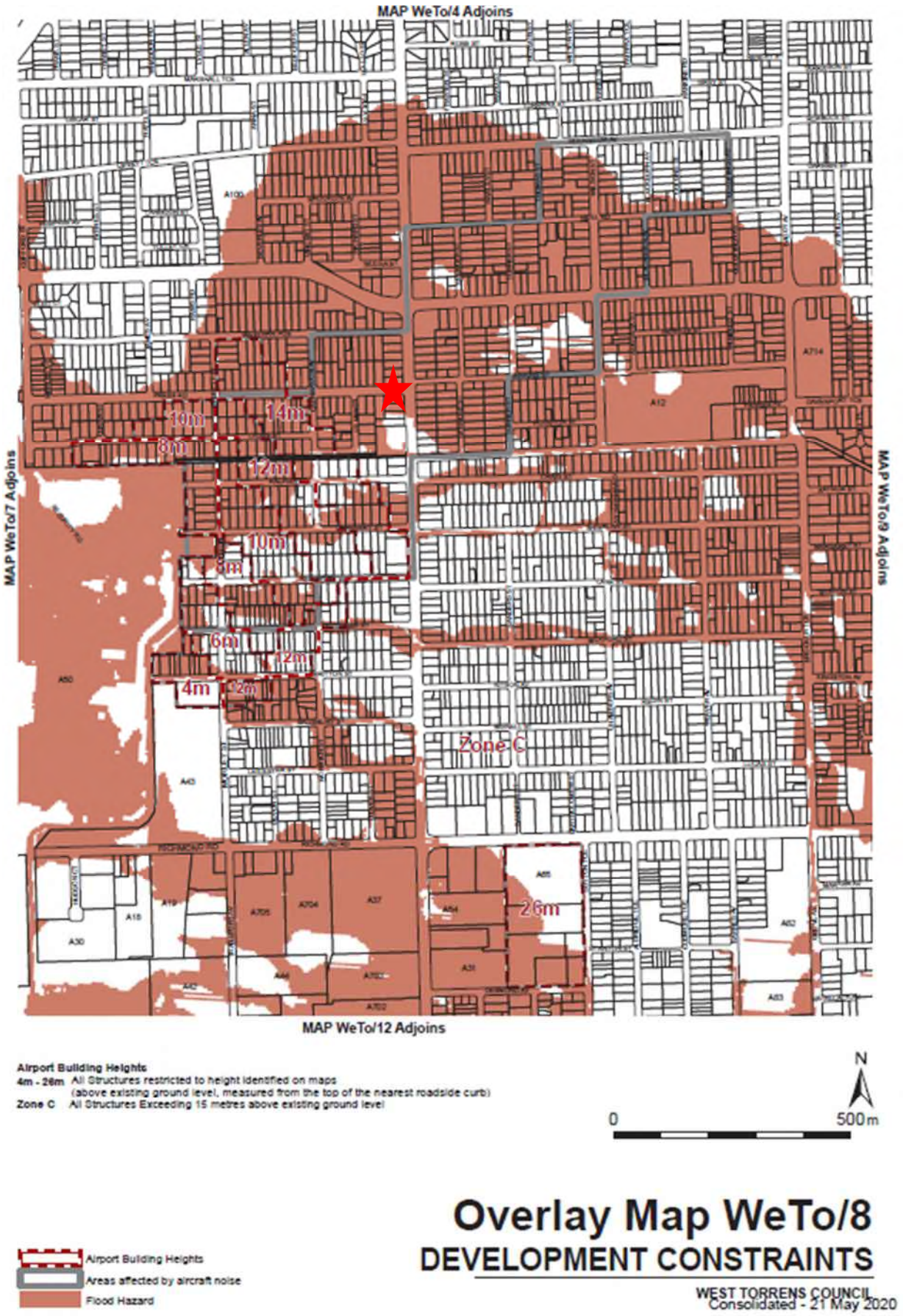


Figure 7: Overlay Map WeTo/8 - Development Constraints

In terms of the risk of flooding, it is noted that PDC 7 within the 'Hazards – Flooding' policies of the General Section of the Development Plan provides the following guidance:

PDC 7 *Ground floor levels of all development on land subject to a 1-in-100 year average return interval flood event as shown on Overlay Maps - Development Constraints should be located above a design flood level which:*

(a) provides an acceptable level of risk to persons and property
(b) minimises the impact of floodwaters onto adjoining properties
(c) ensures development will not adversely affect the level of floodwaters on adjoining properties.

While the application has not demonstrated how future development facilitated by the land division can satisfy PDC 7, it is noted that the Council's City Assets Department has not raised any particular concerns in relation to the risk of flooding. Therefore, it is understood that a future dwelling on the land can be located above an appropriate design flood level and this would be considered as part of a future application assessed against the Planning and Design Code.

Land Division

The General Section of the Development Plan contains a number of policies which specifically relate to applications for land division. In particular, PDC 7 provides guidance for battle-axe allotments:

PDC 7 *Allotments in the form of a battleaxe configuration should:*

(a) have an area of at least the minimum site area specified by the zone, policy area or precinct (excluding the area of the 'handle' of such an allotment)
(b) provide for an access onto a public road, with the driveway 'handle' being not less than:
  (i) 4 metres in width to facilitate landscape planting along the driveway, and
  (ii) 5.5 metres for at least the first 5 metres of the driveway for an allotment accommodating two or more dwellings to allow vehicles to pass safely
(c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
(d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape (for example through the loss of mature street trees, on-street parking or pedestrian safety)
(e) be avoided where their creation would be incompatible with the prevailing pattern of development.

While proposed Lot 2 (the battle-axe allotment), satisfies clause (a) of PDC 7 as it will have an area greater than the minimum specified in the Low Density Policy Area 20, it will not satisfy clause (e) as it will be incompatible with the prevailing pattern of rectangular shaped allotments which the Desired Character Statement seeks to retain.

It is noted that the proposed development generally satisfies the remaining policies under 'Land Division' within the General Section of the Development Plan. However, it is also noted that the application has not demonstrated that a future dwelling can incorporate appropriate noise attenuation measures to address noise from aircraft. More specifically, the subject land is located in the ANEF 35 which the *AS2021 – Acoustics – Aircraft Noise Intrusion – Building and Siting* states is 'unacceptable' for dwellings. The application does not include an acoustic report and has not demonstrated that future dwellings can achieve consistency with *AS2021 – Acoustics – Aircraft Noise Intrusion – Building and Siting*. On this basis, the application has not sufficiently demonstrated that the proposed allotments are appropriate for the intended use as sought by Objective 2.

SUMMARY

Having considered all the relevant provisions of the Development Plan, the proposal is not considered to be seriously at variance with the Development Plan. However, the proposed development falls short of the minimum site areas and frontages sought by the Low Density Policy Area 20. Also, the proposed battle-axe allotment is contrary to the Desired Character of the Policy Area which states that this form of development should not occur. Further, the subject land is located in ANEF 35 and has not resolved this issue of airport noise impacts.

For the above reasons, and based on an 'on balance' assessment, the proposed development does not sufficiently accord with the relevant provisions contained within the West Torrens Council Development Plan Consolidated 21 May 2020. On this basis, it is recommended that the proposed development be refused.

RECOMMENDATION

The Council Assessment Panel, having considered all aspects of the report, the application for consent to carry out development of land and pursuant to the provisions of the *Planning, Development and Infrastructure Act 2016* resolves to REFUSE Development Plan Consent, for Application No. 211/337/2021 (211/D058/21) by V V Varu for land division to create one additional allotment at 1 Press Road, Brooklyn Park (CT 2521/177) for the following reasons:

Reasons for Refusal:

1. Proposed Lot 1 does not satisfy the minimum site area of 340m^2 as expressed in Principles of Development Control 3 and 5 of the Low Density Policy Area 20.

2. Proposed Lot 2 does not satisfy the minimum frontage of 10 metres as expressed in Principles of Development Control 3 and 5 of the Low Density Policy Area 20.

3. Proposed Lot 2 is contrary to the Desired Character Statement of the Low Density Policy Area 20 which states that "battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage".

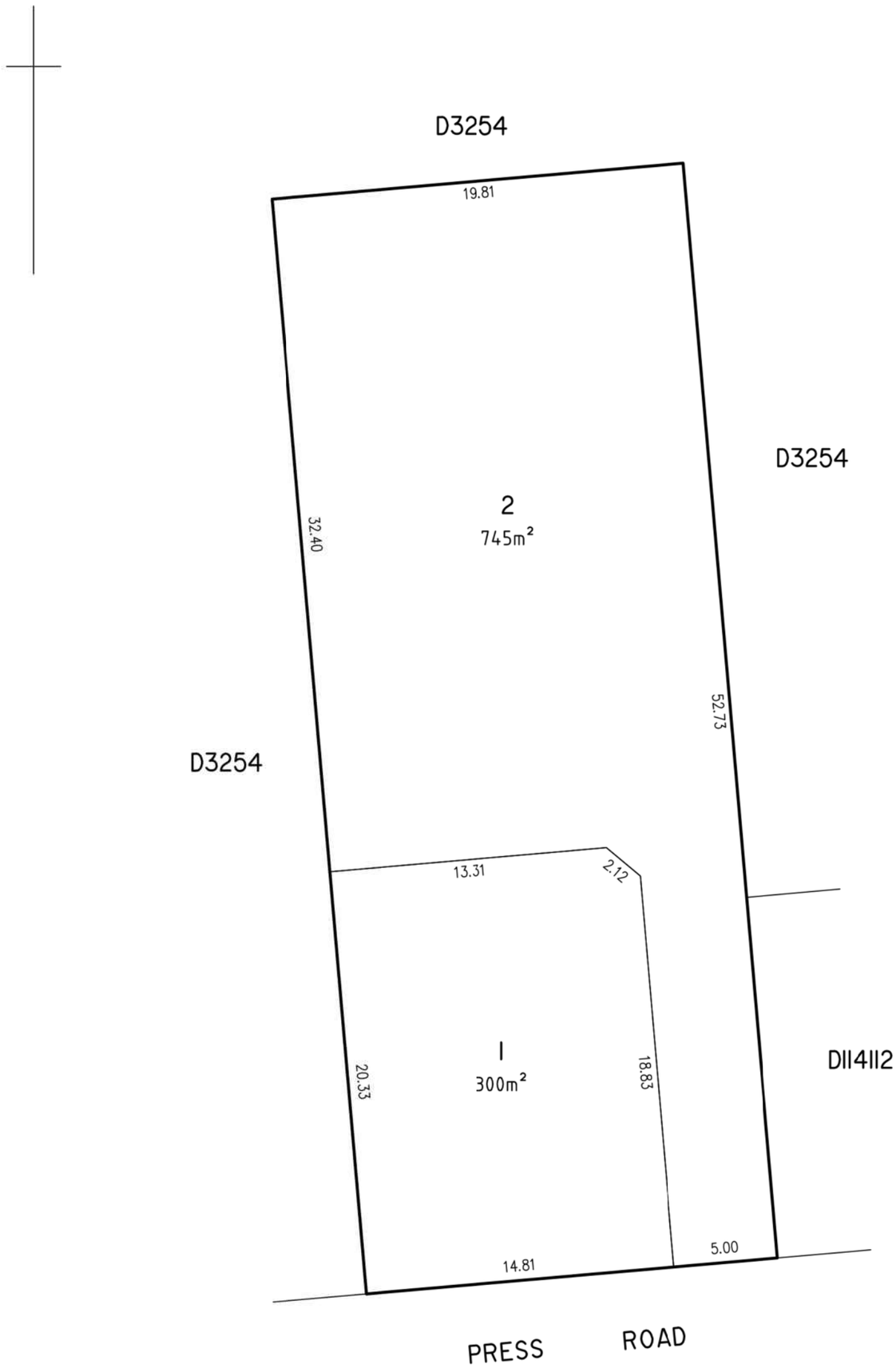
4. As the land is contained within Australian Noise Exposure Forecast (ANEF) 35, the development has not sufficiently demonstrated the proposed allotments are appropriate for the intended use as sought by General Section, Land Division Objective 2.

Attachments

1. Proposal plans
2. Internal Referrals
3. External Referrals

PROPOSED PLAN OF DIVISION

AMENDED PLAN
02/12/2022
Amend proposed boundary.



Note - The existing dwelling with associated structures is to be demolished & removed from site.

Andrew Butcher Project Management		Client: Vijay Varu	Council: City of West Torrens
		Area: Brooklyn Park	Title System: Real Property Act
		Title: CT 5191/795	Scale: 1:200 @ A3
		Land Description: Allotment 10 in D3254	Date: 15/03/2021
m: 0487 116 779	p: 08 8265 6662	a: PO Box 548, Modbury SA 5092	Plan Ref: ABPM02580dwg01rev01

SUBJECT TO SURVEY

City of West Torrens
Between the City and the Sea

Memo

To	Jordan Leverington
From	Richard Tan
Date	12-Apr-2021
Subject	211/337/2021, 1 Press Road, BROOKLYN PARK SA 5032

Jordan Leverington,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 Site Access - Lot 2 is for Single Dwelling

1.1 There is sufficient verge space for access and services (ie: stormwater connection, water meter etc) if there is only one dwelling constructed on Lot 2.

2.0 Site Access - Lot 2 is for Multiple Dwelling

2.1 There is insufficient verge space for access and services (ie: stormwater connection, water meter etc) if there will be more than one dwelling constructed on Lot 2. The crossover will be in direct conflict with an existing street tree.

The land division will not be supportable if multiple dwellings will be proposed on Lot 2.

3.0 Traffic Requirements

3.1 The common driveway corridor servicing the rear allotment appears to be 3m in width (adjacent to the existing dwelling) which is deficient of the standard of 3.6m (3.0m pavement width+300mm offset from fence/boundary) as specified in the relevant Australian Standards (AS 2890.1:2004). Therefore, alternative access arrangements or modifications to the corridor to bring the current width up to the standard should be explored. It is advised that there is flexibility within the site to allow for the required width (in consideration with any relevant planning issues).

It is recommended that the common driveway corridor be widened to satisfy the Australian Standard requirement of 3.6m. Revised drawings

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia **Tel** (08) 8416 6333 **Fax** (08) 8443 5709
E – mail csu@wtcc.sa.gov.au **Website** westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

showing the modifications to the common driveway should be provided to Council.

4.0 Right of Way

4.1 The concept of right of way is not supportable in this development. As the subject site is located within the flood zone, which requires flood corridor to be provided along ALL boundaries, hence the services (ie: water meter) should be located away from the eastern boundary. In this case, the services should be located next to the common boundary of Lot 1 and Lot 2, and hence it is not suitable to utilize this area as a right of way.

It is recommended that the right of way should be removed, and the verge space for Lot 2 should be properly widened as required.

Regards
Richard Tan
Civil Engineer

Civic Centre 165 Sir Donald Bradman Drive, Hilton 5033 South Australia **Tel** (08) 8416 6333 **Fax** (08) 8443 5709
E – mail csu@wtcc.sa.gov.au **Website** westtorrens.sa.gov.au

Contact Planning Services
Telephone 7109 7016
Email dldptipdclearanceletters@sa.gov.au

STATE COMMISSION ASSESSMENT PANEL
A COMMITTEE OF THE STATE PLANNING COMMISSION

09 April 2021

The Chief Executive Officer
City of West Torrens

Dear Sir/Madam

Re: Proposed Application No. 211/D058/21 (ID 70900)
for Land Division by Mr Vijay Varu

In accordance with Section 33 of the Development Act 1993 and Regulation 29 (1) of the Development Regulations 2008, and further to my advice dated 17 March 2021, I advise that the State Commission Assessment Panel (SCAP) has consulted with SA Water Corporation (only) regarding this land division application. A copy of their response has been uploaded in EDALA for your consideration. The Commission has no further comment to make on this application, however there may be local planning issues which Council should consider prior to making its decision.

I further advise that the State Commission Assessment Panel has the following requirements under Section 33(1)(c) of the Development Act 1993 which must be included as conditions of land division approval on Council's Decision Notification (should such approval be granted).

1. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
   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.
   On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.
2. Payment of $7761 into the Planning and Development Fund (1 allotment(s) @ $7761/allotment).
   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 Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, 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 State Commission Assessment Panel for Land Division Certificate purposes.

The SA Water Corporation will, in due course, correspond directly with the applicant/agent regarding this land division proposal.

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

Yours faithfully

Biljana Prokic
Land Division Coordinator - Planning Services
as delegate of
STATE COMMISSION ASSESSMENT PANEL

SA Water
Level 6, 250 Victoria Square
ADELAIDE SA 5000
Ph (08) 7424 1119
Inquiries Jeanne van Heerden
Telephone 74241119

09 April 2021

Our Ref: H0113518

The Chairman
State Commission Assessment Panel
50 Flinders St
ADELAIDE SA 5000

Dear Sir/Madam

PROPOSED LAND DIVISION APPLICATION NO: 211/D058/21 AT BROOKLYN PARK

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 and sewerage services.

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.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Yours faithfully

Jeanne van Heerden
for MANAGER LAND DEVELOPMENT & CONNECTIONS

6.2 PDI ACT APPLICATIONS

6.2.1 31 Capper Street, CAMDEN PARK

Application No 22033457

Appearing before the Panel will be:

Representor: **Peter Routley** of 38 Cromer Street, Camden Park wishes to appear in support of the representation.

Applicant: **Demetrios Diamanti** wishes to appear in response to the representation.

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT NUMBER	22033457
APPLICANT	Demetrios Diamanti
ADDRESS	31 CAPPER ST CAMDEN PARK SA 5038
NATURE OF DEVELOPMENT	Construction of a habitable outbuilding including a rumpus room, garage and verandah
ZONING INFORMATION	**Zones** • General Neighbourhood **Overlays** • Airport Building Heights (Regulated) (All structures over 15 metres) • Affordable Housing • Building Near Airfields • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy
LODGEMENT DATE	14 October 2022
RELEVANT AUTHORITY	Council Assessment Panel
PLANNING & DESIGN CODE VERSION	2021.15
CATEGORY OF DEVELOPMENT	Code Assessed - Performance Assessed
NOTIFICATION	Yes
REFERRALS STATUTORY	• Nil
REFERRALS NON-STATUTORY	• Nil
DELEGATION	• A representor has lodged a valid representation and wishes to be heard.
RECOMMENDING OFFICER	Maryam Modirrousta
RECOMMENDATION	Planning Consent be Refused

BACKGROUND

For the Panel's benefit, it should be acknowledged the proposed development was partially constructed without the prior approval from Council. The building is subject to an unauthorised development investigation by Council and has been lodged as a result of Council's correspondence to the landowner.

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 93 Deposited 2237 in the area named Camden Park Hundred of Adelaide, Volume 5286 Folio 989, more commonly known as 31 Capper Street, Camden Park. The subject site is rectangular in shape with a 15.2 metre (m) wide frontage to Capper Street and a depth of 56 metres. The subject site has a total area of 854 square metres.

There are no easements, encumbrances, land management agreements or right of way listed on the Certificate of Title.

The subject land is relatively flat and currently contains a single storey detached dwelling, swimming pool and a habitable outbuilding.

The locality, which is predominantly residential in character and nature, generally consist of a wide variety of residential development at low density. More specifically the locality includes a range of older one storey development in the form of detached dwellings, group dwellings and residential flat buildings.

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


Cromer St Reserve
CROMER STREET
CAPPER STREET
CLIFTON STREET
General Neighbourhood
Subject Land
31 Capper Street,
Camden Park
= Subject Land
= Locality
= Representors

PROPOSAL

The proposed development includes the construction of a freestanding habitable outbuilding. The dimensions of the habitable outbuilding are: 14.3m (L) x 7.5m (W) x 3m (H) to the top of wall height. The height to the top of roof is 3.7m. The proposed outbuilding is located on the northern side boundary for the length of 8.3m. It is located 600mm from southern side boundary and 800mm from rear boundary.

For the Panel's benefit, it should be acknowledged the building is presently constructed on the land and is being applied for retrospectively (and thus its bulk and scale can be readily visualised).

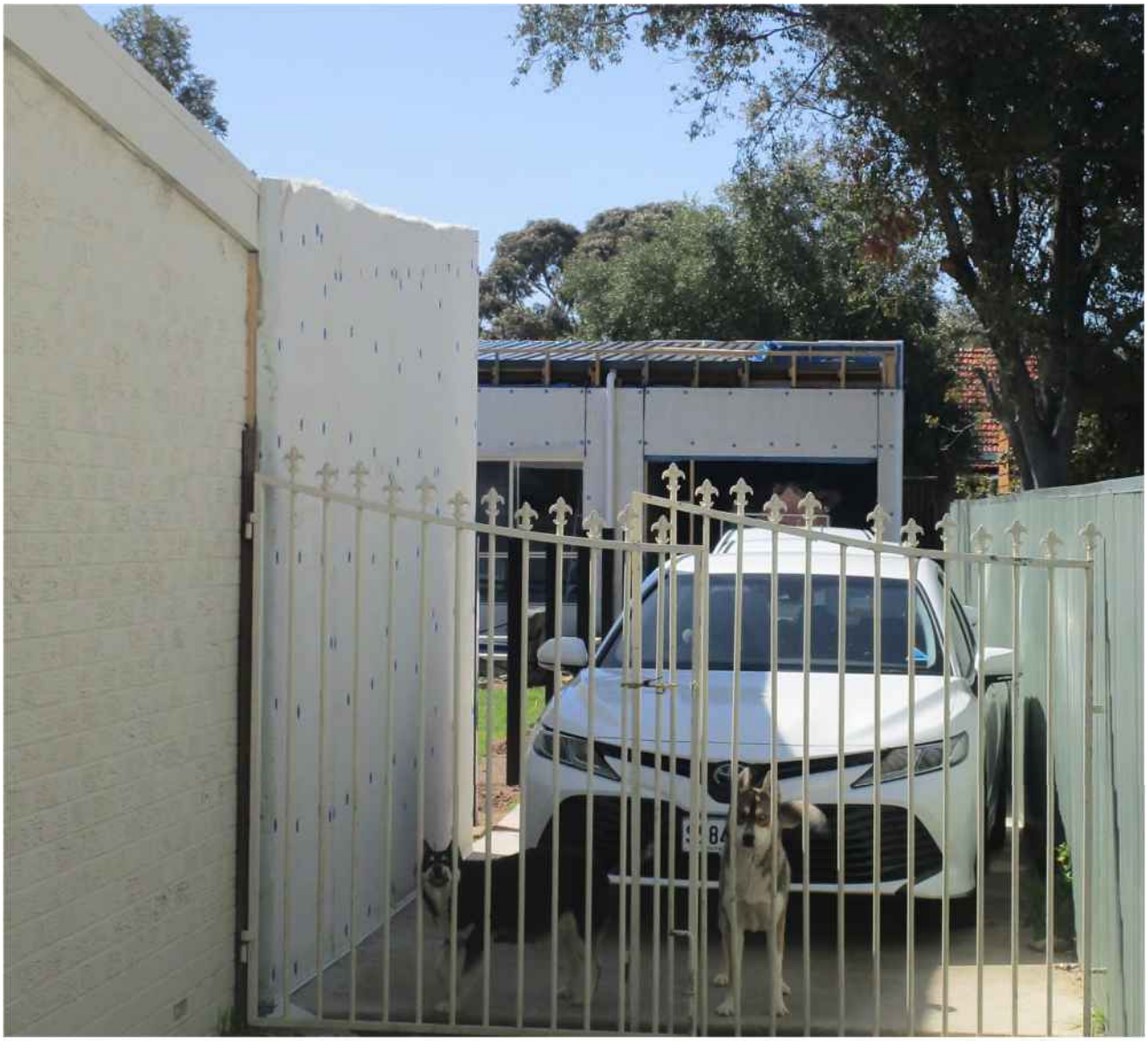


Figure 1 - Subject building, viewed from Capper Street

Figure 2 - Subject building, viewed from 38 Cromer Street

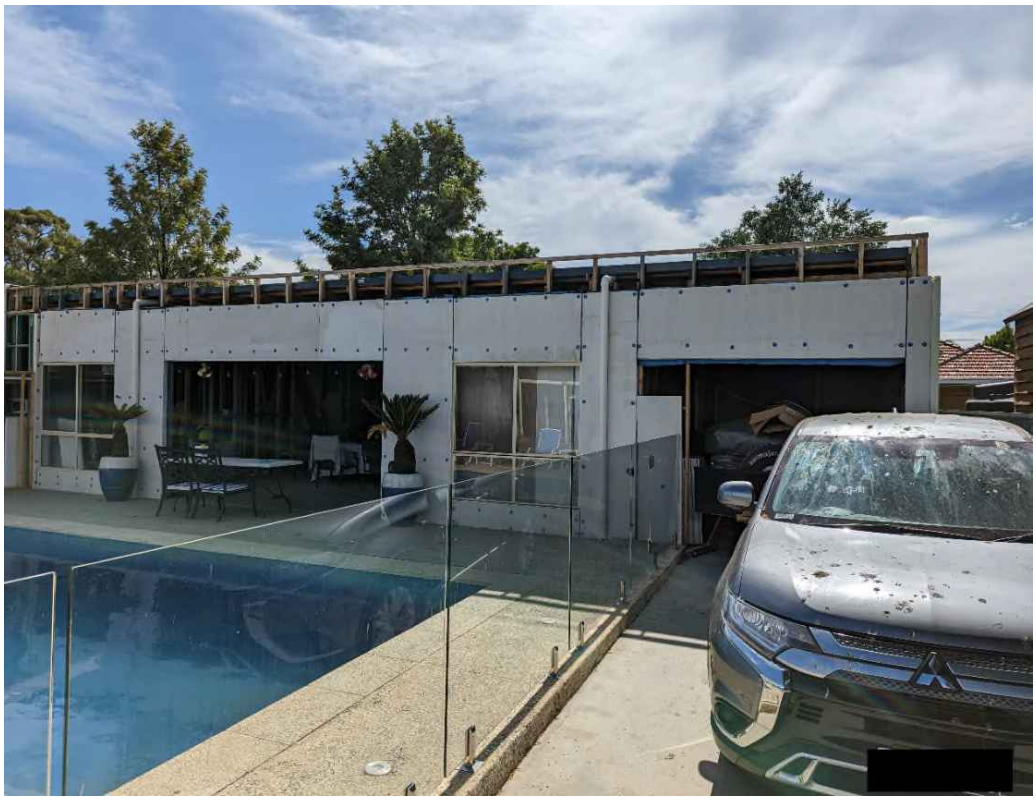


Figure 3 - Subject building, front elevation

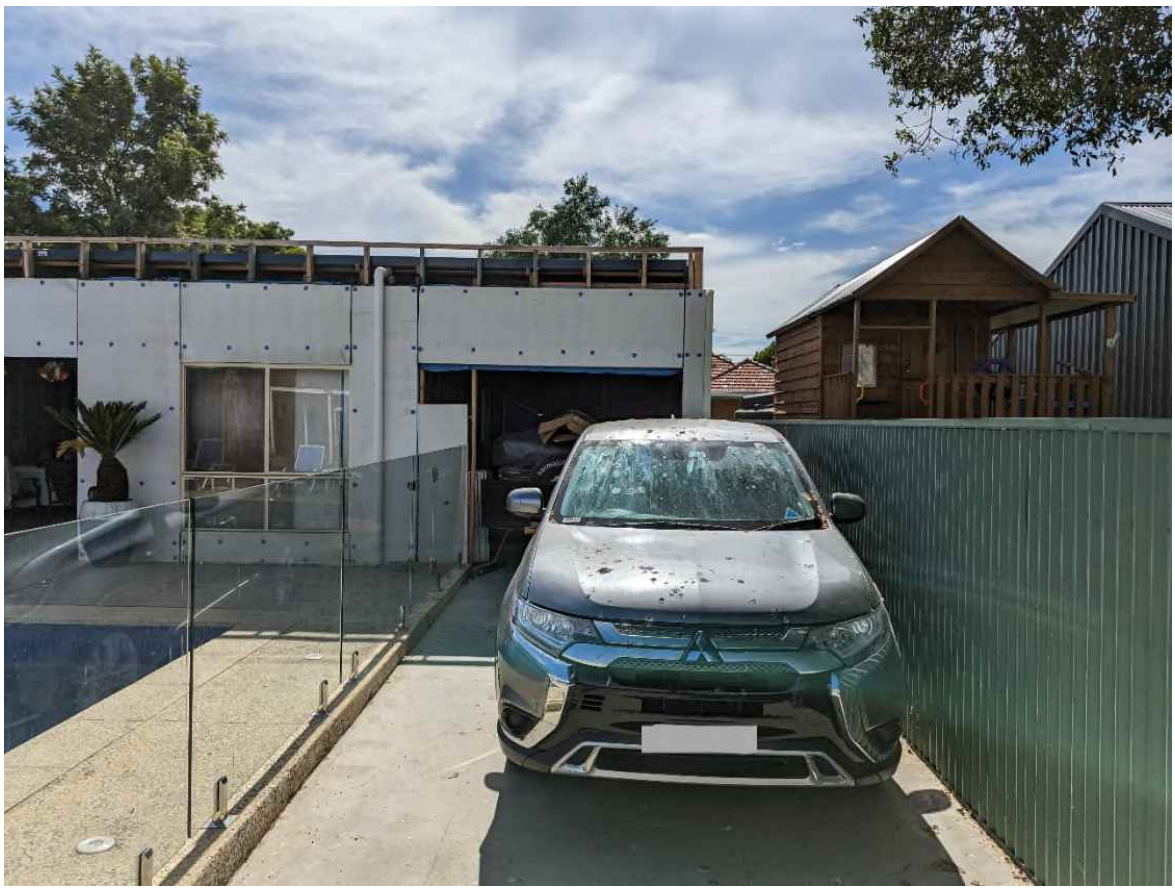


Figure 4 - Subject building, front elevation

Figure 5 - Subject building, front elevation

Figure 6 - Subject building, viewed from 27 Capper Street

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**
Habitable outbuilding Contains pool equipment and playroom, verandah and garage	Performance assessed
Fence 2.4m high boundary fence	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 General Neighbourhood Zone in the Planning and Design Code (The Code).

Properties notified	44 properties were notified during the public notification process.
Representations	1 representation was received.
Persons wishing to be heard	1 representor who wish to be heard. • Peter Routley
Summary of representations	Concerns were raised regarding the following matters: • Building height; • Bulk and scale

Applicant's response to representations	Summary of applicant's response: • A 3.7m high wall is a reasonably acceptable height for a single storey residential building • The rear wall is located 800mm from the rear boundary with no widows which reduce any issues regarding privacy and noise to neighbours.

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

INTERNAL REFERRALS

Nil

EXTERNAL REFERRALS

Nil

RELEVANT PLANNING & DESIGN CODE PROVISIONS

The subject land is located within the General Neighbourhood Zone as described in the Code. The subject land is also affected a series of Overlays and Technical Numeric Variations (TNVs).

ASSESSMENT

The proposal is assessed for consistency with the quantitative requirements of the Planning and Design Code as outlined in the table below:

CODE PROVISIONS	STANDARD	ASSESSMENT
General Neighbourhood Zone Site Coverage PO / DPF 3.1	Max Site Coverage: 60%	Site coverage 37% **Satisfies**
General Neighbourhood Zone Ancillary Buildings and Structures DTS/DPF 11.1	Max floor area: 60 sqm Max wall height: 3m Max roof height: 5m Min soft landscaping:25%	Floor area: 123 sqm **Does not satisfy** Wall height: 3.7m **Does not satisfy** Roof height: 4.2m **Satisfies** Soft landscaping: 25% **Satisfies**

General Neighbourhood Zone Ancillary Buildings and Structures DTS/DPF 11.2	Min private open space: 60sqm	Private open space: 142sqm **Satisfies**

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

Outbuildings situated within rear yards are common place for residential land and is contemplated by the Zone. The proposed building is subordinate and ancillary to the existing dwelling on the land.

Built Form

Performance Outcome 3.1 and 11.1 are of particular relevance to the assessment of the development, which seek:

Performance Outcome 3.1

Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

Performance Outcome 11.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.

Measuring 123sqm, the floor area of the development represents a departure from that typically contemplated by the Planning and Design Code. This can be seen from neighbouring properties particularly when viewed from the east, where the full length of the building is apparent (refer to Figure 2). The building is not significantly visible from the road frontage as it is located at the rear of the dwelling and 48m from the front boundary. This notwithstanding, the building is located 0.8m from the rear boundary and 0.6m from the southern side boundary. The building spans the majority of the rear boundary and when considered in connection with its overall wall height and appearance, the development is considered to result in poor visual amenity impacts when viewed from adjoining land.

The scale of the building is large in terms of wall height and length and subsequently, the amenity of immediately affected neighbours is compromised by the appearance, bulk and scale of the building. To this end, the development fails to accord with General Neighbourhood Zone, Performance Outcome 11.1. The overall size of the building does not allow sufficient space around the buildings to limit its visual impact and provide an attractive outlook, as sought by General Neighbourhood Zone, Performance Outcome 3.1.

Amenity

The representor raised concern regarding the building height, bulk and scale of the habitable outbuilding. The siting of the outbuilding, 0.8 m metres from a rear boundary, with a wall height of 3.7 metres above finished floor level, fails to pay sufficient regard to the residential amenity of the locality as the outbuilding is visible from adjoining properties. The building represents unreasonable bulk, is visually intrusive upon adjoining properties and fails to maintain or enhance the visual amenity of the locality and adjoining/adjacent properties.

SUMMARY

While it is acknowledged the construction of an outbuilding represents a common development type in a residential setting, the preceding assessment has demonstrated the overall form, height and appearance of the building results in unreasonable amenity impacts upon adjoining land.

The floor area of the outbuilding exceeds that typically contemplated by the Zone and is compounded by the overall wall and building height of the development. As a result of these departures from the Planning and Design Code provisions, the development is considered to result in unreasonable bulk, scale and visual amenity impacts upon adjoining land.

The proposal fails to achieve the relevant outcomes sought by the Planning and Design Code. To this end, it is recommended that Planning Consent is refused.

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.

2. Application No. 22033457 by Demetrios Diamanti for the construction of a habitable outbuilding including a rumpus room, garage and verandah at 31 Capper Street, Camden Park is REFUSED for the following reasons:

REASONS FOR REFUSAL

The development fails to satisfy the following provision of the Planning and Design Code:

1. DO 1 of General Neighbourhood Zone - Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

   Reason: The proposed development results in poor amenity impacts upon nearby residential properties.

2. PO 3.1 of General Neighbourhood Zone - Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

   Reason: The building footprint does not allow sufficient space to limit visual impact, nor provide an attractive outlook from nearby land.

3. PO11.1 of General Neighbourhood Zone - Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.

   Reason: The proposed development detracts from the appearance of neighbouring properties.

4. DTS/DPF 11.1 of General Neighbourhood Zone - Ancillary buildings: have a floor area not exceeding 60 square metres and a wall height or post height not exceeding 3m.

   Reason: The proposed habitable outbuilding is more than 60sqm and the proposed wall height exceeds 3m, resulting in visual amenity impacts upon adjoining land.

5. DO 1 of the General Development Policies - Design in Urban Areas (a) - Development that is contextual by considering, recognising and responding to its natural surroundings or built environment and positively contributing to the character of the locality.

   Reason: The proposed development does not positively contributing to the character of the locality.

Attachments

1. Proposal Plans and relevant details
2. Representation and Applicant's Response

TIMBER FRAMED REDNAPANEL CONSTRUCTION

PLANNING DRAWINGS
AMENDMENT "B" 18.01.23

ADDITION TO REAR OF EXISTING RESIDENCE

S.CALDER

31 CAPPER STREET

CAMDEN PARK SA

SHEET	DRAWING LIST
1	EXISTING SITE PLAN
2	PROPOSED SITE PLAN
3	FLOOR PLAN
4	ELEVATIONS
5	SECTIONS

LAND SERVICES SA

Product	Register Search Plus (CT 5286/898)
Date/Time	17/01/2023 02:43PM
Customer Reference	
Order ID	20230117006956

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR - GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5286 Folio 898

Parent Title(s)	CT 2093/116				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	17/08/1995	**Edition**	5	**Edition Issued**	24/06/2022

Estate Type

FEE SIMPLE

Registered Proprietor

STEVEN JOHN CALDER
MEDINA CALDER
OF 31 CAPPER STREET CAMDEN PARK SA 5038
AS JOINT TENANTS

Description of Land

ALLOTMENT 93 DEPOSITED PLAN 2237
IN THE AREA NAMED CAMDEN PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

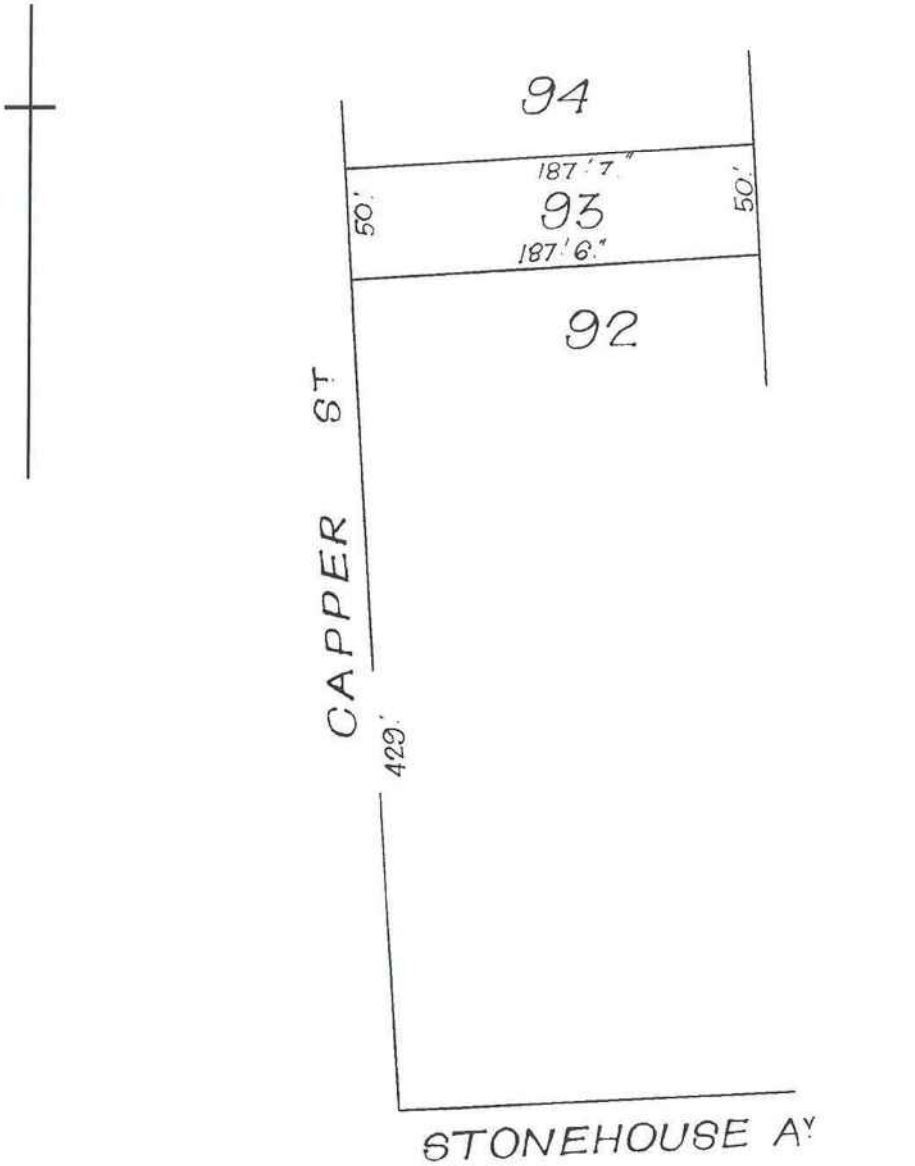
Dealing Number	Description
13814665	MORTGAGE TO ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

Notations

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

LAND SERVICES SA

Product	Register Search Plus (CT 5286/898)
Date/Time	17/01/2023 02:43PM
Customer Reference	
Order ID	20230117006956



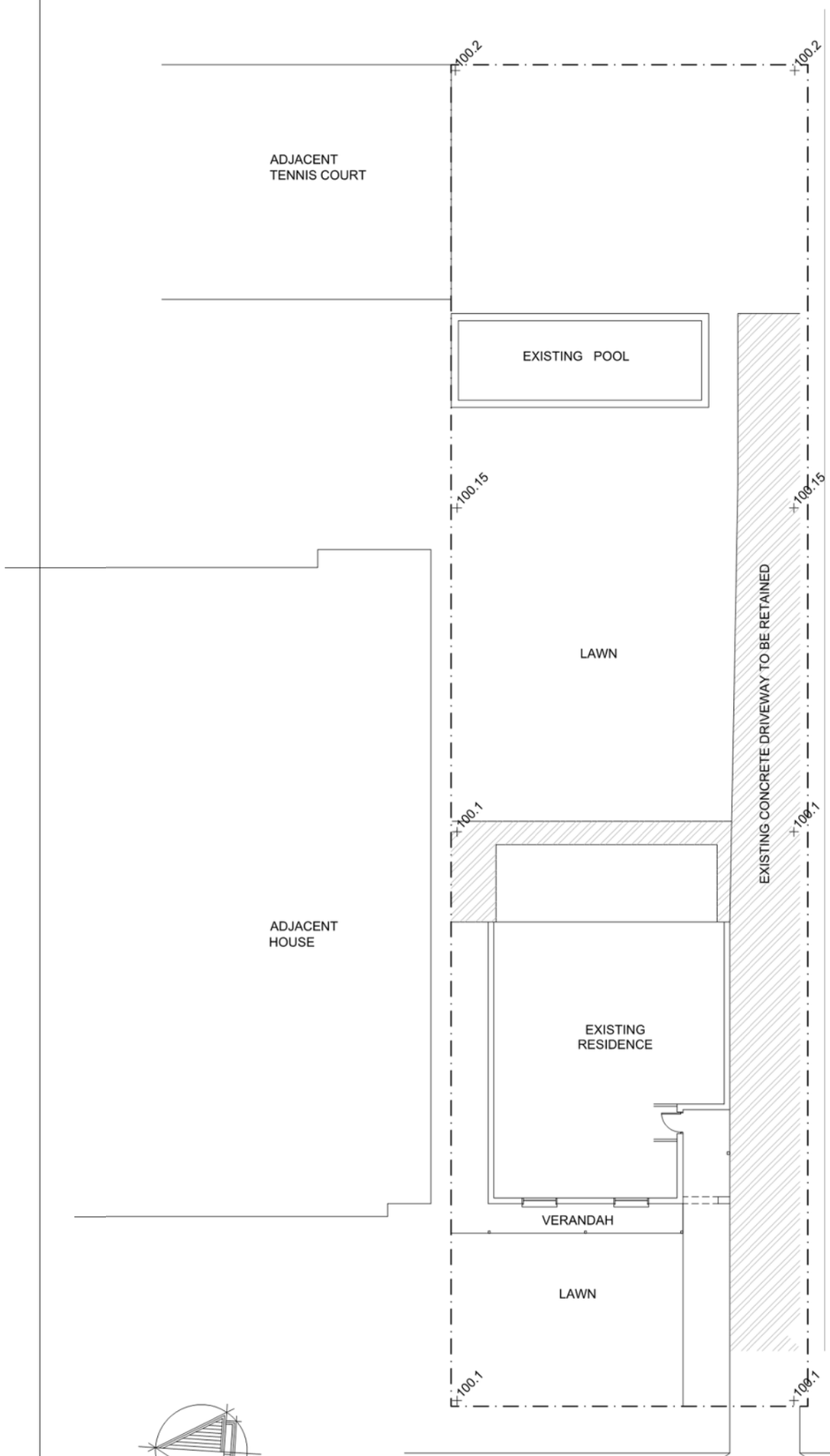
DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

1 FOOT	=	0·3048 metres
1 INCH	=	0·0254 metres

TIMBER FRAMED REDNAPANEL CONSTRUCTION

PLANNING DRAWINGS

AMENDMENT "B" 18.01.23



REV.	DATE:	AMENDMENTS:
"B"	18.01.23	ADDED TIMBER SCREEN
		FOR POOL PUMP AND FILTER
		AMENDED BOUNDARY

CLIENT:
S. CALDER

PROPOSED:
ADDITIONS TO EXISTING REAR RESIDENCE

SITE ADDRESS:
31 CAPPER STREET
CAMDEN PARK

DATE: JANUARY 2023
DRAWN: GR
SHEET: 01 OF 05
JOB No. 079.22

BUILDING
DESIGN &
PROJECT
MANAGEMENT

PO Box 551, Marleston
SA, 5033

PHONE: 0419851867
WEBSITE: www.diamantidesign.com.au
EMAIL: admin@diamantidd.com.au

EXISTING SITE PLAN

SCALE 1:200 @ A3

TIMBER FRAMED REDNAPANEL CONSTRUCTION

PLANNING DRAWINGS

AMENDMENT "B" 18.01.23

LANDSCAPING NOTES

1. DODONEA PURPUREA
(EVERGREEN, 3 M HEIGHT/3M WIDTH)
2. ABELIA GRANDIFOLIA
(EVERGREEN, 1.8 M HEIGHT)
3. POLYGALA GRANDIFLORA
(1M HEIGHT/1.3M WIDTH)
4. WESTRINGIA FRUTICOSA
(2M HEIGHT/2M WIDTH)
5. COLEONEMA PULCHRUM COMPACTUM
(EVERGREEN, 0.6-0.75 M H. /0.5M W.)
6. CALLISTEMON LITTLE JOHN
(0.5-1M HEIGHT/0.3-1M WIDTH)
7. NANDINA NANA
8. COLEONEMA AUREA "GOLDEN DIOSMA"
(0.6M HEIGHT/0.6M WIDTH)
(EVERGREEN, 1.5 M HEIGHT/1.5M WIDTH)
9. VIBURNUM TINUS LUCIDUM
(EVERGREEN, 3 M HEIGHT/2.5M WIDTH)

RAINWATER TANK NOTES

SUITABLE WATER TANK/S SHALL BE INSTALLED COMPLETE WITH PRESSURE PUMP, SUPPLY PIPE AND GATE VALVE. RAINWATER SHALL BE PROVIDED TO THE ENTIRE RESIDENCE INCLUDING HWS. TANK OVERFLOW MUST BE DISCHARGED INTO THE EXIST PADDOCK IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS. INSTALLATION TO COMPLY WITH RELEVANT REGULATIONS AND MANUFACTURER'S RECOMMENDATIONS

SITE PLAN NOTES

ALL SITE DIMENSIONS ARE IN MILLIMETRES UNLESS SPECIFIED OTHERWISE .

