



Port Augusta
CITY COUNCIL



Port Pirie
Regional Council



UNEARTH
WHYALLA

AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Civic Conference Room, Whyalla City Council,

21 Grundel St, Whyalla Norrie,

Tuesday 21 February 2024,

commencing at 5.30pm.



AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

Notice is hereby given that a meeting of the Upper Spencer Gulf Regional Assessment Panel will be held on Wednesday 21 February 2024, Civic Conference Room, Whyalla City Council Building, 21 Grundel Street, Whyalla Norrie, commencing at 5.30pm.

Jodie Perone
ASSESSMENT MANAGER
15 February 2024

1. **Welcome – Stewart Payne, Presiding Member**
2. **Present**
3. **Apologies**
4. **Confirmation of Minutes**
That the minutes of meeting held on 14 November 2023 be received and adopted.
5. **Business Arising from the Previous Minutes**
6. **Conflict of Interest Declarations**

7. Officer Reports – Development Act applications

7.1 Development Application 660/117/2020 Page 3

Solar farm (4.95MW) with ancillary infrastructure, battery storage, fencing and landscaping.

7.1.1 Representor, Ms V Hewett, wishes to be heard.

8. Officer Reports – Planning, Development and Infrastructure Act applications

8.1 Development Application 23020830 Page 22

Change of land use to Service Trade Premises and Maintenance Workshop Shed, 261 McBryde Terrace, Whyalla Playford.

8.1.1 Representor, Ms N Knox, wishes to be heard.

8.2 Development Application 23028135 Page 60

New boarding house facility (student accommodation) with 33 beds, associated facilities, services, car parking and landscaping – and demolition of five existing buildings (containing 12 beds) and a shed, 455-461 The Terrace, Port Pirie.

8.2.1 Nil representations.

9. Other business

10. Close

DEVELOPMENT NO.:	660-117-2020
APPLICANT:	Golden Invest Pty Ltd
ADDRESS:	2B Marks Road, Port Paterson
NATURE OF DEVELOPMENT:	Solar farm (4.95 MW) with ancillary infrastructure, battery storage, fencing and landscaping.
ZONING INFORMATION:	Rural Living Zone
LODGEMENT DATE:	29 July 2020
RELEVANT AUTHORITY:	Regional assessment panel at Upper Spencer Gulf Regional Assessment Panel
DEVELOPMENT PLAN VERSION:	Port Augusta Development Plan Consolidated 7 July 2016
CATEGORY OF DEVELOPMENT:	Category 3 – merit
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Patrick Coombes Assistant Community Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	Engineering Parks Manager Environmental Health Officer

DETAILED DESCRIPTION OF PROPOSAL:

The proposal seeks the establishment of a solar farm with ancillary infrastructure, battery storage and fencing within the Rural Living Zone.

The facility will comprise rows of solar arrays arranged in a north-south direction. An inverter station and a small number of battery storage ‘containers’ will be sited to the south of the solar arrays. The facility will be accessed via Port Paterson Road to a single internal access road along the western side of the solar arrays, terminating in a turn-around area at the southwestern corner of the solar array.

An extract of the proposed site plan is provided below.



Figure 1 - Extract of site plan

The arrays will comprise individual rotating panels and frames mounted on posts. The maximum height of the panels when angled forward is expected to be approximately 2.75m above ground level. The minimum height of the panels when lying flat is expected to be approximately 1.50m. An elevation depicting this is provided below.

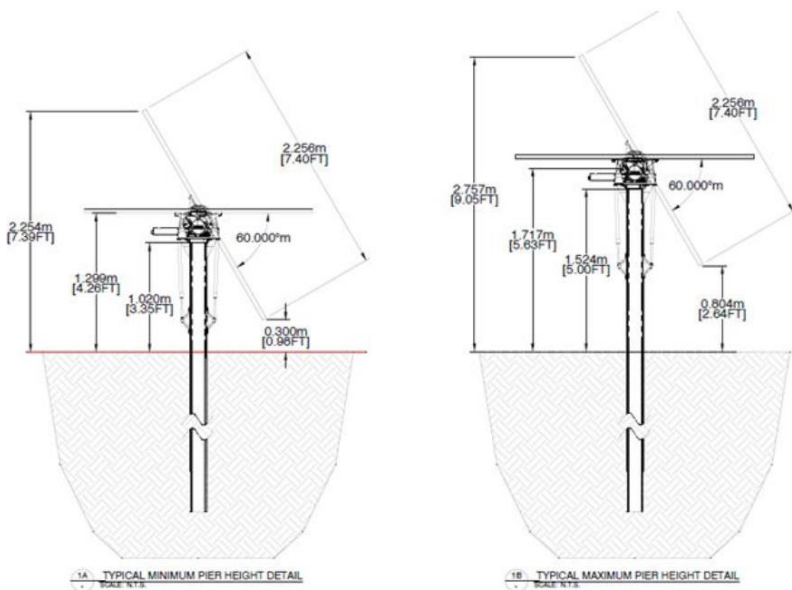


Figure 2 - Elevation of solar panels / trackers

The solar array will be sited with the following setbacks from allotment boundaries:

- 8.2m to the Port Paterson Road (northern) boundary
- 28.4m to the southern boundary
- Approximately 200m to the eastern boundary.

The structures proposed to the south of the solar array include an inverter unit and battery energy storage system (BESS) units. They have a maximum height of 2.89m and 2.52m respectively. The units are shown below.

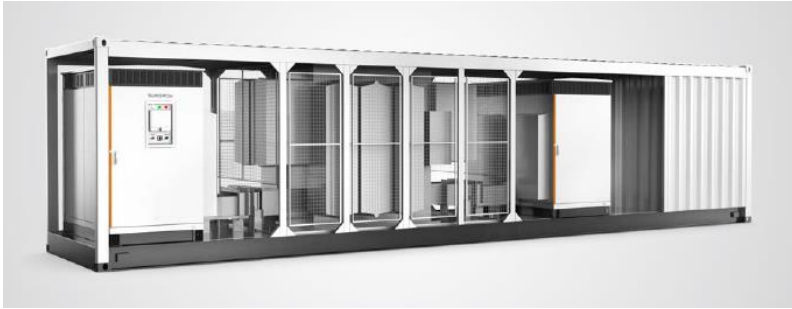


Figure 3 - Indicative image of SG4950HV-MV Inverter - measuring approximately 12.19m x 2.89m high.



Figure 4 - Indicative image of ST275UX Liquid Cooling Energy Storage System – measuring approximately 9.34m wide x 2.52m high.

The proposal also includes:

- An underground high voltage (HV) cable running west from the solar array to an HV switchboard adjacent the site's western boundary, required to connect the facility to the Davenport Substation.
- A chain mesh security fence around the perimeter of the site, indicated with a red dashed line in the site plan extract above.
- Screen planting along the northern, eastern and southern sides of the solar array, comprising a single row of mixed native vegetation planting.
- Demolition of the existing dwelling and ancillary structures in the northeastern corner of the allotment.
- The clearance of native vegetation (total 12ha of native vegetation disturbance to Chenopod shrubland) to establish the solar array, underground cable and HV switchboard.
- Drainage swales along the southern site boundaries to direct stormwater to a new retention basin in the site's southwestern corner.

BACKGROUND:

The application was lodged in July 2020 for assessment under the Development Act 1993 and the Port Augusta Development Plan (Consolidated 7 July 2016).

Following a preliminary assessment, Council issued a request for further information (RFI) requesting additional documentation and information.

No response was provided to the RFI at the time.

In February 2023 the Applicant indicated that they wished to re-engage the application.

Following the submission of the requested information, the application proceeded to public notification in December of 2023.

The application is now presented to the Panel for consideration.

SUBJECT LAND & LOCALITY:

The subject land has a total area of approximately 31 ha. It comprises a single allotment, being Allotment 1 of Filed Plan 6134 within Certificate of Title Volume 5440, Folio 83.

The subject land is bordered to the north and west by Port Paterson Road. Marks Road extends to the east from the land's northeast corner.

The subject land is generally flat with only a gentle slope from northeast to southwest. There is a dwelling and ancillary structures in the northeast corner of the allotment, which are proposed to be demolished. The remainder of the land is covered with low Chenopod shrubland. The only other existing feature of note on the subject land is a 275kV overhead transmission line crossing the southwestern part of the allotment.

The site of the solar array (solar array site) is in the eastern half of the subject land, shown in blue in the locality plan extract below. The solar array site occupies the full width of the subject land from north-to-south and is approximately 460m wide east-to-west. The solar array site has a total area of approximately 11ha.



Figure 5 – Aerial photograph showing subject land (red) and solar array site (blue)

The subject land and locality is mostly within the Rural Living Zone, shown in yellow in the Development Plan Zone map below. The extent of the locality is depicted by the blue circle below.

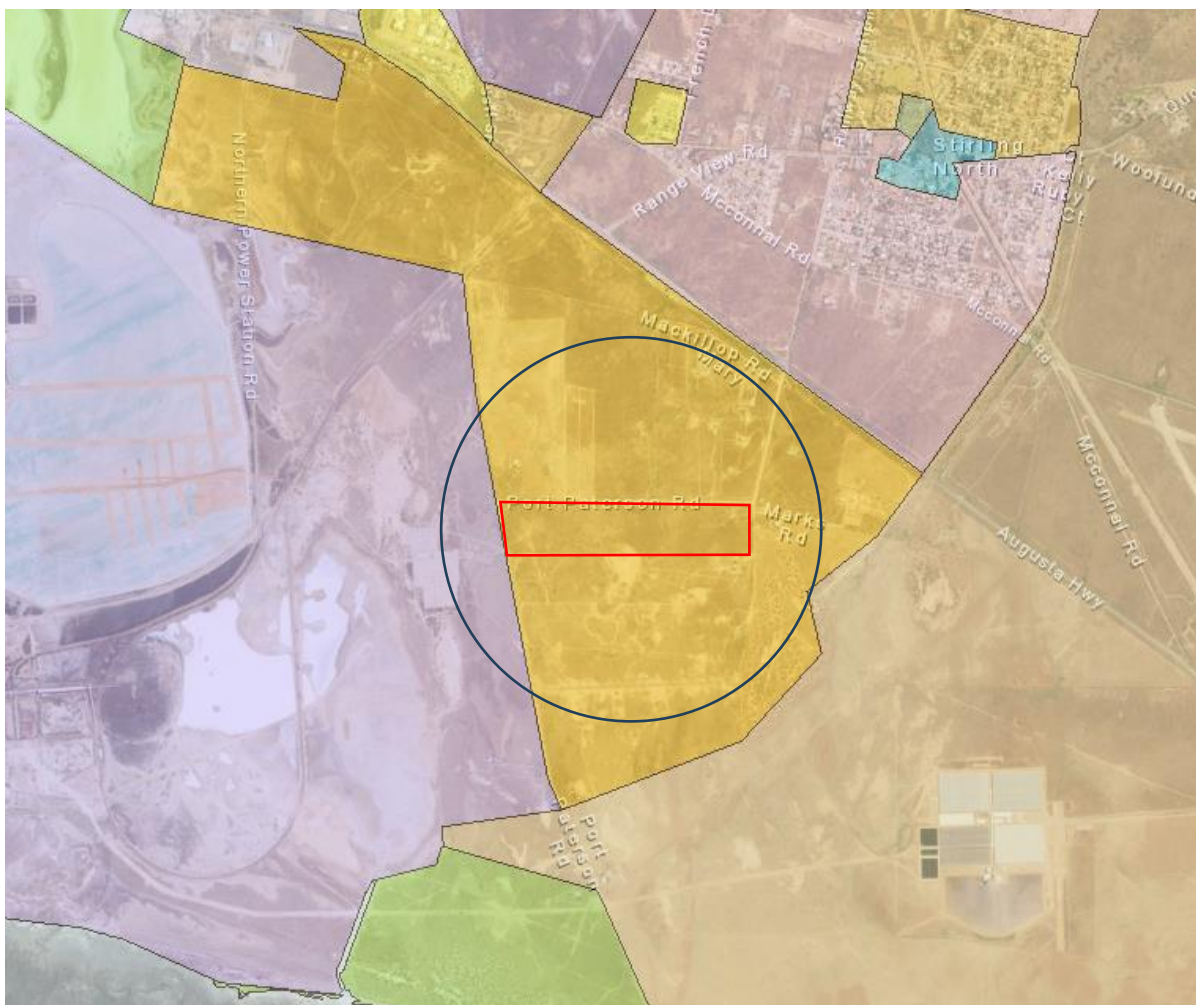


Figure 6 - Development Plan zone map

Land on the northern side of Port Paterson Road generally comprises allotments of between 5 ha and 10 ha. Approximately half of these allotments are developed with dwellings and the remainder are vacant.

The site plan extract below shows the separation between the proposed solar array and the nearest dwellings to the solar array site. These dwellings and their separation from the solar array site include:

- 124 Port Paterson Road – 382m north
- 90 Port Paterson Road – 421m north
- 40 Port Paterson Road – 365m north
- 7 Port Paterson Road – 500m northeast
- 2A Marks Road – 301m east
- 2C Marks Road – 122m southeast
- 190 Port Paterson Road – 607m northwest

Land to the south of the subject land is a combination of larger rural living allotments that are more or less the same size as the subject land, and smaller 1 - 1.5 ha allotments along Warner Drive. A small number of these allotments on Warner Drive have been developed with dwellings in recent years, but most remain vacant.

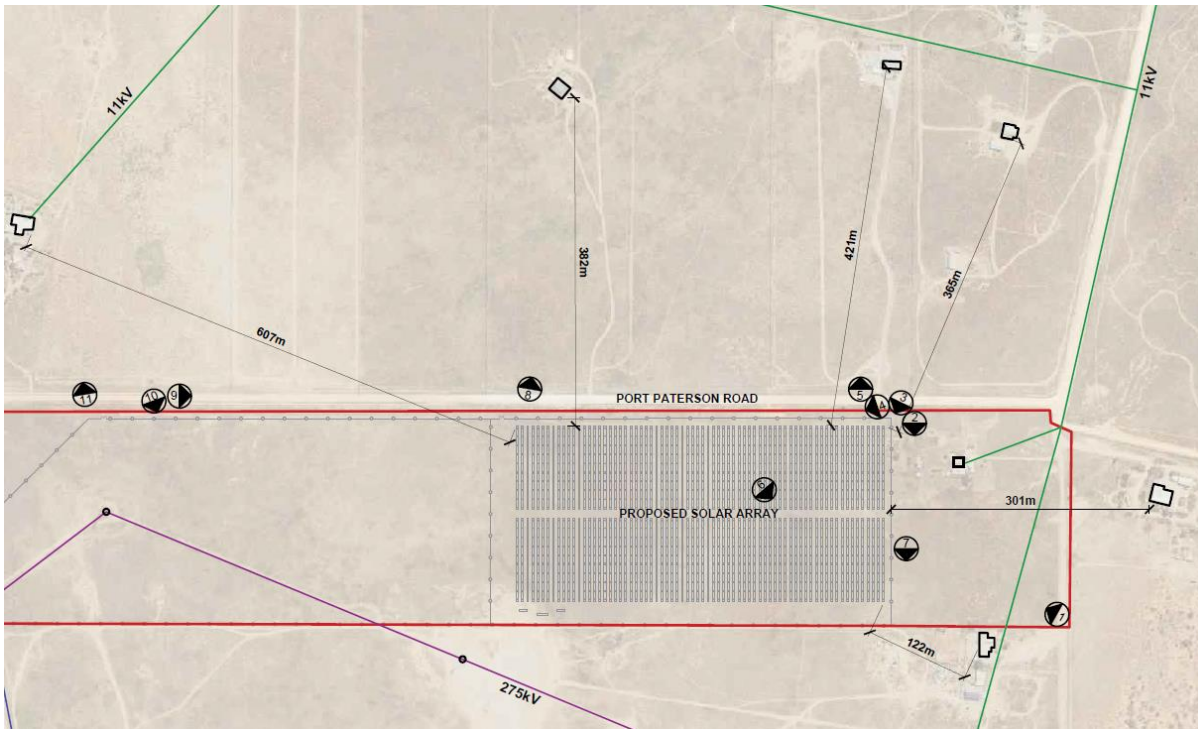


Figure 7 - Extract of site plan showing nearest dwellings to solar array site.