FFL TO BE MIN. 300mm ABOVE KERB

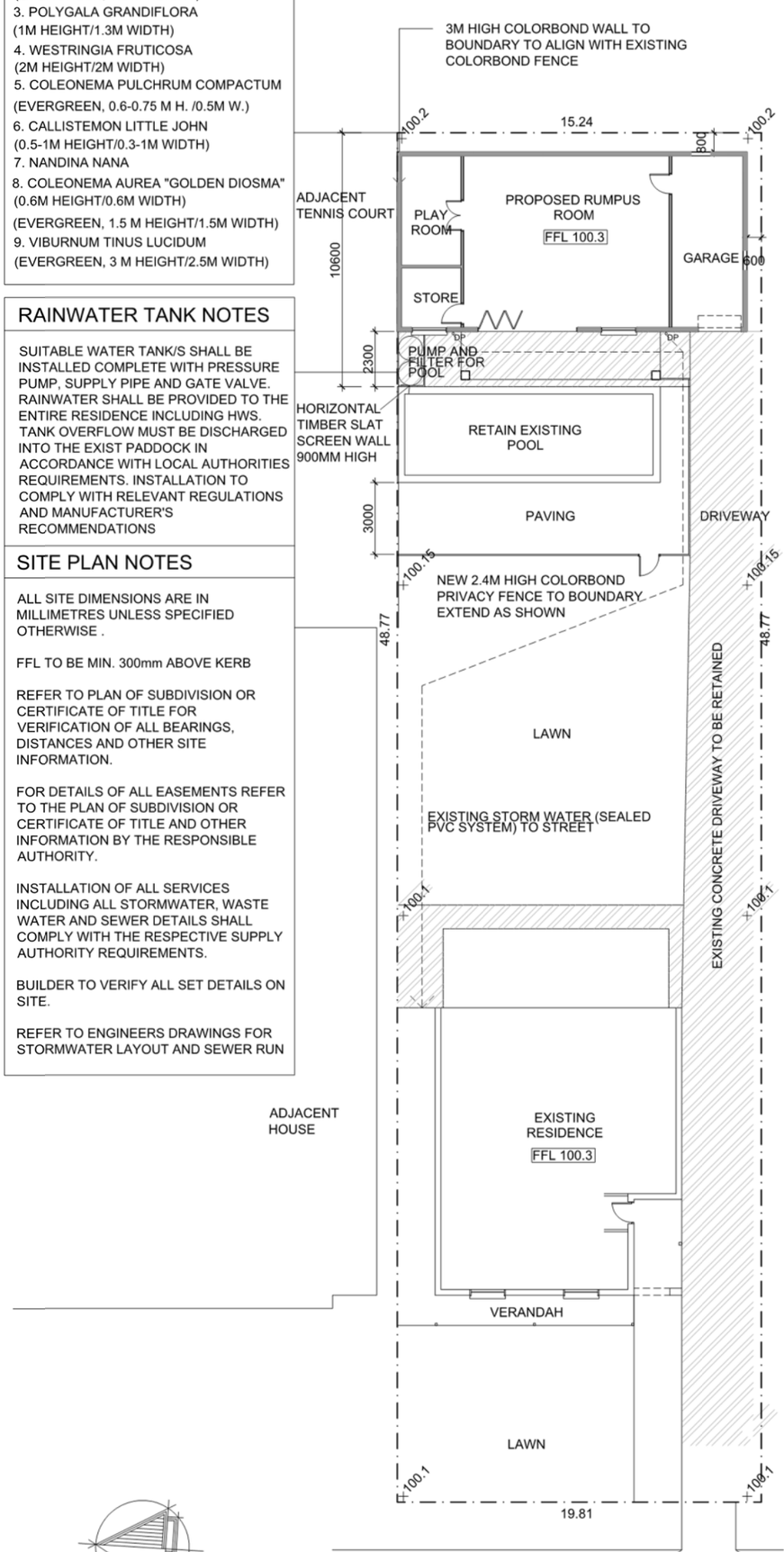
REFER TO PLAN OF SUBDIVISION OR CERTIFICATE OF TITLE FOR VERIFICATION OF ALL BEARINGS, DISTANCES AND OTHER SITE INFORMATION.

FOR DETAILS OF ALL EASEMENTS REFER TO THE PLAN OF SUBDIVISION OR CERTIFICATE OF TITLE AND OTHER INFORMATION BY THE RESPONSIBLE AUTHORITY.

INSTALLATION OF ALL SERVICES INCLUDING ALL STORMWATER, WASTE WATER AND SEWER DETAILS SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

BUILDER TO VERIFY ALL SET DETAILS ON SITE.

REFER TO ENGINEERS DRAWINGS FOR STORMWATER LAYOUT AND SEWER RUN



AREAS	
EXSITING RESIDENCE	186.41 SQM
PROPOSED RUMPUS	123.92 SQM
OVERALL SITE	816.71 SQM
COVERAGE AREA	310.33 SQM
PERVIOUS AREA	242.23 SQM
	29.65%
POS	389.23 SQM

REV.	DATE:	AMENDMENTS:
"B"	18.01.23	ADDED TIMBER SCREEN
		FOR POOL PUMP AND FILTER
		AMENDED BOUNDARY

CLIENT:
S. CALDER

PROPOSED:
ADDITIONS TO EXISTING REAR RESIDENCE

SITE ADDRESS:
31 CAPPER STREET
CAMDEN PARK

DATE: JANUARY 2023
DRAWN: GR
SHEET: 02 OF 05
JOB No. 079.22

BUILDING DESIGN & PROJECT MANAGEMENT
PO Box 551, Marleston SA, 5033

PHONE: 0419851867
WEBSITE: www.diamantidesign.com.au
EMAIL: admin@diamantidd.com.au

PROPOSED SITE PLAN

SCALE 1:200 @ A3

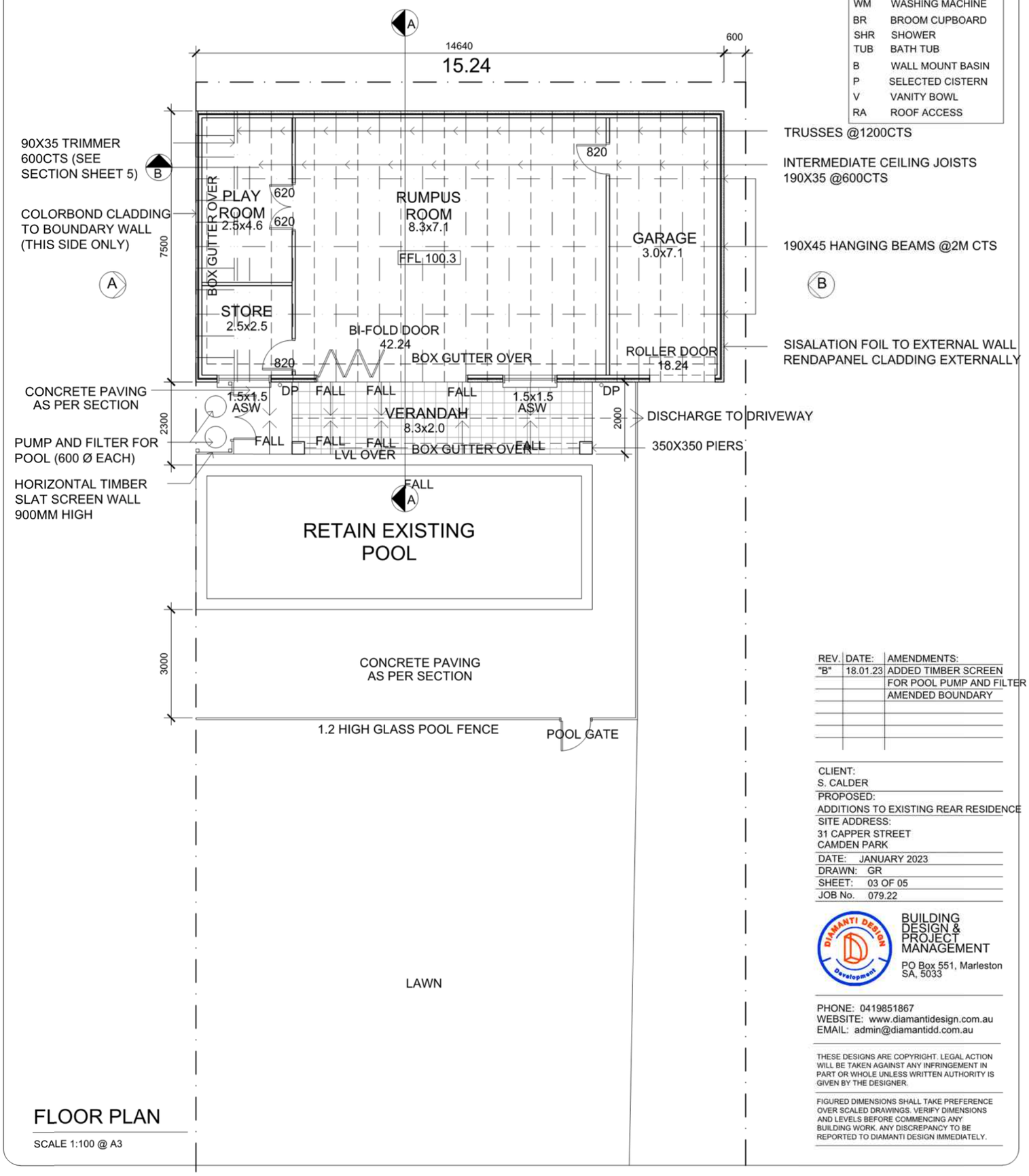
TIMBER FRAMED REDNAPANEL CONSTRUCTION

PLANNING DRAWINGS

AMENDMENT "B" 18.01.23

NOTE:
- ALL WALLS TO BE INSULATED WITH R3.5 ROCKWOOL
- 10MM GYPROCK CEILING AND WALL LINING INTERNALLY

LEGEND	
CT	COOKTOP
FR	FRIDGE
FZ	FREEZER
DW	DISHWASHER PROV.
RH	RANGEHOOD OVER
UBO	UNDER BENCH OVEN
OH	OVERHEAD CUP'DS
S	KITCHEN SINK
PTRY	PANTRY
MW	MICROWAVE PROV.
TR	LAUNDRY TROUGH
DR	DRYER PROVISION
WM	WASHING MACHINE
BR	BROOM CUPBOARD
SHR	SHOWER
TUB	BATH TUB
B	WALL MOUNT BASIN
P	SELECTED CISTERN
V	VANITY BOWL
RA	ROOF ACCESS



REV.	DATE:	AMENDMENTS:
"B"	18.01.23	ADDED TIMBER SCREEN
		FOR POOL PUMP AND FILTER
		AMENDED BOUNDARY

CLIENT:
S. CALDER

PROPOSED:
ADDITIONS TO EXISTING REAR RESIDENCE

SITE ADDRESS:
31 CAPPER STREET
CAMDEN PARK

DATE: JANUARY 2023
DRAWN: GR
SHEET: 03 OF 05
JOB No. 079.22

BUILDING DESIGN & PROJECT MANAGEMENT
PO Box 551, Marleston SA, 5033

PHONE: 0419851867
WEBSITE: www.diamantidesign.com.au
EMAIL: admin@diamantidd.com.au

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND LEVELS BEFORE COMMENCING ANY BUILDING WORK. ANY DISCREPANCY TO BE REPORTED TO DIAMANTI DESIGN IMMEDIATELY.

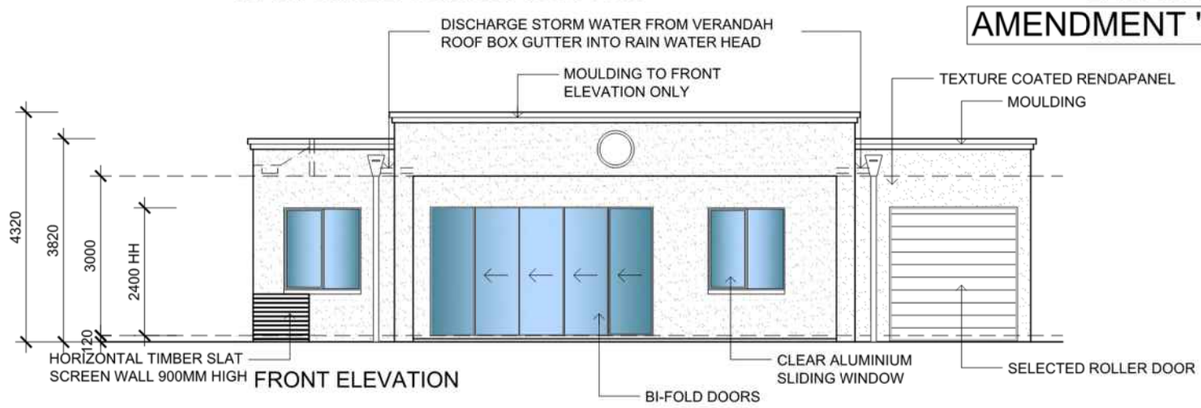
FLOOR PLAN

SCALE 1:100 @ A3

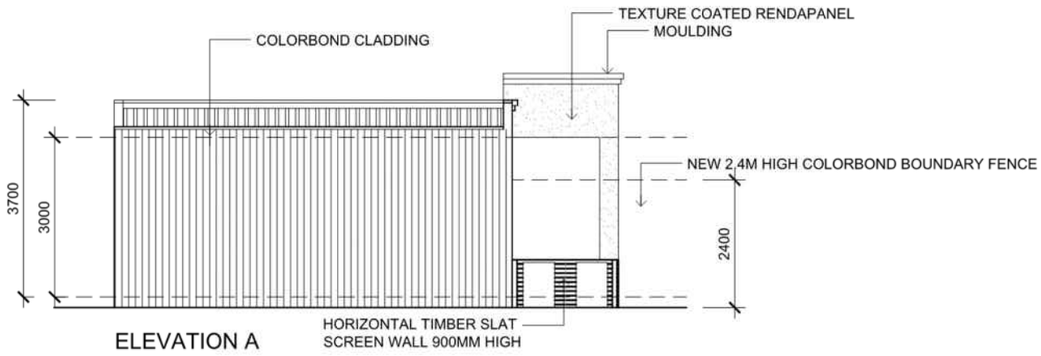
TIMBER FRAMED REDNAPANEL CONSTRUCTION

PLANNING DRAWINGS

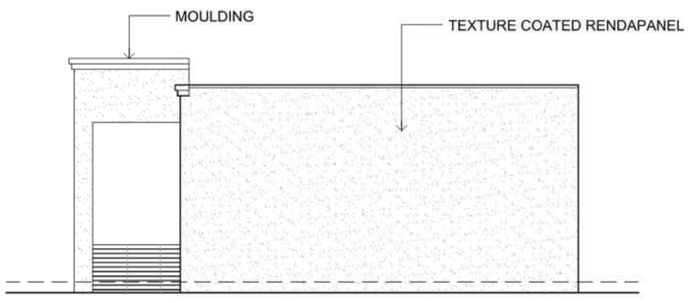
AMENDMENT "B" 18.01.23



REAR ELEVATION



ELEVATION A



ELEVATION B

REV.	DATE:	AMENDMENTS:
"B"	18.01.23	ADDED TIMBER SCREEN
		FOR POOL PUMP AND FILTER
		AMENDED BOUNDARY

CLIENT:
S. CALDER

PROPOSED:
ADDITIONS TO EXISTING REAR RESIDENCE

SITE ADDRESS:
31 CAPPER STREET
CAMDEN PARK

DATE: JANUARY 2023
DRAWN: GR
SHEET: 04 OF 05
JOB No. 079.22

BUILDING DESIGN & PROJECT MANAGEMENT
PO Box 551, Marleston SA, 5033

PHONE: 0419851867
WEBSITE: www.diamantidesign.com.au
EMAIL: admin@diamantidd.com.au

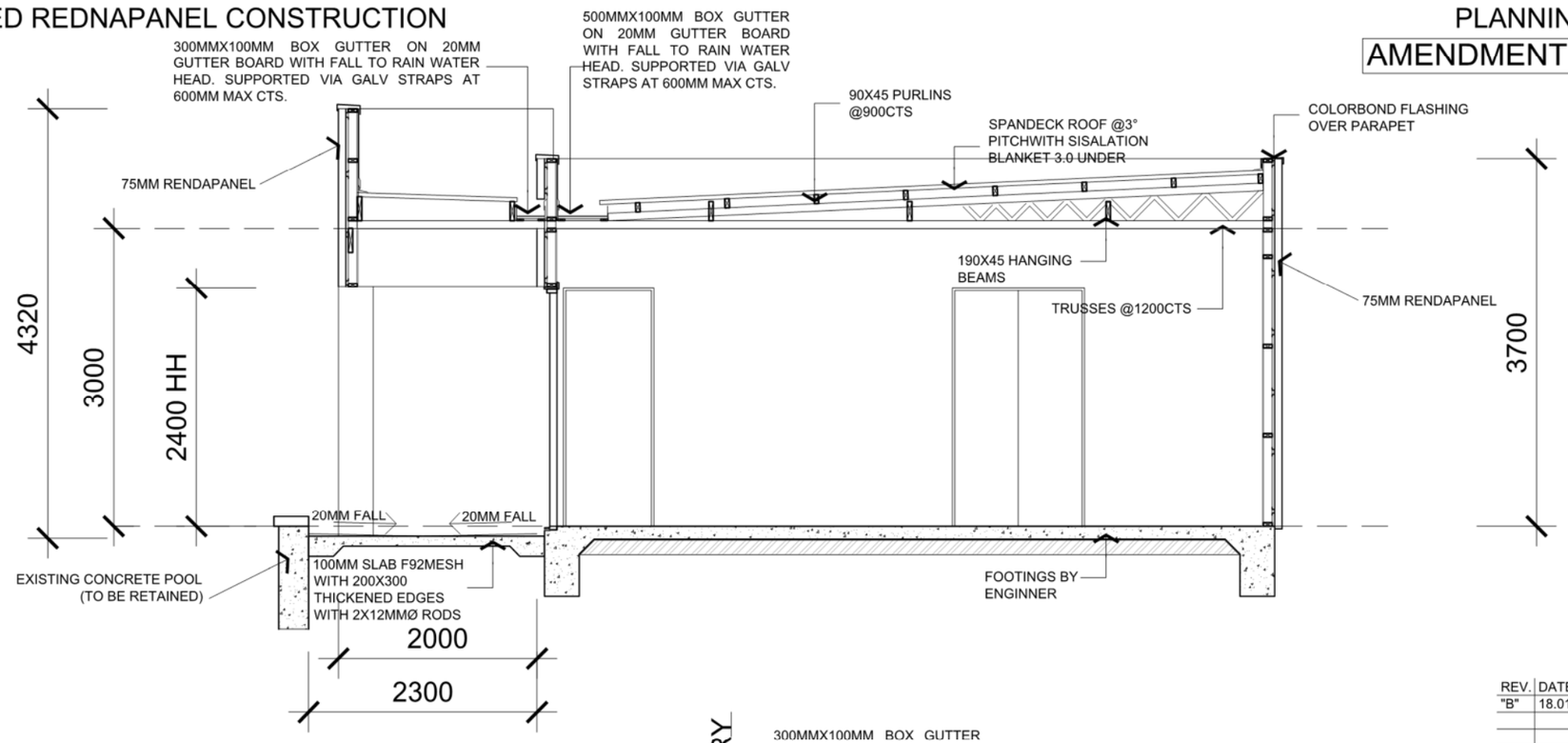
BUILDING AND COLOUR SCHEDULE		
ITEM	CONSTRUCTION	COLOUR
FLOORS	CONCRETE RAFT SLAB & FOOTING TO ENGINEERS DESIGN	
INTERNAL WALLS	TIMBER FRAMED WALLS GYPROCK LINING	
EXTERNALWALLS	TIMBER FRAME RENDAPANEL	AUSTRAL PEPPER
ROOF	COLORBOND SPANDECK	SLATE GREY
WINDOWS	ALUMINIUM FRAMED SLIDING	NATURAL ANODISED
GARAGE DOOR	COLORBOND ROLLER DOOR	SLATE GREY

ELEVATIONS

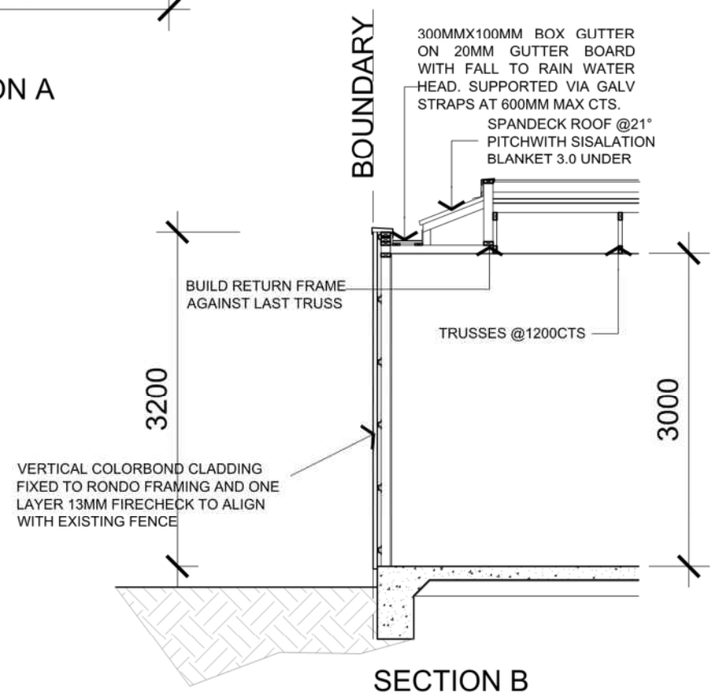
SCALE 1:100 @ A3

TIMBER FRAMED REDNAPANEL CONSTRUCTION

PLANNING DRAWINGS
AMENDMENT "B" 18.01.23



SECTION A



SECTION B

SECTION A

SCALE 1:100 @ A3

REV.	DATE:	AMENDMENTS:
"B"	18.01.23	ADDED TIMBER SCREEN
		FOR POOL PUMP AND FILTER
		AMENDED BOUNDARY

CLIENT:
S. CALDER

PROPOSED:
ADDITIONS TO EXISTING REAR RESIDENCE

SITE ADDRESS:
31 CAPPER STREET
CAMDEN PARK

DATE: JANUARY 2023
DRAWN: GR
SHEET: 05 OF 05
JOB No. 079.22

BUILDING DESIGN & PROJECT MANAGEMENT
PO Box 551, Marleston SA, 5033

PHONE: 0419851867
WEBSITE: www.diamantidesign.com.au
EMAIL: admin@diamantidd.com.au

Details of Representations

Application Summary

Application ID	22033457
Proposal	Construction of a detached dwelling addition including a garage and rumpus room
Location	31 CAPPER ST CAMDEN PARK SA 5038

Representations

Representor 1 - Peter Routley

Name	Peter Routley
Address	38 Cromer Street CAMDEN PARK SA, 5038 Australia
Submission Date	30/11/2022 05:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons I live behind and this structure looks horrible and does not fit in with the surrounding structures. It's too high .	

Attached Documents

West Torrens Council
165 Sir Donald Bradman Drive
Hilton SA 5033

11th January 2023

Attention: Brett Mickan
ID: 22033457

Re: Rumpus room addition to rear of existing residence
For: Steve Calder
At: 31 Capper St Camden Park

Hi Brett

Further to receipt of the representation from Peter Routley of 38 Cromer St Camden Park, we wish to respond as follows;

The rear wall is noted at 3700mm high …it is a singles story building …blank wall with no windows tom reduce any issues regarding privacy & noise to the neighbours and is set 800mm off the rear boundary

This is generally a reasonably acceptable height for a single story residential building to achieve a 3000mm floor to ceiling height internally

I understand that the Representor will be attending the Panel meeting so if you could kindly advise the date & time of the meeting , I will attend and be available to answer any questions 7 respond to the Representors issues accordingly

I await your response

Kind Regards

Jim Diamanti

P: (08) 82931526
F: (08) 82931521
W: diamantidd.com.au
E: admin@diamantidd.com.au
A: PO Box 551,Marleston SA, 5033
ABN: 44510290394

6.2.2 456-458 Henley Beach Road, LOCKLEYS

Application No 22029083

Appearing before the Panel will be:

Representor: **Duilia Bastian** of 1 Franciscan Avenue, Lockleys wishes to appear in support of their representation.

Applicant: **Simon Channon** of URPS wishes to appear in response to the representation

DEVELOPMENT APPLICATION DETAILS

DEVELOPMENT NUMBER	22029083
APPLICANT	St Francis School Lockleys
ADDRESS	456-458 Henley Beach Road, LOCKLEYS SA 5032
NATURE OF DEVELOPMENT	Alterations and additions to an existing Educational Establishment including the construction of a two-storey building to accommodate 15 classrooms, a science room, common areas and amenities as well as signage, external courtyard and freestanding storage shed along with associated earthworks, retaining walls and landscaping.
ZONING INFORMATION	**Zones** • General Neighbourhood **Overlays** • Urban Transport Routes • Urban Tree Canopy • Airport Building Heights (Regulated) • Advertising Near Signalised Intersections • Affordable Housing • Building Near Airfields • Hazards (Flooding - Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development
LODGEMENT DATE	12 Oct 2022
RELEVANT AUTHORITY	Council Assessment Panel
PLANNING & DESIGN CODE VERSION	2022.18
CATEGORY OF DEVELOPMENT	Code Assessed - Performance Assessed
NOTIFICATION	Yes
REFERRALS STATUTORY	• Commissioner of Highways (via Department of Infrastructure and Transport)
REFERRALS NON-STATUTORY	• City Assets (Engineering) • Environmental Health (Waste)

DELEGATION	• A representor has lodged a valid representation and wishes to be heard.
RECOMMENDING OFFICER	Kieron Barnes – Consultant Planner
RECOMMENDATION	Grant Planning Consent with conditions

SUBJECT LAND AND LOCALITY

The subject land is formally described as Allotment 3 Deposited Plan 19999 in the area named Lockleys, Hundred of Adelaide, Volume 5527 Folio 971, more commonly known as 456-458 Henley Beach Road, Lockleys. The subject site is irregular in shape with a 33.5 metre wide frontage to Henley Beach Road, a secondary frontage to Arcoona Avenue of 135.6 metres and a site area of 4.27 hectares.

There is an easement and a right of way over a portion of the subject land. However, these will not affect or restrict the proposed development.

The site currently contains a range of buildings and facilities relating to St Francis School and its associated church. More specifically, the Lockleys Catholic Church and associated Parish Hall are sited near Henley Beach Road with St Francis School located further north on the wider portion of the subject land.

The school is currently comprised of a number of buildings including a substantial two-storey building as well as a group of single-storey transportable classrooms which is located where the proposed new building will be constructed. Approval has recently been granted for the temporary relocation of the transportable buildings during the construction of the new building.

The subject land also includes an oval and play equipment located along the Arcoona Avenue frontage as well as tennis courts and car parking areas. The car parking area is accessed from Henley Beach Road while a designated drop-off area is available along Arcoona Avenue.

The site is relatively flat and, while there are a number of trees on the land, there are no Regulated Trees that would be affected by the development. This has been confirmed by the Tree Assessment Report provided with the application.

It is noted that this site does not contain any potential constraints to development relating to heritage places, flooding or Aircraft Noise Exposure overlays. However, Henley Beach Road is a State Maintained Road meaning that a referral to the Commissioner of Highways was required.

Apart from St Francis School and the associated Church, the locality is generally residential in character and nature. Residential development in the locality features a mixture of low-density dwellings (generally in the form of one and two-storey detached dwellings), mixed with housing for the aged. More specifically, a number of ‘retirement villages’ (or similar) are located to the south-west and south-east of the subject land (fronting Henley Beach Road). An additional aged care facility (potentially a nursing home) is located to the north-east of the subject land fronting Arcoona Avenue. Low-density detached dwellings fronting Clyde Avenue are located directly to the west and share a boundary with the subject land.

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

Figure 1: Subject Land (source: WestMaps)

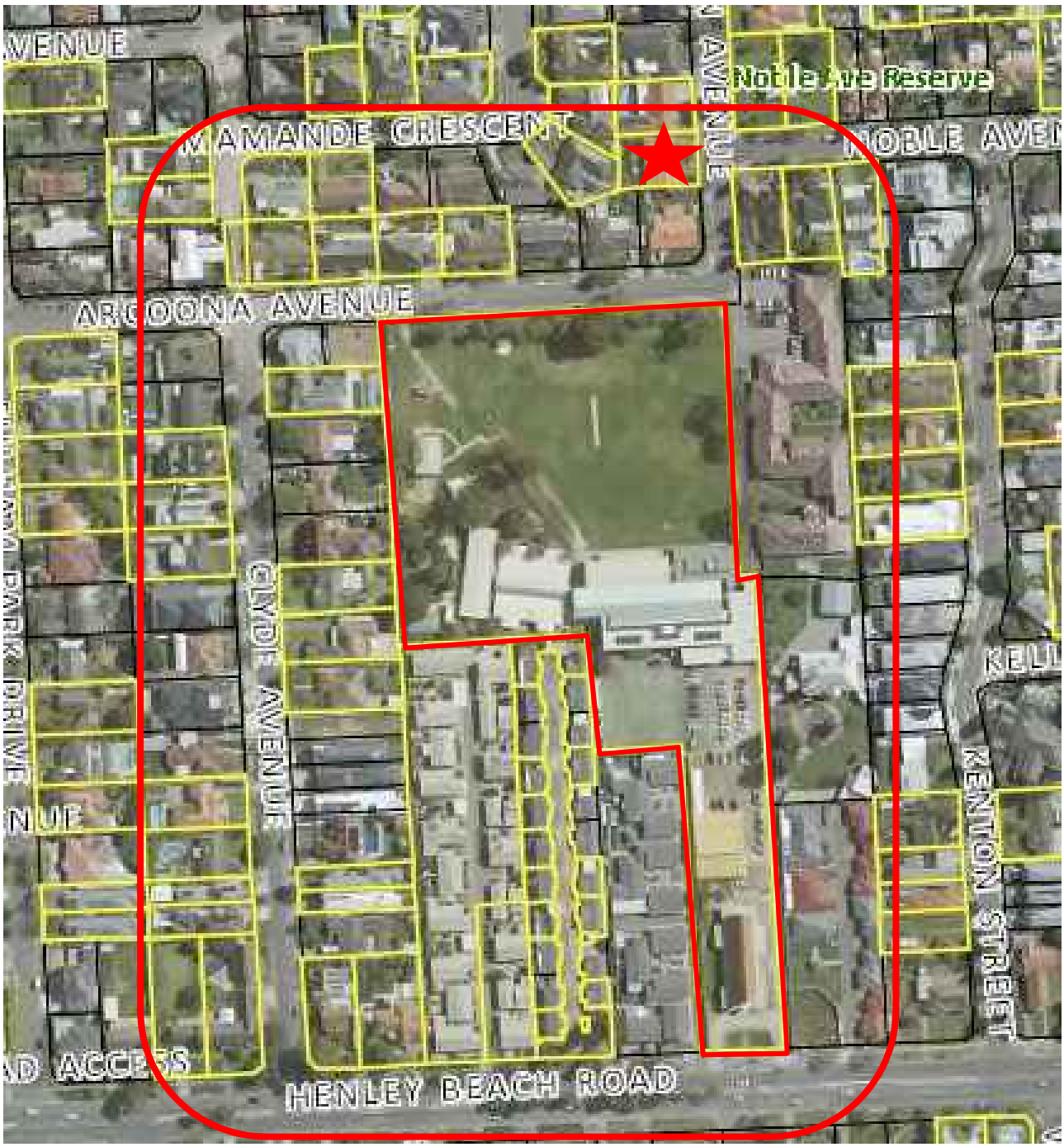


Figure 2: Locality (source: WestMaps)

Figure 3: Existing Transportable Classrooms

Figure 4: Existing retaining wall and fence along the southern boundary

PROPOSAL

The proposed development seeks additions and alterations to an existing educational establishment which is defined by the Planning and Design Code as:

> *… a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated pre-school or institution for the care and maintenance of children.*

In particular, the proposed development seeks the construction of a two-storey building to replace the existing group of transportable classrooms. The ground floor of the building will have a total area of 1,280m^2 and will accommodate nine classrooms plus a science room, a number of breakout areas as well as amenities and storage areas. A relatively modest covered courtyard will be located to the south of the building with access provided to a number of the classrooms.

The upper level will have a floor area of 689m^2 and will accommodate an additional six classrooms as well as further breakout areas and amenities. The upper level will be connected to the existing two-storey building through an elevated walkway.

The Traffic and Parking Assessment provided with the application notes that there are currently 447 students and 37 full-time equivalent employees at the school. These numbers are expected to increase to approximately 514 students and 45 employees at the completion of the development. This represents an increase of approximately 67 students and 8 staff.

The proposed two-storey building will have a maximum height of 8.1 metres to the parapet with the lift core extending slightly above. The ground floor of the building will be setback 3.2 metres from the southern boundary and 11.5 metres from the western boundary. The upper level will be setback a further distance from the boundaries with the southern elevation achieving a 5.1 metre setback to the southern boundary and the western elevation achieving a setback of approximately 35 metres to the western boundary.

Given that the floor level of the proposed building will be lower than the adjoining residential land to the south, a retaining wall with a height of 0.8 metres will be required along the southern boundary. A 1 metre wide garden bed will be placed along the retaining wall with paving between installed around the base of the building.

A number of rainwater tanks will be installed to capture roof stormwater which will used for the flushing of toilets with overflow directed to the street water table.

No changes are proposed to the existing access arrangements for vehicles nor are any changes proposed to the existing car parking areas.

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
Educational establishment	Performance Assessed
Advertisement	Performance Assessed
Retaining wall	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 General Neighbourhood Zone in the Planning and Design Code (The Code).

Properties notified	232 properties were notified during the public notification process.
Representations	Five (5) representations were received with four (4) representors subsequently withdrawing their representations.
Persons wishing to be heard	The following Representor wishes to be heard. • Duilia Bastian of 1 Franciscan Avenue, Lockleys
Summary of representations	Concerns were raised regarding the following matters: • Negative impact of the new building on the residents to the west and south in relation to amenity and privacy. • Increased numbers of students and teachers would negatively impact the ability of residents to move in and out of their homes while also restricting access for emergency vehicles. • Current parking restrictions are being ignored. • Noise levels will increase through the intensification of the development. • The school should not be permitted to increase student numbers given the impact on nearby dwellings.
Applicant's response to representations	The applicant's Planning Consultant provided the following response (in summary): • The building will be setback a considerable distance from the boundaries thereby reducing the potential for overlooking. • Additional measures will be introduced to further reduce the potential for overlooking including obscuring glazing on the southern upper level windows and permanently fixed louvred screening to the western windows. • The report prepared by Phil Weaver and Associates confirms that the existing 55 on-site car parks exceed the requirements of the Planning and Design Code and sufficient capacity is available in the surrounding streets to accommodate drop-off and pick-up of children. • The Environmental Noise Assessment prepared by Sonus confirms that the development and associated mechanical plant can comply with the *Environment Protection (Noise) Policy 2007*.

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

INTERNAL REFERRALS

Department	Comments
City Assets	• The proposed finished floor level satisfies minimum requirements. • The increased parking demand arising from the long-term FTE parking should be met on-site. Accordingly, there is opportunity to provide a new stacked row of parking spaces for staff (6 spaces) behind the Parish Hall building. In addition, 2 new on-site parking spaces could be gained at the front of the Church building. If these additional parking spaces were to be provided, the issue of the additional FTE parking would be suitably addressed. • The increase in short-term pick-up and drop-off demand can be suitably met by the adjacent street network. • The existing access arrangements (including for waste collection vehicles are acceptable and will not result in adverse impacts on the locality. • The stormwater arrangements, which include the harvesting of roof runoff to be used for the flushing of toilets, are considered acceptable. The commentary provided by City Assets has been discussed with Administration, confirming the level of stormwater information provided on the plans is satisfactory for the purposes of Planning Consent.
Waste Management	• The proposed development and included waste management plan is considered acceptable. St Francis School is encouraged to engage with Council's Waste Management team to develop future improvements to their waste systems and avail themselves of Council's waste education services for staff and students.

A copy of the relevant internal referral responses are contained in **Attachment 3**.

EXTERNAL REFERRALS

Department	Comments
Commissioner of Highways (via DIT)	• No objections. • Have directed the inclusion of Conditions relating to access to Henley Beach Road and the management of stormwater.

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

RELEVANT PLANNING & DESIGN CODE PROVISIONS

The subject land is located within the General Neighbourhood Zone as described in the Code.
The subject land is also affected by a series of Overlays.

ASSESSMENT

In assessing the merits or otherwise of the application, the proposed development is discussed under a series of sub-headings below. These sub-headings relate to key 'themes' of the Planning and Design Code which are applicable to an assessment of the proposed development.

Land Use

From a land use perspective, it is noted that the application seeks alterations and additions to an existing educational establishment. It is also noted that DTS/DPF 1.1 of the General Neighbourhood Zone (the 'Zone') lists educational establishment as an anticipated land use. Further, Performance Outcome (PO) 1.2 of the Zone describes educational establishments as an appropriate form of non-residential development:

PO 1.2 Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

(a) small scale commercial uses such as offices, shops and consulting rooms
(b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services
(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities
(d) open space and recreation facilities.

For the above reasons, the proposed land use is acceptable in the General Neighbourhood Zone and represents an appropriate expansion of an existing development which provides a valuable service to the community. In this way, the proposed development also satisfies Desired Outcome 1 of the Zone:

DO 1 Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Desired Character & Pattern of Development

PO 1.5 and the associated DTS/DPF provide guidance in relation to the expansion of educational establishments.

PO 1.5 Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.

DTS/DPF 1.5 Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:

(a) set back at least 3m from any boundary shared with a residential land use
(b) building height not exceeding 1 building level
(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration
(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.

In response to PO 1.5, it is noted that the proposed two-storey building will complement the scale of the existing two-storey building on the land. Accordingly, while the height will exceed the desired height of 1 building level as expressed in clause (b) of DTS/DPF 1.5, it will be consistent with existing built-form character of the school and associated buildings on the land (such as the Church).