Land in the wider locality includes a number of non-residential land uses. These uses and their separation from the solar array site include:

- Davenport substation – approximately 970m west (Industry Zone)
- Former power station and fly ash dam – approximately 2.1km west (Industry Zone)
- Northern Power Station Road solar farm – approximately 2.5km northwest (Rural Living Zone)
- Sundrop Farms greenhouses and associated solar power facility – 1.6km southeast (Primary Industry Zone)
- Augusta Highway – minimum 800m from solar array site.

NATURE OF DEVELOPMENT AND PUBLIC NOTIFICATION:

The proposed solar farm does not represent a complying development for the purposes of Schedule 4 of the Regulations. The proposed development is not nominated as complying or non-complying by virtue of Principles of Development Control (PDC) 19 and 20 of the Rural Living Zone within the Port Augusta Council Development Plan consolidated – 7 July 2016. Accordingly, the proposed development represents a merit form of development for the purposes of Section 16 of the Act.

The proposed development was not listed as a Category 1 or 2 form of development by the Port Augusta Council Development Plan Consolidated 7 July 2016 or by Schedule 9 of the *Development Regulations 2018* (the Regulations). The proposal was not considered a minor form of development for the purposes of Schedule 9 Clause 2(g) of the Regulations.

The proposal was advertised as a Category 3 form of Development for the purposes of Section 38 of the *Development Act 1993* (the Act).

Public notification was undertaken with notice given to adjacent occupiers and owners (as defined) and a notice published in the Transcontinental newspaper on 7 December 2023.

One representation was received during the public notification period:

Name	Address	Wishes to be heard	Nature of Representation
Vicki Hewett	40 Port Paterson Road, Port Paterson	Yes	Opposes proposed development.

The Representor's concerns and the Applicant's response are summarised below.

Representor's Concern	Applicant Response (summarised)
Limited services available to site.	Proposal requires limited services and nothing beyond what would ordinarily be required for a dwelling. Some water use required for landscaping. Construction period estimated at no more than two months. Site visited irregularly during operational period of development – estimated at no more than 5-10 times per year.
Dust impact from use of Port Paterson Road.	Construction vehicles only accessing the site for estimated two months. After construction access only for private motor vehicles and only irregularly. Port Paterson Road is considered to be suitably surfaced to accommodate the weight of largest vehicle used during construction. Applicant is willing to undertake dilapidation report pre- and post-construction.
Impacts on flora and fauna.	Native vegetation clearance report has assessed flora and fauna impacts. Site of solar array retains lower range of species and lower quality vegetation than western part of allotment. Flora and fauna assessment as part of native vegetation clearance report found that no fauna species were likely to be impacted by the development. Native vegetation clearance application has been approved.
Impacts to views and lifestyle	Solar panels are low lying structures and will be separated by at least 350m from the Representor's dwelling and screened by proposed landscaping. Impact of existing electrical infrastructure in locality. Minimal hobby farming or home-based activities occurring in the area, with most development concentrated immediately surrounding dwellings. The proposal will not have any glare or noise impacts.
Appropriateness of industry within Rural Living Zone.	Rural Living Zone contemplates home based industries, including lighter industry type uses. A solar farm is a lighter industry type use. A solar farm is not listed as non-complying the Zone and is to be assessed 'on-merit'. The proposal will not create unreasonable noise impacts, subject to recommendations of environmental noise assessment.

	<p>The proposal will not create unreasonable glare impacts on drivers.</p> <p>Solar arrays are clustered with supporting infrastructure and not considered to detract from character of locality.</p> <p>Landscape screening will further reduce any visual imposition of solar arrays.</p> <p>Minimal maintenance required during the facility's operation.</p>
Reduce speed limit to 50km / h near housing.	<p>Changes to speed limits are to be determined by the Commissioner of Highways.</p> <p>It is possible for the representor to apply to Council to pursue this on their behalf.</p>
Impact to property values	<p>Economic implications of development proposals are not recognised as a consideration pursuant to the <i>Planning, Development Infrastructure Regulations 2017</i> and <i>Act 2016</i> and therefore, are not relevant to the assessment of the application.</p>
Purchase of land prior to obtaining approval.	<p>Not an uncommon practice and ownership land subject of development application not an influence on approval.</p>
Vegetation management and water requirements	<p>Dry-tolerant species selected for planting.</p> <p>Planting proposed to be established in Winter.</p> <p>Maintenance schedule for first three years of establishment included in planting plan.</p>
Light spill	<p>Security lighting will be focussed on areas immediately surrounding the buildings that require it. Willing to Council imposing a condition to manage lighting impacts / light spill.</p>
Heavy vehicle access from Highway	<p>Existing access considered safe for largest vehicle required to support the development.</p> <p>Unimpeded sightlines to north and south of intersection of Port Paterson Road and Augusta Highway.</p>

AGENCY REFERRALS

No statutory referrals were required to be undertaken for the purposes of Schedule 8, 21 or 22 of the Regulations.

INTERNAL REFERRALS

Internal referrals were undertaken to various Council departments. The referral comments are summarised below:

Department	Comments (summarised)
Parks Manager	<ul style="list-style-type: none"> • A detailed Vegetation, Weed and Fire Management Plan shall be provided to Council for approval prior to issue of full development approval and shall include/address the following: <ul style="list-style-type: none"> ○ Landscaping management plan (including details on planting methodology, irrigation, fertiliser, ongoing maintenance & monitoring) ○ Preservation, management and maintenance of native vegetation ○ Weed management plan

	<ul style="list-style-type: none"> ○ Weed hygiene (eg addresses the minimisation or avoidance of importation off weeds to the site during the construction period) ● A detailed Construction and Environment Management Plan shall be provided to Council for approval prior to issue of full development approval and shall demonstrate: <ul style="list-style-type: none"> ○ Appropriate weed hygiene (eg addresses the minimisation or avoidance of importation off weeds to the site during the construction period) ○ Appropriate dust mitigation. ○ Appropriate noise mitigation.
Engineering	<p>The following matters to be addressed via conditions:</p> <ul style="list-style-type: none"> ● Width and surface of internal access road and crossover to Council’s requirements. ● Detail of swale stabilisation to ensure dust and erosion control. ● Construction transport management plan outlining how vehicle movements, including heavy vehicle movements, will be safely carried out during the construction of the project. ● A dilapidation report pre- and post-construction for Port Paterson Road between the Augusta Highway and the proposed site access, with any damage repaired at the developer’s expense.
EHO	Dust mitigation measures for during and after construction to be incorporated into conditions / Construction and Environment Management Plan.

PLANNING ASSESSMENT

The key considerations relating to this application include:

- The development’s consistency with the character and objectives of the Rural Living Zone
- The potential amenity impacts
- The impact on flora and fauna
- Traffic and access
- Stormwater management

Land Use

The Rural Living Zone has the following objectives (my emphasis underlined):

Objective 1: *A Zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.*

Objective 2: *Development that contributes to the desired character of the Zone.*

The desired character of the Zone includes:

The Rural Living Zone will primarily accommodate dwellings on large allotments within a semi-rural setting. In addition, small scale, low impact business activities associated with the use of the land will operate within

the area in a manner that does not detract from the rural-residential character. Residential development will achieve generous setbacks and landscaped buffers will be established to provide some interface treatment to adjoining industrial areas. Allotments will be larger in that part of the Zone located south of National Highway One in recognition of the proximity of the power station.

Development will be sparse, with buildings and other structures clustered on each allotment, generously set back from all boundaries. The open rural-residential character of the area will be maintained, with open informal street treatments enhancing the views towards the Flinders Ranges and the Upper Spencer Gulf. Earthworks, driveways and other site works will be minimised and designed to blend within the landscape.

The siting of buildings, including roof forms and massing will be designed to sit comfortably within the landscape and not dominate views from adjoining roads

The proposed solar farm is not a form of development that is envisaged in the Zone, either as one of the limited envisaged land uses listed by the Zone nor as a “small scale, low impact business activity associated with the use of the land”, as described in the Zone’s desired character above.

The proposed development does find some general support in the Renewable Energy Facilities policy of the Development Plan, which includes the following provisions:

Objective 119: *Development of renewable energy facilities that benefit the environment, the community and the state.*

Objective 120: *The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.*

Objective 121: *Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.*

PDC 392 *Renewable energy facilities, including wind farms and ancillary development, should be:*

(a) located in areas that maximize efficient generation and supply of electricity; and

(b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

These policies provide that the development of renewable energy facilities should be encouraged in areas with good access to natural resources, provided the location, siting and design of the facility minimises adverse impacts on the natural environmental and on other land uses.

The proposed development is largely in accordance with these Renewable Energy Facilities provisions. In particular, having excellent access to solar resources and being adjacent to the Davenport Substation suggests that the subject land is located in an area that will maximise the efficient generation and supply of electricity.

The intent of the Renewable Energy Facilities policy must be carefully considered against the intent of the Zone. The proposed development of a commercial scale solar farm is not consistent with the land use objectives and policies of the Rural Living Zone. It is not associated with a residential use (to be demolished) and its scale and intensity would detract from the desired open rural-residential character.

To assist in determining whether the proposed solar farm is an appropriate development despite it not directly satisfying the Zone’s land use and character objectives, I have contemplated the 10 considerations set out by the Full bench of the Supreme Court in *Town of Gawler v Impact Investment Corporate Pty Ltd, SASC 356, 2007*.

<p>Considerations to determine “<i>whether an Authority is justified in departing from a clearly expressed policy</i>”:</p>	<p>Assessment</p>
<p><i>The language of the principle or principles concerned – whether it is direct or contemplates some flexibility in approach.</i></p>	<p>The Zone contemplates some flexibility when describing “rural activities” as supported land uses, and to a lesser extent “small scale, low-impact business activities associated with the use of the land” as part of the Zone’s desired character. While solar farms general take place in a rural setting and so could be considered a “rural activity”, in my view these terms refer mainly to home-based business activities and low-intensity rural activities such as animal keeping, small-scale horticulture and the like.</p> <p>A solar farm is not considered to be one of the types of “rural activities” anticipated by the Zone.</p> <p>The proposed facility is standalone. It is not associated with the primary use of the land for residential purposes.</p>
<p><i>Whether the relevant principle is in conflict with some other applicable planning principle. That is likely to happen only rarely, in which case the more specific principle may displace the more generally expressed principle.</i></p>	<p>There are no more specific principles in Rural Living Zone or Council Wide policies that conflict with the Zone’s land use policies.</p> <p>While the Renewable Energy Facilities policy provides general support for the development of such a facility, this support is not specific enough to override the land use objectives and principles of the Zone.</p>
<p><i>The evident purpose and objective of the policy expressed in the principle or principles concerned.</i></p>	<p>The evident purpose and objective of the Zone’s land use policy is expressed clearly in Objectives 1 and 2 – to primarily support the development of dwellings, with some other small-scale, low-impact rural activities associated with the use of the land – which the proposal does not constitute.</p>
<p><i>The significance of the policy to this particular Development. The clearer the policy in its application to a particular development, the more compelling the reasons for departing from the policy will need to be.</i></p>	<p>The land use policies of the Zone are relevant to the proposal. The proposal replaces a dwelling in a primarily residential part of the Zone and proposes a non-envisaged land use.</p>
<p><i>Where the policy contemplates possible degrees of compliance, the extent of the Development’s compliance with the policy.</i></p>	<p>The land use policies in the Zone do not contemplate degrees of compliance.</p> <p>A range of non-residential activities are contemplated; however, these should be small scale, low impact, operated in a manner that does not detract from the rural-residential character, and associated with the use of the land.</p>
<p><i>Consistency of the Development with other objectives and purposes of the Zone.</i></p>	<p>The Zone’s intent for buildings and structures to be sparse, clustered, well set back from boundaries and with limited visibility from public roads cannot be achieved with the proposal. It should be noted however that the proposed solar array, while expansive, will sit much lower in the landscape than most structures envisaged by the Zone.</p>
<p><i>Whether there is something unusual about the Development or the land on</i></p>	<p>There is nothing unusual about the development that makes the Zone’s land use policy inapplicable. Surrounding land, if developed, is</p>

<i>which it is to take place which makes the policy inapplicable or inappropriate.</i>	developed with dwellings and there is no context of non-conforming uses creating a different reality to what is assumed by the Zone. There is nothing about the subject land or locality that obviously precludes further residential development in the future.
<i>Whether other events have happened since the Development Plan was adopted which make the policy redundant, either generally or in respect of this particular development.</i>	<p>There have been no events since the relevant Development Plan's adoption in 2016 that make the Zone's land use objectives redundant. The principal land use in the locality remains rural-residential development. The limited development in the Zone that has taken place since 2016 has been primarily residential or associated with residential use. It is expected that this will continue – land on the northern side of Port Paterson Road has been further subdivided since 2016 to facilitate more rural residential development.</p> <p>The approved solar farms on Northern Power Station Road have limited influence on the application of the Zone's land use policy to this development.</p>
<i>The probable effect of non-compliance with the policy on the planning objectives of the Zone.</i>	<p>The proposal would reduce the amount of rural living land available on the site and in the Zone, although there remain a number of vacant allotments in the locality so the impact would not be significant.</p> <p>The proposal might have an impact on the future development of surrounding land in the Zone for residential purposes.</p>
<i>Whether non-compliance with the policy in this case is likely to encourage other non-complying developments in the Zone.</i>	The development might encourage other land uses in the Zone that are not residential nor small-scale business, however this is speculation.

As described earlier, there are two existing solar farms within the Rural Living Zone. These are in the northern part of the Zone on Northern Power Station Road. While I have not undertaken an assessment of these developments, I expect that if they were interrogated using the 10 considerations above the justification for these developments' departure from the Zone's land use objectives would be stronger. In particular, the physical context of these existing solar farms diminishes the applicability of the Zone's land use objectives, being heavily influenced by:

- Proximity to the Port Augusta Power Station site and associated fly ash dam, which severely impacts the quality of amenity for rural residential development in that locality.
- Proximity to other non-residential uses, including two petrol filling stations.
- Limited residential development within the locality of these sites, with the only nearby dwellings clustered towards the Highway to the north and separated from the sites by over 400m.

In summary, having considered the desired character and the relevant case law, the proposed solar farm does not contribute to the land use objectives of the Zone in a meaningful way. This variance, in my opinion, outweighs the merits of the proposed development.

Section 35(2) of the *Development Act 1993* requires the assessing authority to determine whether the proposed development is "seriously at variance" with the Development Plan. Justice DeBelle of the Supreme Court in the matter between *Mar Mina (SA) Pty Ltd v City of Marion* [2008] SASC 120 on the notion of seriously at variance stated:

33. The first question is what is meant by the expression "seriously at variance". In this context "seriously" is the adverb reflecting the fourth of the meanings by which the epithet "serious" is defined in The Macquarie English Dictionary, namely "weighty or important". Thus, the expression "seriously at variance with the

Development Plan” refers to that which is an important or grave departure in either quantity or degree from the Development Plan. It denotes something which is plainly not slight or trifling. See also The Shorter Oxford English Dictionary. It is not enough that the proposal might conflict with the Development Plan; it must be seriously at variance with it.

I consider that the proposal is not seriously at variance with the Development Plan. This is because the Rural Living Zone does contemplate some non-rural living land uses. The suitability of such uses requires an objective and qualitative test. It is upon completion of this test that the proposed use is inappropriate.

Although the proposal warrants refusal based on land use alone, an assessment of other key planning matters follows for completeness.

Amenity Impacts

Visual Impact

There is no specific policy in the Development Plan addressing the siting of solar farms and management of visual amenity relating to solar farms. The Council Wide Renewable Energy Facilities policy does however include some relevant general guidance, including:

Objective 121: *Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.*

The Interface Between Land Uses policy says:

PDC 332 *Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.*

I have also had regard to the desired character of the Zone, which seeks development that is in keeping with the rural-residential character of the Zone, and suggests that this can be achieved with sparse, clustered development that is generously set back from all boundaries.

In my view, the key considerations in assessing the proposal’s visual impact are as follows:

- The scenic character of the area is defined by very flat terrain with distant views to the Flinders Ranges and Spencer Gulf. The scenic quality and visual sensitivity of the landscape is lessened to a degree by the visual presence of electricity infrastructure and other human-made structures, and by the limited extent and variation of vegetation which has also been impacted by clearing and grazing.



Figure 8 - View southwest from northern side of solar array site.

- The flat terrain of the subject land and surrounding land means there is minimal difference in height and no (or minimal) intervening terrain between the solar array and nearby dwellings. This means that views to the solar array from nearby dwellings and public roads are neither concealed nor accentuated through relative level differences.
- The proposal will have a low vertical profile with panels having a maximum height of approximately 2.75m.
- Because of the orientation of the solar array and the position of some of the neighbouring dwellings, the array will occupy a reasonably wide horizontal field of view for some neighbours, particularly those to the north. It should be noted though that views from these dwellings are fairly expansive and generally available in all directions, meaning the proposal will not be a dominant part of their overall viewshed.
- While the proposal will have extensive visibility from the Port Paterson Road frontage, Port Paterson Road has a relatively low level of traffic and is not designated as a tourist road.
- The proposal includes landscape screening of the northern, eastern and southern sides of the solar array. While this may take some time to become established and may not provide complete screening of the proposal, it will assist in screening the solar array to a degree and will minimise its visual impact. Such established screening may reduce the views and open character from particular vantage points in the locality.

Having considered the above factors, it is my view that the proposal will result in some limited visual impact but will not significantly alter the overall character of the landscape. The subject land and locality have the capacity to absorb the resultant visual change without creating a significant visual amenity impact to nearby dwellings or public roads.

Dust Impact

It is expected that the proposal would result in some unavoidable generation of dust that may cause a nuisance to surrounding dwellings. The generation of dust would primarily be during the construction of the facility from vehicle movements, as well as during the “rolling” of vegetation to allow for the solar array and the full clearance of vegetation to allow for the internal access road and building footprints.

It is expected that limited dust would be generated following construction, provided that cleared areas are suitably treated and stabilised and ongoing clearance / slashing of vegetation is limited. The Applicant’s planning report states that *“it is in the project’s best interest to minimise dust from the site not only for adjoining landowners but due to the significant reduction in generation capacity of the panels should they be covered in dust”*.

In short, the impact of dust created by the project would need to be managed with appropriate mitigation techniques. Management of dust impacts would need to be incorporated into a detailed Construction and Environment Management Plan.

Glint and Glare Impact

The Applicant has provided a glint and glare analysis that assesses the proposed impact from light reflection from the proposed solar array to nearby roads and dwellings. The assessment shows that the potential for glint / glare as a result of the proposal is within acceptable limits.

Noise Impact

The following Development Plan provisions are relevant:

***PDC 14** Development should not impair the amenity of the locality or any other development or cause hazards to any member of the public by the emission of noise ...*

***PDC 337** Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.*

***PDC 338** Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.*

The Applicant has provided an environmental noise assessment (ENA), which considers noise likely to be generated by the tracker motors for the solar array, as well as the proposed inverter station and BESS units.

The ENA assesses the likely noise generated by the development against standards in the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. The assessment was made against relevant noise levels when assessed at existing receivers (dwellings) in the Rural Living Zone.

An adjustment (increase) was also considered necessary for the predicted noise level of the inverter station due to a potential for the noise generated to exhibit an “annoying” characteristic.

The ENA concludes that the predicted noise level of the proposed equipment will comply with the relevant policy criteria above based on the proposed equipment locations and the selected equipment that the noise predictions were based on.

A condition stipulating that final equipment selections achieve the requirements of Part 5 Clause 19 of the *Environment Protection (Commercial and Industrial Noise) Policy 2023* at all receivers is recommended, should the Panel resolve to Grant Development Plan Consent.

Flora and Fauna Impact

The following provisions are relevant:

***PDC 107** Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:*

(a) provides an important habitat for wildlife or shade and shelter for livestock;

(b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities;

- (c) provides an important seed bank for locally indigenous vegetation;*
- (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views;*
- (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;*
- (f) is growing in, or is characteristically associated with a wetland environment.*

PDC 108 *Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:*

- (a) erosion or sediment within water catchments;*
- b) decreased soil stability;*
- (c) soil or land slip;*
- (d) deterioration in the quality of water in a watercourse or surface water runoff;*
- (e) a local or regional salinity problem;*
- (f) the occurrence or intensity of local or regional flooding.*

PDC 109 *Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:*

- a) provision for linkages and wildlife corridors between significant areas of native vegetation;*
- (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off;*
- (c) the amenity of the locality;*
- (d) bushfire safety;*
- (e) the net loss of native vegetation and other biodiversity.*

A Native Vegetation Clearance Report was provided with the application and this includes an assessment of the proposal's potential impact on flora and fauna. In summary:

- The proposal includes the disturbance of an area of 12ha of low shrubland native vegetation. The clearance is assessed as a Level 4 clearance. The clearance will in practice be the mechanical “rolling” of vegetation to allow for the drilling of post holes and erection of the solar panels.
- Natural regeneration of the impacted vegetation will be allowed, albeit with periodic maintenance slashing.
- Existing vegetation is described as being in average condition, open and sparse, suggesting it may once have been cleared or at least modified. The Clearance Report states that the eastern half of the subject land where the solar array is proposed has lower quality vegetation than the western half of the subject land.
- No flora species identified on the site are listed species under the *National Parks and Wildlife Act 1972* or *Environment Protection and Biodiversity Conservation Act 1999*.
- The Clearance Report concludes that no listed threatened fauna species were likely to be impacted by the proposed development.

The Native Vegetation Clearance Application has been approved by the Native Vegetation Council, subject to the payment of a Significant Environmental Benefit Offset payment into the Native Vegetation Fund. I note though that the approved clearance does not include the clearance that would be required for the proposed stormwater swales and detention basin.

My assessment of the proposal's impact against the Development Plan policy above follows:

- The native vegetation proposed to be impacted does not display any of the characteristics listed at PDC 107 above that would make its conservation important.
- The proposed disturbance is unlikely to result in any of the effects listed at PDC 108 given the vegetation is not proposed to be completely cleared, and the subject land is relatively flat and separated from watercourses and waterbodies.

- The proposed disturbance is unlikely to result in any of the implications listed at PDC 109 in any meaningful way.

Traffic and Access

The following provisions are relevant:

PDC 345 *Car parking spaces, vehicular loading spaces and associated access aisles and manoeuvring areas, should be sealed with an impervious material or paved to a suitable standard to minimise any dust and mud nuisance, be drained to the watertable of an adjacent public road, and have individual spaces linemarked and maintained thereafter.*

PDC 348 *Development should have vehicular access which is not liable to be affected adversely by floodwaters or heavy rains.*

PDC 349 *The layout of access aisles and manoeuvring areas on an allotment should allow for vehicles to enter the parking area, and any public road, in a forward direction.*

PDC 352 *Development which requires the periodic delivery of goods should provide adequate on-site facilities so that all manoeuvring and loading takes place on portions of the allotment other than that developed for car parking, pedestrian or landscape areas; such facilities should be from a driveway at least six metres wide.*

Traffic impacts from the proposal will be primarily generated during the project's construction period. The Applicant has advised that they expect deliveries will be performed by semi-trailers and that heavy vehicle movements associated with the delivery of infrastructure will take place over a period of 2 months.

Once operational, the facility would generate only a limited number of small vehicle traffic movements. Impacts to neighbours from this periodic maintenance access is expected to be minimal.

Site access is proposed via Port Paterson Road to a two-way internal access road terminating in a 12.5m radius truck turning circle to the southern side of the solar array. The internal access road will be required to be constructed with a 7m crowned roadway and be surfaced to Council's requirements for access roads. The same treatment will be required for the crossover between Port Paterson Road and the subject land boundary.

No dedicated parking is proposed to be provided, however there is adequate space on the site for informal parking of maintenance vehicles. Parking requirements are expected to be minimal during operation of the facility.

The proposal satisfies the policy above regarding the on-site access arrangement.

Heavily vehicles will need to access the site via the Port Paterson Road turnoff from the Augusta Highway, approximately 800m northeast of the site entry. The use of these vehicles will primarily be limited to the construction phase of the development. As concerns were raised with the Applicant early on about the fundamental suitability of the proposed use, a detailed assessment of vehicle access and traffic impact at this intersection has not been undertaken. If the Panel resolves to grant Development Plan Consent, it is recommended that a traffic impact assessment is requested (i.e., as a reserved matter) to ensure that appropriate turning movements and sight lines are provided at the intersection of Port Paterson Road and the Augusta Highway for the type of construction vehicles proposed.

Should the application be granted Development Plan Consent, the matter of traffic management during construction can be further considered by conditions seeking:

- A construction transport management plan outlining how vehicle movements, including heavy vehicle movements, will be safely carried out during the construction of the project.
- A dilapidation report pre- and post-construction for Port Paterson Road between the Augusta Highway and the proposed site access, with any damage repaired at the developer's expense.

Stormwater Management

The proposal's stormwater management strategy comprises:

- Retaining existing ground surface levels in the solar array area.
- Elevating structures that may be affected by stormwater to have a finished floor level of 300mm above the 1% AEP flood level.
- Construction of 2.7m wide rock / gravel lined drainage swales along the western and southern boundaries of the subject land.
- The swales will direct stormwater into a 6,350m³ storage volume retention basin in the southwest corner of the subject land.

Council's engineer has acknowledged that the proposed stormwater management strategy addresses Council's requirements for stormwater management and water quality, subject to refinement of design detail for the swales.

CONCLUSION

The proposal seeks the establishment of a solar farm with ancillary infrastructure, battery storage and fencing within the Rural Living Zone.

The proposal was advertised as a Category 3 form of Development for the purposes of Section 38 of the *Development Act 1993* (the Act). One representation was received from an adjoining landowner.

The proposal is acceptable in terms of its management of amenity impacts and ecological impacts. The proposal's traffic impact would be acceptable, subject to appropriate management.

However, a solar farm is not considered to be appropriate in the Rural Living Zone because:

- It is not a small scale, low impact business activity associated with the use of the land.
- It is not associated with a residential use and removes an existing dwelling from the land.
- Its scale and intensity would detract from the Zone's desired open rural-residential character.

In my view, the proposal does not warrant Development Plan Consent as it does not satisfy the provisions of the Rural Living Zone.

RECOMMENDATION

It is recommended that the Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 660-117-2020 by Golden Invest Pty Ltd is refused Development Plan Consent for the following reasons:
 1. The proposal is contrary to Objective 1 of the Rural Living Zone in that it is not for “rural activities”.
 2. The proposal is contrary to Objective 2 of the Rural Living Zone in that it does not contribute to the desired character of the Zone by being a “small scale, low impact business activities associated with the use of the land” and would detract from the “rural-residential character” of the locality. Further, the proposed solar array is not a “sparse” form of development and is not generously set back from all boundaries.
 3. The proposal is contrary to Principle of Development Control 6 in that it is not consistent with the desired character for the Zone.

OFFICER MAKING RECOMMENDATION

Name: Patrick Coombes

Title: Assistant Community Planner

Date: 15-02-2024

DEVELOPMENT NO.:	23020830
APPLICANT:	Stefanie Tatchell Jason Tatchell
ADDRESS:	261 McBryde Tce Whyalla Playford SA 5600B
NATURE OF DEVELOPMENT:	Change of land use to Service Trade Premises and Maintenance Workshop Shed
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Employment Overlays: <ul style="list-style-type: none"> • Building Near Airfields • Hazards (Flooding - Evidence Required) • Native Vegetation • Urban Transport Routes
LODGEMENT DATE:	7 September 2023
RELEVANT AUTHORITY:	Regional assessment panel/Assessment manager at Upper Spencer Gulf Regional Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) - Version 2023.13 - 31/08/2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Lucas Trevisan Planning Officer
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

CONTENTS:

-
- ATTACHMENT 1: Final Plans**
 - ATTACHMENT 2: Representation**
 - ATTACHMENT 3: Response to representation**
 - ATTACHMENT 4: Noise impact assessment**
-

DETAILED DESCRIPTION OF PROPOSAL:

The development proposes the change of land use of the subject land at 261 McBryde Terrace, Whyalla from the previous BOC Gasses (A form of Special Industry) to Service Trade Premises for the purposes of vehicle and machinery rental primarily associated with mine sites.

The proposal seeks the conversion of the site to accommodate an office, kitchen space, and store rooms within existing buildings and additional proposed workshop, used in association with the Service Trade Premises use.

Service Trade Premises is not a restricted form of development within the Employment Zone and as such, is to be Code Assessed, Performance Assessed.

BACKGROUND:

The previous use of the site was consistent with Special Industry and was occupied by BOC Gasses. BOC Gasses concluded their operations from the site and a term of cessation has since occurred indicating that the application before you is consistent with a change in land use.

SUBJECT LAND & LOCALITY:

Land Description:

The subject land is comprised of a single allotment with an area of 14,375m², Certificate of Title 5986/672. The land is square in shape with a cut-off corner at the intersection of McBryde Terrace and Milne Street. The land has 98.22 metres of primary street frontage to McBryde Terrace and 105.83 metres of secondary street frontage to Milne Street.

The land has numerous existing buildings previously used in conjunction with the BOC Gasses business.