In terms of setbacks from the boundaries shared with a residential land use, it is noted that the new building will be sited in a similar position to the existing transportable buildings. Also, the ground floor of the building will be setback 3.2 metres from the southern boundary while the upper level will be setback 5.1 metres. The ground floor will be setback at least 11.2 metres from the western boundary with the upper level setback approximately 35 metres. These setbacks are considered to be appropriate, noting that increased setbacks will be achieved for the upper level, thereby reducing the visual impact of the building when viewed from surrounding residential properties.

Built Form

The proposed two-storey building will have a maximum height of 8.1 metres to the parapet with the lift core extending slightly above this. While the building is generally taller than most buildings in the locality, it is similar to the existing two-storey building on the site. It is also acknowledged that the construction of a two-storey building (rather than a single-storey building with a larger footprint) has benefits in terms of maximising the amount of open space available for students. In this way, the development seeks to minimise the encroachment on existing recreational areas including the oval and associated play equipment.

The visual impact of the two-storey building is also lessened somewhat by the difference in ground levels with the residential properties to the south. More specifically, the bench level of the new building will be approximately 1 metre lower than the adjoining land to the south. This will result in a reduction in the overall height of the building when viewed from these residential properties.

It is also noted that the proposed building style, as well the materials and colours will complement existing buildings on the land thereby reflecting the existing character of the locality.

Amenity

Given that the proposed two-storey building will be sited relatively close to a boundary with residential properties, the potential impact of the development has been carefully assessed against the relevant provisions of the Planning and Design Code. To this end, it is noted that, while the proposed building is replacing a number of existing classrooms, it will increase the intensity of the existing educational use in this portion of the site and will introduce a larger building close to the residential boundary. Therefore, potential impacts include additional noise as well as overlooking, overshadowing and visual appearance. The representor raised amenity concerns including noise and privacy impacts on residential properties. These potential amenity impacts are addressed in more detail below.

Noise

In order to assess the impact of the increased level of noise from the development, the applicant has provided an Environmental Noise Assessment prepared by Sonus Acoustic Engineers. This assessment concludes that, given that a retaining wall and colorbond fence are already located along the boundary, no additional acoustic measures are required to mitigate the noise of children. However, Sonus has recommended a number of acoustic treatments to address the transfer of noise from the mechanical plant (air conditioners) associated with the building. It is considered appropriate that these treatments be dealt with as a Reserved Matter should the application be approved.

Based on the Environmental Noise Assessment, the proposed development appropriately satisfies Interface between Land Uses PO 4.1 and its associated DTS/DPF 4.1.

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.

Overlooking

In order to address the potential for overlooking, the upper level windows on the southern elevation of the building will feature obscure glazing. Also, fixed vertical screens will be installed along the upper level windows on the western elevation to reduce the potential for direct overlooking of the residential properties to the west. In this way, the proposed development satisfactorily addresses Design in Urban Areas PO 10.1 and its associated DTS/DPF 10.1:

PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.

DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:

(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm
(b) have sill heights greater than or equal to 1.5m above finished floor level
(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

Overshadowing

Shadow diagrams provided by the applicant indicate that there will be a degree of overshadowing on some of the adjoining residential properties to the south. In particular, it would appear that the private open space for one of the adjoining units (highlighted by a red star in the figure below) is likely to be the most affected by the proposed development with only a relatively small portion of the private open space receiving direct sunlight during the winter solstice (see Figure 5 below).

Figure 5: Overshadowing during Winter Solstice (Unit 21 marked with red star)

The applicant's Planning Consultant has undertaken a detailed review of the overshadowing impacts and has provided the following commentary in relation to the impact on the private open space of the property highlighted with a red star in Figure 5 (Unit 21):

For Unit 21:

- *North facing habitable room windows will continue to receive direct sunlight for at least 2 hours at the winter solstice.*
- *Its primary area of private open space will be impacted by the upper floor. Of the ~70m2 of private open space at the rear of the dwelling, between 20-25m2 will continue to receive direct sunlight between 11am and 1pm (i.e. the middle of the day). While this is less than envisaged by the DPF, it is contended that the Performance outcome will be satisfied because:*
  - *The proposed building ground level and upper level setbacks comply with the side setback DPF 8.1 which allows buildings with walls up to 3m within 900mm and building walls of 7.4 metres to around 3.33 metres from side boundaries.*
  - *The proposed building is 'cut' into the land and has its finished floor level nearly 1m lower than the finished floor level of all dwellings to the south.*
  - *The two-storey building has a modest overall building height of 8.1 metres above the finished ground level.*
- *The dwelling has no solar panels.*

It is clear from the shadow diagrams that the proposed development will result in a level of overshadowing on some of the adjoining residential properties to the south. While it would appear that the north facing windows of the dwellings will receive at least 3 hours of direct sunlight between 9:00am and 3:00pm on 21 June, only 25m^2 (approximately) of the affected private open space will receive at least two hours of direct sunlight during this time.

While the increased overshadowing caused by the proposed two-storey building is not ideal, it is noted that the proposal only slightly falls short of the guidelines within DTS/DPF 3.2. More specifically, DTS/DPF seeks direct sunlight to at least 35m^2 of private open space, while the shadow diagrams indicate that only 25m^2 will receive direct sunlight during the winter solstice. Given that the proposed development generally satisfies the majority of other provisions of the Planning and Design Code (including setbacks from boundaries), a shortfall of approximately 10m^2 in terms of overshadowing of private open space is considered acceptable. Therefore, the development is considered to satisfy Interface between Land Uses POs 3.1 and 3.2 even though it falls slightly short of DTS/DPF 3.2:

PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in:

a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.

DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.

PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:

a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.

DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

a. for ground level private open space, the smaller of the following:
i. half the existing ground level open space
or
ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)
b. for ground level communal open space, at least half of the existing ground level open space.

In terms of the potential impacts associated with external lights, the applicant has provided a technical report which demonstrates that the external lights will achieve compliance with the appropriate Australian Standard. On this basis, the proposed development will satisfy Interface between Land Uses PO 6.1.

Parking and Access

As outlined previously in this report, the proposed development seeks to increase the number of students and employees on this site by approximately 67 and 8 respectively. While the applicant's Traffic Engineer has concluded that a sufficient supply of parking exists on site and on the surrounding streets to accommodate this increase, the Council's Traffic Engineer has concluded that the proposal should provide an additional nine spaces for staff and 17 spaces for the increase in student numbers. The Council's Engineer has further advised that sufficient on-street parking is available to accommodate the short-term drop-off and pick-up needs of students. However, he has recommended that additional on-site parking should be provided in the form of an extra six stacked spaces for staff near the Parish Hall as well as two additional spaces near the front of the Church. It is understood that the applicant is willing to increase the number of parks in this area. Accordingly, it is considered appropriate that a Reserved Matter be incorporated which requires that these additional parking spaces be formalised.

In terms of vehicular access, it is noted that the current arrangements will not be altered by the proposed development. In addition, the applicant's Traffic Engineer has provided turn paths which demonstrate that a medium rigid waste collection vehicle can access and circulate within the site from Henley Beach Road. The turn paths also indicate that sufficient room is available for the waste collection vehicle and a passenger car to enter and exit the site at the same time.

It is also noted that there is likely to be an additional 18 vehicle movements per day utilising the Henley Beach Road access points. This increase is considered minor and is unlikely to result in a negative impact on this State Maintained Road. To this end, it is noted that the Commissioner of Highways has not raised any concerns with the proposed development or the access arrangements.

With the above in mind, the proposed development satisfies the relevant Transport, Access and Parking provisions of the Planning and Design Code including PO 5.1:

PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

(a) availability of on-street car parking
(b) shared use of other parking areas
(c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared
(d) the adaptive reuse of a State or Local Heritage Place.

Waste Management

The applicant has provided details in relation to the existing waste management arrangements and confirmed that these arrangements will be sufficient to accommodate the increase students and staff as a result of the proposed development. Also, as mentioned above, the applicant's Traffic Engineer has confirmed that a waste collection vehicle can safely and efficiently enter and exit the site.

Stormwater Management

The proposed stormwater management arrangements have been reviewed and assessed as being acceptable by the Council's City Assets Department. In particular, it acknowledged that the stormwater collected from the roof will:

- be directed to 2, 18000L rainwater tanks (capturing 100% of roof stormwater) with 8000L of which will be plumbed for the flushing of toilets and 1000L for detention purposes
- Any additional stormwater will be directed appropriately to the street water table at the rear of the site on Arcoona Avenue.

Based on the above, development satisfactorily achieves Desired Outcome 1 of the Stormwater Management Overlay and Performance Outcome 5.1 and 42.3, General Development Policies, Design in Urban Areas.

SUMMARY

The proposal development involves substantial alterations and additions to the existing St Francis School at 456-458 Henley Beach Road, Lockleys. More specifically, the proposal seeks the construction of a two-story building to replace a number of transportable classrooms which will be relocated during the construction period. Over time, the proposed development will result in an additional 67 students and 8 staff on the school grounds. The parking needs for the additional staff will be accommodated via an increase in the number of on-site parks, while sufficient capacity exists on surrounding streets to accommodate the drop-off and pick-up requirements for students.

The proposed two-storey building will be sited relatively close to the residential properties which adjoin the subject land to the south. However, the application has demonstrated that the potential impact on these properties will be managed appropriately. While it is noted that there will be additional overshadowing of some of the adjoining residential properties, this is considered acceptable given that the overshadowing only just falls short of the desired guidelines expressed in the Planning and Design Code.

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 2022.18.

On balance, the proposal reasonably satisfies the relevant provisions of the Planning and Design Code Version 2022.18. 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 applicant against the Planning and Design Code, the application is not seriously at variance with the provisions of the Planning and Design Code Version 2022.18.

2. Application No. 22029083 by St Francis School Lockleys to carry out Alterations and additions to an existing Educational Establishment including the construction of a two-storey building to accommodate 15 classrooms, a science room, common areas and amenities as well as signage, external courtyard and freestanding storage shed along with associated earthworks, retaining walls and landscaping at 456-458 Henley Beach Road, Lockleys is GRANTED Planning Consent subject to the following Reserved Matters and Conditions of consent:

Reserved Matters

The following information shall be submitted for further assessment and approval by the Relevant Authority as Reserved Matters under Section 102(3) of the *Planning Development and Infrastructure Act 2016*:

1. Revised plans demonstrating additional on-site parking shall be provided for staff of the school in the form of 6 ‘stacked’ parks at the rear of the Parish Hall and 2 parks near the front of the Church.

2. Revised plans demonstrating acoustic treatments for the mechanical plant being incorporated into the development design, in accordance with the recommendations of the Environment Noise Assessment prepared by Sonus.

Pursuant to Section 127 of the *Planning Development and Infrastructure Act 2016*, the Relevant Authority reserves its decision on the form and substance of any further conditions of Planning Consent that it considers appropriate to impose in respect of the Reserved Matter outlined above.

Planning Consent Conditions:

1. The development shall be undertaken and completed in accordance with the plans and information detailed in this application specifically plans as listed below:

    - Drawing No. PL102, DWG Issue PL02, Site Plan Proposed
    - Drawing No. PL200, DWG Issue PL02, Ground Floor Proposed
    - Drawing No. PL201, DWG Issue PL02, First Floor Proposed
    - Drawing No. PL202, DWG Issue PL02, Roof Plan Proposed
    - Drawing No. PL300 & PL301, DWG Issue PL02, ELevations
    - Drawing No. PL400 & PL401, Dwg Issue PL02, ESD Principles and Sun Study
    - Drawing No. OS835_L_001, OS835_L_002, OS835_L_101, OS835_L_201, OS835_L_201, Issue P1, Prepared by Outer Space
    - Drawing No. JAC220268-DRG- C001, Issue D, General Notes/Siteworks and Drainage Plan
    - Recommendations contained on Page 9 and 10, Sonus Report, Ref. S7564C1, dated November 2022

    except where varied by any condition(s).

2. Prior to commencement of any site works, a “Tree Protection Zone”, consisting of a 2.0m high solid, chainmesh, steel or similar material fence with posts at 3m intervals, shall be erected in accordance with the report prepared by Symatree, Sam Cassaar dated June 2022. A sign displaying the words “Tree Protection Zone” shall be placed on the fence and no persons, vehicles or machinery shall enter the Area and no goods, materials or waste shall be stored within the Area until after construction is complete. A layer or organic mulch (woodchips) to a depth of 100mm shall be placed over all root systems within the Area to assist with moisture retention and to reduce impact of compaction and supplementary watering shall be provided through any dry periods during the construction process.

3. All external lighting must be designed and constructed in accordance with Australian Standard (AS 4282-1997).

4. That the maximum service vehicle, including the refuse collection vehicle, shall be limited to an MRV as specified in Australian Standard 2890.2 - 2002 Parking Facilities, Part 2, Off-Street Commercial Vehicle Facilities.

5. All devices/treatments proposed and nominated on the approved plans, and forming part of the Development Application, to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises and maintained for the life of the building.

6. Prior to the use and/or occupation of the structure(s), all stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details.

8. A stormwater trap shall be installed as part of the site’s stormwater system to prevent grease, oil, sediment, litter and other substances capable of contaminating stormwater from entering the Council’s stormwater drainage system. The trap shall be regularly cleaned and maintained in good working order to the reasonable satisfaction of the Council.

Commissioner of Highways Conditions

1. Access to Henley Beach Road shall be gained in accordance with the Phil Weaver & Associates Traffic & Parking Assessment, File 22-083, dated 29 September 2022.

2. All vehicles shall enter and exit Henley Beach Road in a forward direction.

3. Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant’s expense.

Attachments

1. Proposal Plans and Documents
2. Representations and Response to Representations
3. Internal & External Referrals

Ref: 22ADL-1649

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

urps.com.au

11 November 2022

Mr Kieron Barnes
Consultant Planner
City of West Torrens

Uploaded to PlanSA Portal

Dear Kieron

DA 22029083 – Response to Request for Further Information

Introduction

Thank you for your letter requesting additional information for this development application for St Francis School Lockleys.

As you have outlined, you are concerned with the development's interface with adjacent residential development, particularly on the southern side of the building. Having considered your concerns, the School seeks to amend the proposal to increase the setback of the upper level of the building from the southern boundary of the site.

I have enclosed amended proposal plans with this correspondence (including updated shadow diagrams), together with an updated Siteworks and Drainage Plan prepared by Jack Adcock Consulting and an Obtrusive Lighting Assessment report prepared by TMK.

Further advice from Phil Weaver and Associates in relation to traffic and from Sonus in relation to noise will be provided to Council as soon as possible.

Matters Raised and Response

Overshadowing

The proposed amendments to the upper-level result in an increased setback of the upper level to 5.1 metres from the southern boundary. To compensate for the loss in floor area, the upper level is wider (extending further toward the west).

Shadow diagrams have been prepared for the winter solstice each hour between 9am and 2pm. These demonstrate the extent of overlooking and this assessment is focussed on the extent of shadowing from first floor level.

Figure 1 on the following page shows an aerial view of the location of the proposed development and the proximity the nearest dwellings to the south of the land.

Figure 1 The approximate location of the proposed development (ground floor roof and upper level floor plan shown)

Also shown in the attached image are Units 20 and 21 of 462 Henley Beach Road and unnumbered units at 464-466 Henley Beach Road. Only the dwelling immediately west of Unit 21 above has a direct interface with the two-storey element proposed and this is referred to as the "starred" dwelling.

PO 3.1-3.3 of the Interface between Land Use provisions of the Code seek to minimise overshadowing to:

- Habitable room windows of adjacent dwellings.
- Private open space of adjacent dwellings.
- Solar energy facilities (i.e. solar panels).

One way of complying with these provisions is to meet the Designated Performance Features for the first two dot points above (no DPF applies to the third dot point) by:

- Maintaining direct sunlight to habitable room windows of adjacent dwellings for 3 hours between 9am and 3pm at the winter solstice.
- Maintaining direct sunlight to the lesser of half or 35m² private open space of adjacent dwellings for 2 hours between 9am and 3pm at the winter solstice.

The proposed development satisfies the Performance Outcomes 3.1 to 3.3 because:

- For Unit 20:
  - North facing habitable room windows will continue to receive direct sunlight for at least 2 hours at the winter solstice.
  - Its primary area of private open space is not materially affected by the proposed school building until around 2pm; prior to that its private open space is affected by existing buildings (early in the morning) and its rear boundary fence (through the middle of the day). Beyond 2pm, the private open space would not receive direct sunlight because of the rear fence and the outbuilding to the west of the dwelling.
  - There will be no shading of solar panels.
- For Unit 21:
  - North facing habitable room windows will continue to receive direct sunlight for at least 2 hours at the winter solstice.
  - Its primary area of private open space will be impacted by the upper floor. Of the ~70m² of private open space at the rear of the dwelling, between 20-25m² will continue to receive direct sunlight between 11am and 1pm (i.e. the middle of the day). While this is less than envisaged by the DPF, it is contended that the Performance outcome will be satisfied because:
    - The proposed building ground level and upper level setbacks comply with the side setback DPF 8.1 which allows buildings with walls up to 3m within 900mm and building walls of 7.4 metres to around 3.33 metres from side boundaries.
    - The proposed building is 'cut' into the land and has its finished floor level nearly 1m lower than the finished floor level of all dwellings to the south.
    - The two-storey building has a modest overall building height of 8.1 metres above the finished ground level.
  - The dwelling has no solar panels.
- For the starred dwelling:
  - There appears to be a north-facing window within 1.5m of the boundary fence; this window will be impacted throughout the day be either the proposed

building or the fence. All other north facing windows (the bulk of the dwelling) will not be affected by shadow from around midday.

- The upper level will shade its private open space in the morning, but it will be unaffected by the proposed development from around mid-day. This private open space area is already significantly shaded by fencing.
- The dwelling has no solar panels.

Noise

Noise from school activities is not covered by the Environment Protection (Noise) Policy 2007.

The school employs administrative measures to manage noise within the site. Having regard to any school noise impact on the properties to the residential properties to the south, it is noted:

- The area is relatively small and contains no play areas.
- A small breakout/courtyard space is proposed. This will be used for bag storage and may also be used for supervised teaching; noise would be limited so as not to impact other learning areas or neighbouring properties.
- Students are separated from the fence line by a 1m tall retaining wall.

The School has engaged Sonus to prepare an acoustic report in relation to plant noise. This will be provided to Council as soon as possible.

Lighting Report

TMK has prepared a lighting report which demonstrates that compliance can be achieved with AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.

Stormwater Management

The updated stormwater management plan shows water tanks to be connected to 100% of the roof area and used for both detention and retention (2 x 18,000 litres; 8,000 litres retention and 10,000 litres detention per tank).

Conclusion

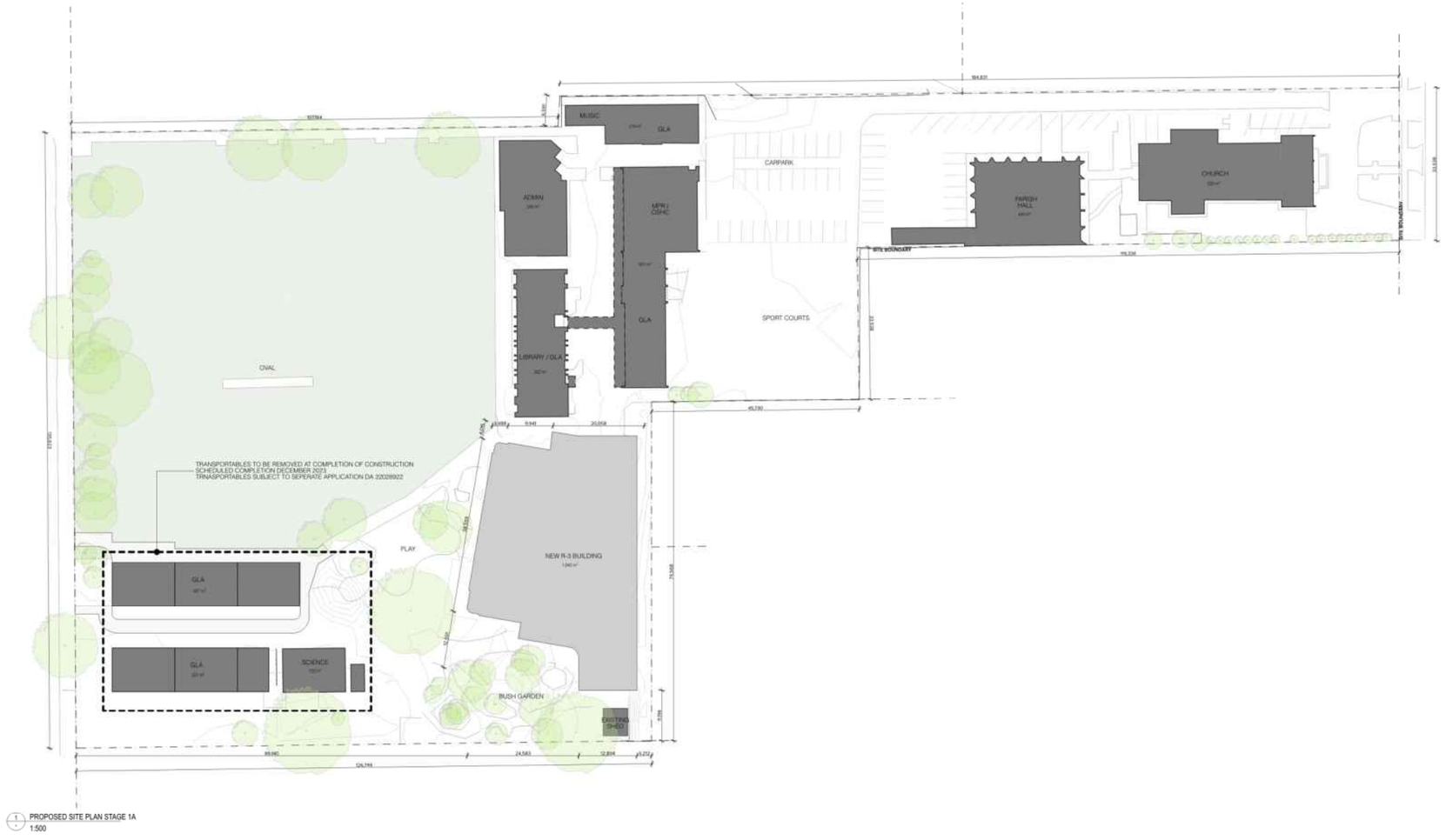
I trust the above information and attachments will allow you to progress with public notification.

Please call me if you have any questions on 8333 7999.

Yours sincerely

Simon Channon
Associate Director

SHAPING GREAT COMMUNITIES



1 PROPOSED SITE PLAN STAGE 1A
1:500

ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

PLANNING - SITE PLAN PROPOSED

Scale	Drawn
1:500 @ A1	SR
Date	Chkd
15/11/22	TH

Job No	Dwg No	Revision
22069	PL102	PL02

S M F A

Project North True North

Scale Bar 5 10 20 50 100

Job No.: 22069
Site Address: 458 HENLEY BEACH ROAD LOCKLEYS SA 5032
Project Name: 22069 ST FRANCIS SCHOOL LOCKLEYS
Date: 16/1/23
Drawn:
Apvd.:
Scale: 1:400, 1:200 @ A101
Drg No.:
Drg Issue:

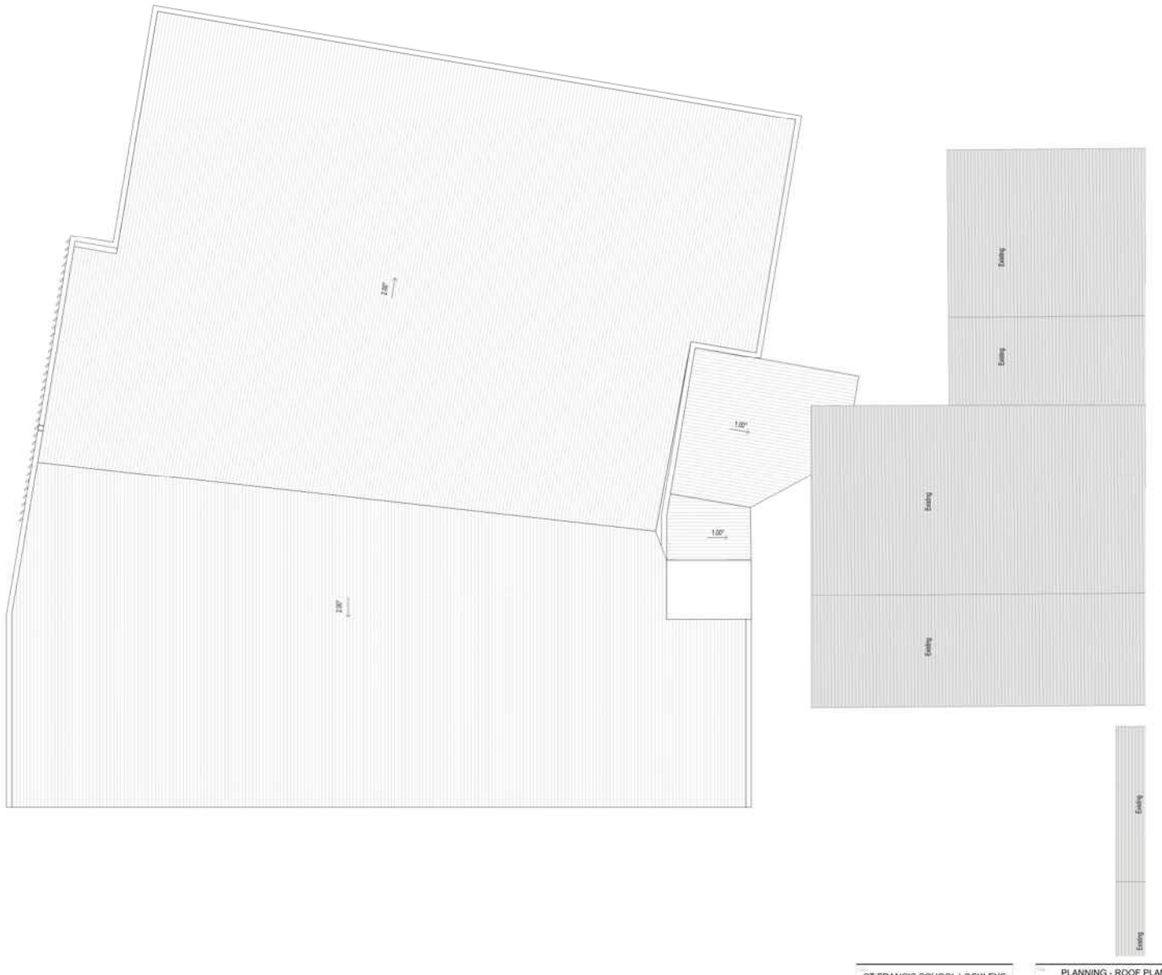
SITE CONTEXT

ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

PLANNING - GROUND FLOOR PROPOSED
1:100 @ A1
15/11/22
SR
TH

22069	PL200	PL02


PORTION OF EXISTING SHED TO REMAIN
SENSORY A: 18 m²
GLA A: 72 m²
GLA A: 72 m²
W/D A: 11 m²
GLA A: 71 m²
BREAKOUT A: 31 m²
POD A: 23 m²
BREAKOUT A: 31 m²
LIGHT WELL
AMENITIES TOILETS A: 4 m²
ACCESS WC A: 8 m²
LIFT A: 4 m²
W/D A: 11 m²
GLA A: 67 m²
GLA A: 67 m²
GLA A: 68 m²
OVERALL
OPENINGS
SITE BOUNDARY
ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032
PLANNING - FIRST FLOOR PROPOSED
1:100 @ A1
SR
15/11/22
TH
22069
PL201
PL02



1 ROOF
1:100

ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

PLANNING - ROOF PLAN PROPOSED
1:100 @ A1 SR
15/11/22 TH

22069	PL202	PL02

BRK1
BRICK FACADE
WHITE

BRK2
BRICK FACADE
BLACK

EWF
EXTERNAL WALL FINISH
TEXTURED RENDER
LIGHT GREY

MRS1
METAL ROOF SHEETING
LIGHT GREY

TBR
TIMBER VERTICAL CLADDING
NATURAL FINISH

TBRS
TIMBER SCREENING
NATURAL FINISH

GL1
DOUBLE GLAZED SUITE
CLEAR

GL2
DOUBLE GLAZED SUITE
OPAQUE

PF1
PAINT FINISH
BLACK

PF2
PAINT FINISH
YELLOW

PF3
PAINT FINISH
WHITE

1 NORTH ELEVATION
1:100

2b 3D IMAGE - NORTH

3 3D IMAGE - NORTH EAST

4 SOUTH ELEVATION
1:100

5 3D IMAGE - SOUTH

5 3D IMAGE - SOUTH

ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

PLANNING - ELEVATIONS

1:100 @ A1		SR
15/11/22		TH
22069	PL300	PL02

BRK1
BRICK FACADE
WHITE

BRK2
BRICK FACADE
BLACK

EWF
EXTERNAL WALL FINISH
TEXTURED RENDER
LIGHT GREY

MRS1
METAL ROOF SHEETING
LIGHT GREY

TBR
TIMBER VERTICAL CLADDING
NATURAL FINISH

TBRS
TIMBER SCREENING
NATURAL FINISH

GL1
DOUBLE GLAZED SUITE
CLEAR

GL2
DOUBLE GLAZED SUITE
OPAQUE

PF1
PAINT FINISH
BLACK

PF2
PAINT FINISH
YELLOW

PF3
PAINT FINISH
WHITE

1 EAST ELEVATION
1:100

2 3D IMAGE - EAST

3 3D IMAGE - EAST STAIR

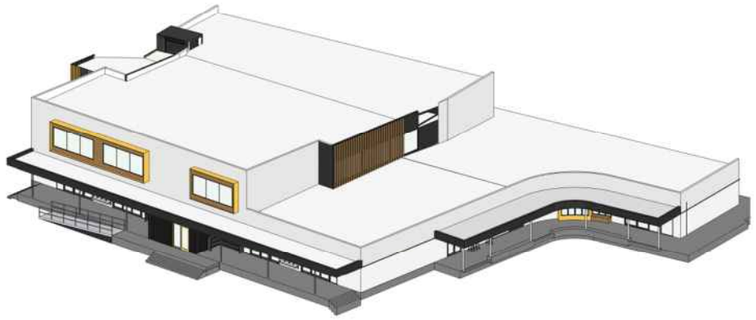
4 WEST ELEVATION
1:100

6 3D IMAGE - WEST

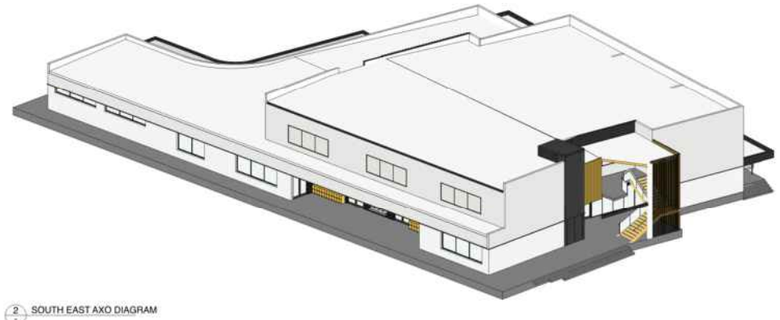
ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

PLANNING - ELEVATIONS

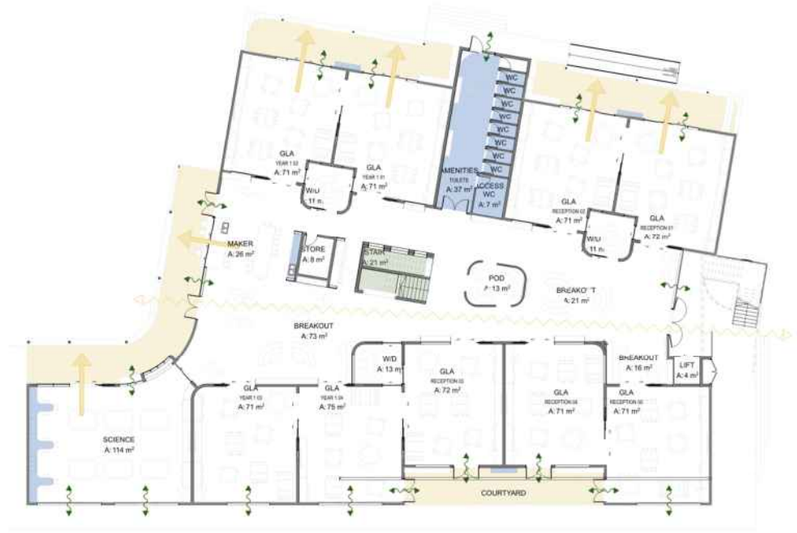
Scale: 1:100 @ A1		Drawn: SR
Date: 15/11/22		Checked: TH
Job No: 22069	Dwg No: PL301	Revision: PL02



1 NORTH WEST AXO DIAGRAM



2 SOUTH EAST AXO DIAGRAM



3 GROUND FLOOR PLAN
1:200

4 FIRST FLOOR PLAN
1:200

PASSIVE DESIGN

CONSIDERATIONS :

LOCATION : METROPOLITAN [HENLEY BEACH ROAD, LOCKLEYS, SA 5032]
WEATHER CONDITIONS : DRY
BUILDING TYPE : EDUCATION
BUILDING USE : PUBLIC
TIME OF USE [MAJORITY] : DAY
BUILDING FORM :
- MAXIMISE NATURAL LIGHT
- SUN SHADING TO WEST AND NORTH
- NATURAL VENTILATION
- THERMAL MASS CONSIDERATIONS
- DOUBLE GLAZING

RECYCLING

CONSIDERATIONS :

MATERIALITY : PRODUCT SELECTIONS
WATER SUPPLY : RAINWATER AND RECYCLED WATER SYSTEMS
SITE : VEGETATION [RETAINED, REUSED AND NEW]

ENERGY EFFICIENCY

CONSIDERATIONS :

BUILDING OCCURANCY : TOTAL NUMBER OF PERSONS [STUDENTS AND STAFF]
ZONING : INDOOR / OUTDOOR USE
BUILDING ACTIVITY TYPE : COLLABORATIVE
ENERGY SUPPLY : ELECTRICAL AND SOLAR
LIGHT SOURCE : NATURAL [PRIMARY] AND ELECTRICAL [SECONDARY]
APPLIANCES : ENERGY RATINGS
NATURAL THERMAL COMFORT [HEATING AND COOLING] :
- CONCRETE SLAB
- FACADE OPENINGS
- CENTRAL LIGHTWELL
- INSULATION

OTHER

CONSIDERATIONS :

WASTE MANAGEMENT :
- CONSTRUCTION AND EXCAVATION OF SITE
- RECYCLING OF EXISTING SITE COMPONENTS
- PREVENTION PLAN [DURING AND POST CONSTRUCTION]
- ENERGY AND WATER INFRASTRUCTURE
- ON SITE WASTE MANAGEMENT

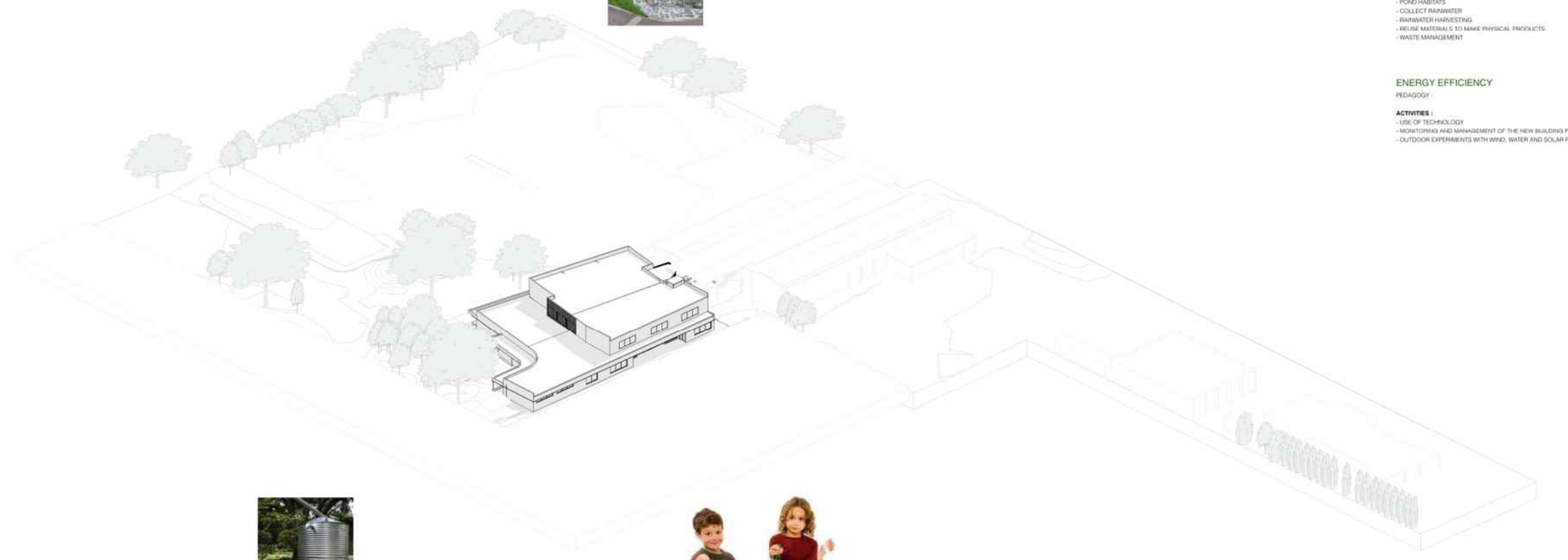
MATERIALITY :
- LOCALITY : LOCAL, NATIONAL OR INTERNATIONAL
- USE : EXTERNAL, INTERNAL, ABOVE OR BELOW GROUND
- CONSTRUCTION : LABOUR INTENSIVE, STRUCTURAL INTEGRITY
- DURABILITY : LONGEVITY AND MAINTENANCE
- EFFECTS ON SITE PERMEABILITY
- MINIMAL USE OF HAZARDOUS BY-PRODUCTS

ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

ESD PRINCIPLES

Scale: 1:200 @ A1
Drawn: SR
Date: 15/11/22
Chkd: TH

Job No: 22069
Dwg No: PL400
Revision: PL02



PASSIVE DESIGN

PEDAGOGY :

ACTIVITIES:
- SHADED OUTDOOR CLASSES (TRESS AND CANOPY)
- PLANTING NEW VEGETATION TO FORM OUTDOOR ENVIRONMENTS
- BIOSPHERE LEARNING
- GREENHOUSE LEARNING / PROTOTYPE

RECYCLING

PEDAGOGY :

ACTIVITIES:
- POND HABITATS
- COLLECT RAINWATER
- RAINWATER HARVESTING
- REUSE MATERIALS TO MAKE PHYSICAL PRODUCTS
- WASTE MANAGEMENT

ENERGY EFFICIENCY

PEDAGOGY :

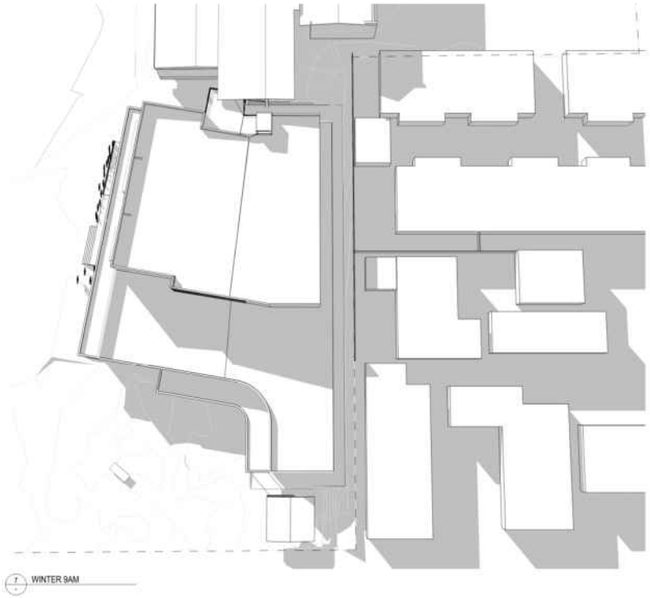
ACTIVITIES :
- USE OF TECHNOLOGY
- MONITORING AND MANAGEMENT OF THE NEW BUILDING POWER AND WATER SUPPLY
- OUTDOOR EXPERIMENTS WITH WIND, WATER AND SOLAR POWER

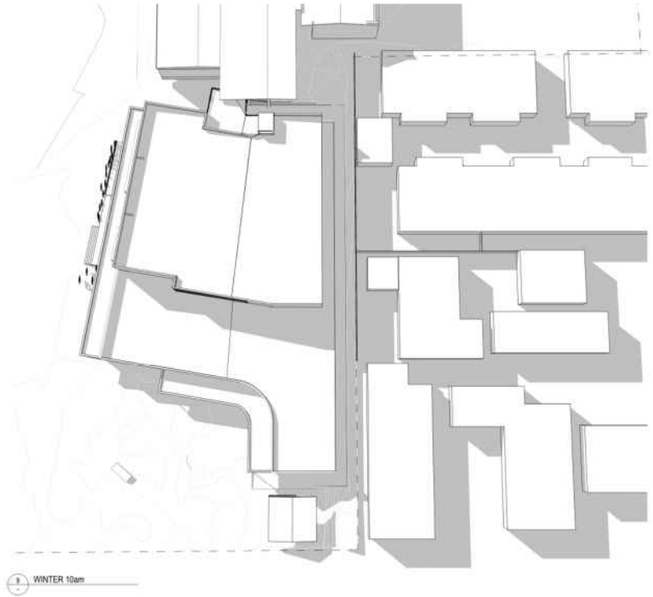
ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