Locality

The locality to the west of the subject land is wholly residential, comprising of low-scale dwellings with ancillary outbuilding structures. The locality to the east and south of the subject land is formed of predominantly mixed industrial land uses: Builders yards, fabrication businesses, mechanics, etc.

Image 1 – Subject Land and Locality



Image 2 – Street view from McBryde Terrace



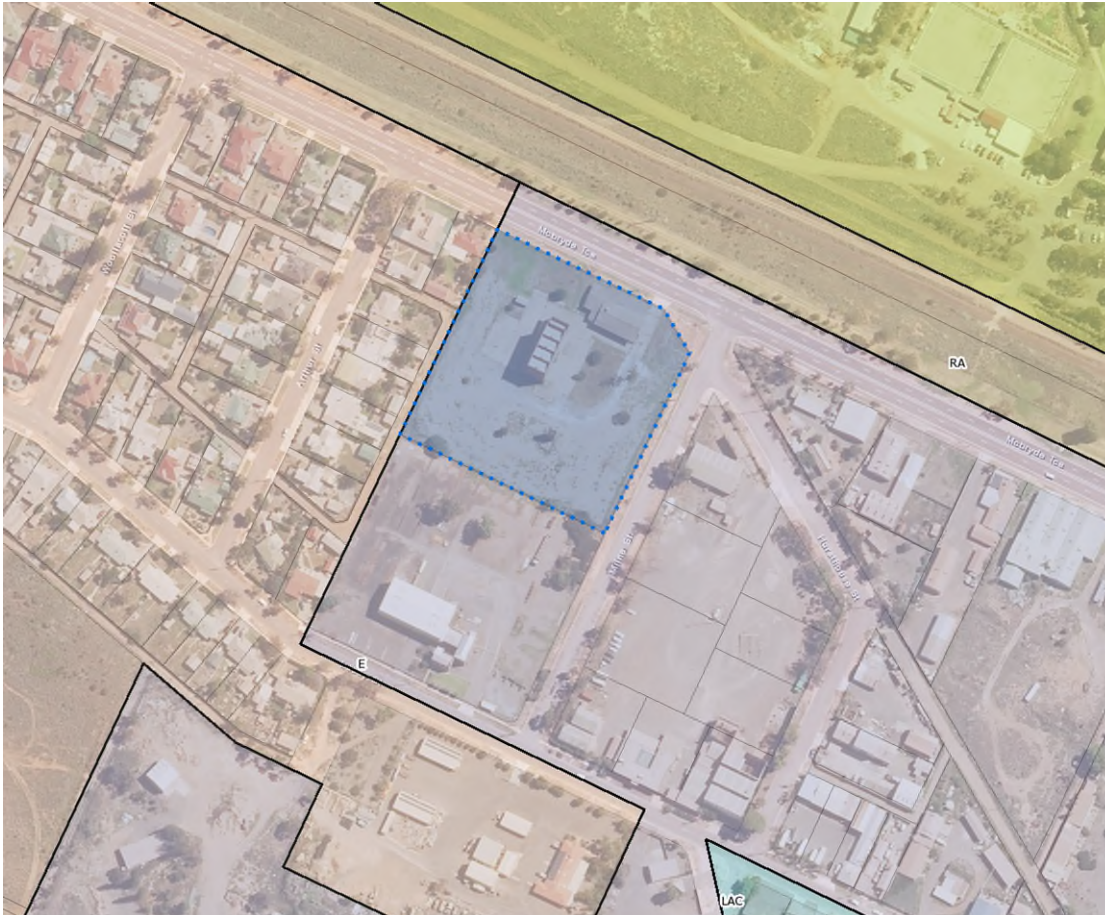
Image 3 – Street view from Milne Street



Zoning

The subject land is located within the Employment Zone and abuts the General Neighbourhood Zone along the western boundary of the land.

The zoning of the locality can be seen within the screenshot capture from the South Australian Property and Planning Atlas, below.



PROCEDURAL MATTERS:

Relevant Authority

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this planning application under the *Planning, Development and Infrastructure Act 2016*. This is due to the application being subject to a Performance Assessment process under the Planning and Design Code with notification being undertaken and representation having been received.

Consent Required

Planning Consent.

Category of development:

- **PER ELEMENT:**
 - Service trade premises: Code Assessed - Performance Assessed
 - Workshop associated with Service Trade use: Code Assessed - Performance Assessed

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

- **REASON**

P&D Code; Pursuant to Section 107 of the PDI Act 2016.

PUBLIC NOTIFICATION

Reason for public notification

The notification criteria found within table 5 of the Employment Zone excludes the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

For the purposes of this application, Service Trade Premises is not explicitly listed in Column A and the nature of development has the potential to cause unreasonable impact to the locality. The development cannot therefore meet the 'minor nature' criteria of Column A, Item 1 and shares the boundary of a residential zone.

As such, the development requires notification.

Representations

1 representation was received during the notification period.

Opposes the development

No. of representation	Name	Address	Matters raised	Request to be heard
1	Natasha Knox	271 McBryde Terrace, Whyalla	<ul style="list-style-type: none"> • Rear-yard privacy impeded. • Concern with start time (6:30am stated) • Windblown pollutants • Dust nuisance during construction of new shed • Excessive operating noise • Concern of overtime operation • Traffic generation • Light pollution 	Yes

Complete representation can be found within the attachments.

Applicant's response

In response to the received representation, the Applicant provided a letter systematically addressing the points of contention raised within the representation.

Addressing privacy concerns, the Applicant suggests the construction of a taller fence to mitigate any potential overlooking. No explicit height is suggested. During this privacy address, the Applicant also suggests that the proposed potted pines to be placed at the shared boundary of 271 McBryde would provide privacy, noise mitigation, and will provide an aesthetic addition.

The Applicant has confirmed that the 6:30am start time is for the Management and Administration staff to organise the day, allocate tasks, and complete general administration. This is to occur prior to the work crew personnel arriving at 7am. It is additionally clarified that the work crew typically work Monday to Friday, with the infrequent Saturday and emergency callout shifts.

In addressing the air pollutants, the Applicant explains that the heavy and light vehicles typically employed within their fleet are fitted with modern technologies. The Applicant claims that this ensures compliance with the current emissions laws.

It is proposed that the purpose of the new workshop is for the service of light vehicles; the shed will feature insulation for all walls and roof; no heavy welding or fabrication is proposed as part of this application.

The Applicant admits that the glare experienced by the representor may have come from solar lighting units already stored within the yard of 261 McBryde, however the units have now been repositioned to face downwards, removing glare potentials.

No additional lighting is proposed as it is the applicants opinion that the existing lighting is adequate.

Complete response from the Applicant addressing the representation can be found within the attachments.

REFERRALS

Agency referrals

Agency referrals not required.

Internal referrals

Internal referrals not required.

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code.

Overlays

Overlay	Desired Outcome	Performance Outcomes	Assessment
Building Near Airfields	1 Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.	PO 1.1 PO 1.3	No external lighting is proposed as part of this development. There is adequate separation to the airfield. There is no impact on airfield safety.

Hazards (Flooding – Evidence Required)	1 Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.	PO 1.1 PO 2.1	Proposed workshop is sited at a location which minimises entry of floodwaters. No risk of flooding to the property or buildings (existing or proposed).
Native Vegetation	1 Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.	PO 1.1 PO 1.2	No native vegetation exists within the site. No wildlife or wildlife habitats will be removed as a result of this development. Development satisfies the Performance Outcomes of the Native Vegetation overlay.
Urban Transport Routes	1 Safe and efficient operation of Urban Transport Routes for all road users. 2 Provision of safe and efficient access to and from Urban Transport Routes.	PO 1.1 PO 2.1 PO 3.1 PO 6.1	Development proposes to utilise the existing concrete crossover and driveway. Sufficient space on-site to allow queuing within the bounds of the site. The proposed development will not result in a larger class of vehicle using the existing access than the previous BOC Gasses business. Safe and efficient operation of McBryde Terrace will remain.

The development achieves the Performance Outcomes of the applicable Overlays.

Land Use

Applicable Desired Outcomes, Performance Outcomes, and Designated Performance Features are as follows:

Zone – DO 1

A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

Zone – PO 1.1

A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.

Zone – DPF 1.1

Development comprises one or more of the following:

(j) Service Trade Premises

The proposal is an acceptable form of development for the land as it is specifically envisaged within Desired Outcome 1, Performance Outcome 1.1, and specifically Designated Performance Feature 1.1. The proposal upholds the established character of the locality to the east and south of the site and does not detract from the established character to the west of the site.

Built Form

The built form of the site is to remain relatively 'untouched' as the only proposed building is the new workshop which is to be sited to the rear of the existing Office building. The Office building and large red bricked stack will remain the prominent buildings of the site.

The following Performance Outcome and Designated Performance Features are applicable to the proposed workshop:

Zone - PO 2.1

Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Zone – PO 3.1

Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.

Zone – PO 3.2

Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.

Zone – PO 3.3

Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.

Zone – PO 3.4

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

Zone – PO 3.5

Building height is consistent with the form expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and Maximum Building Height (Metres) Technical and Numeric Variation layer or is generally low-rise to complement the established streetscape and local character.

Zone – DPF 3.5

Building Height is no greater than:

b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

The proposed workshop features a 6m wall height, 7.9m total height, with a floor area of 725.4m². As previously stated, the workshop will be sited to the rear of the existing office building and will not be a prominent feature of the primary street frontage. A setback of 31 metres to the Milne Street boundary is met.

The workshop is of a size and build consistent with the established character within the Employment Zone and complies with above referenced PO 3.5 and DPF 3.5.

It must be acknowledged that whilst the display of vehicles and equipment for hire is not considered built form, it is intrinsically tied to the proposed Service Trade Premises land use. All plant and equipment storage are to be placed at the Milne Street boundary and rear boundary.

The siting of the workshop and equipment for hire is both orderly and practical. Compliance with the applicable provisions is met.

Traffic Impact, Access and Parking

Applicable Desired Outcome and Performance Outcomes are as follows:

Transport, Access and Parking (TAP) – DO 1

A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

TAP – PO 1.2

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

PO 1.3

Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.

TAP – PO 3.4

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

TAP – PO 6.1

Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

TAP – PO 6.2

Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

TAP – PO 6.7

On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.

The Service Trade Premises will utilise the existing concrete crossover and driveway. No additional access or egress is proposed for the development.

The typical traffic flow through the site will occur on the eastern side of the site, at the opposite side to the residential land uses.

18 additional vehicle parking spaces are proposed onsite. This is in addition to the existing formed vehicle parking in front of the office building. As the development is proposed to operate as a hire business primarily for mine sites, minimal visitors are anticipated. Volume of provided vehicle parking bays is appropriate for the proposed development.

Vehicle loading is to occur between the proposed workshop and existing red brick stack. This location is removed from the notated visitor parking bays which minimises navigational conflicts between works vehicles and passenger vehicles.

Existing access point, typical onsite traffic flow, and loading and unloading will all occur on the eastern side of the land. This mitigates nuisance and hazards to neighbouring properties and users of the land.

Applicable policies have been reasonably met.

Interface between Land Uses

Applicable Desired Outcomes and Performance Outcomes are as follows:

Interface between Land Uses (IBLU) – DO 1

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

IBLU – 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.

IBLU – 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.*

IBLU – PO 4.1

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

IBLU – 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.*

IBLU – PO 4.4

External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.

The development has been designed to mitigate unreasonable impacts to nearby residential properties within neighbourhood type zones.

All vehicular access and egress to the site occurs at the eastern end of the McBryde Terrace frontage; loading and unloading is to occur between the proposed workshop and existing rebrick building; newly formed vehicle parking spaces are sited along the Milne Street boundary; Storage of vehicles and machinery for hire are to be displayed along the Milne Street frontage and rear boundary. The listed activities are all to occur on the eastern side of the site, mitigating impact to the nearby residences.

Typical operating hours have been stated at 6:30am – 5pm, Monday to Friday, with the occasional Saturday and emergency after hours callout. – *It should be noted that these times differ slightly to those stated within section 2.0 of the noise assessment report prepared by Marshall Day Acoustics where*

operating times of 8:30 – 17:30 are specified. These times are specific to the operation of the workshop and not the business as a whole.

As specified within the Applicant's response to representations, the 6:30am start is for general administration of the business and work crew would arrive from 7am onwards. The times specified are appropriate for the land use and of the Employment Zone.

To address matters relating to noise, Consultants from Marshall Day Acoustics were contracted to conduct a noise assessment of the site with regard to the proposed Service Trade Premises.

The noise assessment was undertaken based on the following assumptions:

- Operation only during proposed operating hours, i.e. EPP defined daytime hours (7am – 10pm),
- The internal reverberant noise level L_p within the workshop is 80 dBA, continuous,
- All workshop shed roller shutter gates are open,
- A tilt tray truck, small FLT and light vehicle are operating continuously externally, and
- The noise contains an impulsive characteristic audible at the location of the residences, therefore a 5 dB correction will be applied to the calculated results.

"The above assumptions represent a worst-case 15-minute scenario."

The following receivers were considered during the noise assessment:

- 271 McBryde Terrace
- 4 Arthur Street
- 8 Arthur Street

Author J. Gil specifies that the calculated noise levels are compliant with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*. Further asserting that the "proposed use of the site can operate within the relevant provisions of the *Planning and Design Code*, and the *Environment Protection (Commercial and Industrial Noise) Policy*."

Complete acoustic report prepared by Marshall Day Acoustics can be found within the attachments.

The interface between Land Uses has been appropriately and adequately addressed.

Signage

Through communications with the Applicant, it has been stated that no additional advertisement is proposed on the site. Remnant signage from previous land use will be retained and rebranded to suit proposed land use. The changing of advertised information does not constitute development and therefore does not form part of this application.

It has been identified that excessive Mine Spec Industries advertisement has been placed on the boundary fencing of the site. It is understood that the Applicant was unaware that this constituted development as advertisement proliferation and was placed on the fencing in an attempt to screen the site. Proposed planting of potted pine trees will now form some screening of the site from the public realm.

CONCLUSION

The application proposes the change of land use of 261 McBryde Terrace from a form of Special Industry to a Service Trade Premises with additional ancillary workshop. The purpose of the development is to facilitate the hire of vehicles and equipment primarily to mine sites.

The proposed land use will utilise the existing buildings of the site, constructing one additional shed to be used as a workshop.

Loading and unloading, traffic flow through the site, access and egress of the site, and storage of vehicles and equipment for display purposes will all occur to the eastern side of the site. This will minimise impacts to the neighbouring residential properties.

The proposal is an appropriate form of development within the Employment Zone and has adequately addressed concerns related to the development.

Typical operation of the site will occur during the hours of 7am – 5pm with some administrative tasks occurring on site from 6:30am, Monday to Friday. Occasional Saturday and emergency callout works are expected.

Noise assessment produced by Marshall Day Acoustics has adequately addressed potential noise impacts to the sensitive receivers at the boundary of 261 McBryde. The noise assessment concluded that the predicted noise levels are compliant with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

Overall, the development is appropriate for the site and locality and satisfies the relevant Performance Outcomes of the Planning and Design Code. As such, it is my professional opinion that this proposal warrants the granting of Planning Consent, subject to the recommended conditions.

RECOMMENDATION

It is recommended that the Upper Spencer Gulf Regional Assessment Panel resolve that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
2. Development Application Number 23020830, by Stefanie Tatchell and Jason Tatchell is granted Planning Consent subject to the following conditions:

CONDITIONS

Conditions imposed by the Planning Authority:

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

Neither advertising nor advertising structures form part of this approval. Should advertising for the business be desired, an application to Council is required.

Condition 3

Potted pine tree landscaping as detailed in approved plans, shall be placed prior to use of the development. Plantings shall be watered via an automated irrigation system, and be maintained, with diseased and dying plants replaced as necessary to the satisfaction of Council.

Condition 4

That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property.

Condition 5

The driveway and parking areas shall be maintained in a good and trafficable condition to the reasonable satisfaction of the Council at all times.

Condition 6

That all practical measures shall be employed during workshop construction to ensure that no nuisance is created to the general public as a result of wind blown dust, such measures to include the use of water truck,

water sprinkling or paper mulching to ensure that destabilised earth does not subsequently erode once the effects of damping have worn off.

ADVISORY NOTES

Advisory notes imposed by the Planning Authority:

Advisory Note 1

The applicant has a right of appeal against this decision, or the conditions which have been imposed. Such an appeal must be to either;

- the Upper Spencer Gulf Regional Assessment Panel and must be made within **one (1) month** after the day of receiving this notice of the decision unless the Assessment Panel, in its discretion, allows an extension of time; or
- the Environment, Resources and Development Court within **two (2) months** from the day of receiving this notice or such longer time as the Court may allow.

The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

OFFICER MAKING RECOMMENDATION

Name: Lucas Trevisan

Title: Planning Officer

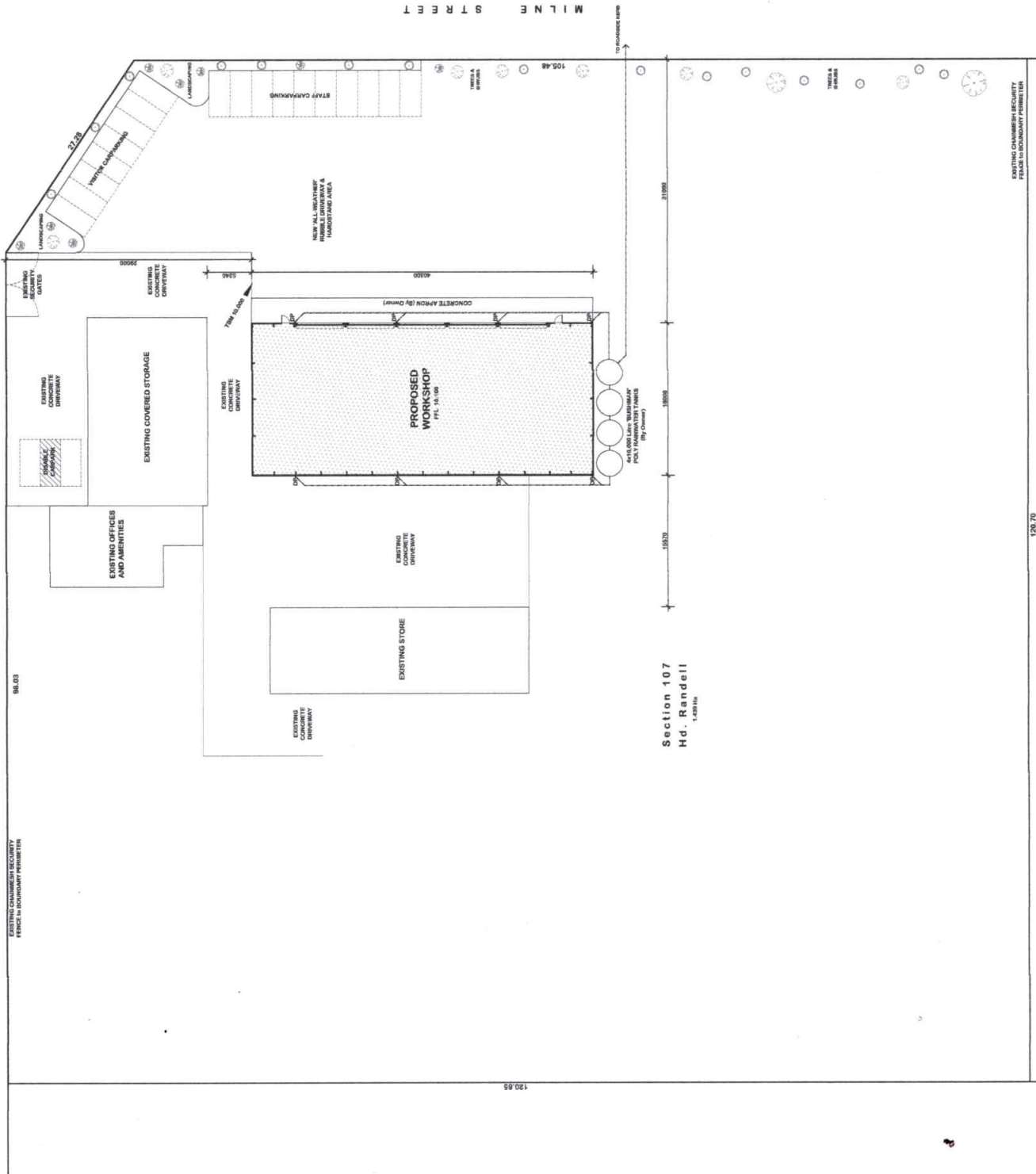
Date: 13 February 2024

DEVELOPMENT PLAN ASSESSMENT ONLY
NOT FOR CONSTRUCTION

PROPOSED NEW WORKSHOP at
261 (Section 107) McBRYDE TERRACE
WHYALLA for MINE SPEC INDUSTRIES



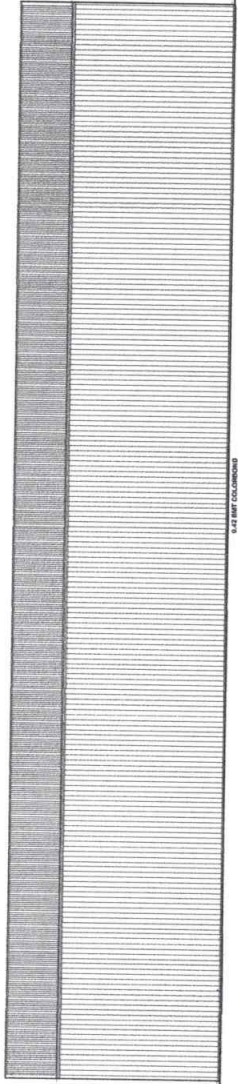
SITE PLAN
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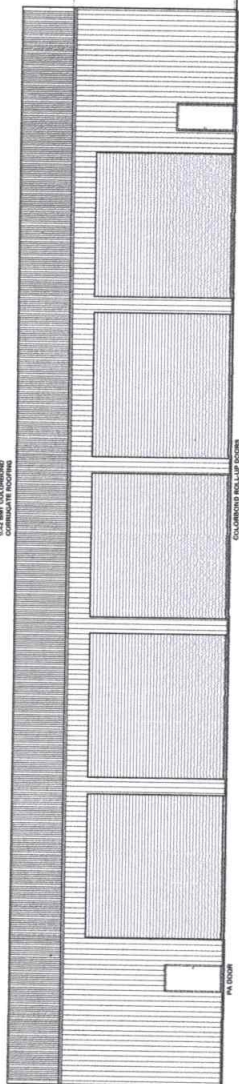
Section 107
Hd. Randell
1:250

DEVELOPMENT PLAN ASSESSMENT ONLY
NOT FOR CONSTRUCTION

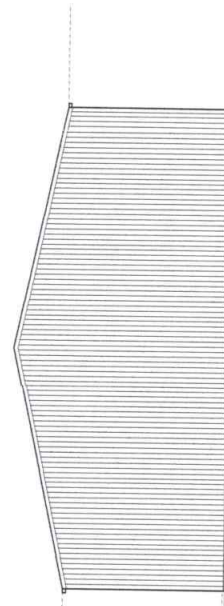
SITE PLAN
1:250



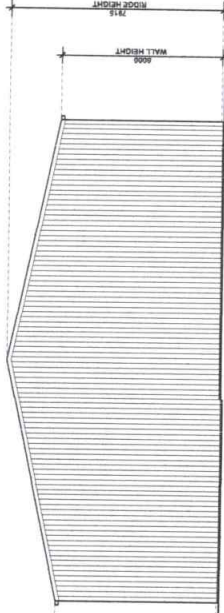
WEST ELEVATION
1:100



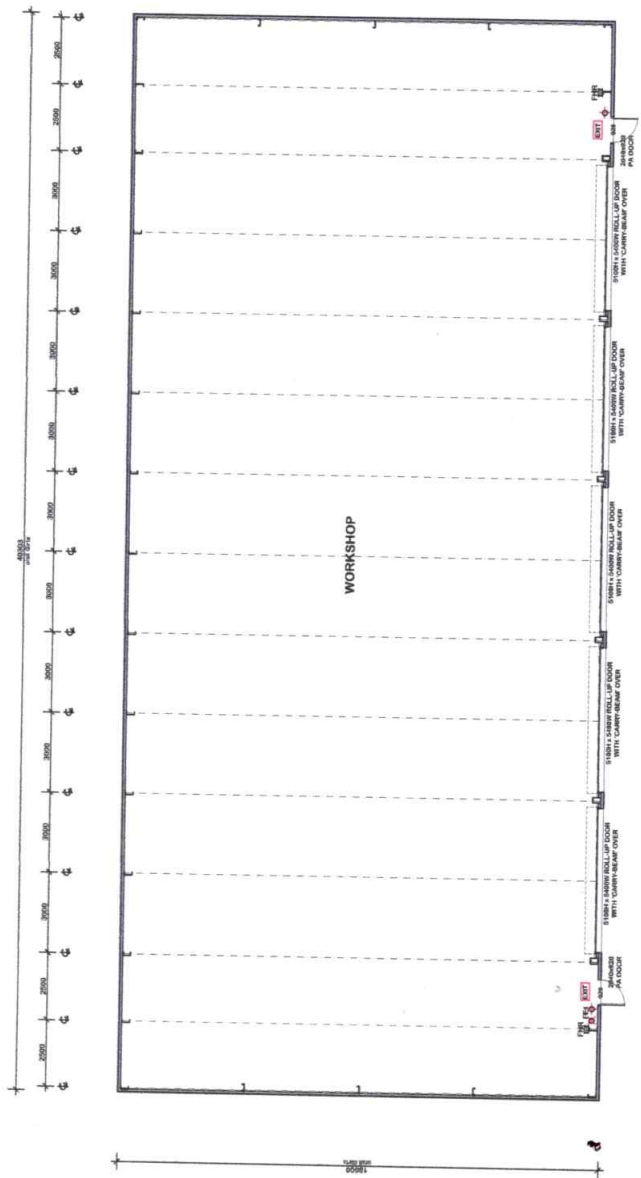
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100



FLOOR PLAN
1:100

MAIN AREA 726.4 m²

PROPOSED NEW WORKSHOP at
261 (Section 107) McBRYDE TERRACE
WHYALLA for MINE SPEC INDUSTRIES



24th August, 2023

To Whom it May Concern,

Our intended use for the new Workshop build application for our property at 261 McBryde Tce, will consist of a Vehicle Repair Workshop.

There will be no chemical storage or hazardous items stored inside this workshop, nor will this premises be used for Heavy Fabrication, or Blasting & Painting. The Primary & Secondary usage of this new building will consist of repair work, & service work.

Our Business Hours are from 0630am – 1700pm Monday to Friday. We work minimal overtime as most of our work is dedicated to the local Mine Sites that surround Whyalla.

We have also selected to erect the new workshop/shed on the Eastern side of the property as to minimise any noise or disturbances to the adjoining residential properties along the Western side of the property.

We have also elected to keep the large red brick building that is currently sitting in the middle of the yard, to act further as a noise barrier for the residential properties along the Western side.

The Roller doors & PA Entry Doors will be facing the Eastern side of the property (Milne St), and this will further act to lessen any noise from our intended application.

Stefanie Tatchell
Managing Director



Jason Tatchell
Operations Manager



Application Summary

Application ID	23020830
Proposal	Maintenance Workshop Shed
Location	261 MCBRYDE TCE WHYALLA PLAYFORD SA 5600

Representations

Representor 1 - Natasha Knox

Name	Natasha Knox
Address	271 McBryde Tce WHYALLA PLAYFORD SA, 5600 Australia
Submission Date	05/11/2023 07:04 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

Lack of privacy as our whole yard is joined to the side of address. They can see into our private residential yard. 630am start is concerning for noise restrictions as it is 7am till 7pm Monday to Saturday for noise levels. Concerns for build of the shed causing excess dust and noise as wind tends to blow our way. Concerns for wind blowing diesel particulate as they will be servicing heavy mechanical for example, fire trucks, mining vehicles just to name a few. The current red building reverberates sound and carries noise from other side of yard. Into our yard So this will not stop/ reduce noise emissions. Do not agree with 1.5 m potted pine trees to act as a barrier for sound and privacy. Major Concerns for the building of the large shed as this will also cause excess dust and we have multiple asthmatics within our house hold. Concerns for other hazardous materials breathing in as again wind tend to blow from that direction. Concerns for households within our neighbourhood that effect us as we are a group of shift workers and the noise they have already made during their upgrading of their office has been loud and dust blowing over. Concerns for this possible over time mentioned as they service a mine that does not close or emergency maintenance required. Yard maintenance has already impacted my partner and his night shift as the noise travelled straight into our household. Having to close our windows and doors to reduce noise and dust is not the answer. Concerns for extra loud / more traffic, as McBryde would still be the main entry point to access the side street where vehicles will access yard. Possibility of their light beaming into our yard as they did when they started using the yard they pointed straight into our yard, light pollution during non day light savings hours. Possible light pollution from vehicles entering and existing the yard. Over all noise pollution, no privacy, and hazardous materials blown into our yard. I feel this type of business is not regarded as light industrial and will negatively impact our resell value and impact our shift working neighbourhood.

Attached Documents

ABN 33 978 934 201
 PO Box 2684
 Whyalla, SA 5608
 (08)8649 4180
stef@minespecindustries.com.au



20th November, 2023

To Whom it May Concern,

Please see below response in regards to the feedback from Public Consultation regarding our Application to erect a New Shed at 261 McBryde Tce, Application ID # 23020830

One of the concerns, was a lack of privacy.

We are happy to negotiate a higher fence line along the border with the property of 271 McBryde Tce if the residents are amicable to this idea. The fence can be erected in either a boundary division, or we could erect the new higher fence within our own property footprint, leaving their current fence intact & in its current condition. This will alleviate any concerns of privacy/vision into 271 McBryde Tce from our property at 261 McBryde Tce.

Whilst the addition of neat potted pines would help somewhat with noise & privacy also, the trees would also be an aesthetically looking addition.

Our start time of 0630am, is for the Management & Administration Team to organise the day & allocate tasks, paperwork & work crew requirements, prior to our personnel arriving for work at 0700am.