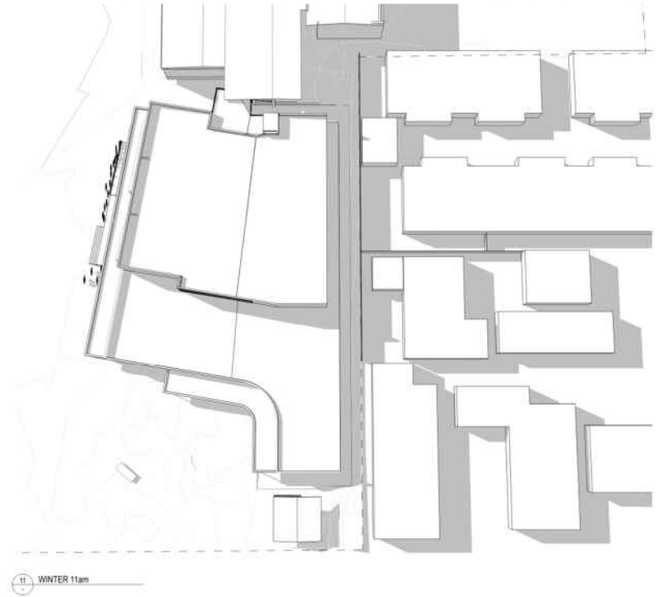
ESD PRINCIPLES

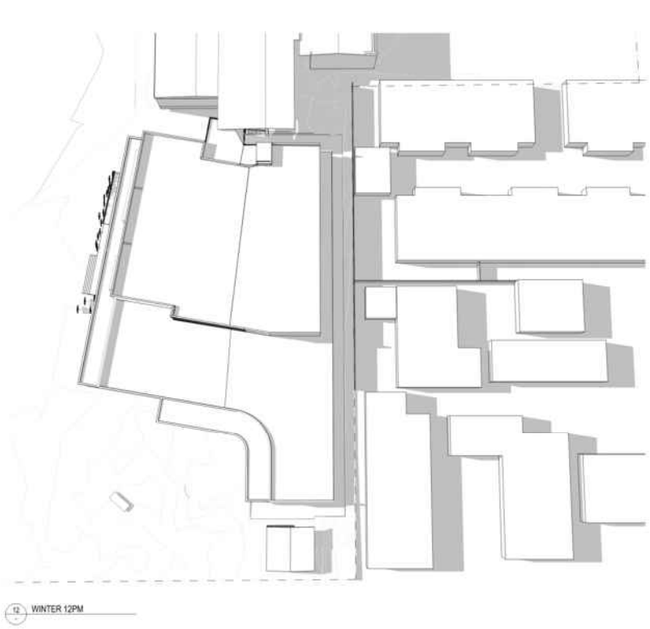
Scale	Drawn
@ A1	SR
Date	Appd
15/11/22	TH

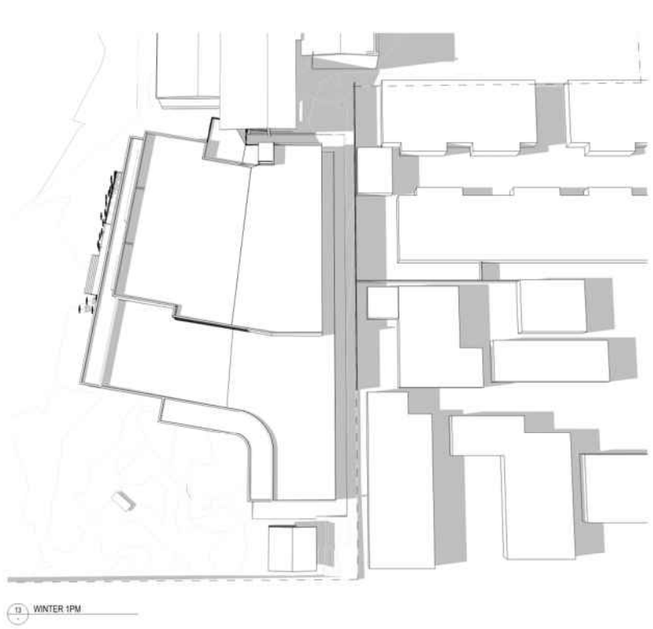
Job No	Dwg No	Revision
22069	PL401	PL02

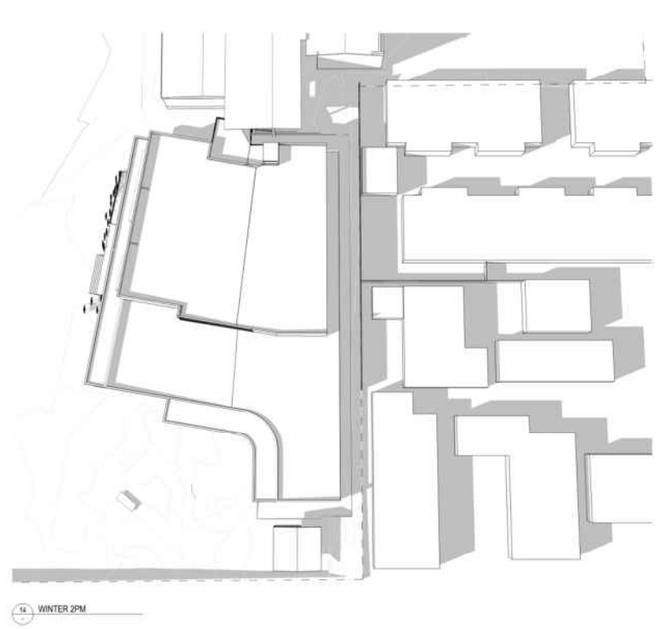












ST FRANCIS SCHOOL LOCKLEYS
458 HENLEY BEACH ROAD LOCKLEYS SA 5032

SUN STUDY

Scale	@ A1	Drawn	SR
Date	15/11/22	Approved	TH
Job No	Dwg No	Revision	
22069	PL401	PL02	

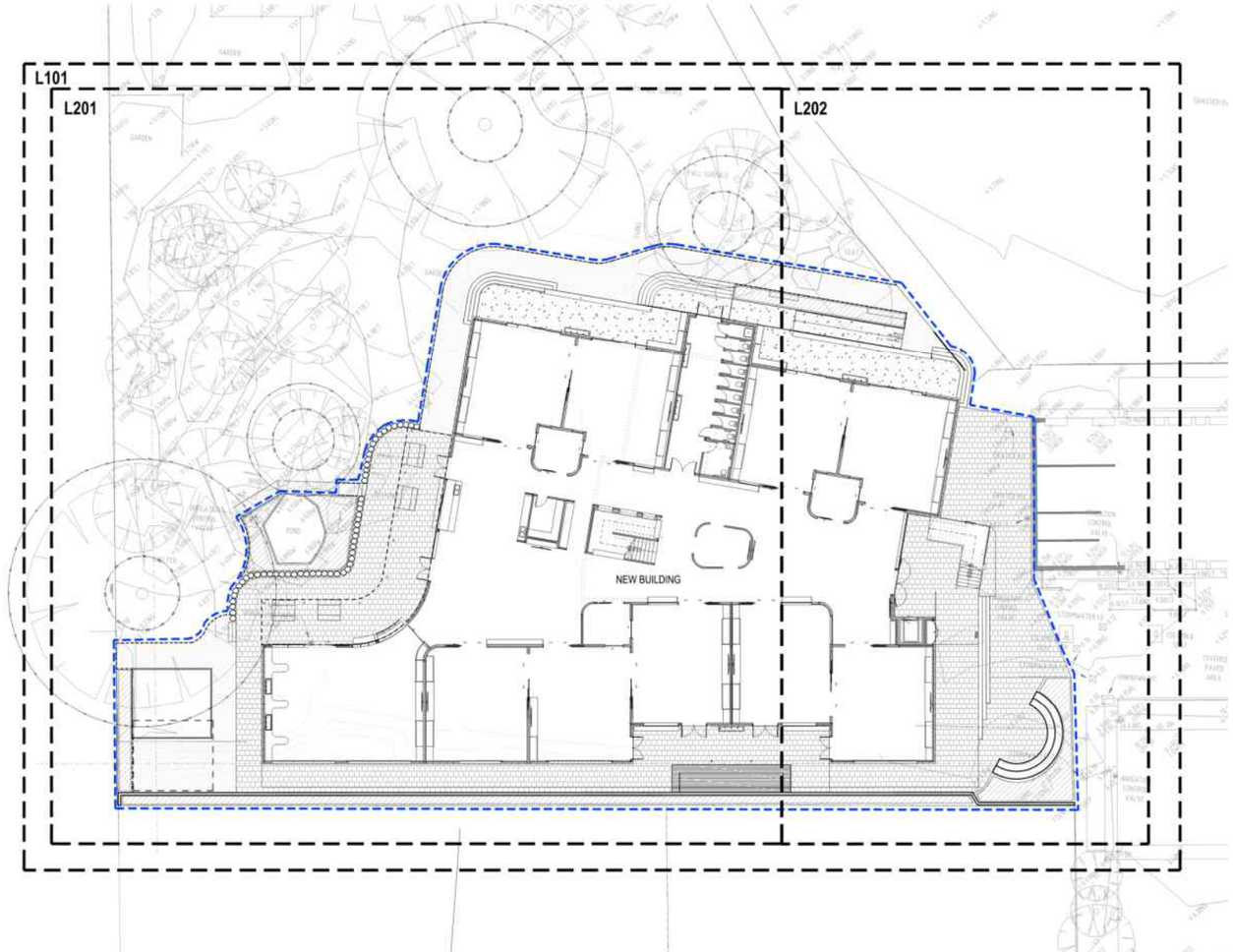
ST FRANCIS SCHOOL

LANDSCAPE DRAWINGS

PROJECT NUMBER: OS835

DRAWING REGISTER

DRAWING NO.	REV.	DRAWING TITLE
OS835_L_001	P1	COVER SHEET, DRAWING REGISTER & LOCATION PLAN
OS835_L_002	P1	GENERAL NOTES AND LEGEND
PLANS		
OS835_L_101	P1	LANDSCAPE SITE PLAN
OS835_L_201	P1	LANDSCAPE SURFACES 01
OS835_L_202	P1	LANDSCAPE SURFACES 02
DETAILS		
OS835_L_801	-	LANDSCAPE DETAILS 01
OS835_L_802	-	LANDSCAPE DETAILS 02



DIAL BEFORE YOU DIG
www.1100.com.au

NATIONAL OFFICE:
35 RAILWAY ROAD, BLACKBURN VIC 3130
E: INFO@1100.COM.AU

SA-NT:
6A, 128 FULLARTON ROAD, NORWOOD SA 5067
E: SA-NT@1100.COM.AU

Issue	Description	Drwn	Ckd.	Appd.	Date
P1	30% DESIGN DEVELOPMENT	LH	BP	PG	16/09/2022

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAILSHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

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

OUTER SPACE
268a Rundle Street
Adelaide SA 5000
407- 408 Nicholas Building,
37 Swanston Street,
Melbourne 3000
P 08 8223 3228
E admin@outerspace.net.au

Project
ST FRANCIS SCHOOL

Client
CESA

Drawing Title
TITLE SHEET

Status
30% DESIGN DEVELOPMENT

File Ref.
OS835_St Francis School_30% DD.dwg
Scale (A1) 1:200

Drawn	LH	Designed	SM/BP	Checked	PG
Date	09/22	Date	09/22	Date	09/22

Drawing No.
OS835_L_001

Issue
P1

GENERAL NOTES

THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.

IF ANY CLARIFICATIONS TO DOCUMENTS OR DESIGNS ARE REQUIRED DURING CONSTRUCTION, REFER TO THE SUPERINTENDENT.

WORK SHALL BE CARRIED OUT WITH ALL DUE CARE AND SENSITIVITY TO PREVENT NUISANCE AND RISKS TO THE ENVIRONMENT AND PUBLIC AT LARGE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PUBLIC SAFETY WHERE REQUIRED. ALL WORK SHALL BE MANAGED TO ENSURE THE SAFETY TO ALL STAKEHOLDERS INCLUDING PEDESTRIANS, ROAD USERS AND SITE PERSONNEL IN ACCORDANCE WITH ALL RELEVANT SOUTH AUSTRALIAN LEGISLATION, ACTS POLICIES, GUIDELINES AND CODES OF PRACTICE.

CONTRACTOR TO ENSURE 'DIAL BEFORE YOU DIG' IS UNDERTAKEN. CONTRACTOR TO VERIFY LOCATION OF AND ISOLATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS. ALL EXISTING SERVICES TO BE RETAINED & PROTECTED THROUGHOUT CONSTRUCTION UNLESS NOTED OTHERWISE.

ALL REMAINING SITE FEATURES IMPACTED OR DAMAGED BY WORKS SHALL BE MADE GOOD AND OR REPLACED.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE S.A. ENVIRONMENT PROTECTION ACT 1993, AND ALL APPLICABLE POLICIES INCLUDING NOISE AND DUST ABATEMENT PROCEDURES.

CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE E.P.A. RECOMMENDATIONS FOR REMOVAL & MANAGEMENT OF CONTAMINATED MATERIAL IF ENCOUNTERED DURING WORKS.

THE WORK OUTLINED IN THIS PLAN IS NOT EXHAUSTIVE. IT SHALL BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK.

DEMOLITION

CONTRACTOR TO CHECK FOR SERVICES BEFORE COMMENCING ANY DEMOLITION WORKS.

ALL DEMOLISHED MATERIAL IS TO BE SENT TO AN APPROPRIATE AND APPROVED DUMP OR RECYCLING DEPOT WHERE POSSIBLE.

CONTRACTOR TO USE HYDROVAC METHODS FOR ALL REMOVAL OF ITEM WITHIN THE TREE PROTECTION ZONE IF REQUIRED

SETOUT

CONTRACTOR TO CHECK ALL DIMENSIONS AS SHOWN. ANY DISCREPANCIES OR LACK OF CLARITY SHALL BE INDICATED BY CONTRACTOR TO LANDSCAPE ARCHITECT FOR CLARIFICATION IN WRITING PRIOR TO WORKS COMMENCING / CONTINUING, PREPARATION OF DETAIL / SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION / BUILDING COMPONENTS.

SETOUT & LEVELS TO BE CONFIRMED ONSITE BY SUPERINTENDENT & LICENSED SURVEYOR.

SETOUT DIMENSIONS ARE FROM SETOUT POINT AS INDICATED ON PLANS. IF BOUNDARY PEGS CANNOT BE LOCATED NOTIFY THE SUPERINTENDENT.

PLANTING

SUPPLY & INSTALL ALL PLANT SPECIES LISTED IN THE DRAWINGS FROM AN APPROVED NURSERY. PLANTS ARE TO BE HEALTHY, WELL GROWN SPECIMENS, FREE OF PEST & DISEASES.

PLANT STOCK FOR THE WORKS SHALL BE OF THE SIZE & TYPE SPECIFIED IN THE PLANT SCHEDULE ON THE LANDSCAPE PLAN. NO SUBSTITUTION OF SPECIES SHALL OCCUR WITHOUT THE LANDSCAPE ARCHITECT'S APPROVAL.

IN GENERAL, SHRUB & GROUNDCOVER STOCK SHALL HAVE THE FOLLOWING MINIMUM SIZES.

- **200MM CONTAINER:** MIN FOLIAGE HEIGHT 450MM
- **140MM CONTAINER:** SHRUBS TO HAVE MIN FOLIAGE HEIGHT 300MM
- **TUBESTOCK:** FORM AND HEIGHT SHALL BE 'TRUE TO TYPE' OF THE SPECIES

INCORPORATE WATER CRYSTALS THROUGHOUT GARDEN BED TOPSOIL AND ALSO USE 200MM TOPSOIL/WATER CRYSTAL MIX IN BASE OF PLANTING HOLE

PLACE PLANT IN CENTRE OF HOLE, BACKFILL WITH APPROVED TOPSOIL/WATER CRYSTAL MIX, FIRMING PROGRESSIVELY.

PLANTING SHALL BE SET OUT IN OFFSET / ALTERNATIVE ROWS.

PLANTS SHALL BE THOROUGHLY SOAKED BEFORE PLANTING AND WATERED UNTIL PRACTICAL COMPLETION, PLANTING RATES SHALL INCLUDE THE COST OF WATER UNTIL PRACTICAL COMPLETION.

PLANTS ARE TO BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANTING PLAN/S. OBTAIN THE ON-SITE APPROVAL OF THE LANDSCAPE ARCHITECT (SUPERINTENDENT) PRIOR TO PLANTING.

ENSURE ALL PLANTS ARE DELIVERED TO SITE IN SUCH A MANNER AS TO PREVENT DAMAGE IN TRANSIT.

STAGE PLANTING IN ANY LARGE AREAS TO ENSURE PLANTS ARE NOT ON-SITE IN CONTAINERS FOR LONGER THAN 24 HOURS.

ALL SOILS FOR LANDSCAPING & GARDEN USE SHALL CONFORM TO AS4419

ALL COMPOSTS, SOIL CONDITIONERS & MULCHES SHALL CONFORM TO AS4454

SPACINGS ARE PROVIDED FOR INDIVIDUAL PLANTS IN SCHEDULE. ALL PLANTS ABUTTING PATHS, ROADS, ACCESSWAYS ETC. TO BE PLANTED CONSIDERING MATURITY OF PLANT. SO THAT AT FULL MATURITY PLANTS DO NOT ENCROACH OVER/ ONTO INFRASTRUCTURE.

ALL PLANTING WORKS SHALL BE COMPLETED WITHIN THE CONTRACTED CONSTRUCTION TIME FRAME, EXCEPT DURING PERIODS OF EXTREME COLD, HOT OR WINDY WEATHER CONDITIONS. PLANTINGS SHALL RESUME AS SOON AS POSSIBLE AFTER SUCH EVENTS HAVE CEASED.

LANDSCAPE SOILS

GARDEN BED MULCH TO BE 75mm DEEP 'JEFFRIES GARDENERS CHOICE' MULCH OR SIMILAR APPROVED.

SOFTFALL MULCH TO BE 300mm DEEP JEFFRIES SOFTFALL MULCH OR SIMILAR APPROVED.

IRRIGATION

CONTRACTOR TO COORDINATE SUPPLY AND INSTALLATION OF A COMPLETE AND EFFICIENT AUTOMATIC LANDSCAPE DRIP IRRIGATION SYSTEM TO ALL GARDEN BEDS AS PER IRRIGATION DOCUMENTATION PROVIDED AS PART OF THIS PACKAGE AND TO REINSTATE ANY DAMAGED LAWN AREAS WHERE REQUIRED. HAND WATERING MAYBE APPROPRIATE IN SOME INSTANCES IE MOVABLE PLANTERS, ETC.

CLASS 12 UPVC 100MM DIAMETER CONDUIT PIPES WILL BE REQUIRED BENEATH PAVEMENTS IN ORDER FOR THE IRRIGATION SYSTEM TO SERVICE ALL PLANTERS/ VERTICAL GARDENS, REFER TO IRRIGATION DOCUMENTATION.

THE LOCATION OF THE IRRIGATION CONTROL BOX WILL BE DISCUSSED ON SITE AT THE START UP MEETING AND WILL BE CONFIRMED WITH THE SUPERINTENDENT.

IRRIGATION SUB-CONTRACTOR TO ADVISE WHETHER A BACKFLOW PREVENTION DEVICE IS REQUIRED.

IF RECYCLED WATER IS BEING USED OR WILL BE IN THE FUTURE, ENSURE TO INSTALL ALL LILAC LIDS, PURPLE PIPE & OTHER IRRIGATION COMPONENTS TO SA WATER & COUNCIL GUIDELINES & SPECIFICATIONS.

ENSURE IRRIGATION PLANS ARE APPROVED BY COUNCIL PRIOR TO ORDERING MATERIALS OR COMMENCING WORK.

MAINTENANCE PERIOD

DEFECTS AND LIABILITY PERIOD (MAINTENANCE PERIOD) TO BE 12 MONTHS AS OUTLINED IN THE TECHNICAL SPECIFICATION.

PLAY EQUIPMENT

ALL PLAY EQUIPMENT TO BE SUPPLIED WITH A CERTIFICATE OF COMPLIANCE TO AS4685:2014 SIGNED BY AN ENGINEER.

ALL SURFACING TO BE SUPPLIED WITH A CERTIFICATE OF COMPLIANCE TO AS4422:2016 SIGNED BY AN ENGINEER OR NATA TESTING LABORATORY.

IT IS THE CONTRACTORS RESPONSIBILITY TO LIAISE WITH THE PLAY EQUIPMENT MANUFACTURERS. CONTRACTOR IS TO INSTALL PLAY EQUIPMENT TO MANUFACTURERS SPECIFICATIONS (FOOTINGS, FIXING ETC) + PROCEDURES + ENGINEERING / CERTIFICATION / DESIGN IS REQUIRED THIS IS TO BE COORDINATED & INCLUDED IN THE CONTRACTORS WORK.

ALL TIMBER THAT IS SPECIFIED IS TO BE RECLAIMED / RECYCLED AND SOURCED BY THE CONTRACTOR (PROVIDE PHOTOS OF THE TIMBER FOR REVIEW BY THE SUPERINTENDENT PRIOR TO DELIVERING TO SITE)
ALL RECYCLED TIMBER TO BE FREE OF BORERS, TERMITES OR ROT.

ENSURE ALL CORNERS AND EDGES ARE ROUNDED TO A MIN 3mm RADIUS. LEADING EDGES CAN BE ROUNDED TO A 20mm RADIUS AS BEST PRACTICE.

CONTRACTOR TO ENSURE GAPS BETWEEN ALL TIMBER ELEMENTS ARE LESS THEN 30mm OR GREATER THEN 300mm REFER TO PLAN FOR LOCATION.

PLAYGROUND AUDIT

CONTRACTOR TO COORDINATE PLAYGROUND AUDIT OF PLAYGROUND, NATURE PLAY AND EXERCISE EQUIPMENT SETOUT PRIOR TO CONSTRUCTION AND AFTER CONSTRUCTION FOR COMPLIANCE WITH AUSTRALIAN STANDARDS AND CERTIFICATION.

CONTRACTOR TO SUPPLY SUPERINTENDENT AND COUNCIL WITH REPORTS FROM A CERTIFIED PLAYGROUND AUDITOR.

TREE PROTECTION ZONES

CONTRACTOR TO USE HYDROVAC METHODS FOR ALL CONSTRUCTION OF ALL PROPOSED ITEMS, INCLUDING FOOTING, FURNITURE, PLAY EQUIPMENT, EDGING, ELECTRICAL, HYDRAULIC AND HARD SURFACE TREATMENT IF WITHIN THE TREE PROTECTION ZONE

STANDARDS

THE FOLLOWING STANDARDS HAVE BEEN REFERRED TO IN THE DESIGN & DEVELOPMENT OF CONSTRUCTION DRAWINGS

ALL DESIGN AND DOCUMENTATION, MATERIALS SUPPLIED AND WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH THE CURRENT RELEVANT AUSTRALIAN STANDARDS:

- **AS4419:2003** SOILS FOR LANDSCAPING & GARDEN USE
- **AS4454:2012** COMPOSTS, SOIL CONDITIONERS & MULCHES
- **AS1684** TIMBER FRAMING
- **AS1163** COLD FORMED STRUCTURAL STEEL HOLLOW SECTIONS
- **AS/NZS1554.1** STEEL WELDING
- **AS/NZS2904** DAMPROOF COURSES & FLASHINGS
- **AS3600** CONCRETE WORK
- **AS4685:2021** PLAYGROUND STANDARDS
- **AS4422:2016** PLAYGROUND SURFACING
- **AS16630:2021** FITNESS EQUIPMENT

LEGEND

- EXTENT OF WORKS LINE
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- P1 — [P01] BLOCK PAVING ON SAND BED
- P2 — [P02] EXPOSED AGGREGATE CONCRETE.
- P3 — [P03] CEMENT TREATED COMPACTED RUBBLE.
- MULCHED, IRRIGATED GARDEN BED
- E1 — [E1] FLUSH CONCRETE EDGE
- W1 — [W1] BLUESTONE BOULDER SITTING WALL
- W2 — [W2] 800MM HIGH CONCRETE BLOCK RETAINING WALL ADJACENT BOUNDARY
- F1 — [F1] PICNIC SETTING
- F2 — [F2] RAISED DECKING (OLA)
- F3 — [F3] CURVED PROPRIETARY TIMBER SEATING (OLA)
- +6.90 — INDICATIVE LANDSCAPE DESIGN LEVELS. REFER TO CIVIL LEVELS FOR CONSTRUCTION

PLANT SCHEDULE

St. Francis School_Plant Schedule

Code	Botanical Name	Common Name	Spacing (mm)	Container Size	Total
SHRUBS					
Ass	*Adenanthos 'Silver Streak'*	Woolly bush	1.2m	300mm	0
Hgn	*Hymenosporum 'Gold Nugget'*	Dwarf native hibiscus	700	200mm	0
Lbr	*Leucophyta brownii*	Cushion Bush	600	200mm	0
Lpe	*Limonium perezzi*	Sea Lavender	700	200mm	0
Rop	*Rhaphiolepis 'Oriental Pearl'*	Indian hawthorn	700	200mm	0
Wbg	*Westringia 'Blue Gem'*	Coastal Rosemary	800	200mm	0
Wgb	*Westringia 'Grey Box'*	Coastal Rosemary	500	200mm	0
TUSSOCK/ GRASS					
Dbr	*Dianella 'Breeze'*	Paroo Lily	500	140mm	0
Dea	*Dianella 'Emerald Arch'*	Tasman Flax Lily	700	140mm	0
Fno	*Ficinia nodosa*	Knobby Club rush	700	140mm	0
Jsu	*Juncus subsecundus*	Finger Rush	700	140mm	0
Lta	*Lomandra 'Tanika'*	Mat-rush	700	140mm	0
Ppo	*Poa poiformis Kingsdale'*	Blue tussock grass	500	140mm	0
GROUNDCOVER					
Cro	*Carpobrotus rossii 'Aussie Rambler'*	Pigface	1000	140mm	0
Dsf	*Dichondra 'Silver Falls'*	Kidney weed	1000	140mm	0
Grr	*Grevillea 'Royal Rambler'*	Groundcover Grevillea	800	140mm	0
Swc	*Scaevola 'White Carpet'*	Pale Fan Flower	700	140mm	0
				Total plants	**0**

DIAL BEFORE YOU DIG www.1100.com.au

NATIONAL OFFICE:
35 RAILWAY ROAD, BLACKBURN VIC 3130
E: INFO@1100.COM.AU

SA-NT:
6A, 128 FULLARTON ROAD, NORWOOD SA 5067
E: SA-NT@1100.COM.AU

Issue	Description	Drwn	Ckd.	Appd.	Date
P1	30% DESIGN DEVELOPMENT	LH	BP	PG	16/09/2022

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

OUTER SPACE
259a Rundle Street
Adelaide SA 5000
407- 408 Nicholas Building,
37 Swanston Street,
Melbourne 3000
P 08 8223 3228
E admin@outerspace.net.au

Project
ST FRANCIS SCHOOL

Client
CESA

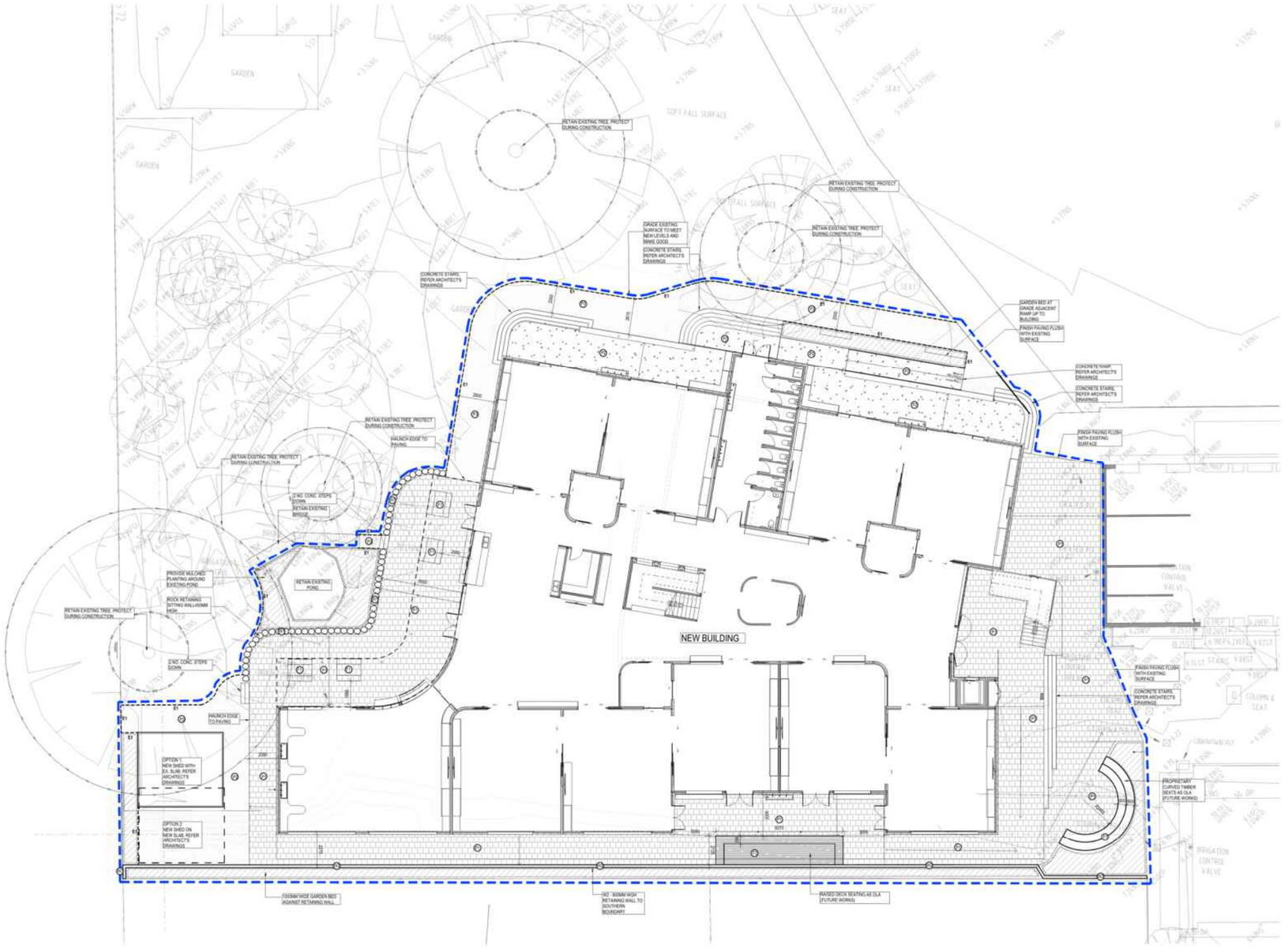
Drawing Title
LEGEND, NOTES & PLANT SCHEDULE

Status
30% DESIGN DEVELOPMENT

File Ref. OS835_St Francis School_30% DD.dwg — Scale (A1)

Drawn	Date	Designed	Date	Checked	Date
LH	09/22	SM/BP	09/22	PG	09/22

Drawing No. OS835_L_002 — Issue P1



DIAL BEFORE YOU DIG www.1100.com.au

NATIONAL OFFICE:
35 RAILWAY ROAD, BLACKBURN VIC 3130
E: INFO@1100.COM.AU

SA-NT:
6A, 128 FULLARTON ROAD, NORWOOD SA 5067
E: SA-NT@1100.COM.AU

Issue	Description	Drwn	Ckd.	Appd.	Date
-	PRELIMINARY	LH	BP	PG	16/09/2022

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

SCALE 1:150 @ A1

OUTER SPACE
258a Rundle Street
Adelaide SA 5000
407- 408 Nicholas Building,
37 Swanston Street,
Melbourne 3000
P 08 8223 3228
E admin@outerspace.net.au

Project
ST FRANCIS SCHOOL

Client
CESA

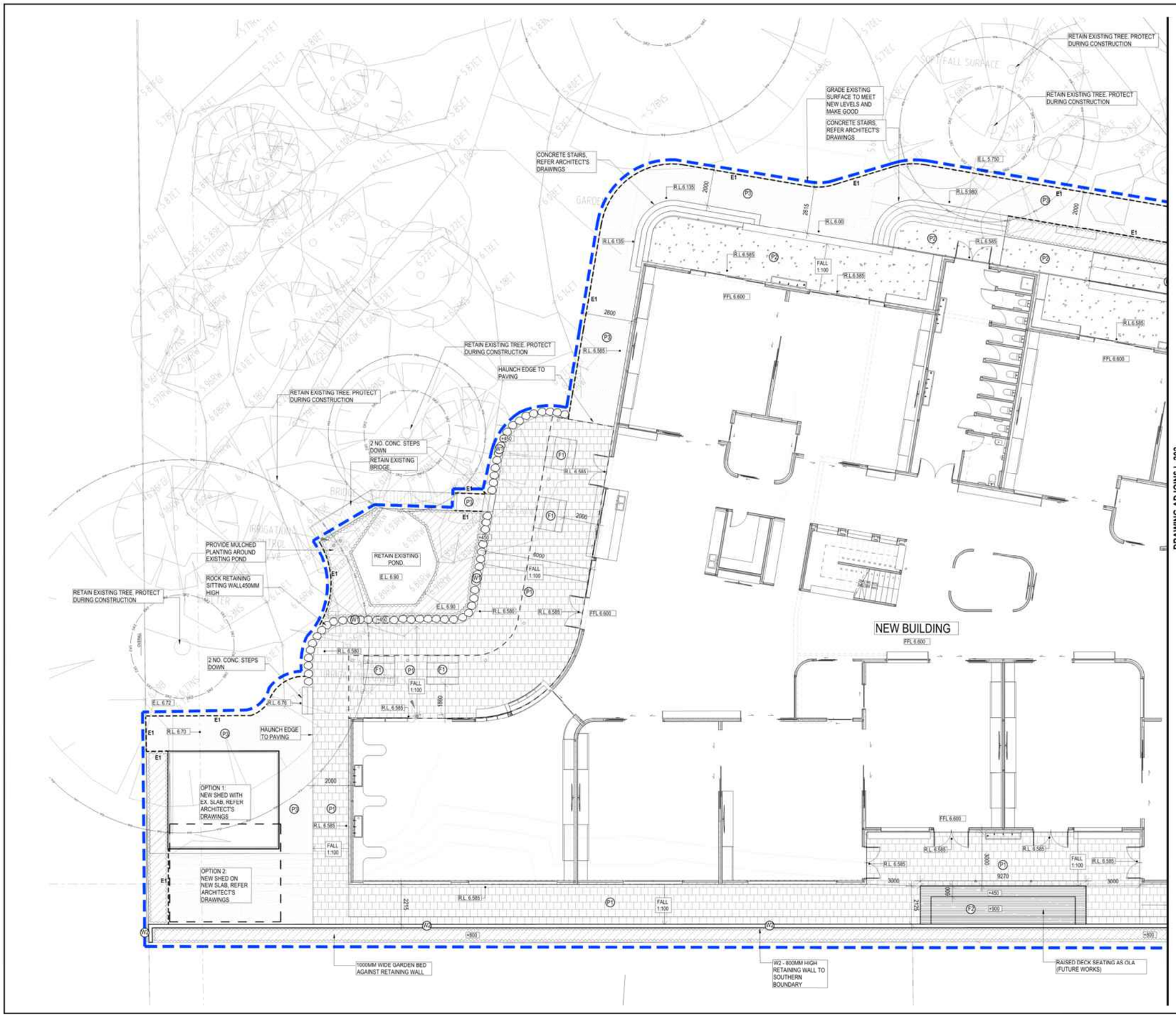
Drawing Title
SITE LANDSCAPE PLAN

Status
30% DESIGN DEVELOPMENT

File Ref. OS835_St Francis School_30% DD.dwg
Scale (A1) 1:150

Drawn	LH	Designed	SM/BP	Checked	PG
Date	09/22	Date	09/22	Date	09/22

Drawing No. OS835_L_101
Issue P1



DIAL BEFORE YOU DIG
www.1100.com.au

NATIONAL OFFICE:
35 RAILWAY ROAD, BLACKBURN VIC 3130
E: INFO@1100.COM.AU

SA-NT:
6A, 128 FULLARTON ROAD, NORWOOD SA 5067
E: SA-NT@1100.COM.AU

Issue	Description	Drwn	Ckd.	Appd.	Date
P1	30% DESIGN DEVELOPMENT	LH	BP	PG	16/09/2022

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

0 1 2 3 4 5m
SCALE 1:100 @ A1

OUTER SPACE
25Ifa Rundle Street
Adelaide SA 5000
407- 408 Nicholas Building,
37 Swanston Street,
Melbourne 3000
P 08 8223 3228
E admin@outerspace.net.au

Project
ST FRANCIS SCHOOL

Client
CESA

Drawing Title
LANDSCAPE SURFACES 01

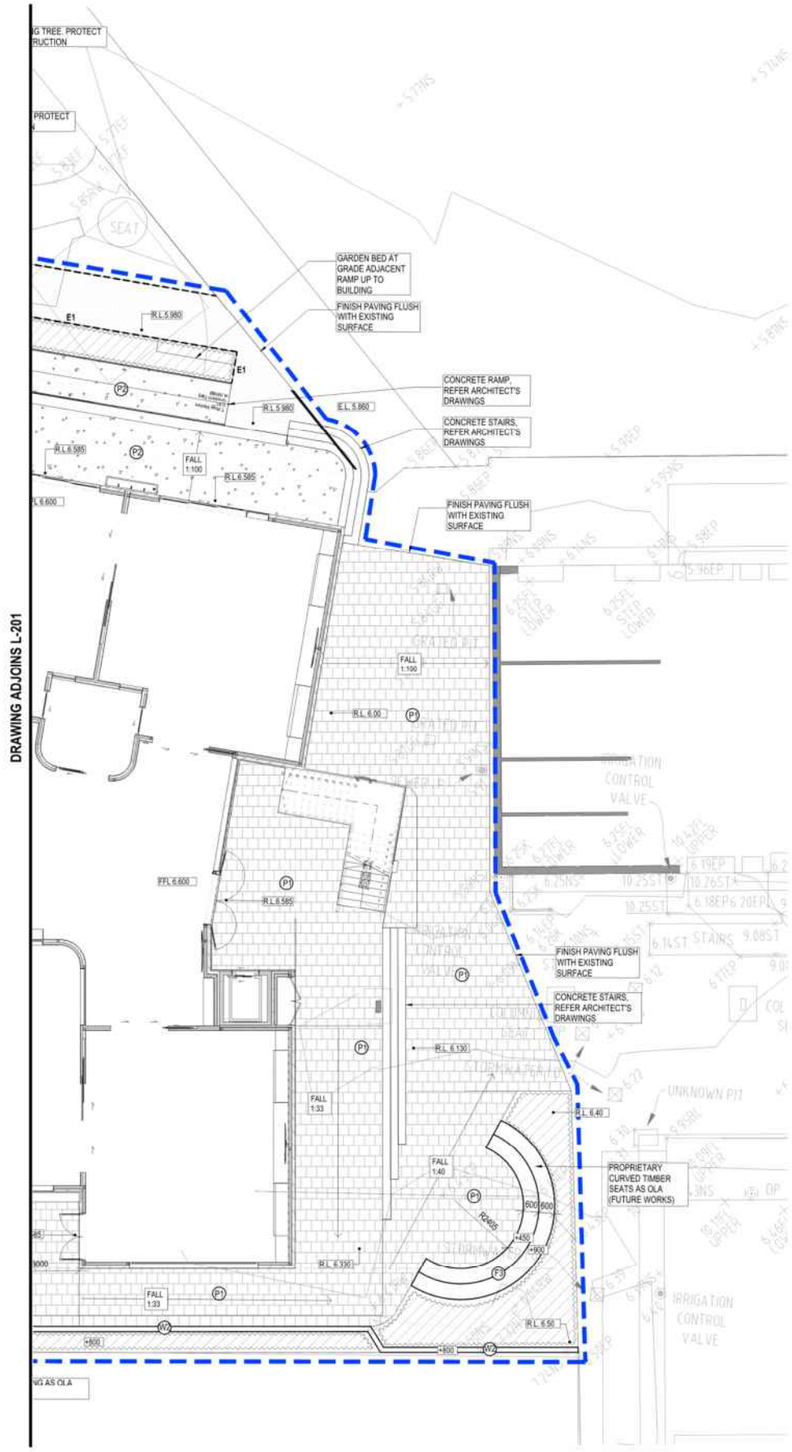
Status
30% DESIGN DEVELOPMENT

File Ref.
OS835_St Francis School_30% DD.dwg
Scale (A1) 1:100

Drawn	Date	Designed	Date	Checked	Date
LH	09/22	SM/BP	09/22	PG	09/22

Drawing No.
OS835_L_201

Issue
P1



DIAL BEFORE YOU DIG
www.1100.com.au

NATIONAL OFFICE:
35 RAILWAY ROAD, BLACKBURN VIC 3130
E: INFO@1100.COM.AU

SA-NT:
6A, 128 FULLARTON ROAD, NORWOOD SA 5067
E: SA-NT@1100.COM.AU

Issue	Description	Drwn	Ckd	Appd	Date
P1	30% DESIGN DEVELOPMENT	LH	BP	PG	16/09/2022

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS AND EXISTING SERVICE LOCATIONS, PRIOR TO COMMENCEMENT ON SITE, PREPARATION OF DETAIL/SHOP DRAWINGS, AND FABRICATION OF CONSTRUCTION/BUILDING COMPONENTS.

0 1 2 3 4 5m
SCALE 1:100 @ A1

OUTER SPACE
25ba Rundle Street
Adelaide SA 5000
407- 408 Nicholas Building,
37 Swanston Street,
Melbourne 3000
P 08 8223 3228
E admin@outerspace.net.au

Project
ST FRANCIS SCHOOL

Client
CESA

Drawing Title
LANDSCAPE SURFACES 01

Status
30% DESIGN DEVELOPMENT

File Ref.
OS835_St Francis School_30% DD.dwg
Scale (A1) 1:100

Drawn	Designed	Checked
LH	SM/BP	PG
Date 09/22	Date 09/22	Date 09/22

Drawing No.
OS835_L_201

Issue
P1

SITEWORKS AND DRAINAGE PLAN

SCALE 1:200

LEGEND

- GPT — DENOTES 6005Q ECOTREAT GROSS POLLUTANT/SILT TRAP PITS BY GLOBAL WATER, REFER TO MANUFACTURER'S SPECIFICATIONS
- JB — DENOTES 600 SQ. JUNCTION BOX. REFER SCHEDULE FOR DETAILS
- SW — STORMWATER PIT IDENTIFIER. REFER SCHEDULE FOR DETAILS
- DENOTES TREES TO BE REMOVED / INFRASTRUCTURE TO BE REMOVED
- DENOTES DIRECTION OF SURFACE FALL
- DENOTES BATTERED SLOPE
- DENOTES 150 PVC RISER + GRATE
- IP — DENOTES INSPECTION POINT
- DP — DENOTES DOWNPIPE (TO ARCHITECTS SELECTION) TO FULLY SEALED SYSTEM. ENSURE COMPATIBILITY. LOCATIONS INDICATIVE ONLY, REFER ARCHITECTS DRAWINGS
- XXØ — DENOTES SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED
- OF — DENOTES OVERFLOW FROM RAINWATER TANK
- XXØ — DENOTES (FULLY SEALED) SEWER GRADE PVC STORMWATER PIPE SIZE AS NOTED
- DENOTES EARTHEN SPOON DRAIN, FALL IN DIRECTION OF ARROWS
- DENOTES EXISTING SPOT LEVEL
- P XX.XX — DENOTES PROPOSED DESIGN LEVELS:
  - FFL - FINISHED FLOOR LEVEL
  - PL - PLATFORM LEVEL
  - BL - BENCHED LEVEL
  - EX - EXISTING LEVEL
  - IL - INVERT LEVEL
  - RL - RAISED LEVEL
  - TOW - TOP OF RETAINING WALL LEVEL
  - TOK - TOP OF RETAINING KERB LEVEL
  - L - LANDSCAPING LEVEL
  - P - PAVING LEVEL
  - RW - RETAINING WALL HEIGHT
- 600SD — DENOTES CIVIL CONCRETE ELEMENTS (HEIGHTS & SIZES INDICATIVE ONLY, REFER CIVIL PLAN) REFER DETAILS:
  - 100K - KERB
  - 100K&WT - KERB & WATER TABLE
  - 100ROK - ROLLOVER KERB
  - 600SD - SPOON DRAIN
  - FK - FLUSH KERB
  - MK - MEDIAN KERB
  - RTK - RETAINING KERB
  - MK&WT - MOUNTABLE KERB & WATER TABLE
  - RO&WT - ROLLOVER KERB & WATER TABLE
  - WS - WHEEL STOP
  - TR - THRESHOLD RAMP
- RWT — INDICATES 180000L RAINWATER TANK TO CAPTURE 100% AREA OF ROOF STORMWATER WITH 80001 RETENTION USABLE STORAGE CELL PLUMBED TO TOILET FLUSHING & 10000L ACTING AS A DETENTION TANK WITH A 87mm DIA. ORIFICE. ALLOW OVERFLOW TO STREET WATER TABLE. ALL PIPES CONNECTING TO DETENTION TANK TO BE SEALED SYSTEM. PROVIDE CONCRETE BASE UNDER WITH 95% COMPACTED SOIL. REFER TO LIGHT DUTY CONCRETE PAVEMENT DETAIL FOR THICKNESS, REINFORCEMENT AND BASE PREPARATION.
- RW1 — DENOTES CONCRETE SLEEPER RETAINING WALL
- RW2 — DENOTES BLOCK RETAINING WALL. FOOTING REFER TO STRUCTURAL PLAN
- RW3 — DENOTES BLUESTONE BOULDER SITTING WALL. REFER TO LANDSCAPE ARCHITECT'S DETAILS
- DENOTES BRICK PAVING REFER TO LANDSCAPE ARCHITECTS DETAILS
- DENOTES LANDSCAPING AREA. REFER ARCHITECTS DRAWINGS
- DENOTES CONCRETE PAVING REFER TO LANDSCAPING ARCHITECT DETAILS
- DENOTES AG DRAIN

GENERAL NOTES:

1. THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED IN DETERMINING PRECISE DETAILS WITH RESPECT TO BOUNDARIES.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
4. ALL LEVELS ARE EXPRESSED IN METRES.
5. ALL CO-ORDINATES ARE A.M.G. BASED, UNLESS NOTED OTHERWISE.
6. LEVEL DATUM IS A.H.D.
7. ALL SET OUT AND DIMENSIONS TO ARCHITECT'S DRAWINGS. DO NOT SCALE CIVIL DRAWINGS.
8. WHERE A DISCREPANCY OCCURS, THE GREATER COST SHALL BE ALLOWED FOR IN ANY TENDERING OR QUOTING.
9. REFER TO DIMENSIONED ARCHITECTURAL BUILDING DETAILS FOR ALL SET OUT DIMENSIONS OF BUILDINGS,KERBING, PAVING, ETC.
10. JACK ADCOCK CONSULTING PTY LTD TAKES NO RESPONSIBILITY FOR ANY ERRORS IN DIMENSION, SETOUT OR SURVEY.
11. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATIONS.
12. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF CONCRETE FLOOR AND BEAMS BEFORE SETTING OUT.
13. THIS DRAWING AND ANY SUBSEQUENT DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOOTING CONSTRUCTION REPORT, SPECIFICATION AND STANDARD DETAILS.
14. REFER TO HYDRAULICS DRAWINGS FOR ALL UNDERGROUND PIPEWORK AND DETAILS.
15. THESE DRAWINGS ARE A SCHEMATIC REPRESENTATION OF SERVICES INFORMATION CONTAINED IN DRAWINGS ISSUED BY THE RELEVANT AUTHORITIES. THE INFORMATION CONTAINED IN THESE DRAWINGS IS INDICATIVE ONLY, AND REFERENCE SHOULD BE MADE TO THE RELEVANT AUTHORITIES DOCUMENTATION TO CONFIRM ACCURACY AND COMPLETENESS. WHERE INFORMATION IS AVAILABLE, THE SUB-SURFACE SERVICES INSTALLED BY CONTRACTORS OTHER THAN THE AUTHORITIES HAVE BEEN SHOWN, BUT ADDITIONAL, UNDOCUMENTED SERVICES MAY BE PRESENT. SHOULD THE CONTRACTOR BELIEVE THAT SUB-SURFACE SERVICES ARE AT RISK OF DAMAGE DURING CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE RELEVANT AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF THE SERVICES.
16. THE FINISHED SURFACE SHALL BE EVENLY GRADED BETWEEN DESIGN SURFACE LEVELS.
17. ALL REDUNDANT EXISTING STORMWATER PIPES, PITS, PUMPS AND OTHER RELATED SERVICES SHALL BE DECOMMISSIONED AND REMOVED FROM SITE.
18. CONTRACTOR TO ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVYDUTY COVER IF IN PAVED AREA TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY, IF APPLICABLE. RELOCATE SERVICE AS REQUIRED.
19. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
20. ANY DISCREPANCIES SHALL BE REFERRED TO THIS OFFICE FOR CLARIFICATION.
21. ALL LINEMARKING SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S OR BUILDING DESIGNER'S SPECIFICATION.

EROSION CONTROL:

1. THE CONTRACTOR MUST PROTECT THE SITE, AND OTHER SITES DOWNSTREAM, FROM EROSION DURING CONSTRUCTION.
2. RETAIN AND LEAVE UNDISTURBED ALL VEGETATION WHERE POSSIBLE.
3. PROVIDE SEDIMENT CONTROL IN ACCORDANCE WITH SECTION 5 OF THE STORMWATER POLLUTION PREVENTION CODE OF PRACTICE.
4. SEDIMENT, SILT AND POLLUTION TRAPS SHALL BE CLEARED AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.
5. THE SITE SHALL BE REHABILITATED TO ITS ORIGINAL CONDITION OR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS (WHICHEVER IS APPLICABLE) AT THE COMPLETION OF CONSTRUCTION INCLUDING REMOVAL OF ALL TEMPORARY CONTROL WORKS.

STORMWATER NOTES:

1. INLET PIPES SET 20mm ABOVE PIT INVERT LEVEL (U.N.O.)
2. OUTLET PIPE INVERT LEVELS ARE SET AT PIT INVERT LEVEL (U.N.O.)
3. TOP R.L. FOR SIDE ENTRY PITS IS WATER TABLE LEVEL.
4. TRENCH GRATES TO BE STAINLESS STEEL HEELPROOF AND SLIP-PROOF TYPE BY ACO OR APPROVED EQUIVALENT.
5. ALL STORMWATER PIPES SHALL BE uPVC, PIPES SHALL BE SEWER CLASS (U.N.O.)
6. ALL STORMWATER PITS GREATER THAN 600x600 SHALL BE PROVIDED WITH A SPLIT LID TO ENSURE MAXIMUM LID "LIFT" IS 600x600.
7. ALL STORMWATER PITS ON PLAN DRAWINGS TO HAVE HEELPROOF GRATE OR PAVER INFILL LID WHERE LOCATED ON PAVEMENT OR FOOT TRAFFIC AREA.
8. ALL STORMWATER PITS TO HAVE ACCESS STEP IRONS INSTALLED IN ACCORDANCE WITH AS1657 AND AS4198 WHERE DEPTH IS GREATER THAN 1200mm.
9. AG DRAINS TO BE INSTALLED BEHIND ALL RETAINING WALLS AND LOCATIONS SHOWN ON DRAWINGS.
10. ALL AG DRAINS TO 100Ø, WRAPPED IN 200 MICRON GEOTEXTILE (BIDIM A24 OR SIMILAR) AND MINIMUM 300mm THICKNESS OF 20mm DRAINAGE SCREENINGS (U.N.O.)
11. ALL DOWNPIPE RISERS TO BE AS SHOWN ON ARCHITECTURAL DRAWINGS. CONNECT TO 150Ø UNDERGROUND CONNECTION (U.N.O.)

PAVEMENT NOTES:

1. EXISTING PAVERS THAT ARE INDICATED TO BE RE-LAID ARE TO BE NEATLY STOCKPILED ON SITE TO AVOID DAMAGE DURING CONSTRUCTION.
2. AREAS OF RE-LAID PAVERS SHALL HAVE BASE MATERIAL CUT TO NEW LEVEL WITHIN EXISTING BASE MATERIAL AND NEW 25mm SAND LAYER.
3. PAVER LOC OR SIMILAR PRODUCT SHALL BE USED ON ALL RE-LAID PAVERS.
4. PAVERS RE-LAID SHALL BE CLEANED PRIOR TO RE-INSTALLATION. DAMAGED PAVERS ARE TO BE REPLACED.
5. IN AREAS WHERE ASPHALT PAVEMENT EXISTS AND NEW PAVEMENT IS BEING LAID THE CONTRACTOR SHALL REMOVE THE EXISTING TOP COAT AND PAVEMENT DOWN 100mm FROM SURFACE LEVEL.
6. RE-ASPHALTED AREAS SHALL HAVE EXISTING BASE MATERIAL EXCAVATED (GENERALLY 100mm) REPLACED WITH A DTEI SPEC PM1/20QG AND COMPACTED (98% MODIFIED) TO NEW DESIGN LEVEL AND HOTMIX PLACED TO MATCH NEW LEVELS.
7. ALL PAVERS UPON COMPLETION OF INSTALLATION SHALL BE TREATED WITH A STAIN RESISTANT COATING/SEALANT TO ASSIST WITH CLEANING OF PAVERS. CONTRACTOR TO SUBMIT TREATMENT AND WORK METHOD TO SUPERINTENDENT FOR APPROVAL.

SITE PREPARATION:

1. STRIP FROM THE PROPOSED PAVING AND BUILDING AREAS ALL EXISTING TOPSOIL, ORGANIC MATERIAL, PAVED SURFACES, BASE AND SUB-BASE COURSES, LOOSE RUBBLE AND ANY NON-ENGINEERED FILL.
2. TOPSOIL TO BE STOCKPILED ON SITE FOR REUSE IN LANDSCAPING AND ANY REMAINDER TO BE DISPOSED OF TO A LICENSED DUMPING FACILITY.
3. OTHER EXCAVATED MATERIAL TO BE STOCKPILED FOR REUSE. RECYCLED OR DISPOSED OF TO A LICENSED DUMPING FACILITY AS REQUIRED OR APPROPRIATE.
4. PROOF ROLL AREAS OF NEW WORKS TO IDENTIFY ANY SOFT SPOTS OR OTHER UNSUITABLE AREAS.
5. ALL SOFT SPOTS TO BE REMOVED AND FILLED WITH APPROPRIATE EXISTING OR IMPORTED MATERIAL TO A MINIMUM COMPACTION OF 98% STANDARD.
6. IMPORTED FILL TO SUB-BASE LEVEL AND BELOW TO BE PM2/QG QUARRY RUBBLE COMPACTED TO 95% MODIFIED.
7. FILLING AND COMPACTION TO BE UNDERTAKEN IN LAYERS UP TO 250 mm LOOSE THICKNESS.
8. ALL FILLING TO BE CLEAN, FREE OF CONTAMINANTS, AND CAPABLE OF ACHIEVING THE REQUIRED COMPACTION LEVELS.
9. PRIOR TO PROOF ROLLING AND COMPACTION ACTIVITIES, THE SUBJECT MATERIAL SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF ITS OPTIMUM MOISTURE CONTENT.
10. ALL FILLING, COMPACTION AND TESTING SHALL BE TO LEVEL 1 AND SUPERVISED BY AN INDEPENDENT GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS 3798.
11. THE INDEPENDENT GEOTECHNICAL ENGINEER SHALL ISSUE A SUPERVISION REPORT INCLUDING COMPACTION CERTIFICATES AND A PLAN SHOWING THE EXTENT OF FILL REMOVAL AND REPLACEMENT JACK ADCOCK CONSULTING PTY LTD UPON COMPLETION OF THE EARTHWORKS.

SITE SPECIFIC NOTES:

1. EXISTING STRUCTURES HAVE ALREADY BEEN DEMOLISHED, INCLUDING CELLAR.
2. ALL DISTURBED SOILS, BUILDING RUBBLE AND FILLED CELLARS ARE TO BE CONSIDERED NON-ENGINEERED FILL.
3. UP TO 700 mm OF NON-ENGINEERED FILL HAS BEEN IDENTIFIED IN THE BORELOGS.
4. NON-ENGINEERED FILL IS TO BE TREATED IN ACCORDANCE WITH THE SITE PREPARATION NOTES.
5. ALL FOOTINGS WHERE THE BASE OF THE FOOTING IS IN OR ABOVE A 1:1 LINE OF INFLUENCE TO THE BASE OF THE CELLAR SHALL BE DEEPENED TO ACHIEVE A BASE LEVEL BELOW THE LINE OF INFLUENCE.
6. ONLY THE TOP 700 mm OF NON-ENGINEERED CELLAR FILLING NEED BE REMOVED AND RECOMPACTED.

REUSE OF SITE WON FILLING MATERIALS:

1. THE CONTRACTOR MAY PROPOSE TO REUSE SITE WON FILLING MATERIAL.
2. SITE WON FILLING MATERIAL MUST BE OF LOW MOISTURE REACTIVITY, FREE OF ORGANIC MATTER AND DELETERIOUS MATERIALS, COMPLY WITH SECTION 4 OF AS 3798.
3. SITE WON FILLING MATERIAL MUST BE ABLE TO ACHIEVE THE SPECIFIED COMPACTION.
4. THE CONTRACTOR MUST ALLOW FOR ALL COSTS ASSOCIATED WITH REUSE OF SITE WON MATERIALS INCLUDING POTENTIAL INCREASES IN FOOTING, SLAB AND BASE MATERIAL COSTS, AND DESIGN AND DOCUMENTATION FEES.
5. REUSE OF SITE-WON MATERIAL IS SOLELY AT THE CONTRACTOR'S RISK.
6. JACK ADCOCK CONSULTING PTY. LTD. RESERVES THE RIGHT TO REJECT ANY REQUEST FOR REUSE OF SITE WON MATERIALS.

STORMWATER PUMP NOTES:

1. PUMP SYSTEM SHALL BE DUAL SUBMERSIBLE PUMPS EACH CAPABLE OF THE DESIGN FLOW RATE
2. PUMPS SHALL BE CONFIGURED TO AUTOMATICALLY ALTERNATE AS THE DUTY PUMP.
3. PUMP SYSTEM SHALL BE CONFIGURED TO AUTOMATICALLY REVERT TO THE ALTERNATE PUMP SHOULD THE DUTY PUMP FAIL.
4. AUDIBLE ALARM WITH FLASHING LIGHT SHALL BE PROVIDED.
5. BACKUP POWER SUPPLY SHALL BE CONNECTED TO THE PUMPS

FOR TENDER
NOT FOR CONSTRUCTION

ISSUE	DATE	DETAILS	CHECKED
D	03.11.2022	ISSUED FOR TENDER	J.M.A
C	28.10.2022	ISSUED FOR APPROVAL	J.M.A
B	21.10.2022	ISSUED FOR REVIEW	J.M.A
A	13.10.2022	ISSUED FOR REVIEW	J.M.A

JACK ADCOCK CONSULTING PTY. LTD.
STRUCTURAL & CIVIL ENGINEERING
TELEPHONE: +61 8 7226 2868
WEBSITE: jackadcock.com.au
EMAIL: admin@jackadcock.com.au

SHEET:	GENERAL NOTES/ SITEWORKS AND DRAINAGE PLAN
PROJECT:	ST. FRANCIS SCHOOL LOCKLEYS
ADDRESS:	458 HENLEY BEACH ROAD LOCKLEYS SA 5032
CLIENT:	SMFA
DESIGNED:	L.H.H
DRAWN:	E.I
DRAWING No:	JAC220268-DRG- C001
SCALE:	1:100 @ A1
ISSUE:	D

PHIL WEAVER & ASSOCIATES

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 22-083

29 September 2022

Mr Stav Rozaklis
Graduate
Stallard Meek - Flightpath

By email: stav@sm-f.com.au

Dear Mr Rozaklis,

ST FRANCIS SCHOOL REDEVELOPMENT – 458 HENLEY BEACH ROAD, LOCKLEYS – TRAFFIC AND PARKING ASSESSMENT

We refer to our previous discussions with respect to the proposed Early Works, Stage 1A, and Stage 1B redevelopment of St Francis Primary School, Lockleys.

As requested, we have undertaken the following review of the traffic and parking related aspects associated with the proposed development.

EXISTING SITUATION

St Francis School is located on the northern side of Henley Beach Road, Lockleys, with a rear frontage to Arcoona Avenue to the north.

The school is built on parish land to the rear of 'Christ the King Church', which fronts Henley Beach Road.

The subject site is located in the City of West Torrens, within a *General Neighbourhood Zone*.

Arcoona Avenue is a two-way local roadway with a kerb-to-kerb width of approximately 9.0m. Adjacent to the subject site, this roadway is located within a School Zone, with a 25km/h speed limit when children are present, otherwise with a default 50km/h speed limit.

An 'Emu Crossing' is located on Arcoona Avenue adjacent to the western portion of the school, prioritising pedestrian movements during school arrival and departure periods when it is monitored.

On the southern side of Arcoona Avenue, adjacent to the school, a 'No Parking' restriction applies from 8.00am to 9.00am and 2.30pm to 4.00pm Monday to Friday in order to accommodate a child drop-off / pick up area during school arrival and departure periods, respectively. On the northern side of this roadway opposite the school, a No Stopping restriction applies during the same periods to maintain sufficient road width for two-way vehicle movements past the drop-off area. Outside of these periods, on-street parking is typically unrestricted on both sides of Arcoona Avenue.

Henley Beach Road is a two-way arterial roadway under the care and control of the Department of Infrastructure and Transport (DIT). Two traffic lanes and a bicycle lane are provided in each direction, separated by a raised central median. An opening in this median adjacent to the subject site allows right turn movements to and from the primary (two-way) site access point.

The adjoining section of Henley Beach Road has a posted speed limit of 60km/h and carries approximately 20,400 vehicles per day (vpd), including 3% commercial vehicles.

The adjoining section of Henley Beach Road is a high-frequency bus corridor, classified as a 'Go Zone' for Route H30 (and variations), which services Bus Stop 16 in close proximity to the subject land.

Vehicular site access is provided from Henley Beach Road via the two-way crossover located adjacent to the eastern boundary of the site, and a one-way (entry only) access point adjacent to the western boundary of the site. An informal service access is also provided to the school oval on Arcoona Avenue adjacent to the western boundary of the school.

A Pedestrian Actuated Crossing (PAC) is located on Henley Beach Road directly adjacent to the subject site, between the two site access points. The operation of this signalised crossing assists drivers using the two-way site access point during arrival and departure periods. Due to the bicycle lanes, nearby bus stops, and the No Stopping restrictions in the locality of the PAC, there are no kerbside parking opportunities on Henley Beach Road adjacent to the subject site.

In the most recent five-year reporting period (2016 to 2020 inclusive) there have been no recorded road crashes on the local roads within 50m of the subject school. There have been intermittent recorded crashes along Henley Beach Road in the locality of the site frontage, typical of such an arterial roadway.

Aerial imagery of the school and adjacent locality is provided in *Figure 1* below.

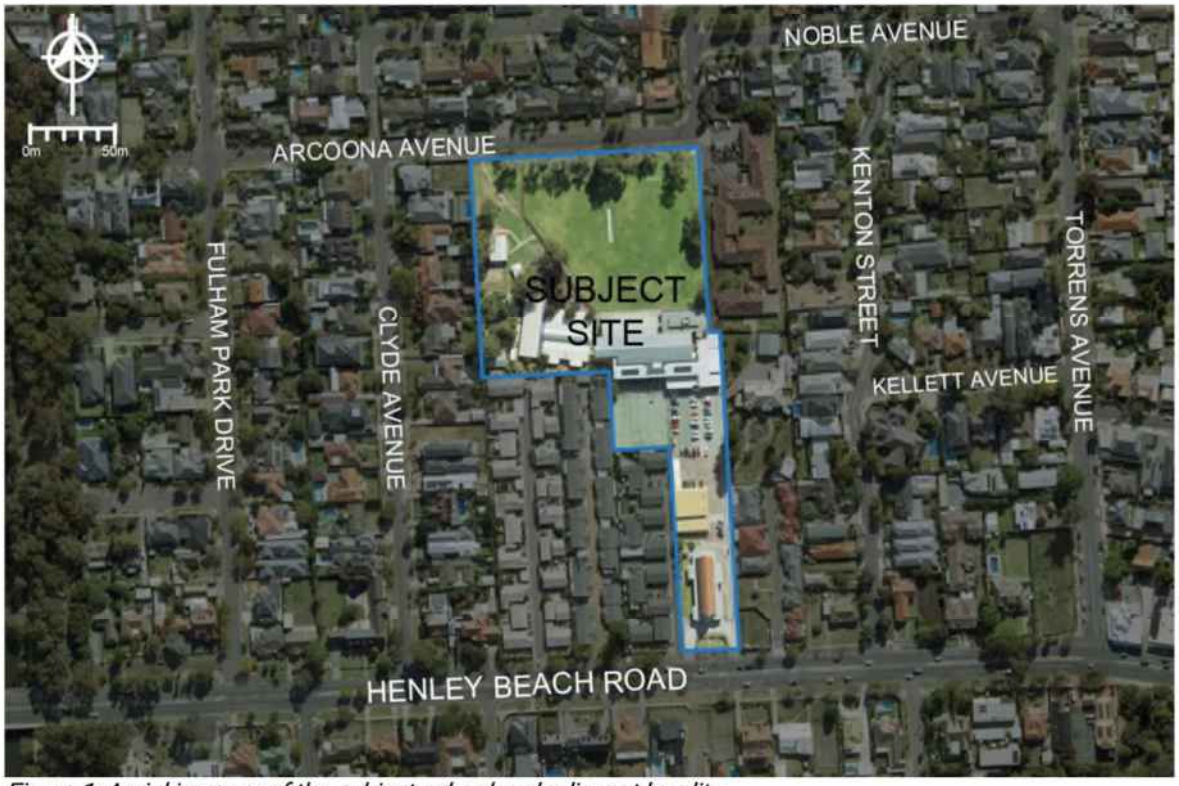


Figure 1: Aerial imagery of the subject school and adjacent locality

2

The internal driveway access via Henley Beach Road extends along the eastern boundary of the site, providing access to the school, the on-site car parking area, and also an adjoining property at No. 454 Henley Beach Road via a right-of-way.

There are 62 on-site car parking spaces, including 55 spaces available for use by the school on school days.

There are currently 37 Full Time Equivalent (FTE) employees and 447 students associated with the subject school.

School hours are from 8.55am to 3.15pm, with gates opened at 8.30am and closed at 4.00pm.

PROPOSED DEVELOPMENT

The proposed development is identified on a series of plans (A100 – A301) prepared by Stallard Meek Flightpath (Job No. 22069) dated 9 September 2022.

The development will require relocation of the existing transportable buildings (x11) to the north-western corner of the site to make way for the proposed development, and to remain operational until the proposed development is complete.

The proposed development will comprise construction of a new 2-storey building in the south-western corner of the school grounds to accommodate various student areas, teachers' facilities, amenities and ancillary facilities, and most particularly 15 classrooms, i.e., 4 more than is currently provided by the transportable buildings which are to be replaced.

We understand that there are no proposed changes to existing school times, on-site car parking areas or vehicular access arrangements associated with the subject school as a result of the proposed development.

We understand that as a result of the proposed development:

- The FTE staffing is forecast to increase by 8, from 37 to 45 employees, and
- Student enrolment is forecast to increase by 67, from 447 to 514 students by 2027.

PARKING ASSESSMENT

Table 1 - General Off-Street Car Parking Requirements within the *Transport, Access and Parking Overlay* of the *Planning and Design Code* identifies car parking requirements for educational establishments (primary schools) of:

> *"1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site."*

On the above basis, the school would require a minimum of 50 on-site car parking spaces as a result of the increase in staff anticipated by the proposed development (45 * 1.1 = 49.5).

Such a requirement will continue to be accommodated by the 55 on-site spaces available to the school.

Future enrolment of 514 students on-site would require capacity for 129 parking spaces either on-site or on the public realm within 300m of the subject school. Due to the 5-space on-site surplus, this would equate to a 124-space off-site requirement.

A review of on-street car parking capacities on the public realm within 300m of the subject school has identified a capacity of approximately 434 spaces, including the 12 spaces within the 'drop off and pick up only' area on the southern side of Arcoona Avenue directly adjacent to the subject site.

As such, there would continue to be more than sufficient capacity in the locality for drop-off / collection movements associated with the school upon completion of the proposed development.

It is therefore considered that sufficient on-site and surrounding on-street car parking is available to accommodate the forecast increase in staffing and student enrolment associated with the proposed development, in accordance with the *Planning and Design Code* requirements.

Table 3 Off Street Bicycle Parking Requirements within the *Transport, Access and Parking Overlay* of the *Planning and Design Code* does not apply to primary school developments, nor for developments within the subject *General Neighbourhood Zone*.

TRAFFIC AND ACCESS

There are no proposed alterations to the existing vehicular site access, delivery, or waste collection arrangements associated with the proposed development, which will result in only relatively minor increases to staff and student enrolments on-site.

The *'Trip generation rates for assessment of development proposals'* report prepared by Parsons Brinckerhoff for DPTI, dated 20 January 2014, identifies peak hour trip generation rates for primary schools of 0.52 peak hour vehicle trips per student.

The proposed development, which will increase student enrolment by 67 students, is therefore forecast to result in approximately 35 additional peak hour vehicle trips generated by the school.

Of these forecast additional 35 peak hour trips, up to 8 movements are anticipated to occur via the existing Henley Beach Road access points associated with potential additional staff movements, with the majority of movements anticipated to occur via the adjoining local road network, particularly Arcoona Avenue.

Such additional traffic volumes reflect an approximate 15% increase in vehicular traffic generated by the school, which is relatively minor and anticipated to be able to be accommodated by the existing road network and site access arrangements.

Swept path diagrams of critical B99 design vehicle movements, including simultaneous site entry and exit movements and one-way on-site circulation movements, are identified in *Figure 3* attached as an appendix to this report.

It is noted that the existing site exit onto Henley Beach Road does not allow for a pedestrian sight line splay on the eastern side of this driveway. As such, this access point is controlled by a 'Stop' sign and linemarking at the property boundary. Such an arrangement is considered sufficient given the proposed development does not involve any additional on-site car parking areas, the adjoining land is not owned by the applicant, and there is no history of 'Hit Pedestrian' crashes in the locality. An example of a similar arrangement on a higher-volume public road network is the intersection of Palmerston Place with Hughes Street, Unley.

It is considered that the existing provision of formalised crossings on both of the roadways directly adjacent to the school would remain appropriate to prioritise pedestrian movements during the brief student drop-off and collection periods.

RFI RESPONSE

We understand that additional traffic related matters have previously been raised by council staff in a Request for Information (RFI). These points have been reproduced below in *blue*, with direct responses below each point.

- *Confirm that the nominated waste vehicles can access the site and undertake manoeuvres appropriately. This may be as simple as just confirming the existing arrangements with turn-path diagrams*

The existing waste collection arrangements and on-site car parking / vehicular access arrangements will remain unchanged as a result of the proposed development. *Figure 2*, attached as an appendix to this report, identifies indicative swept paths of these existing waste collection vehicle manoeuvres. For the purpose of this assessment, these vehicles are assumed to be similar in size to an 8.8m long Australian Standard Medium Rigid Vehicle (MRV). We understand that these movements are undertaken in out-of-hours periods to minimise disruption to the operation of the on-site car parking area and the site access points and that this will continue to be the case.

- *the location and dimensions of all access points (noting whether an access point is located on a section of road affected by double barrier lines between edges of the access points);*

Both site access points are existing, unaffected by double barrier lines, with no proposed modifications as a result of the proposed development. These access points are each approximately 6m in width and are identified adjacent to the eastern and western boundaries of the site on Henley Beach Road respectively, on the architectural 'Location Plan', which is also identified with aerial imagery underlay in *Figures 2 and 3* attached to this report.

- *the expected number of vehicle movements per day;*

Based on a forecast increase of 8 FTE staff, there could be a potential increase of 18 daily vehicle trips (8 * 2 * 1.1) via the Henley Beach Road access points, which service the staff car parking area, as a result of the proposed development. However it is again noted that the proposed development will not result in any alterations to the vehicular access arrangements or capacity of the existing on-site car parking areas. Hence, even this minor increase may be an overestimate.

- *the expected maximum vehicle length for vehicles expected to access the site;*

The largest vehicle that typically accesses the site would be a B99 design vehicle, however waste collection vehicles also infrequently service the site. As previously identified, this is indicatively considered representative of an 8.8m long MRV.

- *in respect of the largest vehicle expected to access the site—*
  - *vehicle turning profiles demonstrating entry and exit movements and on-site circulation (if required);*

As previously identified, swept path diagrams of MRV movements are attached as an appendix to this letter in *Figure 2*.

- *in respect of the largest vehicle expected to access the site—*
  - *the angle of vehicle access crossing the property boundary;*

Exiting vehicles will continue to cross the property boundary at or close to 90-degrees, as highlighted in *Figure 3*.

- *the distance of unobstructed line of sight to and from any new access point for vehicles entering and exiting the access point;*

No new access points are proposed.

- *the distance between each access point and the nearest:*
  - *public road junction or terminating or merging lane on a public road;*

The closest public road junction or terminating or merging lane to both existing access points is the Kenton Street intersection, centred approximately 80m to the east of the eastern boundary of the subject site.

- *the distance between each access point and the nearest:*
  - *access point to or from a private road;*

The closest external access point to the western site access point is that associated with No. 460 Henley Beach Road (retirement village), located directly adjacent to the site forming a continuous crossover with the subject western site access point.

The closest access point to the eastern site access point is that associated with No. 452 Henley Beach Road, (retirement village) offset approximately 20m from the eastern site access point.

- *the distance between each access point and the nearest:*
  - *internal (on-site) driveway, intersection, car parking space, gate or other internal obstruction to vehicle movement;*

There are no internal obstructions within the first 6m into the site from either access point. An internal eastbound linkage driveway is offset approximately 9m from the property frontage.

- *the distance between each access point and the nearest:*
  - *roadside infrastructure or tree.*

The closest public infrastructure to the western site access point is the traffic signal located approximately 3.7m east of this existing access point.

The closest public infrastructure to the eastern site access point is the light post located approximately 0.7m east of this existing access point.

SUMMARY

In summary, the proposed redevelopment will result in relatively minor increases to staffing and student enrolment levels, with no changes to existing on-site car parking or vehicular access arrangements.

The on and off-site car parking requirements of the *Planning and Design Code* would continue to be satisfied upon completion of the proposed development, and additional traffic generation associated is not anticipated to have unacceptable additional adverse impacts on the locality.

Yours sincerely,

Phil Weaver

Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc: Figures 2 and 3

FIGURE 2: INDICATIVE WASTE COLLECTION VEHICLE SITE ACCESS AND CIRCULATION

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Stallard Meek Flightpath Architects	REF: 22-083 DATE: 29/09/22	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	Site: St Francis School, Lockleys	DWG BY: AH CHK BY: PW	

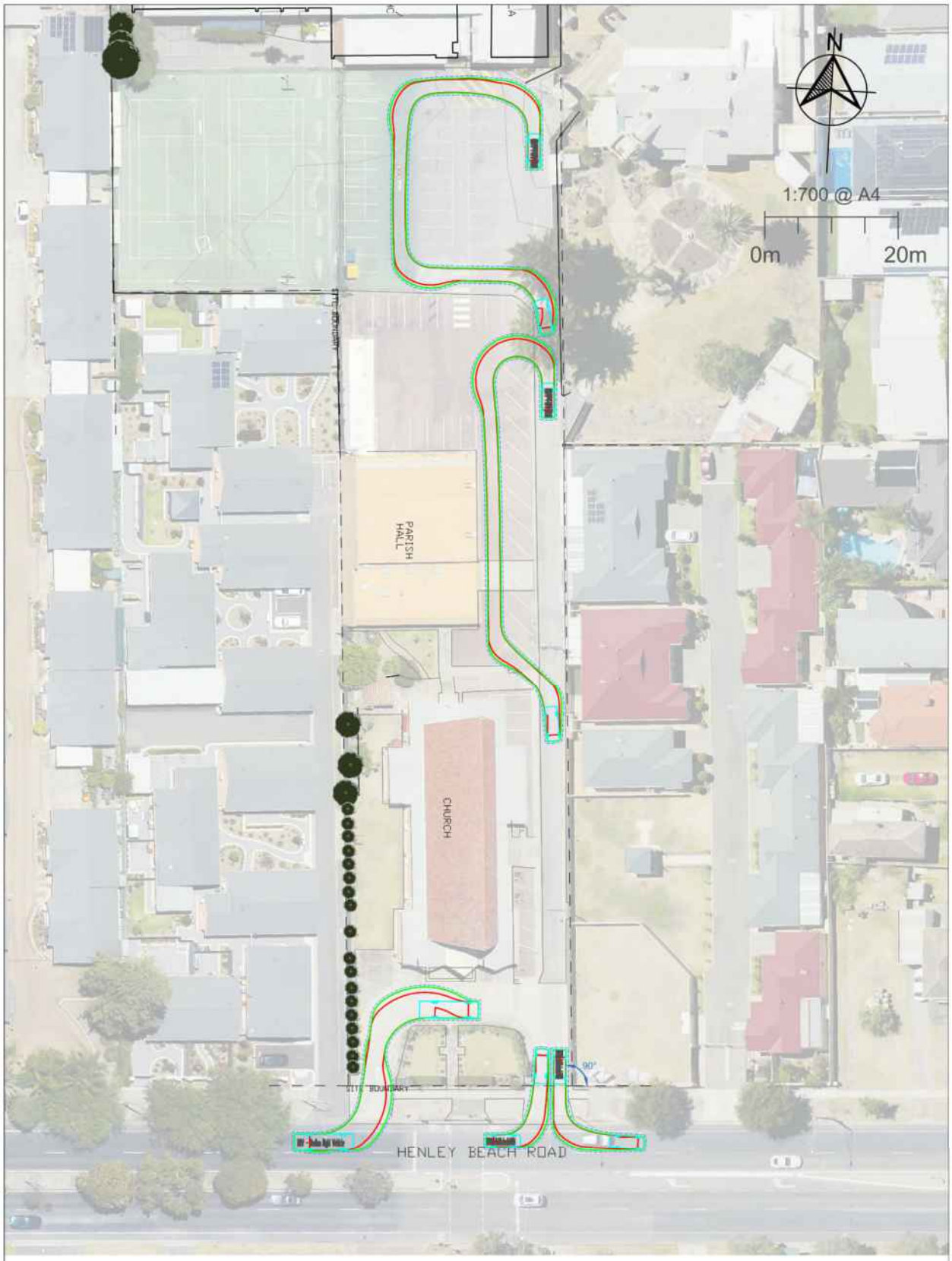


FIGURE 3: ALTERNATIVE MRV SITE ENTRY, SIMULTANEOUS B99 SITE ENTRY / EXIT, AND ON-SITE B99 MOVEMENTS

PHIL WEAVER & ASSOCIATES TRAFFIC ENGINEERING CONSULTANTS	**For:** Stallard Meek Flightpath Architects	REF: 22-083 DATE: 29/09/22	204 Young Street UNLEY SA 5061 P: 08 8271 5999 E: mail@philweaver.com.au
	Site: St Francis School, Lockleys	DWG BY: AH CHK BY: PW	

St Francis School Lockleys

Environmental Noise Assessment

November 2022

S7564C1

sonus.

Sonus Pty Ltd
17 Ruthven Avenue
Adelaide SA 5000
Phone: (08) 8231 2100
Email: info@sonus.com.au
www.sonus.com.au

St Francis School Lockleys
Environmental Noise Assessment
S7564C1
November 2022

sonus.

Document Title	: St Francis School Lockleys Environmental Noise Assessment
Document Reference	: S7564C1
Prepared For	: Stallard Meek Flightpath Architects
Date	: November 2022
Author	: Simon Moore, MAAS

INTRODUCTION

An environmental noise assessment has undertaken for the proposed two storey building to be built at St. Francis School located at 458 Henley Beach Rd, Lockleys (the **Development**).

The closest noise sensitive receivers to the Development are the existing residences to the immediate south and west. The site and its surroundings are shown in Figure 1 and the layout of the site is shown in Appendix A.

Figure 1: Site and its Surroundings

An application was submitted (Application ID: 22029083) to the City of West Torrens for the Development. In response the council has requested for additional information.

The assessment is conducted in response to the "Request for Information" document which requires the following:

....

*Further, it is requested that a **Noise Assessment** be provided by an appropriately qualified and experienced Acoustic Engineer which confirms that the proposed development will satisfy the 'Interface between Land Uses' Performance Outcome on the following page:*

PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*	*DTS/DPF 4.1* *Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.*

*The Noise Assessment should also consider the location of any proposed **plant or equipment** which has the potential to emit noise and, if applicable, should recommend mitigation measures to minimise the transfer of noise to adjacent sensitive receivers.*

The assessment considers noise levels at the surrounding residences from children within the proposed building and mechanical plant operation.

The assessment has been based on the following:

- *SMFA* drawing of the Development, under the Job No: 22069, with Drawing No: PL000 dated 5 September 2022, PL102, PL200 and PL201 all dated 27 September 2022, PL300 and PL301 dated 24 August 2022;
- *TMK* preliminary mechanical service drawing of the Development with Drawing No: 2206172-M1/PB dated 14 October 2022;
- The understanding that the children will be inside the new building for an average of no more than 8 hours per day, and building will not be used prior to 7am.

PLANNING AND DESIGN CODE

The Development is subject to the provisions of the *Planning and Design Code* (the **Code**).

In accordance with the Code, the subject site and the nearby noise sensitive locations are located within the "General Neighbourhood (GN)" zone of the Code.

The Code has been reviewed and the provisions considered relevant to the noise assessment are included in Appendix B.

Performance Outcome 4.1 (PO4.1) of the Interface between Land Uses section of the Code relates to noise from development *not unreasonably impact[ing] the amenity of sensitive receivers (or lawfully approved sensitive receivers).* The Deemed-to-Satisfy / Designated Performance Feature provision for PO4.1 specifically reference achieving the criteria of the *Environment Protection (Noise) Policy 2007* (**the Policy**).

CHILDREN NOISE

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

Criteria

Deemed-to-Satisfy Criteria / Designated Performance Feature 4.1 references the *Environment Protection (Noise) Policy.* The current version is the *Environment Protection (Noise) Policy 2007* (the Policy). However, the noise from children playing is specifically excluded from assessment under the Policy. In these circumstances, reference is made to the recommendations of the *Guidelines for Community Noise* (the Guidelines) published by the *World Health Organisation (the WHO)* with regard to annoyance during the day.

The WHO guidelines include:

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

Based on the above, it is proposed that noise reduction measures be designed for the proposal such that the equivalent noise levels (L_{Aeq}) during daytime hours from children are no greater than 50 dB(A) at the residences.

Assessment

The noise from children within the building has previously been measured at similar facilities. The internal noise levels generated from children within the proposed building, which have been used as the basis of this assessment, are provided in Appendix C.

The proposed layout of the site is advantageous from an acoustic perspective. Specifically, it includes an existing 2.1m high Colorbond fence on the southern boundary on top of 1.2m retaining wall. With the acoustic treatment described above (i.e. the Colorbond fence and retaining wall) incorporated into the site, the highest noise level predicted from children within the school is no more than 46dB(A) at the residences, therefore achieving the WHO recommendation to protect against annoyance.

MECHANICAL PLANT NOISE

Environment Protection (Noise) Policy 2007

Deemed-to-Satisfy Criteria / Designated Performance Feature 4.1 references the Environment Protection (Noise) Policy.

The Policy is based on the World Health Organisation *Guidelines for Community Noise* to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area. Therefore, compliance with the Policy is considered to satisfy all provisions of the Planning and Design Code relating to environmental noise.

The Policy provides goal noise levels to be achieved at noise sensitive locations based on the principally promoted land uses of the Planning and Design Code in which the noise source (the Development) and the noise receivers (the closest residences) are located. The Policy also applies noise goals, which are 5 dB(A) lower for the new noise sources, when assessed at the existing residences.

In this instance, the Policy provides an equivalent noise level ($L_{Aeq,15min}$) of 47 dB(A) during the day (7:00am to 10:00pm) as the goal noise level.

When measuring or predicting noise levels for comparison with the Policy, adjustments may be made for each "annoying" characteristic of tonality, impulsiveness, low frequency, and modulation that the noise source may exhibit. The characteristic must be considered dominant in the acoustic environment and therefore the application varies depending on the assessment location, time of day, the noise source being assessed and the noise level. The application of penalties is discussed further in the Assessment section of this report.

Assessment

To predict the environmental noise levels at surrounding residences, a noise propagation model of the subject site and surrounding area has been developed using SoundPLAN V8.2 software. The noise model considers the distance between noise sources and receivers, the sound power level generated by each noise source, the effect of barriers, topography and meteorological conditions which are conducive to noise propagation.

The assessment has been based on the following mechanical plant unit selection:

- 1 x Daikin REYQ42BYM
- 1 X Daikin REYQ12BYM
- 1 X Daikin REYQ36BYM

The sound power level for the equipment is shown in Appendix C.