Our main work crew only works Monday to Friday. Our Saturday work is minimal, if any.

There has been a concern raised for Diesel Particulate matter blowing into their residence.? All of our Heavy & Light Vehicles meet current emission laws & are among the newest technologies available regarding reducing diesel exhaust fumes etc. – These systems include the use of – EGR (Exhaust Gas Recirculation), SCR (Selective Catalytic Reduction), DPD (Diesel Particulate Diffuser), DPF (Diesel Particulate Filtration), CCRS (Constantly Controlled Rate Shaping System).

All of the above systems are used to reduce exhaust emissions in varying methods. Almost all of our Heavy Vehicle fleet is under 4 years old, and uses the latest technology as abovementioned. We have 2 x older Heavy Vehicles, but they are slated for disposal in the first quarter of next year. (These vehicles ironically also run very efficient emission control systems also).

It is also mentionable that 95% of our fleet is in fact on clientele sites, engaged in long term work contracts (6 years +), and at least 70% of our service work is actually expedited in the field on these sites.

Regarding the issue of dust, we have numerous dust suppression methods, that include the latest technologies in Water Trucks & Dust Suppression Fans that are extremely effective when deployed.

We have successfully used these on the site when we were undertaking remediation work to remove the cooling towers in the centre of the property, & when we had contractors onsite to remove asbestos related building materials. We do not envisage any fugitive dust to be of concern during the construction & erection of the shed. (The construction process will take less than 8 weeks in its entirety).

We are confused by the concern of the claims of fugitive dust blowing into the property as stated. We do not currently occupy the property & our vehicle movements within this property are minimal. (Less than 10 movements weekly). Having said this, we are fitting signage to reduce all vehicular speeds within the property to that of Walking Pace Only (Less than 5kmh), and with trials, this has proven to be effective in controlling any raised vehicle borne dust. (These signs will be up &

in place at the entrance asap). We are also in the planning stages of sealing all roadways within our property within a controlled 24 – 36 month timeframe with either hotmix, bitumen or concrete.

We are also surrounded by other businesses with Heavy Vehicle traffic & we have had their dust blow into our property & may also have blown into their property (271 McBryde Tce).

We have also witnessed Dirt Bikes/Off Road Motorcycles running up & down the alleyway at speed, behind 271 McBryde Tce & adjoining our property that has also caused raised dust levels, that may be incorrectly implied that we were the cause of. (along with other light vehicle traffic of residents who regularly use the alleyway to access their sheds etc)

Regarding the concerns of excessive noise, although our business name is Mine Spec Industries, our primary core activity is Ancillary Hire Equipment, comprising of Plant, Equipment & Vehicles under 15 ton etc.

We are not servicing large Surface Mining Equipment (SME), nor do we undertake Heavy Haulage or Wide Load activities to or from this property. (Nor do we intend to).

The Primary use of our workshop is used for Light Vehicle servicing (which would make up 80% of workshop activities).

Our noise levels are well within regulations, & all of our workshop equipment is silenced where required. (Our Air Compressors are very quiet in operation, using screw type units, not louder piston types).

Our new shed will also feature insulation for all walled & roof areas, to assist with thermal efficiency, but also actively reduce any noise emission. We will also toolbox to our personnel the importance of keeping noise levels to the minimum as we have done in the past, and continually audit our ongoing operational noise levels.

We do not undertake any heavy welding or fabrication work that would emit excessive noise from grinders & welding/cutting equipment etc.

It is also noteworthy that there are working sounds that are emitted from our industrial neighbouring business from our Southern & Eastern borders, that may be causing noises that are incorrectly implied as to be coming from us.

All of our workshop oils, fuels & consumables are all stored appropriately in correct & compliant storage locations with bunds & MSDS information.

Whilst one of our gardening contractors who was tasked with cutting down a tree in close proximity to 271 McBryde Tce, did indeed wake the neighbour in question, the second he had called to inform us that he was on nightshift, we ceased work in that area immediately & apologised. We were unaware of his shift work at the time & we noted his shift roster and have tried to limit all work activities at the site when the resident is on shift.

I also personally visited the resident & dropped around a carton of beer to further apologise & discuss some of our intent with the residents. This was well received at the time, and we thought that they had appreciated our thoughts & gestures. We also stated that if they had any concerns with anything related to the 261 McBryde Tce property, to feel free to contact us & discuss at any time.

We still have a current roster of his shift allocations & we are still mindful of any work activities during his shift work.

The Shed to be erected will be on the Eastern Side of the current red brick building that is already onsite, & we will primarily work on the Eastern Side of the Property. We believe there will be a suitable noise buffer from the current brick building & our location of the proposed shed, along with the abovementioned noise suppression measures.

Regarding the light pollution concern, we do agree that some of our newer solar lighting plant units may have caused unwanted light reflection issues in the past, but we have repositioned these units to the Eastern side of the Property & the lights are now facing completely downward.

We have stated that there will be no external added illumination to the property as the current lighting fittings are more than adequate for our purposes.

It is also notable, that the current Red Brick Building in the centre of the 261 McBryde Tce property also shields light coming from the higher fixed lighting tower from the neighbouring business on our Eastern Side of 261 McBryde Tce/Milne St.

We also have recently done night inspections to assess light pollution into 271 McBryde Tce, and there is no current concerning light pollution from our property shining into 271 McBryde Tce & we would welcome any inspection from the WCC to confirm our assessments. This includes vehicles turning into our property.

We are open to the idea of the creation of a Milne St exit/entrance point, but we would expect assistance from the WCC to make this happen if required.

Regarding the concern of extra vehicular traffic from the entrance of our property, we do not envisage any extra traffic, that has been used previously at the property. We will have full off street parking for our activities & we do not see any local issues regarding vehicle traffic from this entrance.

We raise the question that the Property is zoned as Light Industrial & our activities will legally, morally & ethically clearly fall within these requirements.

The owners of the residential properties that surround our Western border have purchased their respective properties, knowing that there is an Industrial property directly to their East, which up has been used for many activities in the past, including loud Gas bottles being loaded, unloaded, along with the previous occupiers/owners of 261 McBryde Tce & had most definitely previously used the Premises as a 'Service Trade Premise' with sales of Gas, Gas Associated Products, Welding Consumables & Safety Equipment etc, to both the General Public & Business alike.

We do not envisage any downgrading of resale value for the surrounding properties & the market trends of previous purchase prices of surrounding properties also confirm this.

It is also noteworthy that of all surrounding residents, there is only one resident that is opposing our shed erection.

We have invested heavily in the 261 McBryde Tce Property, and we have not only committed to the upgrade of the site to make it a viable & presentable business model, but we have removed much of the asbestos that was used in the original building along with other hazardous materials also. (This was done with Nationally Recognised Contractors, and was all at our own costs). This shows our commitment to our local community to create a safer working environment for all that surround our property. (We are still committed to making the entire building asbestos free within the next 36 months, and we still comply with all asbestos requirements).

We sincerely hope that the abovementioned addresses all concerns, and we look forward to an amicable outcome. We do not believe that our Shed Erection application is unreasonable, nor will there be any negative impact on the surrounding neighbourhood.

If you have any further queries, please feel free to contact us.



Stefanie Tatchell
Managing Director



Jason Tatchell
Operations Manager





MARSHALL DAY
Acoustics 

261 MCBRYDE TERRACE, WHYALLA
- NOISE IMPACT ASSESSMENT
Rp 001 20230985 | 19 January 2024

Project: **261 MCBRYDE TERRACE, WHYALLA**

Prepared for: **Mine Spec Industries**
PO BOX 2684

Whyalla Norrie SA 5608

Attention: **Jason Tatchell**

Report No.: **Rp 001 20230985**

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Final	-	-	19/01/2024	J. Gil	C. Guzik

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1.0 INTRODUCTION

Mine Spec Industries have submitted a development application for the construction of a new vehicle maintenance workshop shed on their existing land at 261 McBryde Terrace, Whyalla (Application ID 23020830, lodged 07/09/2023). The Whyalla City Council has requested that a 'high-level' report is prepared by a suitably qualified acoustic consultant and provided to the Council.

Marshall Day Acoustics Pty Ltd (MDA) have been engaged by Mine Spec Industries, to measure existing noise and assess the noise impact from the proposed workshop.

Acoustic terminology used throughout the report is provided in Appendix A.

2.0 SITE DESCRIPTION

The workshop has 2 light vehicle servicing stations. The operation hours are around 08:30 – 17:30 hours. The expected noise sources inside the workshop are:

- 80 cfm screw type compressor operating intermittently,
- Vehicle hoist,
- Various hand tools, e.g. torque wrenches, drills.

External noise sources are:

- Tilt tray truck (expected approximately one trip per day, i.e. loading, driving away and returning),
- Small diesel forklift truck (FLT),
- Light vehicle traffic.

2.1 Location

The existing site is located at 261 McBryde Terrace, Whyalla, shown in Figure 1. The site is bounded by the following:

- Residents directly to the west
- McBryde Terrace road and railway to the north
- Industrial premises to the east and south

The nearest noise affected premises considered for this assessment are located at the properties detailed in Table 1 and shown visually in Figure 2.

Table 1: Nearest noise affected premises

Reference	Address
R1	271 McBryde Terrace
R2	4 Arthur Street
R3	8 Arthur Street

2.2 Planning requirements

The site and surrounding environment are within the the City of Whyalla local government area, where development applications is subject to the requirements of the Planning and Design Code (P&DC).

The site and adjacent industrial premises are within the *Employment Zone*, whereas the noise affected premises are within the *General Neighbourhood Zone*. A copy of the zoning map is provided in Appendix B.

The relevant P&DC development provisions are provided in Appendix C.

Figure 1: Site location, source: Nearmap



3.0 ENVIRONMENTAL NOISE REQUIREMENTS

3.1 Overview

The P&DC General Development Policies set out performance outcomes at the *Interface between Land Uses*. Performance Outcome 4.1 notes that developments which might affect sensitive receivers are to achieve the relevant Environment Protection (Noise) Policy criteria.

The relevant policy in South Australia is the *Environment Protection (Commercial and Industrial Noise) Policy 2023* (EPP). The EPP provides a methodology and objective noise criteria, relevant for the assessment of new proposed or existing premises. This is a broad policy designed to secure the noise objectives of the *Environment Protection Act 1993*. The objective criteria are developed in accordance with World Health Organization guidelines aiming to balance social, economic, and environmental considerations in the management of noise issues.

3.2 EPP noise limits

The EPP separates the day into two different time periods – day (7 am – 10 pm) and night (10 pm – 7 am). Indicative noise factors are determined, with consideration of the land use category principally promoted by the land zoning, for both the noise source and nearest existing noise-affected premises. The indicative noise factors are detailed in Table 2.

Table 2: EPP indicative noise factors, dB

Item	Land use zoning	Land Use Category (EPP)	Day	Night
Noise source	Employment	Light Industry, Commercial	60	53
Noise-affected premise	General Neighbourhood	Residential	52	45
Indicative noise level:			56	49

For noise sources and noise-affected premise in different zones, Clause 5.5 of the EPP states the following:

[...] if the principal land uses principally promoted by the relevant Planning and Design Code provisions for the noise source and those principally promoted by the relevant Development Plan provisions for the noise-affected premises do not all fall within a single land use category, the indicative noise level is the average of the indicative noise factors for the land use categories within which those land uses fall [...]

And, for new development, Clause 19.3 of the EPP states:

[...] A predicted noise level (continuous) for the development should not exceed the relevant indicative noise level less 5 dB (A).

The proposed workshop is a new development that will operate during daytime hours only. Therefore, the EPP noise requirements for the site, when assessed at the nearest noise-affected premises R1-R3 is $L_{Aeq,15\text{ minutes}} \leq 51\text{ dB (7am-10pm)}$.

4.0 NOISE ASSESSMENT

This section details predicted noise levels associated with the proposed development, specifically noise emissions from the workshop shed and external moving plant and vehicles.

Details regarding the noise modelling and noise level data used in this assessment are included in Appendix D and Appendix E, respectively.

4.1 Assumptions

The noise assessment has been completed based on the following assumptions:

- Operation only during proposed operating hours, i.e. EPP defined day time hours,
- The internal reverberant noise level L_p within the workshop is 80 dBA, continuous,
- All workshop shed roller shutter gates are open,
- A tilt tray truck, small FLT and light vehicle are operating continuously externally, and
- The noise contains an impulsive characteristic audible at the location of the residences, therefore a 5 dB correction will be applied to the calculated results.

The above assumptions represent a worst-case 15-minute scenario.

4.2 Calculated noise levels

The predicted noise levels are provided in Table 3.

Table 3: Predicted noise levels, dB $L_{Aeq,15\text{ minutes}}$

Reference	Predicted level	Indicative noise level (day)	Compliance with EPP
R1	42	51	Yes
R2	49	51	Yes
R3	51	51	Yes

The predicted noise levels achieve the design noise level at all nearest noise-affected premises.

5.0 SUMMARY

An environmental noise assessment has been undertaken for the proposed development of a new workshop shed located at an existing premises at 261 McBryde Terrace, Whyalla.

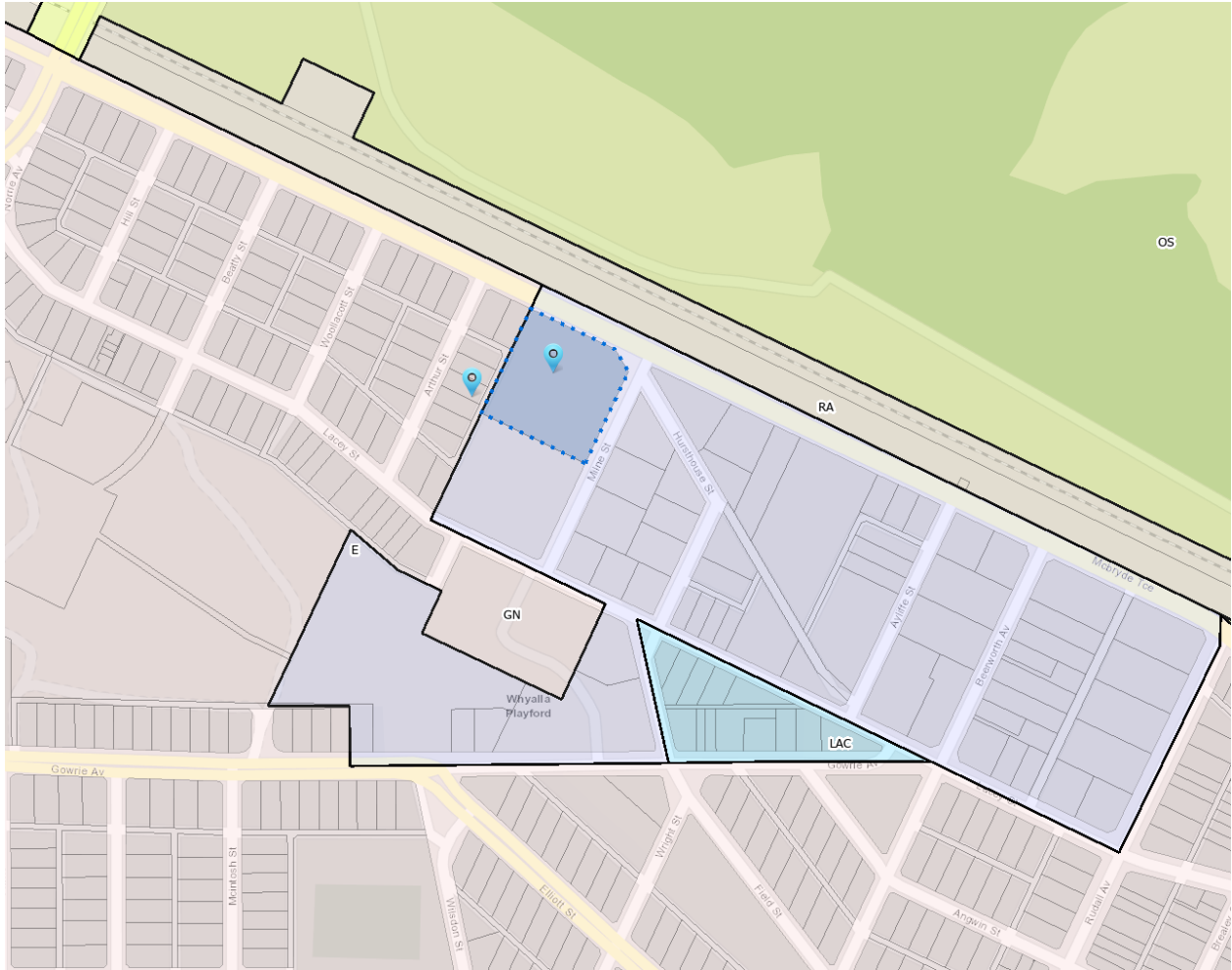
The assessment has been carried out in accordance with the Planning and Design Code and South Australian Environmental Protection (Noise) Policy and considered noise from the proposed workshop as well as external moving plant operations based on measurements and predictions of noise from the site to nearest noise-affected premises.

The assessment has demonstrated that noise levels associated with the proposed use of the site can operate within the relevant provisions of the *Planning and Design Code*, and the *Environment Protection (Commercial and Industrial Noise) Policy*.

APPENDIX A GLOSSARY OF TERMINOLOGY

Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
dB	Decibel: The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu\text{Pa}$ i.e. $\text{dB} = 20 \times \log(P/P_r)$
Frequency	The number of pressure fluctuation cycles per second of a sound wave. Measured in units of Hertz (Hz).
Hertz (Hz)	Hertz is the unit of frequency. One hertz is one cycle per second. One thousand hertz is a kilohertz (kHz).
L₁₀	The sound level exceeded for 10% of the measurement period, measured in dB.
L₉₀	The sound level exceeded for 90 % of the measurement period, measured in dB. Commonly referred to as the background noise level.
L_{Aeq, t}	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level. The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
L_w	Sound Power Level. A logarithmic ratio of the acoustic power output of a source relative to 10^{-12} watts and expressed in decibels. Sound power level is calculated from measured sound pressure levels and represents the level of total sound power radiated by a sound source.
Octave band	The interval between one frequency and its double. Sound is divided into octave bands for analysis. The typical octave band centre frequencies are 63 Hz, 125 Hz, 250 Hz, 500 Hz, 1 kHz, 2 kHz and 4 kHz.

APPENDIX B PROJECT SITE ZONING



GN – General Neighbourhood	
E – Employment	

APPENDIX C PLANNING AND DESIGN CODE

C1 General Development Policies

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Activities Generating Noise or Vibration	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>

C2 Project site - Employment Zone

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
---------------------	---

Land use and Intensity

PO 1.1	DTS/DPF 1.1
A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.

PO 1.2

DTS/DPF 1.2

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

None are applicable

- (a) small scale commercial uses such as offices, shops and consulting rooms
- (b) community services such as educational facilities, community centres, places of worship, child care facilities 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.

C3 Noise affected premises R1 – R3 – General Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome

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.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
----------------------------	--

Land use and Intensity

<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (p) Ancillary accommodation (q) Child care facility (r) Community facility (s) Consulting room (t) Dwelling (u) Educational facility (v) Office (w) Place of Worship (x) Recreation area (y) Residential flat building (z) Retirement facility (aa) Shop (bb) Student accommodation (cc) Supported accommodation
--	---

<p>PO 1.2</p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (e) small scale commercial uses such as offices, shops and consulting rooms (f) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (g) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (h) open space and recreation facilities. 	<p>DTS/DPF 1.2</p> <p>None are applicable</p>
--	---

PO 1.3

DTS/DPF 1.3

Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.

None are applicable.

APPENDIX D NOISE MODELLING METHOD

A 3-dimensional computer model was created in the environmental noise modelling program SoundPLANnoise v9.0 to predict noise levels from the proposed development to the residential dwellings in the vicinity of the subject site. The noise model has been used to calculate noise levels at noise-affected premises in accordance with *ISO-9613-2:1996 Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613-2). The noise model enables the calculation of noise levels over a wide area, and accounts for key considerations including site arrangement, terrain and atmospheric conditions.

The ISO 9613-2 standard specifies an engineering method for calculating noise at a known distance from a variety of sources under meteorological conditions that are favourable to sound propagation. The standard defines favourable conditions as downwind propagation where the source blows from the source to the noise-affected premises within an angle of +/-45 degrees from a line connecting the source to the noise-affected premises, at wind speeds between approximately 1 m/s and 5 m/s, measured at a height of 3 m to 11 m above the ground. Equivalently, the method accounts for average propagation under a well-developed moderate ground based thermal inversion.

Accordingly, predictions on the basis of ISO 9613-2 account for the instances when local atmospheric conditions at the site favour the propagation of sound to surrounding noise-affected premises locations. Under alternative atmospheric conditions, such as when the wind is blowing from a noise-affected premises location to the development site, the noise levels would be lower than calculated.

To calculate far-field noise levels according to the ISO 9613-2, the noise levels of each source are firstly characterised in the form of octave band frequency levels. A series of octave band attenuation factors are then calculated for a range of effects including:

- Geometric divergence
- Air absorption
- Reflecting obstacles
- Screening
- Ground reflections.

The octave band attenuation factors are then applied to the noise data to determine the corresponding octave band and total calculated noise level at relevant noise-affected premises locations.

Geometry data for the model has been sourced from public aerial photography, visual inspections of the area, and building heights defined based on standard assumed heights per floor level. The geometries in the model are simplified representations of the built environment that have been configured to a level of detail that is appropriate for noise calculation purposes.

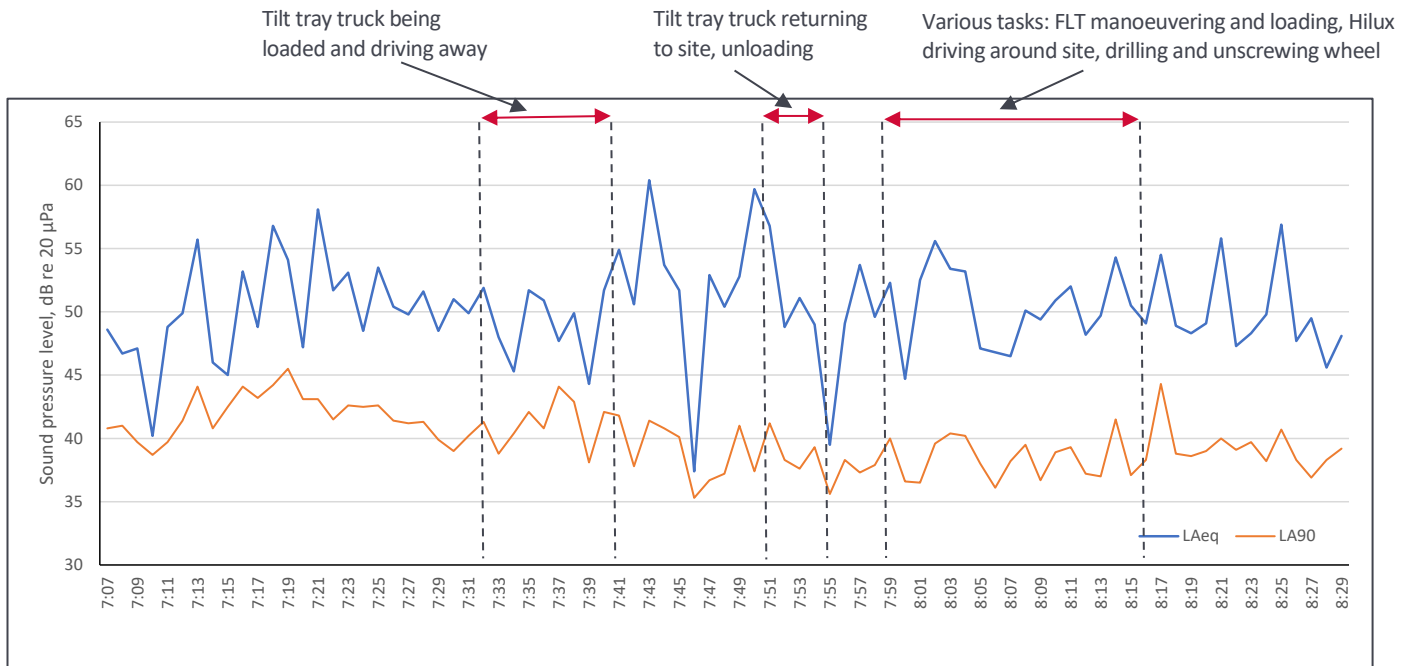
The following inputs have been referenced in the noise model to predict noise levels from onsite activities.

- Noise-affected premises at 1.5 m (single storey) above ground level
- Noise-affected premises locations positioned according to review of public aerial imagery (imagery sourced from Google Earth, and Nearmap)
- Terrain/elevation data sourced from Google Earth
- Emission data for each source at the site as detailed in Appendix E
- Noise levels calculated at the noise-affected premises (i.e. free-field noise levels)

APPENDIX E SOURCE NOISE DATA

Noise levels were measured at location M1 on site Thursday 11th January 2024 from 7 am to 8:30 am. The ambient level included road traffic and industrial noise from adjacent site. The measurement results are shown in Figure 2.

Figure 2: Boundary noise monitoring



Site measurements from sources were also measured at location M2, approximately 25 – 30 m away from the sources. The results are shown in Table 4. These measurements were used to calibrate and provide predictions in the noise model.

Table 4: Specific noise measurement results

Measurement	Octave band centre frequency (Hz)							A
	63	125	250	500	1000	2000	4000	
Tilt tray truck driving in to the corner of proposed workshop footprint, tilting, loading small CAT and driving away	67	59	55	53	51	54	49	59
ambient noise, no other industry, just traffic	62	54	49	41	41	37	32	47
Tilt tray driving back, unloading CAT and parking	67	60	56	53	50	53	49	58
Small diesel FLT manoeuvring on site, loading equipment onto tilt tray truck	64	61	55	49	46	45	42	53
Hilux manoeuvring around	57	53	48	44	43	41	37	49
Drill unscrewing wheel	58	51	47	45	46	58	63	66
Drilling through metal sheet	58	55	62	49	48	58	72	74

A summary of the derived sound power levels of external sources is provided in Table 5. **Error! Reference source not found.** shows the sound power levels related to the workshop shed.

Table 5: Source sound power levels, L_w

Source	Octave band centre frequency (Hz)							A
	63	125	250	500	1000	2000	4000	
Tilt tray truck operations and manoeuvring (line source)	82	84	88	91	93	97	91	100
Small diesel fork lift truck (area source)	83	90	91	91	91	93	90	99
Hilux utility car manoeuvring (area source)	70	76	78	80	81	81	76	87
Workshop indoor reverberant noise level, L_p dB	72	65	61	59	61	72	77	80

Application No:	23028135
Relevant Authority:	Upper Spencer Gulf Regional Assessment Panel
Applicant:	Russell & Yelland Architects
Owner:	The Catholic Diocese of Port Pirie Inc
Description of development:	New boarding house facility (student accommodation) with 33 beds, associated facilities, services, car parking and landscaping – and demolition of five existing buildings (containing 12 beds) and a shed.
Property details:	455-461 The Terrace Port Pirie
Referrals	Internal
Nature of Development	Performance Assessed
Notification	Yes – no representations
Recommendation:	Grant Planning Consent - reserved matters and conditions
Days left on clock	55 days as of 9.2.24
Officer:	David Altmann
P&D Code	Version 2023.13 - 31/08/2023

CONTENTS:

- ATTACHMENT 1: Plans and documentation**
- ATTACHMENT 2: Code extract**
- ATTACHMENT 3 Photographs of the site and locality**

RELEVANT AUTHORITY

The Upper Spencer Gulf Regional Assessment Panel is the relevant authority for this application under the Planning, Development and Infrastructure Act 2016 – as the application was subject to a Performance Assessed pathway with Notification – although no representations were received, the matter is reported to the Panel for a decision as the project is valued at over \$5million.

PROPOSED DEVELOPMENT

The proposed development comprises of a new boarding house facility (student accommodation) associated with the existing St Marks Secondary School.



More specifically the development would include:-

- A new reception, kitchen and dining building.
 - In the order of approximately 300sqm.
- Three new student accommodation buildings – with 33 beds and supervisor quarters.
 - In the order of approximately 220sqm, 230sqm and 220sqm respectively
- Landscaping including central courtyard open space/recreation area.
- Associated facilities, services and car parking.



To make room for the development and given the end of life of existing buildings, the following buildings would be demolished:-

- Demolition of five adjoining transportable buildings – currently used for boarding accommodation with 12 beds.
- Demolition of a shed.

All built form is single storey – exhibiting contemporary style with a mix of rendered fibro cement sheeting/Colorbond iron walls and Colorbond iron roofing.

A copy of the application plans and other relevant information is attached for Members reference – refer **Attachment 1**.

SUBJECT LAND & LOCALITY

The subject land is located at Lot 7, 455-461 The Terrace Port Pirie, as shown in the figure below - as described in Certificate of Title - Volume 6154 Folio 322.

The subject land contains the St Marks Secondary and Primary Schools set amongst vast open space grounds – the land has an area of some 54 hectares.

The land fronts four roads, Three Chain Road, Pelham Road, The Terrace and Drage Street – access to the development site is from The Terrace.



Locality

The locality is characterised by the school itself with its large open space areas, the adjacent golf course and a mix of residential and rural living areas.

Photographs of the project area, existing secondary school, The Terrace, and adjacent golf course are available for viewing in **Attachment 3**.

REFERRALS

Council

Council's Infrastructure Department vetted the application and had no concerns regarding the infrastructure/service matters, except that it requires a 10 metre sealed driveway to be installed to both crossovers.

Council's Environmental Health Officer had no objections or issues to raise concerning the proposal, noting the land is serviced by SA Water services.

PUBLIC NOTIFICATION

The proposed development was not classified as a type of development exempt from notification in the Community Facilities Zone.

The application was therefore Notified in accordance with the requirements the Planning and Design Code and the Planning, Development and Infrastructure Act, with notification to adjoining owners (as defined) and with a Notice on the land.

No representations were received.

SERIOUSLY AT VARIANCE

Section 107(2)(c) of the Act requires the Relevant Authority to determine whether the development is seriously at variance with the Code, disregarding minor variations. A development that is seriously at variance with the Code must not be granted consent.