The predictions of the noise from the Development have been based on the operational assumption that all the mechanical plant equipment operate continuously during the day time period.

Based on the above, the predicted noise levels from the Development would exceed the noise criterion at closest residence.

In order to achieve the assessment criteria, the following acoustic treatments are recommended:

- Relocate the mechanical plant units to the area shown as **BLUE** in Figure 2;
- Incorporate a 2m high acoustically lined sheet metal ductwork (minimum 50mm thick lining) to the top / discharge of the outdoor condenser units, as shown as **YELLOW** in Figure 2;
- For the extent shown in Figure 2 as **RED**, construct a 3.2m high solid fence. Ensure that the fences are constructed from a minimum 0.35mm BMT steel ("Colorbond" or similar) or a material with the same or greater surface density (kg/m^2);
- Ensure that the fences are sealed airtight at all junctions, especially between the panels, to the ground and the joins to the building; and,
- Install an acoustic absorption material (minimum "NRC" rating of 0.8, such as 50mm thick, $32kg/m^3$ density insulation) for the extent shown as **PURPLE** in Figure 2 in accordance with Detail 1.

It is noted that a suitable proprietary product for the fence and acoustic lining material as indicated in red and purple is WallMark Zorbx panels https://www.wallmark.com.au/panel/zorbx/

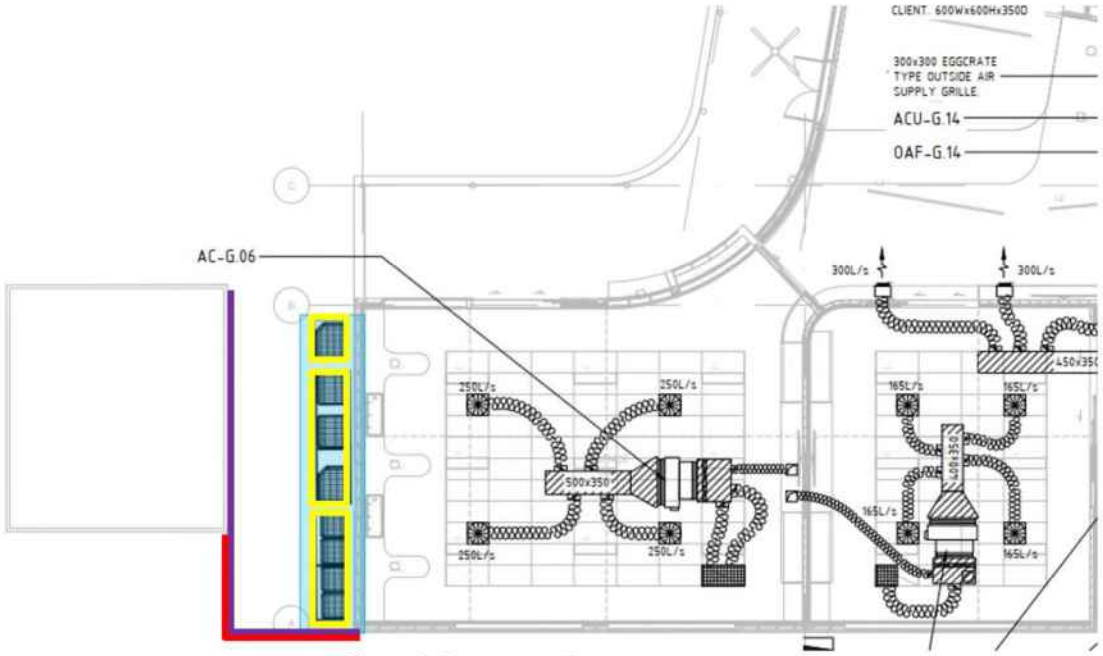
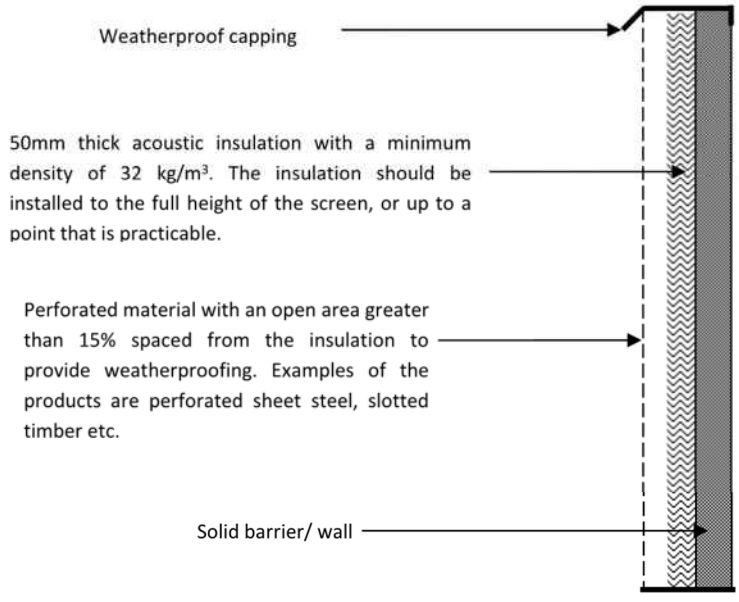


Figure 2: Treatment Summary



Detail 1: Absorption Construction Detail

The mechanical plant units operate continuously and previous noise measurements show that the noise from the mechanical plant units similar to the selected do not attract a penalty. Therefore, no penalty is warranted for the predictions.

With the inclusion of the acoustic treatments described above, the assumed level of activity at the site, the predicted average noise levels (L_{eq}) at the closest residences are no higher than 47 dB(A).

Based on the above, the predicted noise levels from the Development achieves the noise criterion at closest residence.

CONCLUSION

An environmental noise assessment has been prepared for the proposed two storey building to be constructed at St. Francis School located at 458 Henley Beach Rd, Lockleys.

The assessment has considered noise at noise sensitive locations in the vicinity, from children within the proposed building and mechanical plant operation.

Relevant assessment criteria have been established based on the *Planning and Design Code,* the *Environment Protection (Noise) Policy 2007* and the World Health Organisation recommendations to protect against annoyance. Specific fence constructions, duct work and absorption materials have been recommended in order to achieve the noise criteria.

Based on the above, the facility has been designed to *not unreasonably impact the amenity of sensitive receivers,* thereby achieving the relevant provisions of the Planning and Design Code related to environmental noise.

APPENDIX A: Site Layout

APPENDIX B: South Australian Planning and Design Code Provisions

Part 4 – General Development Policies

Interface between Land Uses

DESIRED OUTCOME

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

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">General Land Use Compatibility</td></tr>
<tr><td>PO 1.2
Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</td><td>DTS/DPF 1.2
None are applicable</td></tr>
<tr><td colspan="2">Hours of Operation</td></tr>
<tr><td>PO 2.1
Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

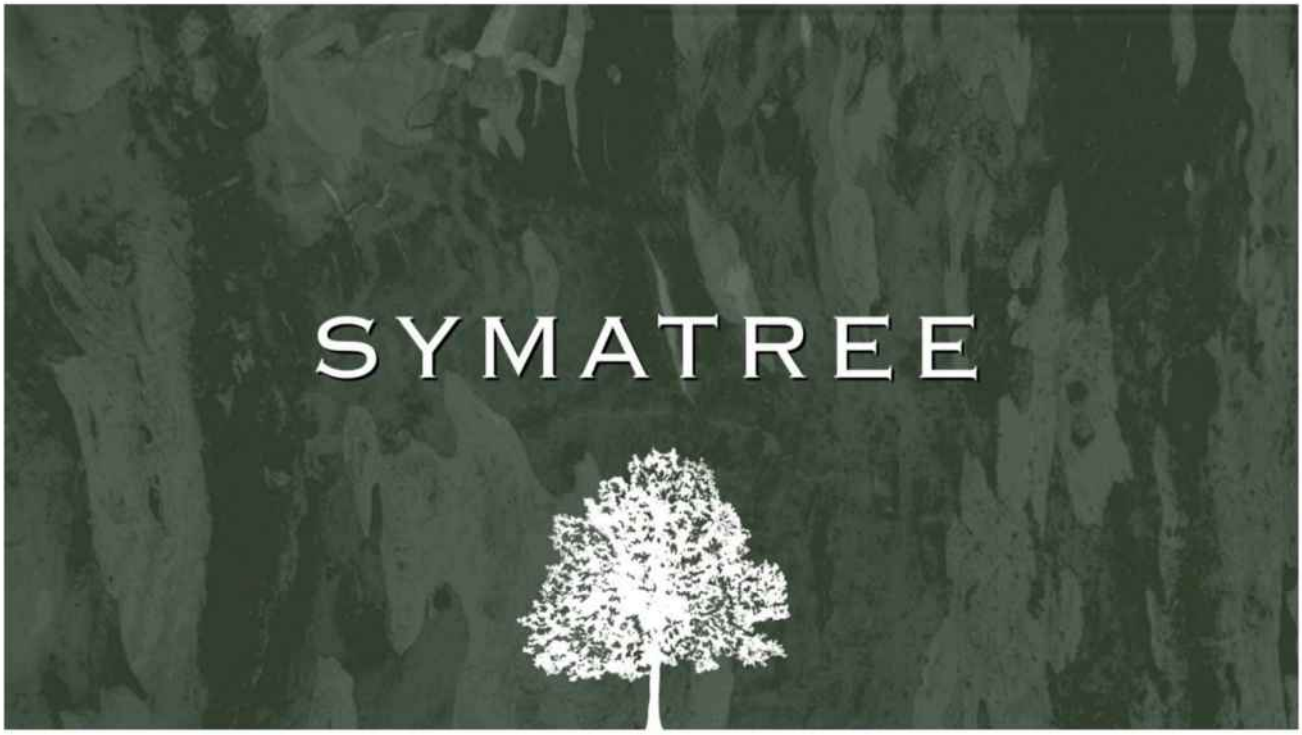
a) the nature of the development
b) measures to mitigate off-site impacts
c) the extent to which the development is desired in the zone
d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</td><td>DTS/DPF 2.1
Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:
(a) restaurant
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
</table>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers c) housing plant and equipment within an enclosed structure or acoustic enclosure d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable

APPENDIX C: Noise Level Data

Activity		Sound Power Level
Children	Within the school building	65 dB(A) as an internal level
Mechanical Plant	Daikin REYQ42BYM	91 dB(A)
	Daikin REYQ12BYM	83 dB(A)
	Daikin REYQ36BYM	90 dB(A)



St. Francis School – 458 Henley Beach Road, Lockleys

Report prepared for

Susan McDougall
Associate
Outerspace Landscape Architects
June 2022

Report prepared by

Sam Cassar

Cert. (Hort), Dip. (Hort), Dip (Arb), B.App. Sc (Hort), Grad. Dip. Design (Land.)

Table of Contents

Introduction

Instructions

Symatree Pty Ltd was commissioned by Outerspace Landscape to assess trees located within School grounds, western side adjacent and within the existing transportable class rooms to allow the redevelopment of this area.

My brief was to undertake the following:

- Assess the general health and structure of the trees;
- Determine the classification of the trees under the Development Act 1993;
- Determine the Tree Protection and Structural Root Zones as applicable; and
- Recommend the immediate and ongoing management of the trees deemed worthy of retention.

Site Visit

I carried out site inspection on the 27 June 2022.

Limitations

This report is limited to the time and method of inspection. The trees were inspected from ground level only. Neither a climbing inspection or a below-ground investigation was performed. No soil or plant material samples were taken for laboratory analysis.

This report reflects the state of the trees as found on the day. Any changes to site conditions or surrounds, such as construction works undertaken after the inspection, may alter the findings of the report.

The inspection period to which this report applies is three months from the date of the site visit, on the basis that current site conditions remain unchanged.

Date of Report

This report was written on the 27 June 2022.

Scope of this report

This report is concerned only with those trees identified on the aerial image referred to as Figure 1. All other trees and shrubs located within the school grounds are either a sufficient distance away, considered to be low value, immature specimens or weed species and have therefore not been included as part of this report.

Pruning requirements for the subject trees is beyond the scope of this report.

Methodology

Tree Schedule

For each tree the following information was collected. This information is recorded in the tree schedule (included as Appendix A).

Tree (Identifier Number - No) and Location

Each tree's location is identified using its unique identifier number. The identifier numbers used in the tree schedule correspond with those included as part of the site plan referred to as Figure 1.

Species

Tree names are provided as botanical names only.

Tree Height

Height is estimated and recorded as follows:

- Less than 5 metres
- 5 – 10 metres
- 10 – 20 metres
- Greater than 20 metres

Trunk Diameter at Breast Height and Base

An actual measure of trunk diameter at breast height (1.4 metres from ground) and base are provided for each tree within the study area deemed worthy of retention. The measurements are taken in accordance with the Australian Standard for the Protection of Trees on Development Sites (AS 4970)

Structure

Overall structure is rated using one of the following categories:

- Good: Trees that are typical of the species with a structure that is free from notable defects fall within this category. Some maintenance pruning may be identified as required for subject trees/ shrubs that fall within this category.
- Fair: This category includes those trees that may have one or more of the following structural defects: minor bark inclusions, co-dominant leaders, minor trunk wounding or decay, branches that are overextended or end weighted, poor pruning history, leaning trunk, unbalanced canopy, moderate epicormic growth or a history of minor branch failures. Remedial and/or maintenance pruning is typically identified as required to address these structural issues.
- Poor: This category includes those trees that may have one or more of the following structural defects: co-dominant leaders with major bark inclusions, major bark inclusions present within the canopy, dieback to a significant proportion of the canopy, a history of major branch failure, a severely leaning trunk, extensive decay or wounding, excessive end-weighted and over-extended branches, excessive epicormic growth, root damage or the tree instability. Remedial and/or maintenance pruning typically will not address these structural issues identified in this category. Generally, removal is the only available option.

Health

The health and condition of a tree/ shrub is determined by its overall appearance, foliage colour, density, vigour and the presence/ absence of pests and diseases within the crown. Specifically tree health and condition is categorised as one of the following:

Methodology (cont)

- Good: This category includes trees that are growing vigorously, have no or only minor pest or disease infestation, only a small amount of dead wood present within the canopy, and good aesthetic appeal.
- Fair: This category includes trees with moderate growth rate, foliage density and vigour, moderate pest or disease infestation, minor growing tip dieback, a moderate amount of dead wood, and where aesthetic appeal is lacking and other stress factors are present.
- Poor: This category includes trees with low growth rate, poor foliage density and vigour, dieback to a significant proportion of the canopy, a high level of pest or disease infestation, a large amount of dead wood within the canopy, and that lacks aesthetic appeal and/or have other signs of severe stress.

Tree Retention Rating

- Very High: The tree is an outstanding example of the species and it should be retained at all costs.
- High: The tree is a mature specimen in fair to good condition with a useful life expectancy of at least 10 years, is suitable to the site and should be retained in a new development.
- Moderate: The tree is a semi-mature or mature specimen, in fair to good condition that is suitable for retention; however, is located such that its loss would not have a significant impact on the landscape.
- Low: The tree is likely to be juvenile or in decline and could be retained; however design changes are not considered worthwhile to retain a tree in this category.
- None: The tree should be removed irrespective of a design as it is in severe decline, hazardous or dead.

Comments

The principle observations for some of the trees surveyed are contained in this section of the tree schedule.

Findings

Subject Sites

In total 20 trees were assessed.

The approximate locations of the trees assessed are identified on the aerial image below. The main findings from the survey are as follows:

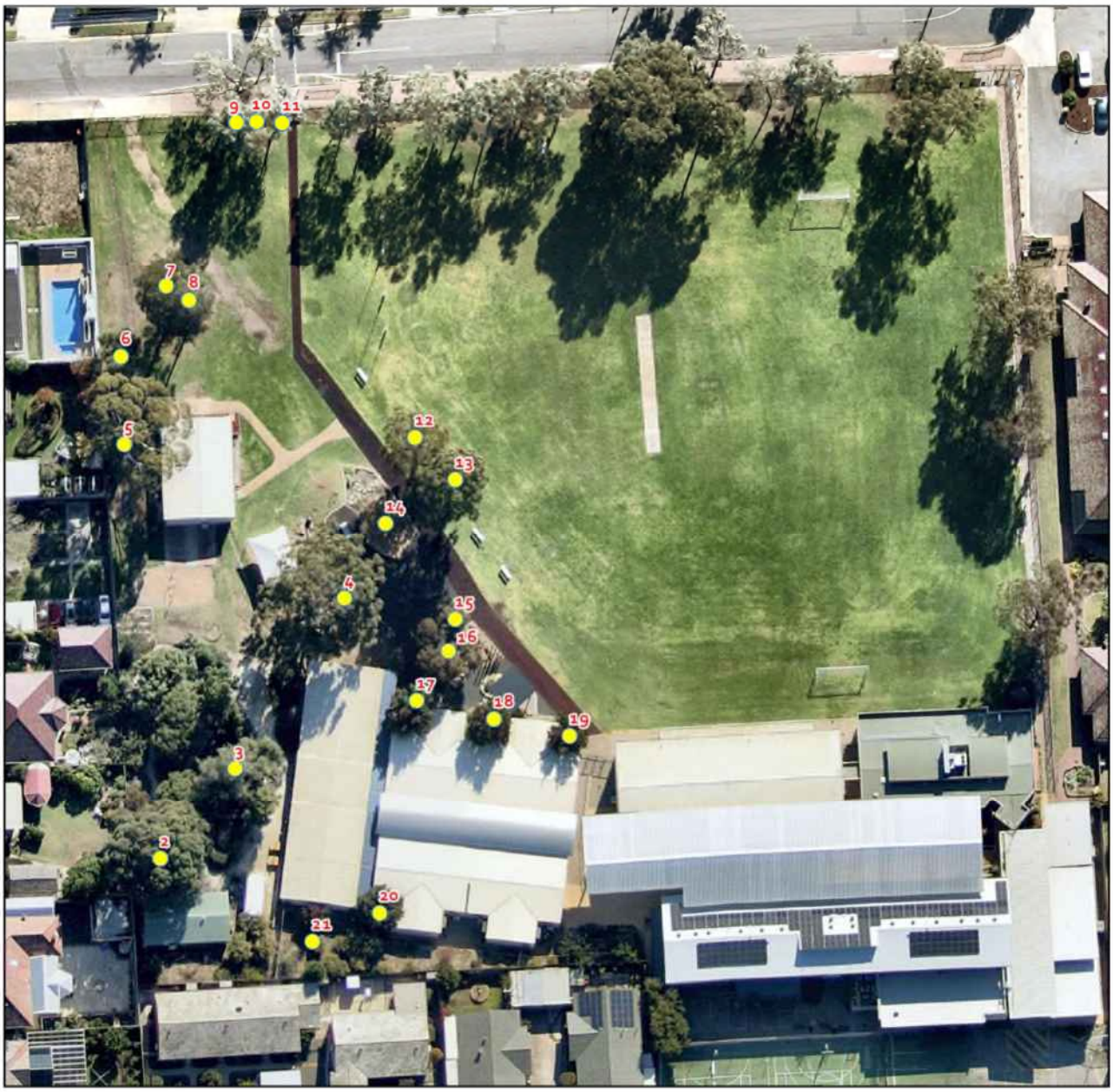


Figure 1 – Aerial image indicating the locations of those trees assessed.

Findings (cont)

Species

The trees surveyed are a mix of exotic and native species. Species mix is broken down as follows:

- *Angophora costata* 1
- *Casuarina cunninghamiana* 3
- *Corymbia maculata* 1
- *Eucalyptus leucoxylon* 5
- *Eucalyptus saligna* 1
- *Eucalyptus sp.* 4
- *Pyrus ussuriensis* 5

Tree Health and Structure

All trees assessed have been identified to be in fair to good health.

Two trees (Trees) have been identified as having poor structure.

The remaining trees have been identified to be in fair to good structure.

Tree Retention Rating

In total two trees have been identified as having a low retention rating. These trees include 6 and 14. These trees should be removed to allow the development to proceed as proposed.

Fourteen trees have a moderate retention rating. These trees include: 3, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 and 21. These trees could be removed to allow the development to proceed as proposed if desired.

Four trees have a high to very high retention rating and consideration should be given to retain as many of these trees as possible. Trees with a high retention rating include 5, 2, 4 and 13.

Regulatory Status

Trees 2, 4 and 5 have been identified as regulated with trunk circumferences between 2 – 3 metres when measured one metre from ground.

No trees have been identified as significant that is having a trunk circumference greater 3 metres when measured one metre from ground.

All remaining trees have trunk circumferences less than two metres when measured one metre above ground or are considered an exempt species or within 10 metres of the nearest dwelling and are therefore not subject to planning controls under the current provisions of the Development Act.

Project Considerations

Tree Removals

Two trees have been recommended for removal, and include trees include 6 and 14. Both trees are in structural decline.

Consideration for the removal of Trees: 3, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 and 21 could also occur to accommodate the proposed development.

Retentions

Consideration should be given to the retention of the remaining trees 2, 4, 5, and 13. However this is subject to design options with regards to the development.

Tree Protection and Structural Root Zones (TPZs & SRZs)

A tree protection zone (TPZ) is the principal means of protecting trees on development sites. A TPZ is required to retain the critical root zone (CRZ), protect the crown and to ensure that tree health and viability is maintained. The TPZ should be maintained for the entire life of the proposed development.

Establishment of the TPZs will mean that traditional building practices (such as standard crossover construction) will need to be adapted.

The TPZ is also calculated and applied with consideration to the possible impacts that encroachments may have on a tree's heath and long-term viability.

In addition to the TPZ, the structural root zones (SRZ) also need to be calculated to determine the area required to ensure tree stability. The TPZ is typically a larger area and is required to maintain a healthy viable tree.

TPZs and SRZs have been calculated according to AS4970-2009 *Protection of Trees on Development Sites* for all trees with a moderate or high retention rating. These figures have been provided in the table below:

Project Considerations (cont)

Tree ID	Botanical Name	Tree protection zone radius (metres)	Structural Root Zone radius (metres)
2	*Angophora costata*	2.9	10.44
3*	*Casuarina cunninghamiana*	2.4	4.44
4	*Eucalyptus saligna*	3.1	7.92
5	*Eucalyptus leucoxylon*	3.3	8.4
6*	*Eucalyptus sp.*	2.2	3.84
7*	*Casuarina cunninghamiana*	3.0	6.84
8*	*Casuarina cunninghamiana*	3.2	4.8
9*	*Eucalyptus sp.*	2.4	4.56
10*	*Eucalyptus sp.*	2.1	3.48
11*	*Eucalyptus sp.*	2.3	4.44
12*	*Eucalyptus leucoxylon*	2.8	6.36
13	*Corymbia maculata*	2.8	6.36
14*	*Eucalyptus leucoxylon*	2.1	4.56
15*	*Eucalyptus leucoxylon*	2.5	5.64
16*	*Eucalyptus leucoxylon*	2.4	5.16
17*	*Pyrus ussuriensis*	2.3	4.32
18*	*Pyrus ussuriensis*	2.1	4.44
19*	*Pyrus ussuriensis*	2.0	3.84
20*	*Pyrus ussuriensis*	2.1	4.32
21*	*Pyrus ussuriensis*	1.5	1.8

** Denotes those trees recommended for removal, but if retained then the above tree protection and structural root zones apply.*

Project Considerations (cont)

Trees can tolerate some encroachment into their calculated respective TPZs by an estimated 10% according to AS4970-2009. No encroachment into the calculated SRZ is recommended. If the level of encroachment is to exceed the recommended 10% threshold then tree sensitive construction measures must be utilised to ensure tree health and stability are maintained for those trees considered worth of retention. Tree sensitive construction measures have been specified in following sections of this report.

Prior to the Start of Works

Contractors and trade staff must be informed by the site supervisor and project arborist to take precautions when working within the designated SRZs and TPZs, to prevent tree damaging activity occurring at and below ground level.

Allowances should be made in the project budget for tree sensitive construction techniques and protection measures. This should include the appointment and subsequent site visits and monitoring by an arborist.

The relevant contractors should meet with the project arborist on site prior to works commencing to discuss all aspects of the project that may impact the subject tree.

Tree Protection Measures

Protective fencing must be erected around those trees that are deemed worthy of retention that will be impacted by the proposed works, to the full extent, if possible, of the TPZ radius. A tree protection fence should be designed to be robust and withstand easy movement or ingress. Chain mesh fencing, temporary fencing panels or solid hoarding are all good examples (Figure 2). Noted existing vehicle and pedestrian access must always be maintained within the TPZ areas. If the TPZ radius exceeds the existing verge area then the total verge area should be fenced.

Figure 2: Indicative TPZ fencing

The following should be prohibited within a SRZ and TPZ for all trees deemed worth of retention (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways) unless they are already present.

Project Considerations (cont)

Include the following procedures in setting up and maintaining any TPZ (adapted from AS 4970-2009):

erect warning signs at regular intervals along the entire length of any protective TPZ fencing construct TPZ fencing to prevent construction worker access into the protected area.

Tree Sensitive Construction Techniques

To reduce any potential impacts from the development activities that may occur within the respective TPZs for those trees worthy of retention the following measures must be adhered to at all times.

Paths, Placement and Construction

Traditional construction methods are likely to cause a significant damage to existing trees. Design work will be required to mitigate impacts to trees or modify the locations. Some options for new path or crossover locations may include:

- Building above natural grade using porous paving;
- Utilizing a bridging structure over the root zones of trees designated worthy of retention;
- Moving the paths and or crossovers so no encroachment into SRZ occurs and any encroachment within the TPZ area is less than 10%;
- Utilising exiting crossovers and paths where possible;
- Undertaking non-root destructive excavation to identify the size and location of tree roots, modify locations/designs such to the location of roots identified.
- Identifying and removing lower value trees to accommodate the paths/crossovers and avoid higher value trees.
- Any hard surfacing within the TPZs should be minimised and/or designed to be porous. No encroachment into the designated SRZ is permitted. This allows for water exchange between the soil and a continuous exchange of air with the atmosphere, thereby maintaining a high soil oxygen level. Avoiding the SRZs will ensure tree stability.
- All paving must be constructed using a no dig method. Finished surfaces would have to be paved using permeable paving materials such as Eco Pave, Perma pave or similar.
- Subbase materials used should be uniformly graded aggregate between 5 – 7 mm to ensure there are adequate pore spaces between particles to allow for air and moisture movement. There should be no fines particles in the mix. Compaction should be to the minimum level required to support the intended load.

Excavation

Any excavation that is to occur within any of the designated TPZs greater than the 10% allowable encroachment must use non-invasive methods such as air-spade, hyro-vac or hand digging.

Excavation within any of the designated TPZs should be carried out under the supervision of the project arborist to identify roots critical to tree stability. The following should be adhered to for proper management of the root zone:

Project Considerations (cont)

Underground Services

The following should guide underground service installation:

- Existing services running through the SRZ/TPZ areas must be re-used or the service relocated outside of these areas.
- If installation of new underground services within the TPZ areas is absolutely unavoidable, only non-invasive methods, such as directional boring, hydro vac, air spade or hand digging should be used. Trenching by machinery should not be used under any circumstances.
- The installation of new underground services must avoid the designated SRZs.
- Manual excavation should be carried out under the supervision of the project arborist to identify roots critical to tree stability.

Site Access and Storage

Machinery movements on to and from the subject site should occur via existing paths and driveway outside the designated TPZs of the subject trees if possible.

If the access point for any construction vehicle or machinery passes over unsealed areas of the TPZ areas then ground protection measures such as load bearing boards/plates must be used on top of the existing surfaces. The ground protection measures may need to be designed by an engineer to accommodate the likely load.

A defined storage area for building materials and hazardous chemicals and a wash out area should be marked out away from any of the designated TPZs of the subject trees.

Root Zone Management

The following should be adhered to for proper management of the root zone:

- All structural roots, (roots with a diameter greater than 30 millimetres), encountered within or outside of the recommended TPZs, should be retained if possible.
- If root pruning is required the root should be uncovered by hand digging and severed by a pruning saw or secateurs. Roots encountered outside of the TPZs by a backhoe or other machinery should also be uncovered by hand digging. Backhoes, other machinery or blunt instruments should not be used for this purpose.
- Roots are to be cut to a lateral root where possible. All root pruning should be undertaken by a qualified arborist.
- Backfill the excavation as soon as possible, and water the soil around the roots, to avoid leaving air pockets.
- Run-off from construction activities must be directed away from the entire TPZ areas.

Post Construction

The following should be adhered to after the development is complete:

- Take all reasonable measures and precautions to protect all trees once development of the site has been completed.
- All new boundary fences, if required within the subject trees SRZs or TPZs, should be of ‘post and rail’ construction. Post holes required will present some minor disturbance to the tree’s root system. Therefore, post holes should be dug by hand if they are required within the designated TPZ. They should be relocated if structural roots (roots with a diameter greater than 30 mm) are encountered.

Conclusion

In total 20 trees were assessed within the proposed development site.

Three trees have been recommended for removal. These trees include 2 and 14. These trees are in structural decline. None of these trees are subject to planning controls.

Consideration for the removal of Trees: 3, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20 and 21 could also occur to accommodate the proposed development.

Consideration should be given to the retention of the remaining trees 2, 4, 5, and 13. However, this is subject to ongoing future management by School, design options and the use of tree sensitive construction measures outlined as part of this report are incorporated into the future design and construction of the potential works adjacent to these trees as part of the proposed project.

Thank you for the opportunity in providing this report. Should you require further information, please do not hesitate in contacting me.

Sam Cassar

Appendix A
Tree Schedule

Tree ID	2
Species	Angophora costata
Height	10-20m
Circumference	2.32
Diameter ground	0.73
Diameter @ 1.4m	0.87
Health	Good
Structure	Fair
Retention Rating	High
Planning Controls	Regulated Tree
Comments	Minor history of branch failure. No other issues.

Tree ID	3
Species	Casuarina cunninghamiana
Height	10-20m
Circumference	1.18
Diameter ground	0.47
Diameter @ 1.4m	0.37
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Basal shoots southwestern side. No other issues.

Tree ID	4
Species	Eucalyptus saligna
Height	10-20m
Circumference	2.14
Diameter ground	0.88
Diameter @ 1.4m	0.66
Health	Good
Structure	Fair
Retention Rating	High
Planning Controls	Regulated Tree
Comments	Has been well maintained in past. Good tree.

Tree ID	5
Species	Eucalyptus leucoxylon
Height	10-20m
Circumference	2.42
Diameter ground	0.96
Diameter @ 1.4m	0.7
Health	Fair
Structure	Fair
Retention Rating	High
Planning Controls	Regulated Tree
Comments	Minor kino staining lower trunk. End weight issues, some poor taper.

Tree ID	6
Species	Eucalyptus sp.
Height	5-10m
Circumference	1.04
Diameter ground	0.37
Diameter @ 1.4m	0.32
Health	Fair
Structure	Poor
Retention Rating	Low
Planning Controls	Not subject to planning controls
Comments	Crown bias towards the north, heavily pruned past. Overall poor form. Kino exudate lower midcrown.

Tree ID	7
Species	Casuarina cunninghamiana
Height	10-20m
Circumference	1.89
Diameter ground	0.78
Diameter @ 1.4m	0.57
Health	Good
Structure	Good
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Crown bias northwestern due overshadowing.

Tree ID	8
Species	Casuarina cunninghamiana
Height	10-20m
Circumference	1.37
Diameter ground	0.91
Diameter @ 1.4m	0.4
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Stump eastern side, removal of eastern leader. Minor history of branch failure.

Tree ID	9
Species	Eucalyptus sp.
Height	5-10m
Circumference	1.2
Diameter ground	0.46
Diameter @ 1.4m	0.38
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Minor volumes deadwood.

Tree ID	10
Species	Eucalyptus sp.
Height	5-10m
Circumference	0.50, 0.75
Diameter ground	0.34
Diameter @ 1.4m	0.16, 0.20, 0.14
Health	Fair
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Stunted growth, areas of upper canopy

Tree ID	11
Species	Eucalyptus sp.
Height	5-10m
Circumference	1.2
Diameter ground	0.43
Diameter @ 1.4m	0.37
Health	Fair
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Crown bias towards the east, history of branch failure, medium diameter pruning wound midcrown eastern side. Some upper canopy dieback.

Tree ID	12
Species	Eucalyptus leucoxylon
Height	10-20m
Circumference	1.7
Diameter ground	0.66
Diameter @ 1.4m	0.53
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Heavily pruned mid crown eastern side, moderate volumes of epicormic growth inner crown. Crown bias northwestern due overshadowing heavy pruning.

Tree ID	13
Species	Corymbia maculata
Height	10-20m
Circumference	1.75
Diameter ground	0.7
Diameter @ 1.4m	0.53
Health	Good
Structure	Good
Retention Rating	High
Planning Controls	Not subject to planning controls
Comments	No issues

Tree ID	14
Species	Eucalyptus leucoxylon
Height	5-10m
Circumference	0.97
Diameter ground	0.32
Diameter @ 1.4m	0.38
Health	Fair
Structure	Poor
Retention Rating	Low
Planning Controls	Not subject to planning controls
Comments	Areas of upper canopy dieback, heavily pruned. Stunted form.

Tree ID	15
Species	Eucalyptus leucoxylon
Height	5-10m
Circumference	1.3
Diameter ground	0.5
Diameter @ 1.4m	0.47
Health	Fair
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Heavily pruned southwestern side, bias northeast. Moderate volumes epicormic growth inner growth.

Tree ID	16
Species	Eucalyptus leucoxylon
Height	5-10m
Circumference	0.91, 1.04
Diameter ground	0.45
Diameter @ 1.4m	0.28, 0.32
Health	Fair
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments characteristics.	Crown bias southwest, descending branching

Tree ID	17
Species	Pyrus ussuriensis
Height	5-10m
Circumference	1
Diameter ground	0.4
Diameter @ 1.4m	0.36
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments growth inner growth.	No issues. Moderate volumes epicormic

Tree ID	18
Species	Pyrus ussuriensis
Height	5-10m
Circumference	0.92, 0.60
Diameter ground	0.35
Diameter @ 1.4m	0.32, 0.19
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Basal shoots, thorny.

Tree ID	19
Species	Pyrus ussuriensis
Height	5-10m
Circumference	0.95
Diameter ground	0.29
Diameter @ 1.4m	0.32
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Some basal shoots.

Tree ID	20
Species	Pyrus ussuriensis
Height	5-10m
Circumference	0.92
Diameter ground	0.34
Diameter @ 1.4m	0.36
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Some exposed woody roots at base. Inclusion primary union.

Tree ID	21
Species	Pyrus ussuriensis
Height	less than 5m
Circumference	0.45
Diameter ground	0.16
Diameter @ 1.4m	0.15
Health	Good
Structure	Fair
Retention Rating	Moderate
Planning Controls	Not subject to planning controls
Comments	Semimature specimen.

Page 24 of 24

To whom it may concern, re:

St Francis School waste management.

Dear Sir/Madam,

I write in relation to waste management at St Francis School, Lockleys. The school has a current enrolment of 451 students and a projected enrolment of 500+ by 2027. Our current waste management system consists of bins for general, recyclable and green waste. These bins are rotated through the school as necessary. We have two 'dumpster' bins located within our precinct. These are for general waste, and cardboard waste.

The collection schedule for our bins is:

2x dumpsters:

- general-once a week
- cardboard – once a fortnight.

In addition to these bin collections, we have a regular council collection as follows:

General waste-Friday morning x 3

Green/cardboard-fortnightly x 3

In terms of location, the dumpster style bins are easily accessed via a driveway off Henley Beach Rd. The council bins are collected in the same manner.

Our waste is successfully managed through this schedule with our current enrolment. We believe this cycle and method of collection could also be successfully managed given a predicted increase in enrolments over the next 3-4 years.

Yours sincerely,

Phil Schultz

Principal.

TMK Consulting Engineers
Level 6, 100 Pirie Street, Adelaide SA 5000
Tel: 08 8238 4100
Email: tmksa@tmkeng.com.au
Civil • Geotechnical • Environmental
Structural • Mechanical • Electrical • Fire
Hydraulics • Forensic • Construction Assist
Riverland Office: 25 Vaughan Terrace, Berri SA 5343

PROJECT MEMORANDUM
Number: 001

Date: 04.11.2022 **Job Number:** 2206172

To: Tim Hastwell **Email** tim@sm-f.com.au

From: Ashley Seroka

Project: St Francis School Lockley
458 Henley Beach Road Lockleys, SA

Subject: Obtrusive Lighting Assessment

Dear Tim,

TMK Consulting Engineers are requested by the council to address below RFI:

It is also requested that details be provided in relation to any **external lighting** to demonstrate compliance with the following 'Interface between Land Uses' Performance Outcome:

PO 6.1	DTS/DPF 6.1
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.

TMK RFI Response

External lighting requirements for the proposed development; involving light spill across to adjacent properties will be required to be compliance with current Australian Standards. Refer below AGI32 lighting software compliance check against TMK lighting drawing 2206172-E4 and confirming the lighting requirements including the spill light to the all boundaries complies for AS4282:2019 criteria for environmental zone A3 – Medium District Brightness, Curfew Time.

Obtrusive Light - Compliance Report

AS/NZS 4282:2019, A3 - Medium District Brightness, Curfew
Filename: 2022-10-26 St Francis Exterior
4/11/2022 12:37:24 PM

Illuminance

Maximum Allowable Value: 2 Lux

Calculations Tested (4):

Calculation Label	Test Results	Max. Illum.
ObtrusiveLight 9m Line_Ill_Seg1	PASS	0.6
ObtrusiveLight FenceLine South_Ill_Seg1	PASS	0.9
ObtrusiveLight 10m North_Ill_Seg1	PASS	0.3
ObtrusiveLight 10m East_Ill_Seg1	PASS	0.3

Luminous Intensity (Cd) At Vertical Planes

Maximum Allowable Value: 2500 Cd

Calculations Tested (4):

Calculation Label	Test Results
ObtrusiveLight 9m Line_Cd_Seg1	PASS
ObtrusiveLight FenceLine South_Cd_Seg1	PASS
ObtrusiveLight 10m North_Cd_Seg1	PASS
ObtrusiveLight 10m East_Cd_Seg1	PASS

Figure 1 – Curfew Obtrusive Light Compliance Report

PROJECT MEMORANDUM
Number: 001

The modelled maximum spill on all boundaries for external lighting based on the above lighting layout and type complies with the criteria outlined in AS4282:2019.

We trust the above is satisfactory. However, should there be any further clarifications/assistance please do not hesitate to contact the undersigned or Adrian Ko.

For and on behalf of
TMK Consulting Engineers

Ashley Seroka
Electrical Engineer

Details of Representations

Application Summary

Application ID	22029083
Proposal	Alterations and additions to an existing Educational Establishment including the construction of a two-storey building to accommodate 15 classrooms, a science room, common areas and amenities as well as signage, external courtyard and freestanding storage shed along with associated earthworks, retaining walls and landscaping.
Location	456-458 HENLEY BEACH RD LOCKLEYS SA 5032

Representations

Representor 1 - Duilia Bastian

Name	Duilia Bastian
Address	1 Franciscan Ave LOCKLEYS SA, 5032 Australia
Submission Date	04/12/2022 09:47 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The development application should not be granted. The proposed buildings have a negative impact on the residents in the immediate vicinity of the school on the west and southern sides in terms of amenity and privacy. The increased number of students and teachers would negatively impact on the ability of residents in the immediate area to move in and out of their homes with any degree of safety. Although there are "no parking" and "limited parking" signs, these are not respected. Cars are left without drivers in the restricted areas while parents and caregivers go about their business. It would restrict ambulance or fire vehicles from attending any of the houses in the immediate area of the proposed development. The traffic report is mere lip service. I suggest an inspection of the area at the relevant time. As to the noise, that would only be intensified from forcing students into a smaller area of play/access and move them closer to the east and north areas of the school grounds. The school should be kept as is and not permitted to grow in number because of the unacceptable impact it would otherwise have on the nearby residential dwellings.

Attached Documents

Ref: 22ADL-1629

URPS

Adelaide
12/154 Fullarton Rd
Rose Park, SA 5067

08 8333 7999

urps.com.au

19 January 2023

Kieron Barnes
City of West Torrens

Uploaded to PlanSA Portal

Dear Kieron

DA 22029083 – St Francis Lockleys – Response to Representations

Introduction

Thank you for forwarding the representations received during the public notification period.

Representations were received from:

- Duilia Bastian of 1 Franciscan Avenue, Lockleys.
- Frank Avdino of 15 Clyde Avenue, Lockleys.
- Daniel Shonoodh of 17 Clyde Avenue, Lockleys.
- Peter Maple of 19 Clyde Avenue, Lockleys.
- Dimitrious Stronglyos of 21 Clyde Avenue, Lockleys.

The project team, including representatives from St Francis School, SMFA Architects, Catholic Education South Australia and myself, invited the representors to the school to discuss their concerns. All representors except for Mr Stronglyos attended a meeting at the school.

The representors were invited to elaborate on their concerns and additional plans were prepared and shared at the meeting. These plans included perspective views from within classrooms to show overlooking impacts and perspective views from the rear yards of the Clyde Avenue dwellings. These plans are enclosed with this correspondence.

Following the meeting, an additional plan has been prepared to include landscaping along the site's western boundary. The intent of this plan is to address the Clyde

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to Elders past, present and emerging.

Avenue neighbours' concerns regarding privacy and more generally screening the school. It has been submitted to the neighbours. It is anticipated that subject to agreement on a preferred tree species that the Clyde Avenue neighbours will withdraw their representations.

Representors' Concerns and Response

The representors' concerns relate to:

- Overlooking from upper storey windows.
- Visibility of the proposed building.
- Changes to the shed.
- Landscape screening.
- Traffic movements and parking demand.
- Additional noise impact.

Overlooking

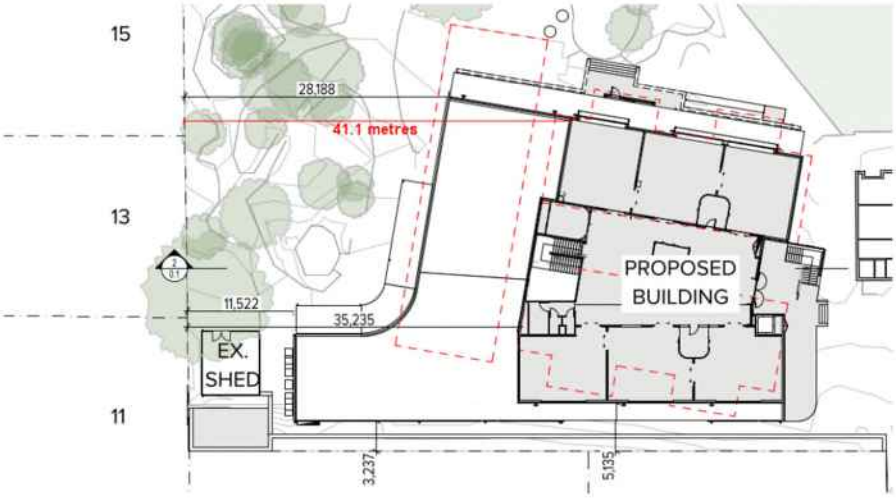
The proposed building is setback between 11.5 and 28 metres from the rear boundaries of the Clyde Avenue dwellings at ground level. The upper floor is setback between 35 and 41 metres from the nearest Clyde Avenue dwellings. This distance increases to around 70 metres to the rear boundary of 21 Clyde Avenue.

In addition to the substantial setbacks, reducing the potential for overlooking is further reduced through:

- The orientation of the upper floor classroom windows toward the oval rather than directly north where they would be perpendicular to the western boundary.
- Permanently fixed louvred screening to the western windows (to a stairwell and to a small sensory room).

The window orientation and distance from the western boundaries is shown on the following page.

Figure 1 Ground and upper floor setbacks from the western boundary shared with the Clyde Avenue representors (15-21 Clyde Avenue)



The Code seeks to minimise "direct overlooking" from upper levels of nearby windows and private open space. Direct overlooking is not defined in the Code but is commonly understood to include views within 15 metres of a window and within a 45° arc each side of the centreline of the window. In this case, direct overlooking is mitigated by both the distance and the angle of view.

Overlooking is also mitigated by:

- The extruded window frame which limits oblique views from the classrooms toward the nearest dwellings.
- The retention of existing vegetation along the western boundary of the site.

The enclosed plans demonstrate the views from the upper levels of the building.

Visibility of Building

The upper level of the building will be visible from within the rear yards of the adjacent properties on Clyde Avenue. The Code does not seek to obscure or hide two storey buildings. The visibility of an upper level between 35 and 70 metres from nearby rear yards is, in my view, acceptable and anticipated by the Code. The proposed development complies with the Code's setback and building height provisions and is therefore appropriate.

The building will also be partly screened by existing vegetation along the side boundary of the site (the existing bush garden illustrated on the plans), and the proposed additional landscaping along the western boundary.

Shed

One neighbour was concerned with the construction of a new shed in the south-western corner of the shed. To clarify, the existing shed in this location will remain and will be reduced in size by removing two bays on its eastern side.

Landscape Screening

In consultation with the Clyde Avenue representors, the school proposes to plant additional vegetation alongside the western boundary of the site. The enclosed plan shows an indicative layout and this will be discussed further with the Clyde Avenue representors.

Traffic and Parking

The representors are concerned with the increase traffic and parking demand.

The school has capacity to accommodate more staff and students within its existing buildings. The proposed development will upgrade facilities rather than build additional capacity (i.e. the new building will replace the temporary transportable buildings in its place).

As outlined in the report prepared by Phil Weaver and Associates, the Code's parking criteria for schools indicate that there should be:

- 50 parking spaces for staff and visitors on site
- 129 parking spaces for pick-up and set-down either on the site or within the public realm within 300m of the school.

The provision of 55 on-site parking spaces readily satisfies the parking demand for staff and visitors. Similarly, there are approximately 434 parking spaces within the public realm within 300 metres of the site. This can readily satisfy the demand for parking during pick-up and set-down.

While concerns have been raised regarding the parents' use of the kiss and drop area along Arcoona Avenue, the school has limited ability to manage this. The school regularly reminds parents of their responsibilities and the nature of the on-street parking controls. Like any school, it supports Council's assistance with the ongoing monitoring of these arrangements.

Noise

One representor is concerned about additional noise from school children. Noise from schools is exempt from the Environment Protection (Noise) Policy 2007 (the Noise Policy). This is because it is expected that schools will make noise. It is also recognised

that this noise is limited to weekdays, between say 8am and 4pm, and for only around 9 months of the year once holidays are considered. In my view, the proposed additional students would not create additional noise that would detrimentally nearby residents.

It is also recognised that the proposed building will enclose circulation spaces adjacent classroom. The previous transportable classrooms in the location of the proposed development had open air circulation areas. This means more children will be indoors around high activity times (i.e. returning from lunch or leaving at the end of the day).

The acoustic report provided with the application outlines that mechanical plant can comply with the Noise Policy and will not impact nearby residents.

Conclusion

Thanks for the opportunity to provide a response to the concerns of the representors.

Can you please confirm the date and time that this application will be presented to the Council Assessment Panel.

Please call me if you have any questions on 8333 7999.

Yours sincerely

Simon Channon
Associate Director

S M F A

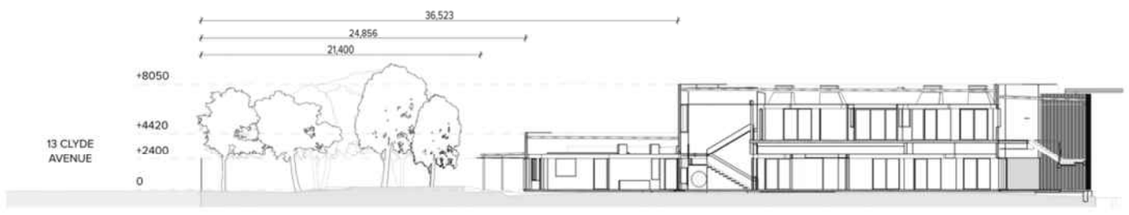
Project North
True North

Scale Bar
5 10 20 50 100

Job No.: 22069
Site Address: 458 HENLEY BEACH ROAD LOCKLEYS SA 5032
Project Name: 22069 ST FRANCIS SCHOOL LOCKLEYS
Date: 16/1/23
Drawn:
Apvd.:
Scale: 1:400, 1:200 @ A101
Drg No.:
Drg Issue:

SITE CONTEXT

SITE PLAN



SECTION

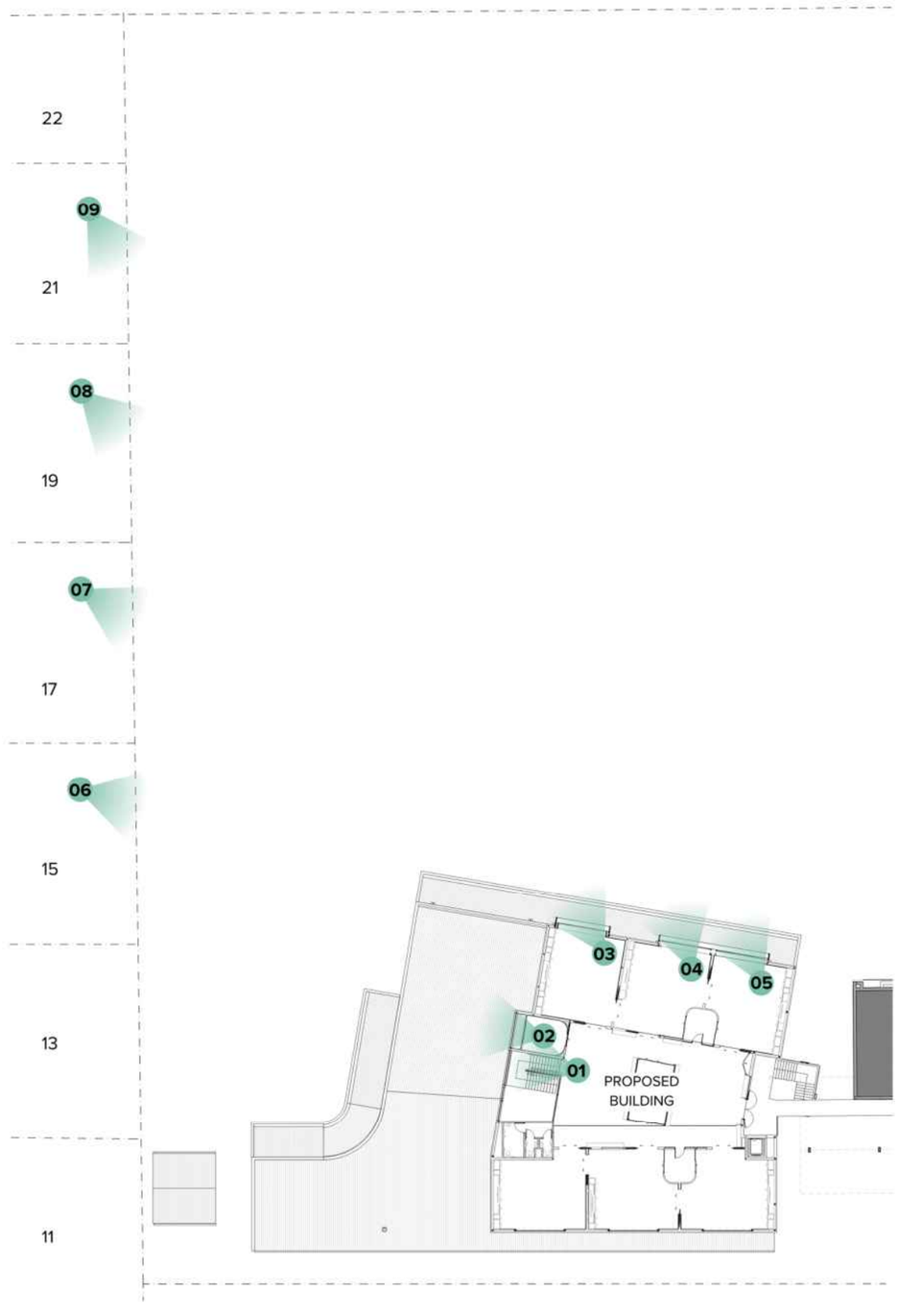
S M F A

Project North
True North

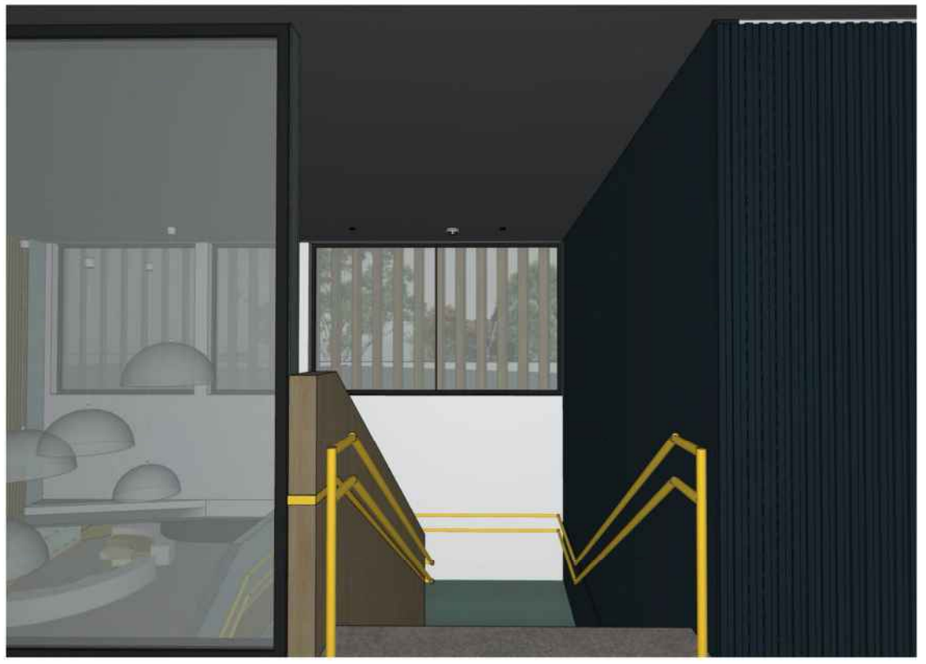
Scale Bar 5 10 20 50 100

Job No.	Site Address	Project Name	Date	Drawn	Apvd.	Scale	Drg No.	Drg Issue
22069	458 HENLEY BEACH ROAD LOCKLEYS SA 5032	22069 ST FRANCIS SCHOOL LOCKLEYS	12/1/23			1:400, 1:200 @ A101		

SITE CONTEXT



SITE PLAN



01. VIEW FROM BREAKOUT / STAIRWELL

02. VIEW FROM SENSORY ROOM

S M F A

Project North
True North

Scale Bar 5 10 20 50 100

Job No.:	Site Address:	Project Name:	Date:	Drawn:	Apvd.:	Scale:	Drg No.:	Drg Issue:
22069	458 HENLEY BEACH ROAD LOCKLEYS SA 5032	22069 ST FRANCIS SCHOOL LOCKLEYS	12/1/23			1:250 @ A1	0.2	

SITE CONTEXT

03. VIEW FROM CLASSROOM

04. VIEW FROM CLASSROOM

05. VIEW FROM CLASSROOM

SMFA

Project North True North

Scale Bar 5 10 20 50 100

Job No.: 22069
Site Address: 458 HENLEY BEACH ROAD LOCKLEYS SA 5032
Project Name: 22069 ST FRANCIS SCHOOL LOCKLEYS
Date: 12/1/23
Drawn:
Apvd.:
Scale: @ A1
Drg No.: 0.3
Drg Issue:

SITE CONTEXT

06. VIEW FROM REAR YARD 15 CLYDE AVE

07. VIEW FROM REAR YARD 17 CLYDE AVE

08. VIEW FROM REAR YARD 19 CLYDE AVE

09. VIEW FROM REAR YARD 21 CLYDE AVE

S M F A

Project North True North

Scale Bar 5 10 20 50 100

Job No.:	Site Address:	Project Name:	Date:	Drawn:	Apvd.:	Scale:	Drg No.:	Drg Issue:
22069	458 HENLEY BEACH ROAD LOCKLEYS SA 5032	22069 ST FRANCIS SCHOOL LOCKLEYS	12/1/23			@ A1	0.4	

SITE CONTEXT

Referral Snapshot

Development Application number:
22029083

Consent:
Planning Consent

Relevant authority:
City of West Torrens

Consent type for distribution:

Referral body:
Commissioner of Highways

Response type:
Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type:
Direction

Response date:
15 Nov 2022

Advice:
With comments, conditions and/or notes

Condition 1
Access to Henley Beach Road shall be gained in accordance with the Phil Weaver & Associates Traffic & Parking Assessment, File 22-083, dated 29 September 2022.

Condition 2
All vehicles shall enter and exit Henley Beach Road in a forward direction.

Condition 3

Stormwater run-off shall be collected on-site and discharged without impacting the safety and integrity of the adjacent roads. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

Advisory Note 1
Any further development that may result in an increase in student numbers will need to be supported by a comprehensive traffic and parking assessment.

Memo

From	Richard Tan
Date	31/10/2022
Subject	22029083, 456-458 Henley Beach Rd Lockleys SA 5032

Kieron,

The following City Assets Department comments are provided with regards to the assessment of the above development application:

1.0 FFL Consideration – Finished Floor Level (FFL) Requirement

1.1 For development of this nature, not only the FFL of the building needs to meet the requirement of 350mm above adjacent highest water table, but also need to ensure that building is reasonably protected from flood (which is generally determined through the level difference between the FFL of the building and surrounding pavement/pit level). For this development, the difference between the pit level and FFL is approximately 50mm. Given that the building is located at the 'top of hill' of surrounding areas, the runoff captured by the stormwater system is relatively low. Hence the proposed FFL has been assessed as satisfying minimum requirements.

2.0 Verge Interaction

2.1 No changes to verge

3.0 Traffic Requirements

The following comments have been provided by Council's Traffic Consultant, Mr Frank Siow:

I refer to the above development which involves alterations and additions to the existing St Francis School. I have reviewed the traffic report by Phil Weaver & Associates (PWA) dated 29/9/2022 and the proposal plans, more particularly the Site Plan Drawing No. PL 102/Drawing Issue PL01 dated 27/9/2022. The PWA report summarised the changes that are relevant to the parking assessment of the proposal as follows:

- 62 on-site parking spaces currently, including 55 spaces available for use by the school on school days
- 37 full-time equivalent (FTE) employees currently
- 447 students currently
- FTE staff to be increased by 8 (future FTE of 45) associated with the development
- Student enrolment to be increased by 67 (future enrolment of 514 students) associated with the development

St Francis School is a R-6 school. No additional on-site car parking is proposed as part of the development.

I take the view that as it is an existing school, the 'existing use rights' for the school would comprise of 37 FTE employees, 447 students and 62 on-site spaces of which 55 spaces would be available to the school.

Before assessing the parking impact of the proposed development, the Council Planner's file note referred to a recent ERD Court judgment *Garden College v City of Salisbury (2022 SAERDC 10)* and commentary from Council's lawyers regarding the Court's interpretation of the Planning and Design Code in the appeal. In particular, one of the findings of the Court relates to the interpretation of the wording '….*pickup/set down area either on-site or on the public realm*' in ***Table 1 – General Off-Street Car Parking Requirements*** listed for an 'Educational Establishment'.

From my reading of the above information, I note that the Court dispute related specifically as to whether public notification was required for that development with reference to ***Table 5 Procedural Matters – Notification*** and in which ***Table 1 – General Off-Street Car Parking Requirements*** formed part of the criteria in determining if public notification was required.

The general approach in a merits assessment of a development application is to base it on facts, degree and circumstances of each development. In terms of my approach to the parking assessment, given that schools typically utilise on-street parking to meet their short-term parking demands (pickup/set down activities), I have had regard to on-street parking availability as part of my assessment for the school development, which would be consistent with **Part 4 – General *Development Policies - Transport, Access and Parking: PO 5.1***

Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

a) *availability of on-street car parking*
b) *shared use of other parking areas*
c) *in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared*
d) *the adaptive reuse of a State or Local Heritage Place.*

3.1 Parking Assessment

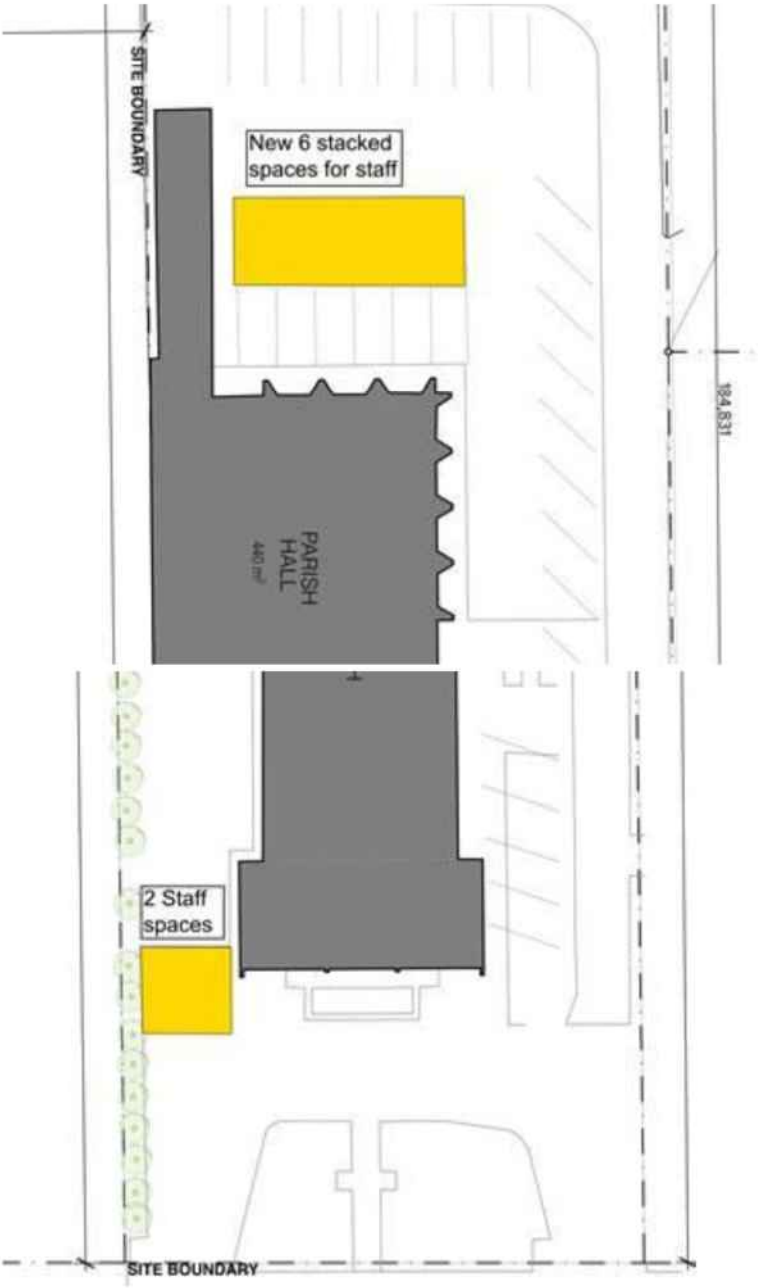
Table 1 – General Off-Street Car Parking Requirements specifies the parking rates for school developments as follows: 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

For the proposal, the parking requirements would be as follows:

- Increase of 8 FTE – 9 spaces required (rounded up)
- Increase of 67 primary school students – 17 spaces (rounded up)

Having regard to the 'existing use rights' as discussed earlier, I provide the following comments:

- The increased parking demand arising from the long-term FTE parking should be met on-site. I note that there is opportunity to provide a new stacked row of parking spaces for staff (6 spaces) behind the Parish hall building (see below), which would still leave a wide manoeuvring aisleway behind it. In addition, 2 new on-site parking spaces could be gained at the front of the Church building which is clear of the entry manoeuvring area (see below). <u>If these additional parking spaces were to be provided, I would be of the opinion that the issue of the additional FTE parking would be suitably addressed.</u>



- The increase in short-term parent pickup/set down parking demand would likely be less than 17 vehicles, given some of the parents may use alternative transport modes such as walking, cycling or public transport, or some sharing of transport could occur (eg siblings in the same vehicle). The increase in student enrolment (447 to 514) is equivalent to approximately 15%. While there would be an increase on short-term parking demand generated, the increase is not considered to be excessive. On balance, I accept that the increase in short-term parking demand can be suitably met using the adjacent street network.

3.2 Traffic Impact and Parking Layout

The new parking spaces should have dimensions that comply with AS/NZS 2890.1:2004.

I understand that the existing manner of waste collection would remain unchanged. I am satisfied with the PWA response to the issue raised in the Council's RFI. If not done previously, a condition should be included to restrict waste collection vehicles to MRV size (as per AS 2890.2:2018) and for waste collection to occur after-hours.

There are no alterations proposed to the current access points. Given the relatively minor increase in on-site parking as discussed above, I am satisfied with the PWA responses to the issues raised in the Council's RFI.

There would be some short-term increase in trips generated, however, since these additional trips would be spread over the local street network and not anticipated to be excessive, I concur with the PWA response that this should not result in unacceptable adverse impacts in the locality.

3.3 Conditions of Approval

If approval were to be granted, I recommend that conditions be included to limit student enrolment number, FTE number and service vehicle access, for example:

- The school is to operate with a maximum capacity of 514 students and a maximum of 45 Full Time Equivalent staff.
- The maximise size vehicle permitted shall be an MRV (refer AS 2890.2:2018) and waste collection access shall occur after-hours only.

4.0 Waste Management

4.1 Due to the nature of this application, it is likely that the waste management will be similar to previous. I leave this to the planner's consideration on whether further assessment from Council's Waste Management Team is required.

5.0 Stormwater Management

5.1 Stormwater Harvest and Re-use

City Assets typically strongly encourages the inclusion of stormwater collection and active re-use, particularly with function with possible high demand of water reuse and hence a high volume of reduction of stormwater runoff from the site can be simply achieved.

Collection and active re-use of stormwater in developments of this nature can go a long way towards the achieving the other stormwater management measures if water quality and detention, as well as the sustainability benefits which area achieve through water conservation considerations.

It is strongly encourage that the applicant explore the stormwater collection and re-use option as above.

5.2 Stormwater Detention

Stormwater calculation has not been provided. If the applicant has adopted the stormwater harvest and reuse option, then the detention capacity may be able to be significantly reduced. A water balance model or similar calculation should be provided to demonstrate the capacity of tank required.

If the applicant has chosen not to adopt the stormwater harvest and reuse option, then stormwater detention measures will be required to be undertaken to limit the peak discharge rate for the site critical 20 year ARI storm event to equivalent to a predevelopment arrangement with a 0.25 runoff coefficient.

In calculating the stormwater detention requirements, runoff from any existing structures and buildings to be maintained must be taken into consideration.

It is recommended that an indication of how the storage is to be provided and calculations supporting the nominated volume be submitted to Council.

5.3 Stormwater Quality

Council typically requests the implementation of stormwater quality measures for development of this nature to address the removal of stormwater pollutants from the stormwater flow exiting the site.

However, for this development, if the roof runoff is to be harvested and reuse as per dot point 5.1, then the stormwater quality for the site will be considered as satisfying minimum requirements.

Regards
Richard Tan
Civil Engineer

City of West Torrens
Between the City and the Sea

Waste Management Assessment

Development Application No: 22029083

Assessing Officer: Kieron Barnes

Site Address:	456-458 Henley Beach Rd Lockleys SA 5032
Certificate of Title:	**Title Ref:** CT 5527/971 **Plan Parcel:** D19999 AL3
Description of Development	Alterations and additions to an existing Educational Establishment including the construction of a two-storey building to accommodate 15 classrooms, a science room, common areas and amenities as well as signage, external courtyard and freestanding storage shed along with associated earthworks, retaining walls and landscaping.

TO TEAM LEADER WASTE MANAGEMENT - REGULATORY SERVICES

Please provide your comments in relation to:

☐ Any aspect that you feel needs further attention or detail

.....
.....

City of West Torrens
Between the City and the Sea

Memo

To	Kieron Barnes
From	Nick Teoh
Date	4 November 2022
Subject	456-458 Henley Beach Rd Lockleys SA 5032

Dear Kieron,

The following Waste Management comments are provided with regards to the assessment of the above develop application:

Waste Management

The proposed development and included waste management plan is considered acceptable. St Francis School is encouraged to engage with Council's Waste Management team to develop future improvements to their waste systems and avail themselves of Council's waste education services for staff and students.

Kind regards,
Nick Teoh
Team Leader Waste Management

7 REVIEW OF ASSESSMENT MANAGER DECISION

Nil

8 CONFIDENTIAL REPORTS OF THE ASSESSMENT MANAGER

8.1 239, 241-243 Richmond Road, RICHMOND

Application No. 21028599

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;

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 - February 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 Manger are the relevant authority;

3. Any deferred items previously considered by the CAP;

4. Summary of applications that have been determined under delegated authority where CAP is the relevant authority; and

5. 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	This application was refused. Appeal lodged on 6 July 2022 to ERDC. A conciliation conference is scheduled for 28 February 2023. A proposed compromise proposal is presented for CAP consideration in this meeting agenda.

Relevant authority: Assessment Manager			
DA number	**Address**	**Description of development**	**Status**
22010657	3 Lowry Street, FULHAM	Construction of two (2) single storey detached dwellings	This application was refused. ERDC Appeal lodged on 6 July 2022. Hearing held on 1 & 2 December 2022. ERD Court Order issued to uphold the decision and dismiss the appeal. See **Attachment 1 & 2**.

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
22040437	Designated by Regs - Section 94(1)(a)(ii)	Lot 2 Neill Rd Cowandilla	Two single-storey detached dwellings undertaken by the SA Housing Trust
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

Conclusion

This report is current as at 3 February 2023.

Attachments

1. **ERD Court Order**
2. **ERD Court Judgement**

OFFICE USE ONLY

Case Number: ERD-22-000100

Date Filed: 18 January 2023

FDN: 19

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

No. 100 of 2022

BETWEEN

ALEXEY VIKHLYAEV
Appellant

and

CITY OF WEST TORRENS ASSESSMENT MANAGER
Respondent

ORDER

Judicial Officer:	Commissioner Rumsby
Date of Order:	18 January 2023
Date of Hearing:	1-2 December 2022
Appearances:	Mr T Cadd, for the Appellant Mr A Miegel, for the Respondent

THE COURT ORDERS that:

1. The appeal is dismissed and the decision of the Council Assessment Manager is upheld.

.....
DEPUTY REGISTRAR

ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

VIKHLYAEV v CITY OF WEST TORRENS ASSESSMENT MANAGER

[2023] SAERDC 1

Judgment of Commissioner Rumsby

18 January 2023

ENVIRONMENT AND PLANNING - ENVIRONMENTAL PLANNING - DEVELOPMENT CONTROL

Appeal against the decision of the Assessment Manager City of West Torrens to refuse planning consent to the construction of two, single-storey dwellings at Fulham in the Suburban Neighbourhood Zone – examples of compact residential infill in the locality considered - whether there is an existing pattern of housing development – weight to be placed on the designated performance feature concerning site areas and street frontage widths – the significance of the zone provisions and a Code definition in interpreting what is "low density residential development" considered – whether the proposed dwellings are consistent with the existing local context .

Held: Decision of the relevant authority confirmed. Appeal dismissed.

Planning, Development and Infrastructure Act 2016 (SA); *Planning Development and Infrastructure (General) Regulations 2017* (SA); *Development Act (1993)* (SA) (repealed), referred to.
Garden College v City of Salisbury [2022] SAERDC 10; *Lodge Construction and Building Pty Ltd v City of Salisbury (No. 2)* [2011] SAERDC 44; *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191; *Parkins v Adelaide Hills Assessment Manager* [2022] SAERDC 12, considered.

Appellant: ALEXEY VIKHLYAEV Counsel: MR T CADD - Solicitor: YT LEGAL

Respondent: CITY OF WEST TORRENS ASSESSMENT MANAGER Counsel: MR A MIEGEL - Solicitor: NORMAN WATERHOUSE

Hearing Date/s: 01/12/2022, 02/12/2022

File No/s: ERD-22-100

B

VIKHLYAEV v CITY OF WEST TORRENS ASSESSMENT MANAGER
[2023] SAERDC 1

THE COURT DELIVERED THE FOLLOWING JUDGMENT

1 The decision of the Assessment Manager at the City of West Torrens ("the respondent") to refuse planning consent to the proposed construction of two, single storey, detached dwellings on land at 3 Lowry Street, Fulham was appealed by the development applicant, Mr A Vikhlyaev ("the appellant").

2 Mr T Cadd, of counsel, appeared on behalf of the appellant and called Mr M Kwiatkowski, a consultant town planner, to provide written and oral evidence on behalf of the appellant. Mr Miegel, of counsel, appeared on behalf of the respondent. He called Mr D Dawson, a consultant town planner to prepare a statement and to appear in support of the respondent's decision.

Subject Land

3 The land the subject of this matter lies in a residential area at Fulham in the pocket of land between the River Torrens outlet and Henley Beach Road, a short distance west of Tapleys Hill Road.

4 The land, more particularly described in C/T 5111/936 as lot 479 in deposited plan 6148, has the street address of 3 Lowry Street, Fulham. It is a regular-shaped lot having a 17.37m street frontage and a depth of 41.15m, and a total site area of 715m². The land is flat. Across the rear, eastern, boundary is a 4.57m wide easement[1] for sewerage purposes, the land otherwise being unencumbered.

5 The subject land is currently occupied by a modest, single storey, detached dwelling of post-war construction, with a flat-roofed carport to the side. The land's side and rear fences are in good order. There is no fencing of the land's street frontage.

6 The existing dwelling is well setback from Lowry Street and its side boundaries. The front and rear yards are generally well maintained lawned areas with minimal garden areas. Central to the land's street frontage is an immature street tree within the road verge.

7 There are no sizeable trees, or trees of regulated or significant proportions, on the land or near the boundary with the immediately adjoining properties.

Locality

8 Mr Kwiatkowski prepared two localities. His 'immediate locality' is defined by an area roughly within a 100m radius which he considered[2] to be generally visible from the subject land. It extends as far north as properties on the northern

---

1 Exhibit R1, staff assessment report, p 55.
2 Exhibit A2, p 5, 4.1 2nd para.

side of Howden Road, the centreline of which forms the boundary between the Suburban Neighbourhood Zone ("SNZ"), within which the subject land lies, and the General Neighbourhood Zone ("GNZ").

9 He also considered an undefined 'wider locality'[3] which he acknowledged[4] was introduced for the purposes of highlighting examples of infill development within a much wider area extending, roughly, some 300m from the subject land.

10 Mr Kwiatkowski noted that, within either locality, all of the land was put to residential purposes, which he characterised as comprising "*a range of single and two storey dwelling types on allotments of varying sizes and widths, with numerous examples of recent infill development in the immediate and wider locality.*"[5] He estimated site areas and street frontage widths for a range of properties within the two localities based on "*... site inspections and GIS data from Nearmaps* [sic] *and the Sappa website ...*"[6] which he acknowledged involved a degree of error.

11 His calculations for the infill properties in his immediate locality are:[7]

Address	**Site Area**	**Site Width**	**Zone**
Immediate Locality			
1 Lowry	515m²	12.4m	SNZ
5/5A Lowry Street	349m²	8.5m	SNZ
12/12A Lowry Street	355m²	11.5m	SNZ
10 Crace Road	433m²	14.5m	SNZ
10A Crace Road	426m²	16.8m	SNZ
18 Crace Road	400m²	16.7m	SNZ
18A Crace Road	421m²	3m	SNZ
1 Howden Road[8]	438m²	16.1m	SNZ
8/8A Howden Road	389m²	9.4m	GNZ
9/9A Howden Road	371m²	9.9m	SNZ
12/12A Howden Road	360m²	8.7m	GNZ

12 Of these 16 infill sites, six comply with the relevant zone TNV figures – that is, the minimum street frontage widths and site areas set out in the designated performance features ("DPF") 2.1 for the relevant SNZ or GNZ. The balance of his immediate locality, of some 36 properties, are detached dwellings on allotments of comparable or greater proportions than the subject land.

---

3 Exhibit A2, p 33 – there are no defined boundaries on the aerial image displayed, nor was an area formally defined in his evidence.
4 T, p 34, ll 1-3.
5 Exhibit A2 at [4.3].
6 Ibid at [4.6].
7 Ibid at [4.7]-[4.11] inclusive.
8 From the property information supplied by the respondent.

13 Mr Dawson opined that his locality was determined having regard to "… *the visibility of the subject land and proposed dwellings, the pattern of development and the nature of the adjoining road network.*"[9] It extends in a linear fashion for some 100m in either direction along Lowry Street. It includes, as does Mr Kwiatkowski's immediate locality, properties on the northern side of Howden Road, but only in the area immediately opposite its Lowry Street junction. His locality is generally more confined in an east-west direction and includes only a handful of properties to the rear of the land facing Crace Road.

14 He described his locality as being *"... characterised by predominantly single storey detached dwellings, with examples of newer two storey detached dwellings, on original allotments of around 700m².*"[10]

15 He acknowledged that within his locality there are four dwellings whose site areas and street frontages are comparable with the proposed dwelling sites in this matter. Those dwellings are located at 5/5A Lowry Street, being immediately to the south of the subject land, and also at 8/8A Howden Road, in the GNZ.

16 On Mr Dawson's assessment only the two dwellings immediately neighbouring the land are at odds with the minimum site area and frontage width values as the 8/8A Howden Road properties meet the TNVs of the GNZ.

17 Given the issues at the nub of this matter, that is whether there is a discernible "*development pattern*"[11] associated with the land, I consider the locality should be somewhat larger than the one depicted by Mr Dawson which I regard as being more appropriate in proceedings concerning the amenity impacts of a proposal and its streetscape consequences.

18 I regard the northern and southern extent of Mr Kwiatkowski's immediate locality to be essentially appropriate. To be clear, the locality includes properties as far south as 14 and 17 Lowry Street so as to exclude those properties fronting Halsey Road. To the north, I include the properties on the northern side of Howden Road close to its Lowry Street junction, being 2 – 8A Howden Road. I also include the properties lining the western side of Crace Road within the corresponding northern and southern confines of the locality, as above.

19 The locality comprises a total of 43 allotments or dwelling sites, 31 of which occupy allotments which appear to be from the original settlement of Fulham. There are a total of 12 infill sites. Six are of proportions directly comparable to the proposal, being the dwellings at 5/5A and 12/12A Lowry Street, and also at 8/8A Howden Road (within the GNZ).

20 Further, there is a hammerhead development at 18/18A Crace Road, on sites which fall within or slightly below the 420m² minimum site area of DPF 2.1. The

---

9 Exhibit R1, p 5, 2.2 Locality.
10 Ibid.
11 Terms applied in SNZ PO 2.1 to which I refer later.

3m street frontage width of the hammerhead allotment is however well below the 12m minimum.

21 The remaining four infill sites are street-fronting detached dwellings on sites in the order of 420m^2 to 520m^2 in area and with street frontages in excess of 12m, conforming with the minimum dwelling site values of DPF 2.1.

22 Should it be deemed appropriate to expand the locality, I assess that the proportion of allotments or dwelling sites which are in discord with the original pattern of settlement would be somewhat less, there being relatively fewer small infill dwelling sites and relatively fewer sites at odds with the DPF 2.1 values of the respective zones. This is based on a locality extending some 150m – 175m from the land. It would include properties as far south as the northern side of Halsey Road; to the east to capture both sides of Crace Road, and as far west as the alignment of Portland Court. Given the prevailing road pattern and the relative disassociation of the land with properties fronting Coral Sea Road – in terms of the movement of traffic and visual connection – and as all such properties fall within the GNZ, I would not extend the northern boundary of the locality further than as I had originally defined it.

The Proposal

23 The proposal, described as being the "*construction of two (2) single storey detached dwellings*", involves dwelling sites of 357.4m². Each site also has an 8.69m street frontage. Both dwellings include three bedrooms, the main bedroom with walk-in-robe and ensuite, together with a main bathroom, laundry, and a single kitchen/living space at the rear of the dwelling, where personal access via sliding doors is provided directly to a paved terrace within the rear yard. A single, under-main-roof, garage is proposed alongside the dwelling entry, to be built to the respective side boundaries.

24 Each dwelling enjoys some 150m² of living floor area together with a 21m² garage, plus the roofed porch and open pergola area to the rear. The dwelling site coverage[12] is calculated by the experts at between 48.5% and 50.9%, excluding provision for any roof cover of the pergola.[13]

25 Key building setback figures are:

street setback (porch)	–	6.0m
street setback (front façade)	–	6.8m
street setback (garage)	–	7.5m
rear setback	–	8.1m
side setback (garage)	–	0m (6.75m long boundary wall)
side setback (dwelling)	–	900mm

[12] Defined under the Code to mean the figure obtained "… *by adding the total roof area of all roofed buildings/structures on a site (excluding any eaves surrounding a habitable building) dividing this by the site area and then multiplying it by 100. Site coverage is expressed as a percentage*."

[13] The appellant's current proposal confirmed by Mr Kwiatkowski, T, p 12, 11 7-8 inc.

26 Each dwelling is provided with a 70m² private rear garden of regular proportions in addition to a 26m² service courtyard.

27 Perimeter planting of native shrubs and groundcovers are identified in the proposal plans.[14] A single shrub is proposed within a largely lawned front yards.

28 Colorbond fencing of 1.8m is proposed between the two dwelling sites, except that, contrary to the site plan,[15] the appellant no longer[16] wishes to fence the common boundary between the two sites forward of the dwellings.

Assessment under the Code

29 The proposed construction of two, single storey, detached dwellings on the subject, 3 Lowry Street, Fulham, property is within the SNZ as defined under the Planning and Design Code ("the Code"), the relevant edition being Code version 2022.6 (amended on 31 March 2022).

30 As the dwelling sites do not comply with the minimum site area and width values of SNZ DTS 2.1 the proposal cannot be assessed as deemed-to-satisfy and was categorised as a performance assessed development. No public notice was required to be given.

31 I consider the following Code provisions to be of particular relevance:

Suburban Neighbourhood Zone
Desired Outcome (DO): 1
Performance Outcomes (PO): 1.1 2.1, 3.1, 4.1, 5.1, 7.1, 8.1 and 9.1
DTS/DPF: 1.1, 2.1, 3.1, 4.1, 5.1(a), 7.1, 8.1(a)&(c) and 9.1(b)

Urban Tree Canopy Overlay
Desired Outcome (DO): 1
Performance Outcome (PO): 1.1
DTS/DPF: 1.1

General Development Policies
Design in Urban Areas
Desired Outcome (DO): 1
Performance Outcomes (PO): 17.1, 17.2, 18.1, 20.1, 20.2, 21.1, 21.2, 22.1, 23.1, 23.3, 23.4, 23.5, 23.6, 24.1 and 33.1
DTS/DPF: 17.1, 17.2, 18.1, 20.1, 20.2, 21.1, 21.2, 22.1, 23.1, 23.3(a), 23.4, 23.5(b), 23.6, 24.1 and 33.1
Table 1 – Private Open Space

[14] Exhibit R1, Proposal Plans 01-05 of Spectra.
[15] Ibid, contrary to site plan no fencing forward of the dwellings is depicted in the rendered perspectives.
[16] The appellant's current proposal confirmed by Mr Kwiatkowski, T, p 13, ll 25-32 inc.

Infrastructure and Renewable Energy Facilities
Desired Outcome (DO): 1
Performance Outcomes (PO): 11.2 and 12.1
DTS/DPF: 11.2 and 12.1

Transport, Access and Parking
Performance Outcome (PO): 5.1(a)
DTS/DPF: 5.1(a)

Table 1 – General Off-Street Car Parking Requirements

Preliminary Considerations

Jurisdictional error?

32 Mr Cadd for the appellant submitted that Mr Dawson had fallen into error in his approach to the assessment of this matter. Without pressing his submission, for reasons that I come to shortly, the appellant put that having found the proposal to be at variance with the minimum site area and street frontage width under DPF 2.1, Mr Dawson (and also the respondent authority when the matter was before it) failed to consider its planning merits. He submitted that Mr Dawson failed to consider whether, in the circumstances, the corresponding performance outcome ("PO") 2.1 or the Zone desired outcome ("DO") 1 was met.

33 There were a number of reasons why this submission must fail.

34 First, as Mr Cadd acknowledged,[17] this is a *de novo* hearing of the merits of the proposal and not an application to review the procedural steps taken by the authority when the matter was before it. For this reason alone, the submissions in respect of the deliberations of the relevant authority are to no end.

35 Secondly, in respect of the approach required to be taken in the interpretation of the Code, the parties were not in dispute.

36 The Rules of Interpretation under the Code state that a DPF is provided *"... (i)n order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome .... A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies."* [underlining added]

[17] T, p 3, ll 14-37 inc.

37 The 'Rules' make it clear that any numeric values, or so termed 'standard outcomes', expressed in the DPF generally indicate one way in which the associated PO can be met. There may be other ways.

38 The Full Bench of this Court in *Garden College v City of Salisbury*[18] reaffirmed this position. The Court in *Garden College* did, however, acknowledge that "*…the task of interpreting the meaning of the relevant provisions in the Code is somewhat more complex …*"[19] than is the interpretation of the PD&I Act.

39 That is the onerous task which Mr Cadd submitted was not carried out by Mr Dawson who, he said, failed to look beyond the failure to comply with DPF 2.1.

40 Mr Miegel for the respondent submitted that the criticism of both the relevant authority and Mr Dawson was misplaced and that, as required – notwithstanding the proposal did not comply with DPF 2.1 – both made an appraisal of the circumstances of the land and its locality, and both assessed the proposal against the Code as a whole. He pointed to the 'Relevant Code Policy' and 'Assessment' sections of Mr Dawson's statement of evidence in which various SNZ, Overlay and General policy matters were listed, and against which a summary assessment was made.

41 He also highlighted the detailed and comprehensive appraisal made against the Code in the Assessment Report[20] to the relevant authority.

42 As I have said, the submission put against the relevant authority must fail.

43 I do not consider that Mr Dawson has fallen into error. He had assessed the proposal having regard to the particular features of the locality. He also properly considered whether the street frontage and site area of the proposal was in suitable accord with the existing local context notwithstanding the departure from DPF 2.1. He assessed whether, setting aside that failure, a planning consent was nonetheless merited. In his view, given the proposal's discord with the local context and its failure to comply with the SNZ DO 1 and key POs, a planning consent was not merited. That is in spite of its compliance with a considerable number of Zone and general Code policies applying generally to residential development.

44 That he came to the same position via the same course of assessment adopted by the relevant authority does not point to any jurisdictional failing. No critical, relevant, policy considerations were overlooked, nor did Mr Dawson identify the wrong question or rely on irrelevant material.

---

[18] [2022] SAERDC 10 where it said that based on the Rules of Interpretation and also s 107(8) of the PD&I Act, "*…satisfaction of DTS or DPF criteria does not derogate from the relevant authority's discretion to determine the outcome on a merits assessment against all relevant provisions of the Code including any relevant corresponding POs and DOs.*"

[19] Ibid at [50].

[20] Exhibit R2, Staff Assessment Report, pp 55-65.

The Case for the Appellant

45 It was submitted that this part of Fulham was in a state of "*flux*"[21] and that the character of the locality had changed markedly over recent years – as is evident when comparing the aerial image in a report[22] prepared in 2016 by Mr Kwiatkowski with the current aerial image. The changes are as a result of the combined effects of infill and replacement development, as well as housing alterations and additions. As a consequence, there is a somewhat greater building bulk and site coverage on selected properties. In this context, it was submitted that two modest, single storey dwellings of pleasing, articulated, form is suitably complementary to the prevailing and envisaged low density residential character.

46 Mr Kwiatkowski regarded the "…*examples of infill development*…"[23] to be part of the "*emerging character*"[24] in this part of Fulham. In his view, there is no consistent housing, or settlement, pattern in the locality, but rather, a mix of site areas and street frontages. He considered[25] that the proposal achieved suitable compatibility with the existing local context as it was "*consistent with other infill development ... in the immediate and wider locality ...*".

47 Mr Kwiatkowski acknowledged that the more intensive built character evident within the nearby Howden Road streetscape reflected its location on the GNZ interface. He said[26] that, regardless of the zoning regime of the Howden Road properties, infill development along this street cannot be ignored as a relevant feature of the locality particularly given its proximity to the subject land.

48 It was put for the appellant that the proposal will in fact better harmonise with the more compact residential sites of its immediate context than the existing single dwelling on the land. Further, as is found with the more contemporary building forms nearby, the proposal provided greater articulation of the front facades, and hence a greater sense of openness, with its projecting porches and recessed garage elements. This, Mr Cadd put, can be contrasted with the more bland and unrelieved facades typically associated with the original building stock.

49 It was further put that as there is no planning control over front fencing[27] there is no assurance that the open front garden features predominant in the locality will be maintained. He pointed to the solid fencing at 4 Lowry Street opposite the subject land and at 7 Lowry Street as evidence of the streetscape changes that may arise over which there is no development control.

---

21 T, p 143, l 35.
22 Exhibit R3.
23 T, p 45, ll 19-20 inc.
24 T, p 36, ll 24-28 inc.
25 Exhibit A1, p 18 at [6.13].
26 T, p 31, ll 5-7 inc.
27 Up to 2.1m in height per *PD&I (General) Regulations, 2017*, Schedule 4, Item 4(1)(d).

50 Lastly, Mr Kwiatkowski said that the proposal sat comfortably within the scope of the "*low density housing*"[28] or "*low density residential development*"[29] anticipated in the SNZ based the definition of "*low net residential density*" [30] as appears in Table 8 of the Code. He said that dwelling sites of 285m², on average, can be regarded as being of low density. Whilst under cross-examination he accepted that the terms "*low net residential density*" did not appear under the SNZ he maintained that 285m² sites are properly regarded as low density and that the definition should be relied upon to assist in interpreting the Zone intent.

The Case for the Respondent

51 Mr Miegel submitted that the policies applicable to the subject land, and also the relatively limited area of Fulham that falls within the SNZ, are relatively conservative and reflect the policy position formerly applying under the repealed *Development Act*, 1993. He put that the demarcation of the boundary between the GNZ and SNZ[31] closely approximates the 400m distance from the mixed business corridors along Henley Beach Road and Tapleys Hill Road. He said that under the former Development Plan, land within 400m of those corridors, in essence the land within the GNZ, could achieve higher residential densities and more diverse housing types than generally contemplated throughout the balance of Fulham. That distinction, he said, has been maintained under the Code and unlike land in the GNZ, the subject SNZ seeks consistency and complementarity and not housing diversity and choice as Mr Kwiatkowski had originally considered to be desirable.[32]

52 The respective DOs are:

Suburban Neighbourhood Zone

DO 1 Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

General Neighbourhood Zone

DO 1 Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

[underlining added]

53 Mr Dawson considered that the proposal would disrupt a relatively consistent, underlying, development pattern in the locality. He said that the proposed narrow-fronted sites created tighter building setbacks and more repetitive

---

28 SNZ DO 1.
29 SNZ PO 1.1.
30 T, p 37, ll 20-30 inc.
31 Refer to Exhibit R1.
32 Exhibit A2, 6.13, p 18, 4th para.

and compact streetscape elements, such as its driveways, fencing and its more limited front gardens. He said[33] that the narrow-fronted dwellings at 5/5A Lowry Street demonstrated the likely visual impact of the proposal which he considered to be disruptive and contrary to the clear intent under SNZ DO 1.

54 When questioned if he would still hold that view if the Court expanded the relevant locality in the manner I have now confirmed, he said[34] that there was no reason to depart from his earlier opinions. He said, as I have found to be the case, that there were relatively fewer infill sites within the expanded locality which might be considered to disrupt the underlying housing, or development, pattern.

55 Mr Dawson was generally satisfied that the proposal met most of the relevant general Code provisions in respect of residential development. However, in his view, the departure from the envisaged minimum dwelling site areas and frontage widths was such as would disrupt the relatively consistent housing pattern and the locality's existing low density residential character. Accordingly, in his view, the proposal does not accord with the key Zone POs, nor its DO and, as such, does not merit a planning consent.

Discussion

56 The dispute between the two parties is limited to the following matters:

- the extent of the locality;
- whether there is a discernible "*local context and development pattern*" with which the proposal should be compatible;
- whether the proposal represents a '*slight*' departure from SNZ DPF 2.1;
- whether the proposal is "*low density residential development*" within the meaning of the SNZ and its local context; and
- what are the consequences of the proposed dwelling sites, in particular its site area and frontage width, and whether, in the circumstances, the Zone's DO and POs are satisfied as to merit a consent?

57 I consider these matters in turn.

Extent of locality?

58 As I have previously said, I consider the locality for the purposes of the assessment required in this matter to be something of a hybrid of Mr Dawson's locality and the immediate locality as defined by Mr Kwiatkowski. In order to establish whether there is an existing pattern of development I consider that the locality should extend to the area described earlier at [18].

59 There are a total of 43 dwellings in the locality, being dwellings fronting both sides of Lowry Street and also the western side of Crace Road, extending for a

[33] T, p 90, ll 5-25 inc.
[34] T, pp 107 & 109-110 ll 14-38 and 1-13/30-38/1-4 inc.

distance of some 125m to the south of the subject land, and including properties as far north as some 110m from the land, fronting both sides of Howden Road.

60 Ironically, the locality I have defined is almost identical to that depicted in Mr Kwiatkowski's 2016 report on the neighbouring 5 Lowry Street property.[35]

A discernible pattern of development or a mix of site areas and frontages?

61 In Mr Kwiatkowski's view there is "*no evident uniform and consistent allotment size or width ...*"[36] within the locality. He considers there to be a housing, or development, mix with sufficient "*examples of infill development*"[37] on which basis the proposal can be said to be suitably compatible.

62 However, he was able to discern what he termed as an "*existing character*" within the locality as well as an "*emerging character*"[38] – the latter being associated with the infill examples he referred to in his statement.[39]

63 Mr Kwiatkowski acknowledged[40] that there is a relatively uniform allotment pattern in the area to the immediate east of the subject land where the proposed narrow-fronted form of development would not be consistent. He said, however, that the examples elsewhere in the locality of compact infill development[41] were sufficient in number to represent an "*emerging character"* and that the proposal was suitably in harmony with those representative examples.

64 Mr Dawson, on the other hand, considered that whilst some infill and redevelopment had taken place within the locality, these are relatively limited in number and do not obscure the predominant original development pattern which residential development in the Zone is expected to be compatible with.

65 In the subject circumstances it is necessary to assess whether the locality has been so substantially given over to a mix of dwelling site sizes and street frontages that there is no identifiable pattern of development – or whether the infill and redevelopment sites are "*outliers*" occupying relatively discrete sites, or pockets, within an otherwise readily discernible development pattern.

66 Based on my analysis, at [18] to [21], I consider there to be an identifiable housing, or development, pattern in the locality. On my assessment the following are the key elements of that established pattern:

- street-fronting dwelling sites generally of 500m² to 750m²;

---

35 Exhibit R3, Figure 2.
36 Exhibit A2, p 17 at [6.13].
37 T, p 45, ll 19-20 inc.
38 T, p 36, ll 24-28.
39 Exhibit A2, pp 32 and 33, Annexures 1 and 2.
40 T, p 36, ll 5-9.
41 Exhibit A2, p 16, 6.13, 4th para and T, p 42, ll 17-24.

- dwelling sites of 14m-18m street frontage widths;
- building setbacks of 6m-8m from the street;
- a generally open, unfenced, expanse of front gardens and moderate spacing between buildings;
- scope for resident and visitor parking on-site – with relatively few cars parked on-street;
- discrete buildings of individual and variable architectural style and built form;
- generally moderately-scaled single storey buildings; and
- a general absence of front fencing.

67 The following properties are notable exceptions to this pattern:

- the narrow-fronted sites with courtyard-style single storey dwellings abutting the subject land at 5/5A Lowry Street and at 12/12A Lowry Street on the southern margins of the locality;
- the hammerhead site at 18A Crace Road with its 3m driveway 'frontage' to Crace Road set behind the two storey dwelling at number 18 with its sizeable frontage, but compact site area; and
- the narrow-fronted dwelling sites housing two storey, courtyard-style, dwellings under construction at 8/8A Howden Road on the northern edge of the locality within the GNZ.

68 I acknowledge that other infill development has also taken place in the locality, but, as before, these are on sites of appreciably larger proportions and with much wider street frontages than the limited, discordant, infill examples above. The unlisted infill sites predominantly fall within the typical housing pattern, above, and all conform with the terms of DPF 2.1.

Is the departure from the DPF 'slight'?

69 The proposed dwelling sites at 365m² are 55m², or 15%, smaller than the 420m² minimum dwelling site area of DPF 2.1. The 8.69m street frontages of the proposed dwelling sites are 27% less than the corresponding 12m minimum value.

70 In Mr Kwiatkowski's view[42] these shortfalls are "*slight*".

[42] Exhibit A2, p 17.

71 Mr Dawson considers the proposed dwelling sites to be "*markedly at odds*"[43] with the minimum values of DPF 2.1 and that, in the subject circumstances, the proposal will detract from the established and desired residential character.

72 Setting aside for the moment the consequences of the proposed variance and whether, in the circumstances, the proposal satisfactorily complies with the Zone DO and key POs, on any reasonable measure, a dwelling site of 8.69m wide does not closely approximate, or fall marginally short of, the 12m minimum value. Such a departure is in excess of 27%. It is not trifling or slight.

73 I regard the 55m², or 15%, shortfall in the minimum site area to be a marked, or notable, departure.

74 As I have said, a departure from a DPF numeric values, or standard outcome, under the Code is not necessarily of itself fatal. The consequences of the departure, and the conformity of the proposal with the relevant Code policies, in particular the overarching Zone DO and its POs must be considered. As has been observed by this Court,[44] whilst any DPF numeric value is not to be read as a minimum, mandated, requirement, a "*quantum departure*" would likely be a "*…flag to the relevant authority…"* that the particular facts and circumstances of the matter would need to be carefully weighed up to ensure a planning consent is merited. I would respectfully add that the greater the variance the more difficult it will be to establish suitable conformity with the intended outcome.

Low Density Residential Development?

75 It was submitted[45] for the respondent that the provisions of the SNZ, in particular, the standard outcomes under DPF 2.1, should be relied upon to inform the intent of the terms "*low density residential development*"[46] under SNZ PO 1.1, and that the appellant improperly relied on the definition of "*low net residential density*", terms which simply do not apply to the SNZ.

76 Whilst under cross-examination Mr Kwiatkowski acknowledged[47] that DPF 2.1 provided some guidance as to what is intended, he maintained that the interpretation of the relevant Zone provisions on this question must be informed by both the local context and also the definition of "*low net residential density*" as it appears under the Code. Under that definition, as I said before, an average minimum dwelling site area of 285m² would generally fall within the category of low density. He further said[48] that in this matter a site of such a size was also generally consistent with the land's local context.

---

43 Exhibit R4, p 13, section 4.2.1, 2nd para.
44 *Parkins v Adelaide Hills Assessment Manager* [2022] SAERDC 12 at [76].
45 T, p 61, ll 24-28 inc.
46 As termed in SNZ PO 1.1 and also the terms "*low density housing*" per SND DO 1.
47 T, p 63, ll 1-12 inc.
48 T, p 42, ll 2-14 inc.

77 On Mr Miegel's submission the terms "*low net residential density*" do not appear anywhere within the SNZ. He further submitted that the definition appears to have been developed from various guidelines formerly applying under the repealed *Development Act*, 1993 whose purpose was directed to inform the kinds of housing yields expected with the comprehensive development of 'greenfield' and 'brownfield' sites. The net 35 dwelling per hectare formula is a target yield value for master planning purposes and is not a universally accepted measure of what constitutes low density housing for every zone or circumstance in which the terms "low density" appear.

78 I agree. What is sought is housing consistent with an existing pattern of settlement as informed by the SNZ policy settings, including DPF 2.1 which sets a 'target' minimum dwelling density of 420m^2 per dwelling site, subject to its context. The defined terms "*net low residential density*" do not apply to this matter

79 The following extract[49] from Mr Kwiatkowski's statement reveals something further about the approach he had taken in interpreting the Zone POs, including what is meant by "*low density residential development*" (DO 1 and PO 1.1):

> … the assessment below focuses on the applicable DOs and POs and may only refer to the DPF in instances where it assists in the exercise of discretion. It is with the above approach in mind that I have considered this development.
>
> [underlining added]

80 Whilst Mr Kwiatkowski did in fact summarise the relevant standard outcome under DPF 2.1 in his statement, he failed to quantify the extent of the departure or explore how the standard outcome aligns with the existing circumstances in the locality. He did not consider whether the DPF had any broader application in the SNZ. He had set aside DPF 2.1 in favour of terms which do not appear in the zone policies and are not applicable in this matter.

81 Mr Kwiatkowski's approach also suggests that the relevant DPFs do not necessarily need to be considered when applying a PO. It infers that at least some of the Zone POs, or its DO, will not require any planning judgment. This misunderstands the very nature of such provisions all of which require careful assessment and application to the particular circumstances.

82 Such an approach is also at odds with principles set out in *Garden College*[50] and the approach to the interpretation of the Code as set out under the 'Rules'. All of the relevant Code provisions, including the Zone DTS/DPFs, are required to be considered in the interpreting the intended policy outcomes.

---

[49] Exhibit A2, p 13, 6.7 last para.

[50] *Garden College v City of Salisbury* [2022] SAERDC 10 at [32], where the Court said "…*it is necessary to distil from the text of the relevant provisions its intended meaning, having regard to its context and purpose.*"

Are the Zone Performance Outcomes and its Desired Outcome achieved?

Suburban Neighbourhood Zone

DO 1 Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

PO 1.1 Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character.

DPF 1.1 Development comprises one or more of the following:
(a)-(c) n/a
(d) Dwelling
(e)-(k) n/a
…

[underlining added]

83 It was generally accepted[51] that the above SNZ provisions, and also POs 2.1, 3.1, 4.1, 5.1, 8.1 and 9.1 to which I refer later, seek to maintain the established residential character in this part of Fulham rather than promoting change. The consistency sought (per SNZ DO 1) does not preclude redevelopment or infill where it is 'compatible with' or 'suitably complements' the character established by the land's "*existing local context and development pattern*".

84 Unhelpfully, the authors of the Code have used the terms "*consistent*", "*complementary*" and "*compatible*" interchangeably throughout the most relevant Zone POs and its DO. Also unhelpfully, there was no analysis undertaken by the planning experts of what the Code provisions in these respects were directed to achieving.

85 I note that one of the many definitions under the Collins Concise Dictionary for "*compatible*" is "*consistent*". "*Complementary*" is defined to mean, among other things, "*forming a satisfactory or balanced whole*". The Oxford Dictionary defines "*complementary*" as meaning "*combining in such a way as to enhance or emphasize the qualities of each other or another*", whilst the term is defined in the Cambridge Dictionary as simply meaning "*good together*".

86 Notwithstanding the lack of rigour in the drafting of the Zone provisions, I expect it was intended that the words carry essentially the same meaning. Each of the various urban design elements identified under the POs are not to be varied to an extent that would disrupt the existing development pattern, where one existed.

[51] T, pp 50 & 51, 11 27-30; 1-29 respectively, where Mr Kwiatkowski, under cross-examination, agreed that the SNZ seeks consistency with local context established by the existing development, or housing, patterns; low density residential development; building footprints; low rise buildings; and setbacks.

87 The term "*compatibility*" was considered in the decision of this Court in *Lodge Construction and Building Pty Ltd v City of Salisbury (No. 2)*[52] where the Commissioner referred to a decision of the NSW Land and Environment Court in the matter *Project Venture Developments v Pittwater Council*.[53] At paragraph 22 of the LEC decision it made the following observations:

> There are many dictionary definitions of *compatibility.* The most apposite meaning in an urban design context is *capable of existing together in harmony*. *Compatibility* is thus different from *sameness*. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.
>
> [underlining added]

88 The LEC further considered this question where at paragraph 26 it said:

> For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal's assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping …
>
> [underlining added]

89 As is the case here, the *Project Venture Developments* matter was concerned with the urban design context, or spatial features of the locality, rather than the architectural language of buildings.

90 The LEC observed that the key to achieving visual harmony is to suitably respond to, or complement, the established spatial attributes of an urban area. It is about how buildings and the spaces around them appear. Put another way, it is concerned with the characteristic gaps between buildings; the extent of the public realm and the distance of buildings from public roads; the mass, form and overall height of buildings; the landscaping and appearance of open spaces; and the like.

91 Those elements are, in large part, addressed in the relevant Zone POs – being the existing pattern of allotments/dwelling sites (PO 2.1); building footprints and spatial characteristics (PO 3.1); building heights (PO 4.1); building setbacks as viewed from the street (PO 5.1); and side and rear boundary setbacks (PO 8.1 and PO 9.1), viz:

> PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

---

[52] [2011] SAERDC 44.
[53] [2005] NSWLEC 191.

DPF 2.1 Allotments/sites for residential purposes accord with the following:
(a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):

Minimum Site Area
Minimum site area for a detached dwelling is 420sqm;

(b) site frontages (or allotment frontages in the case of land division are not less than:

Minimum Frontage
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m

PO 3.1 Building footprints consistent with the character and *pattern of a low-density suburban neighbourhood* and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DPF 3.1 The development does not result in site coverage exceeding 50%.

PO 4.1 Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.

DPF 4.1 Building height (excluding garages, carports and outbuildings) is not greater than:

(a) the following:

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

…

PO 5.1 Buildings are setback from primary street boundaries consistent with the existing streetscape.

DPF 5.1 The building line of a building set back from the primary street boundary:

(a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)

(b) – (c) n/a

PO 8.1 Buildings are set back from side boundaries to provide:

(a) separation between the dwellings in a way that complements the character of the locality

(b) access to natural light and ventilation for neighbours.

DPF 8.1 Other than walls located on a side boundaries, building walls are set back from side boundaries:

(a) at least 900mm where the wall is up to 3m measured from the top of the footings

(b) n/a

(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.

PO 9.1 Buildings are set back from rear boundaries to provide:

(a) separation between dwellings in a way that complements the established character of the locality

(b) access to natural light and ventilation for neighbours

(c) private open space

(d) space for landscaping and vegetation.

DPF 9.1 Dwelling walls are set back from the rear boundary at least:

(a) n/a

(b) if the size of the site is 301 square metres or more –

(i) 4m in relation to the ground floor of the dwelling

…

[underlining added]

92 On my assessment, the proposal is at odds with the existing pattern of development in a number of respects and the departure is consequential.

93 The proposed compact site widths of 8.69m create spatial features that are not characteristic of the prevailing low density housing pattern. Narrow-fronted dwellings alter the evident rhythm of buildings and spaces between buildings typical of the established low density housing in the SNZ at Fulham. They add significantly to the number of side fences projecting forward of dwellings and also increase the number of driveways. These elements, together with the more compact spatial settings associated with more 'tightly-held' building sites, contribute to the enclosure of the streetscape and the fragmenting of the typically open front gardens and expanse of road verges. The opportunities for mature large trees in gardens and along street verges are consequently diminished.

94 I accept that the SNZ in this part of Fulham is likely to continue to attract replacement houses and alterations and additions, and that, over time, the low key features typically found with the original housing stock will evolve somewhat. I

expect that there will, as a consequence, be more two storey or part two storey dwellings and a general increase in building floor space. Such matters are, however, managed to an extent under the Zone POs – as informed by their respective DPFs – so as to provide for adequate consistency with the established low density residential character.

95 Further, even should the traditional built density increase somewhat with the construction of replacement dwellings, many of the key elements of residential character will remain should the predominant pattern of housing settlement be retained. As I have said, the size and proportions of housing allotments, or sites, sets in place the fundamental spatial features or the building blocks of the Fulham low density suburban character. If, however, housing sites/allotments are halved in size it will appreciably alter these spatial relationships and, as a consequence, the residential character.

Conclusion

96 Having regard to the evidence before the Court, a view of the land and its locality and a careful examination of the Code, it is my planning judgment that the proposed development is at such odds with the existing pattern of development in the locality that it would not meet the SNZ DO 1. The proposal fails to maintain the locality's relatively consistent low density character predominantly comprising allotments of some 14m – 18m and of between 500m^2 to 750m^2 in area. The proposed narrow-fronted and compact dwellings do not conform with the spatial features characteristic of this low density residential area and, if approved, would incrementally erode the predominant and relatively consistent pattern of development and impact on the characteristic features of its locality.

97 Whilst the proposal is for modest, single-storey dwellings with front and side setbacks and a site coverage that generally conforms with, or adequately meets, the standard outcomes applying in the SNZ, the consequences of the significant departures from the existing settlement pattern, in particular the street frontage width, per SNZ DPF 2.1, are such as to fail the Zone POs 2.1 and 3.1, and DO 1.

Decision

98 The appeal is dismissed. The decision of the relevant authority to refuse the proposal is upheld.

99 There will be an order to this effect.

10 OTHER BUSINESS

10.1 Council Assessment Panel Annual Report 2022

Brief

The purpose of the report is to provide Council with information on the activities of the Council Assessment Panel during 2022.

RECOMMENDATION

It is recommended to Council Assessment Panel that:

1. The draft Council Assessment Panel Annual Report 2022 (appended as **Attachment 1** of Agenda report) be ratified for presentation to Council.

2. That the Assessment Manager be authorised to make any changes of a minor or technical nature, including updates to CAP meeting data.

Introduction

The City of West Torrens Council Assessment Panel (CAP) Terms of Reference stipulates:

8. Reports to Council

The CAP will report to Council at least once per year, detailing issues for consideration by the Council. The Annual Report should include the following information:

8.1 The number of meetings held;
8.2 The number and nature of applications that were considered (including the number of confidential items considered);
8.3 Advice in respect of any trends, issues and other matters that have become apparent or arisen through the CAP's assessment of applications, and
8.4 The number of decisions of the CAP that were appealed to the Environment, Resources and Development Court.

At the 18 January 2022 Council meeting, the CAP presented the 2021 Annual Report to Council.

Discussion

It is proposed that an annual report for the period 1 January 2022 to 31 December 2022 be submitted to the Council.

The report is to contain a summary of the CAP's activities in 2022, including feedback from Panel members with regards to trends, issues and other matters relating to planning or development that have become apparent or arisen through its assessment of applications.

A draft report for the Panel's consideration is included as **Attachment 1**. Any amendments may be considered by Panel during the meeting.

If ratified, the report will be presented to the next available Council meeting.

Conclusion

The 2022 Annual Report is proposed to be submitted to the Council in accordance with the Council Assessment Panel Terms of Reference.

Attachments

1. Draft Council Assessment Panel Annual Report 2022

Introduction

The following report summarises the activity of the Council Assessment Panel (CAP) for the 12 month period between 1 January 2022 and 31 December 2022. Development-related policy issues that have arisen during the course of the CAP's determination of development applications in that period are also discussed.

Discussion

Membership

During 2022 the CAP comprised the following members:

Independent Presiding Member	Shanti Ditter
Independent Member (Deputy Presiding Member)	Michael Arman
Independent Member	Jane Strange
Independent Member	Kon Corolis
Council Member	Graham Nitschke
Deputy Council Member	Jassmine Wood
Deputy Independent Member	Heath Edwards

Meetings

The CAP met on ten (10) occasions during the course of 2022. Three monthly meetings were cancelled due to a lack of agenda items. One special meeting was held outside of the regular monthly meeting schedule.

A highlight of the year, CAP attended a site visit to a new social and private housing development by Junction Australia at 411 Anzac Highway, Camden Park on 9 August 2022. The development had previously been assessed by CAP. The site visit was attended by CAP Members Graham Nitschke and Michael Arman, Cr Simon Tsiaparis and Council staff. CAP encourages CWT elected members, senior staff and planning staff to continue to make the most of opportunities to visit recently completed development to observe the 'on the ground' impacts of development assessment decisions.

Meeting Attendance

Attendance of members at CAP meetings during 2022 is noted in Table 1.

Member	Attended	Apology
Shanti Ditter (Presiding Member)	9	1
Michael Arman (Deputy Presiding Member)	9	1
Jane Strange	8	2
Kon Corolis	10	
Graham Nitschke	10	
Jassmine Wood (deputy Council member)		N/A
Heath Edwards (deputy independent member)	1	N/A

Table 1: Attendance Record

A quorum was achieved for all meetings of the CAP during the year.

CAP meetings are held in the George Robertson Room at the West Torrens Civic Centre, however the CAP Meeting Procedures also allow for CAP meetings to be held in alternative locations or via an electronic platform. During 2022 nine (9) meetings were held in person in the George Robertson Room in the City of West Torrens Civic Centre. During 2022 one (1) meeting was held via electronic platform (Zoom). For all meetings a small number of attendees (including individual CAP members, representors and applicants) appeared via electronic platform (Zoom) as they were unable to attend in person. All meetings were livestreamed via Zoom so members of the public could observe proceedings remotely.

Independent Member Accreditation

Independent members are required to be registered as an Accredited Professional - Level 2 Planning with the Accreditation Authority, pursuant to the *Planning, Development and Infrastructure Act 2016*.

In 2022, all independent members held the required accreditation at CAP meetings attended.

Governance Matters

The CAP is a 'relevant authority' for the determination of planning consent in its own right. In particular the CAP is the relevant authority for the assessment of publicly notified performance assessed planning consent applications lodged from 19 March 2021 onwards.

Through 2022, the CAP continued to assess 'transitional' applications lodged under the *Development Act 1993* prior 19 March 2021 under its delegations from Council.

At the March 2022 CAP meeting, CAP conducted its annual review of the 'Procedures at Council Assessment Panel Meetings' and endorsed an updated policy.

At the April 2022 CAP meeting, CAP updated its *Planning, Development and Infrastructure Act 2016* (PDI Act) Delegations Framework as a result of changes to a number of legislative instruments associated with the PDI Act.

Development Applications

In 2022 CAP considered and determined ten (10) development applications (DAs) for planning consent[1]. This number represents a significant decrease in the number of applications determined by CAP compared to the previous year, with 41 DAs being assessed in 2021. This decrease can be attributed to the implementation of the new Planning Reform and changes to the types of developments that are apportioned to CAP for assessment by the Planning and Design Code.

In 2022 CAP considered and determined four (4) applications against the West Torrens Development Plan lodged under the *Development Act 1993* and six (6) applications against the Planning and Design Code lodged under the PDI Act.

[1] not including Assessment Manager reviews and confidential items

The CAP's decisions for 2022 are further disaggregated in the following tables.

Decision	Number	Percent
Approved with recommendation	9	90%
Approved against recommendation	0	0%
Refused with recommendation	0	0%
Refused against recommendation	1	10%
Deferred	0	0%
TOTAL	**41**	**100%**

Table 2: Summary of Decisions

Table 2 shows that CAP decisions were in line with the staff recommendation in all but one occasion.

This result is not unexpected given that most development proposals go through a process of negotiation between Council's planning staff and applicants to ensure compliance with the relevant policy provisions before they are presented to the CAP. Council's planning staff have also taken on feedback from CAP members which is conveyed to applicants during negotiations.

Figure 1 below presents this information in chronological form and shows the range in the number of applications considered by CAP throughout the year.

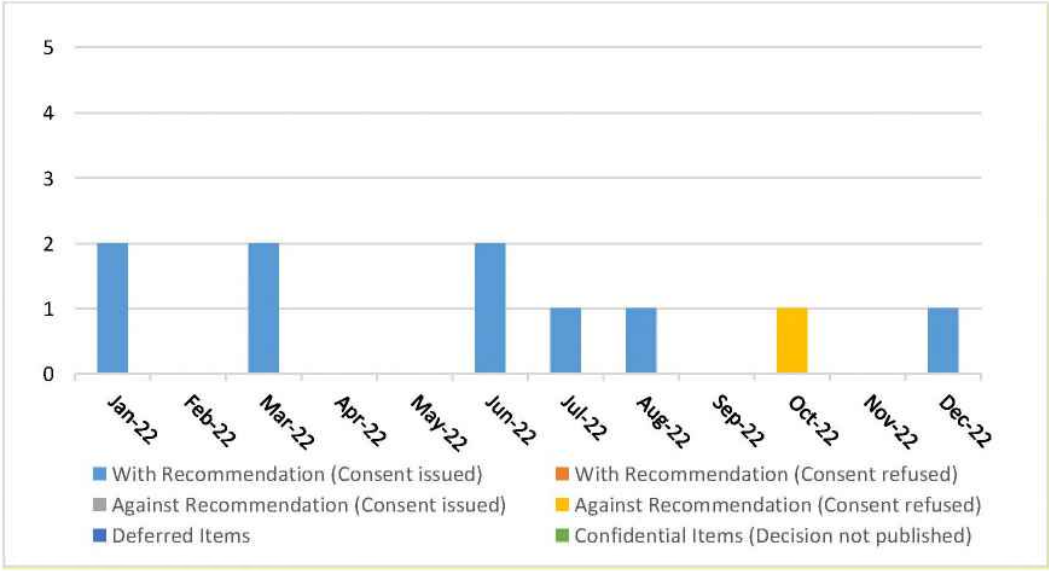


Figure 1: Summary of Decisions

Table 3 (below) shows the type of developments that were determined by the CAP during 2022. Applications determined by the CAP were primarily residential development (including residential flat buildings, new dwellings and dwelling additions) comprising 30% of applications and commercial/industrial proposals constituting 50% of applications.

There was a significant decrease in the number of applications for infill residential development (including residential flat buildings, combined land division and dwellings and group dwellings) considered by CAP which is due to the Planning and Design Code generally categorising these applications as not requiring public notification and therefore the CAP is not the relevant authority to determine these applications.

Unlike previous years, there were no change of use, signage, tree damaging activity or community use applications determined by CAP, again this is due to the introduction of the Planning and Design Code which generally categorises these applications as not requiring public notification.

Type of development	Number	Percent
Land division	1	10%
Dwelling (including residential flat building, other dwelling, dwelling additions)	3	30%
Combined residential built form and land division	1	10%
Commercial/Industrial	5	50%
TOTAL	**11**	**100%**

Table 3: Types of Development

Reviews of Assessment Manager Decisions

The Council Assessment Panel (CAP) is a review body for the review of 'prescribed' matters determined by the Assessment Manager, as an alternative to applying to the ERD Court.

Applicants may apply to the CAP for the review of decisions of the Assessment Manager. The CAP has adopted a policy to guide the processing of such reviews.

Figure 2 below shows one application was made for a review of the Assessment Manager's decision and the CAP determined to affirm the Assessment Manager's decision in this instance.

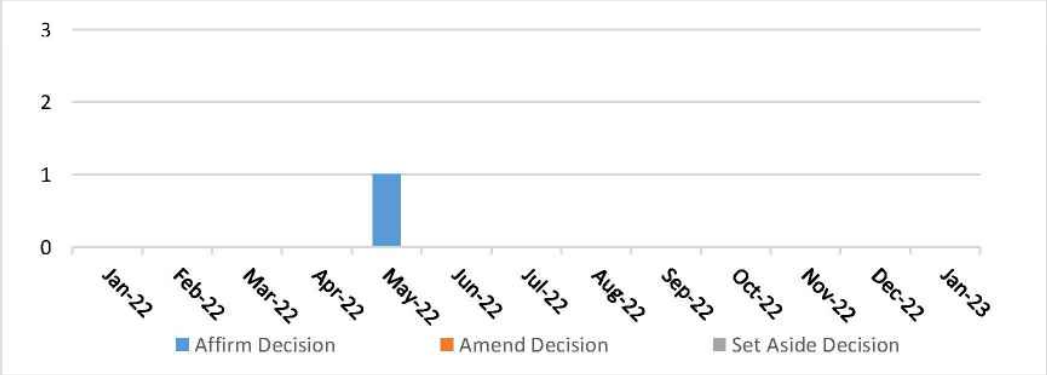


Figure 2: Summary of Reviews of Assessment Manager Decisions

Confidential Items

The CAP determined two confidential items during the period, both of which were supported in line with the staff recommendation. Both conditional items related to development applications under appeal to the Environment, Resources and Development Court. Each of these items were resolved at the Environment, Resources and Development Court conferencing stage and did not go to full hearing. The CAP have approached appeal matters in a conciliatory and pragmatic way to achieve compromise outcomes and avoid unnecessary legal expense.

Appeals

The decisions made by CAP on development applications are informed by case law authority and CAP members' previous experience with appeal matters, both at the City of West Torrens and other relevant authorities. CAP is cognisant of determining applications in line with case law authority to ensure quality decision making and that applications are not inappropriately subject to an appeal process causing undue cost and time. This involves consideration of an 'on balance' assessment which is a very considered process and particularly for applications where the threshold of minimum requirements may be only just met.

One (1) development decision the CAP made in 2021 that was appealed to the Environment, Development and Resources Court was resolved during 2022. The details are as follows:

- *Variation to Condition 3 in DA 211/262/2016 - extension to hours of operation to include Mondays 11.00am to 11.00pm and Sundays 11.00am to 9.00pm at 437 Henley Beach Road, Brooklyn Park.*

  The CAP refused the application and this decision was appealed. Following the submission of amended proposal, the appeal was resolved through the conciliatory conferencing process and Development Plan Consent was granted

In 2022, two (2) development decisions of the CAP were appealed to the Environment, Development and Resources Court during the year, compared to two (2) in 2021 and one (1) in 2020. The applications appealed were:

- *Demolition of existing buildings and construction of 19, two storey dwellings with common driveway access and associated landscaping at 5-9 Palmyra Avenue Torrensville.*

  The CAP refused the application and this decision was appealed. Following the submission of amended plans, the appeal was resolved through the conciliatory conferencing process and Development Plan Consent was granted.

- De*molition of existing dwellings and associated structures, and construction of three (3) warehouses with associated office and storage space, two retail tenancies (one bulky good) with associated offices along with associated car parking landscaping, freestanding pylon signage and removal of significant tree at 239, 241-243 Richmond Road, Richmond.*

  The CAP refused the application and this decision was appealed. At the end of 2022, the appeal was undergoing the conciliatory conferencing process.

Feedback to Council from the Council Assessment Panel

The following policy advice has been provided by CAP members in consideration of their assessment of development applications during the past 12 months:

In 2022, some implications of the transition of the new Planning and Design Code became apparent through applications considered by CAP. As examples:

- The overall quantum of matters being considered by CAP has been consistently lower than previous years, which is indicative of the reduction in opportunities for members of the public to provide comment on applications in their neighbourhood (and more matters being assessed by staff);

- CAP has assessed and approved applications that would have been unlikely to have received approval under council's previous Development Plan, which is indicative of how the transition to the code has not been a 'like for like' transition;
- CAP has on occasion commented on the inappropriateness of General Neighbourhood zoning in parts of the City of West Torrens displaying strong established character. A review of General Neighbourhood Zones which are resulting in loss of character in areas of considerable former amenity should be undertaken as a matter of urgency. Policy change to retain these neighbourhoods through transition to Established Neighbourhood Zone should be facilitated.

In the assessment of applications, many of the common pressure points observed in previous years, such as insufficient on-site parking causing spill-over effects to local neighbourhoods, overdevelopment of sites meaning insufficient space is provided for vehicle movements, open space, landscaping and 'urban cooling', and loss of street trees due to additional driveway cross overs continue to be observed. CAP note that a selection of applications would appear to take the approach that as long as they met the majority of the guidelines to the minimum required they could forgo the minimum requirements for meaningful soft landscaping and expect an application be supported.

A particular challenge for CAP when assessing complex significant tree applications has been the multiple and competing professional opinions from arborists. The CAP would encourage the State Government to invest in the development of a consistent tree risk assessment methodology/standard to support a greater level of consistency in the professional advice provided by arborists in support of these applications. This could also be further supported by consistent methodology/standards relating to trench inspections by arborist before and after construction.

Of particular note, there is an alarming loss of tree canopy in Adelaide, brought on by loose significant tree legislation and overgenerous infill policy. There are other serious issues faced by infill growth councils, including on street parking, significant increase in urban heat island effect and loss of character due to the change to the adoption of state-wide policy and a newly hatched system experiencing growth pains. There are solutions for all of these, but they need to be embedded into the Planning and Design Code's criteria in black and white.

The work undertaken by the State Planning Commission and Green Adelaide during 2022 in highlighting landscaping's importance for residential development in neighbourhoods is to be commended. The flaw in attaining the desired outcome of a canopy tree being included in every residential development is that this only applies to Deemed to Satisfy criteria in the Code. The outcome is that failure to comply kicks the application immediately into Performance Assessment and it becomes a matter of negotiation between the applicant and the relevant authority, with a by no means certain result. Policy needs to be tightened ensure Adelaide doesn't become a desert.

There continues to be evidence of a need for additional public information and community engagement about the Planning and Design Code. Comments received through representations on applications demonstrate that more needs to be done by both State and Local Government to help the community better understand the purpose and operations of our complex planning system.

The issue of deemed consent hangs over local government staff and adds greatly to stress, with many planners choosing to leave local government or the industry completely. It creates divide between applicants and relevant authorities and does nothing to benefit the planning system. The fact it is being utilised so little does not diminish its adverse impact.

In relation to the following specific development types, the CAP make the following comments relating to the consideration of design outcomes in the Planning and Design Code:

- The policy relating to row dwellings and high density residential developments allows for entry corridors for individual units via the garage, which contributes a the concern that off-street vehicle parking will spilled to on street due to the tightness of the internal dimensions and also does not provide a clear entry identity.
- The policy relating to high density residential developments should give better consideration as to the placement / location of rubbish refuse areas.
- The inclusion of explanatory diagrams in the Planning and Design Code would be an added improvement to assist with intent of streetscape and building height policy.
- The policy relating to carpark space allocation continues to be a challenge and whilst the standard of 5.5m long is being generally achieved the best practice length of 5.8m is regularly not incorporated by designers.

Finally, in relation to the information submitted by applicants, the CAP seek to ensure applicants provide recent baseline traffic survey information and use of actual acoustic readings rather than rely on modelling and desktop analysis in acoustic reports, to support CAP's accurate and informed decision making and ensure the nuances of individual sites are considered.

Conclusion

This year has seen the CAP continue to settle into its new roles under the *Planning, Development and Infrastructure Act 2016*, primarily the CAP as a 'relevant authority' in its own right and also a review authority for appealed Assessment Manager decisions. The CAP has increasingly assessed applications against the new Planning and Design Code. The CAP continues to benefit from members with different professional expertise, and perspectives.

Members of the CAP would like to express their appreciation to Elected Members, the Chief Executive Officer, Deputy Chief Executive Officer, Assessment Manager and planning staff of the City of West Torrens for their ongoing support and assistance.

10.2 Procedure and Policy Annual Reviews

The CAP documents "Procedures at Council Assessment Panel Meetings" and "Council Assessment Panel Policy Review of Decision of Assessment Manager" are due for periodic review. CAP members are requested to provide the Assessment Manager with any suggested changes or proposed amendments. A report will be presented for the Panel's consideration at an upcoming CAP meeting.

10.3 Planning Policy Considerations

11 MEETING CLOSE