The Supreme Court previously explained:

The expression “seriously at variance with the Development Plan” refers to that which is an important or grave departure in either quantity or degree from the Development Plan. It denotes something which is plainly not slight or trifling. ... It is not enough that the proposal might conflict with the Development Plan; it must be seriously at variance with it (Mar Mina SA Pty Ltd v City of Marion [008] SASC 120).

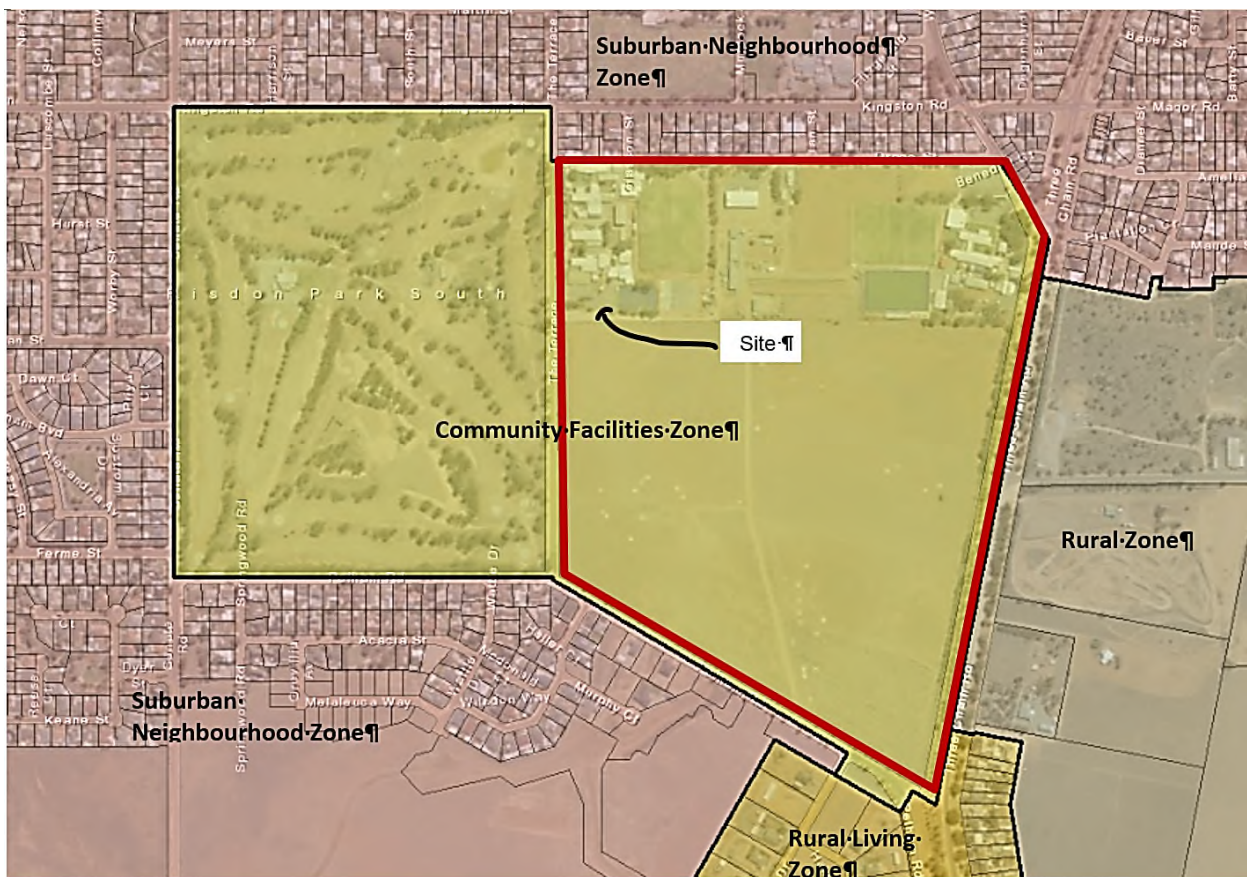
A more recent judgment of the Supreme Court has confirmed that planning authorities are to approach the ‘seriously at variance question’ in the same way it was approached under the predecessor act (para 74 of Geber Super Pty Ltd v the Barossa Assessment Panel [2023] SASC 154).

With regard to the above, there is no change in use of the land – it is an existing secondary school with existing boarding facilities and some existing boarding room buildings will be demolished.

On this basis, it is recommended that the Panel determines the proposed development is not seriously at variance with the Code.

PLANNING AND DESIGN CODE

The subject land is located within the Community Facilities Zone of the Planning and Design Code, as shown below.



Zone map

The land is within the Overlays of Affordable Housing, Building Near Airfields, Coastal Flooding, Hazards (Bushfire - Urban Interface) (Urban Interface), Hazards (Flooding - Evidence Required), Native Vegetation and Urban Transport Routes.

The PlanSA Portal also shows the land as being within the Suburban Neighbourhood Zone, but this appears to be an error as the zone overlays only show the land being in the Community Facilities Zone – regardless, nothing turns on this as the whole of the school property is within the Community Facilities Zone as is the development site.

The following Technical Numeric Variations also apply:-

- Finished Ground and Floor Levels (Minimum finished ground level is 3.15m AHD; Minimum finished floor level is 3.4m AHD).
- Maximum Building Height (Metres) (Maximum building height is 8m).

An assessment against the Planning and Design Code follows.

Land Use

The proposed development comes under the definition of Student Accommodation as defined (Part 7 – Planning and Design Code):-

Student Accommodation

Mean premises used to accommodate students in room or dormitory style accommodation that is not self-contained and that includes common facilities for shared use by student occupants such as:

- a) shared cooking facilities and/or the provision of meals;
- b) common rooms and recreation areas;
- c) shared laundry facilities or a laundry service; or
- d) shared bathroom facilities.

The Community Facilities Zone assigns the proposed development to a Performance Assessed pathway – that is, Student Accommodation is neither identified as Restricted development or Deemed to Satisfy development in the zone.

The Desired Outcome (DO), Performance Outcome (PO) 1.1 and the Designated Performance Feature (DPF) 1.1 for the zone envisage a range of community and educational facilities.

DO 1

Provision of a range of community, educational, recreational and health care facilities.

PO 1.1

Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.

DPF 1.1

Development comprises one or more of the following land uses*:

- Community facility
- Educational facility
- Recreation area

**relevant to this development*

While Student Accommodation is not expressly listed as an envisaged form of development, it clearly meets with the overarching intent of the zone in promoting a range of educational and community related development – also noting there is no change in use of the land, where the land contains a long-standing educational facility (as per photo below) with associated boarding accommodation.



St Marks Secondary College

In addition, existing onsite boarding accommodation would be rationalised to make way for this development, with the demolition of five adjoining transportable buildings – currently used for boarding accommodation with 12 beds.

With regard to PO 1.5 of the zone, given the existing use of the land and the vast grounds the proposed development would not inhibit or prejudice the future delivery of envisaged activities.

PO 1.5

Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.

Design and siting

The design of the development has been guided by Russell and Yelland Architects.

As outlined earlier the architectural theme exhibits contemporary style buildings with a mix of rendered fibro cement sheeting/Colorbond walls and Colorbond iron roofing – the building height is single storey and meets with the height limits for the zone.

There is a range of guiding policy at a zone and general policy level in the Planning and Design Code applicable to this application, such as (but not limited to):-

Community Facilities Zone

PO 1.7

Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.

PO 2.2

Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.

PO 2.4

Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation

The proposed development complies with these guiding policies, given:-

- The scale of the existing school precinct buildings and associated grounds – the relatively small-scale expanse of the proposed development relative to the vast size of the land holding.
- The site is not adjacent to residential land uses, rather it is adjacent to open space grounds (the golf course) and has deep setbacks to public roads.

Design in Urban Areas module

The development accords with Desired Outcome 1 set out in the Design in Urban Areas module, via its attention to detail regarding the design and siting.

DO1

Development is:

- (a) contextual - by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area
- (b) durable - fit for purpose, adaptable and long lasting
- (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors
- (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

The proposed development has a direct nexus/context with the existing school and the facilities it provides without impacting on the locality due to the very nature of development on the school grounds and the vast open space areas – it is fit for purpose.

The development incorporates ESD provisions relating to stormwater management, solar generation options, built design and landscaping - therefore complying with relevant provisions, such as PO 4.3 of the Design in Urban Areas module – and will need to pass an energy assessment rating at Building Rules stage:

PO 4.3

Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

The car parking areas are well designed and located, incorporating landscape features to soften any impact and to create a more pleasant environment.

A Reserved Matter has been recommended to require the provision of a final detailed landscape plan prior to Development Approval.

PO 7.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.

The proposed development also accords with specific policy that relates to Student Accommodation, namely PO 41.1 and PO 42.1 of the Design in Urban Areas module, with a well-planned/designed layout, quality facilities and student amenities – again noting the objective of the school is to decommission some of the aged boarding facilities with modern purpose-built facilities.

The design of the buildings is such that they could also be easily adapted for some other form of community use, as per PO 42.1 if the need arose, subject to approval of course.

PO 41.1

Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.

PO 41.2

Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.

The proposed development complies with the broad range of design and siting provisions of the Planning and Design Code in terms of bulk, scale, height and built form.

The proposed development accords with a range of surveillance, orientation, landscaping and general design policy and is located in close proximity to services/facilities offered at the school and other town services.

A Reserved Matter has been recommended to require the provision of a final schedule of building materials, finishes and colours prior to Development Approval.

Services

Car parking will be provided on-site, including 74 parking spaces, well in-excess of what the Planning and Design Code requires, assumedly because the site of the proposed development is already used for casual/ahoc parking.

More specifically, Table 1 - General Off-Street Car Parking Requirements of the Transport, Access and Parking module of the Planning and Design Code requires (as a guide) 0.3 parking spaces per bed for Student Accommodation – for the 33 beds, this equates to 9.9 car parks, not taking into account the decommissioning of some of the existing boarding house buildings.

Access/egress aspects have been vetted to the satisfaction of Council, with good interconnection to the local road network.

The stormwater management plan incorporates 3x 15000 litre detention/retention tanks for reuse and recharge, overflow to the street – with associated subsurface and landscape bed drainage areas - this has been vetted to the satisfaction of Council.

The site has availability of other town services, such as SA Water water reticulation and sewerage.

Waste management would be via waste management contractors, as part of the normal operation and management of the school.

Environmental and hazards

The land is not located on land identified as subject to flooding being outside of the Hazard (Flooding) Overlay – as it relates to the Coastal Flooding Overlay the site and floor levels are above that recommended by the Technical Numeric Variation in the Planning and Design Code.

The proposed development is located some 3km from the Port Pirie airfield – the proposed development would not unreasonably attract bird life as a potential impact on the airport as it relates to the Building Near Airfields Overlay.

No vegetation is proposed to be removed, as it relates to the Native Vegetation Overlay.

The land is not identified in a high-risk bushfire area – the site has good access/egress arrangements and emergency management response options – fire design aspects would be addressed at Building Rules stage.

Summary

While Student Accommodation is not expressly listed as an envisaged form of development in the Community Facilities Zone, it clearly meets with the overarching intent of the zone in promoting a range of educational and community related development.

There is also no change in use of the land, where the land contains a long-standing educational facility with associated boarding accommodation.

The development exhibits a good level of design – it has been designed with appropriate regard to its setting and needs.

The proposed development complies with the Planning and Design Code and warrants consent, subject to reserved matters and conditions.

RECOMMENDATION

It is recommended that the Upper Spencer Gulf Regional Assessment Panel resolves 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, for the following reason:-
 - (a) There is no change in the use of the land – it is an existing secondary school with existing boarding facilities and some existing boarding room buildings will be demolished.
2. Development Application Number 23028135, by Russell & Yelland Architects for a new boarding house facility (student accommodation), at 455-461 The Terrace Port Pirie be granted Planning Consent subject to the following reserved matters and conditions.

Reserved matter

- (a) Provision of a final schedule of building materials, finishes and colours to the satisfaction of the Assessment Manager or delegate, prior to Development Approval.
- (b) Provision of a final detailed landscape plan to the satisfaction of the Assessment Manager or delegate, prior to Development Approval.

Conditions

General

Condition 1

The development is to take place in accordance with the supporting documentation and plans relating to Development Application Number 23028135, except as modified by any conditions attached to this Decision Notification.

Condition 2

That all car parks, driveways and vehicle manoeuvring areas shall be set out and line marked in accordance with the approved plans and in accordance with Australian Standard - Off Street Parking - Car Parking Facilities and be constructed, drained and paved with bitumen, concrete or paving bricks in accordance with sound engineering practice to the reasonable satisfaction of the Council prior to use of the development.

Condition 3

Stormwater infrastructure to be installed in accordance with the application documentation, to the satisfaction of the Council.

Condition 4

The applicant shall provide sealed driveway road crossovers to The Terrace (10m wide each) and associated works, at the applicant's cost – the applicant must provide final design details and civil works plans to the Council for approval prior to undertaking such works.

Condition 5

The landscaping areas as shown on the approved plans must be planted prior to occupation of the development. The plantings shall be watered and maintained, with diseased and dying plantings replaced as necessary, to the satisfaction of the Council.

Notes

Advisory Note 1

Building Rules approval and final Development Approval must be sought and obtained prior to undertaken any development.

Advisory Note 2

No signage shall be erected without the prior consent of the relevant planning authority.

Advisory Note 3

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

Advisory Note 4

The interference with Council infrastructure is an offence under the Local Government Act and no work shall take place on Council land without the prior written consent of Council; in particular the interference with the footpath or kerbing for the installation of lawns, pipes, pavers, concrete or vehicular crossovers requires the submission of plans and details to Council for approval prior to the commencement of work.

Advisory Note 5

Pursuant to Section 202 of the Planning, Development and Infrastructure Act 2016, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (Ph. 8204 0289).

Advisory Note 6

Once development approval is granted, the development must be:

- a) Substantially commenced within 24 months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of 24 months from this date (unless Council extends this period), and a new development application shall be required; and
- b) Fully completed within 3 years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of 3 years from this date (unless Council extends this period), and a new development application shall be required; and
- c) Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.

REAL PROPERTY ACT, 1986



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



Certificate of Title - Volume 6154 Folio 322

Parent Title(s)	CT 5194/392			
Creating Dealing(s)	TG 12244439			
Title Issued	24/03/2015	Edition 1	Edition Issued	24/03/2015

Estate Type

FEE SIMPLE

Registered Proprietor

THE CATHOLIC DIOCESE OF PORT PIRIE INC.
OF PETERBOROUGH SA 5422

Description of Land

ALLOTMENT 7 FILED PLAN 108499
IN THE AREA NAMED PORT PIRIE SOUTH
HUNDRED OF PIRIE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B ON FP 58626 (TG 12244439)

Schedule of Dealings

NIL

Notations

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

Property Location Browser Report - Parcel Details

Date Created:
November 20, 2018

The Property Location Browser is available on the Land Services Website: www.sa.gov.au/landservices



Scale ≈ 1:8267 (on A4 page)

250 metres ≈

Address Details

Unit Number:
Street Number: 455
Street Name: THE TERRACE
Street Type:
Suburb: PORT PIRIE SOUTH
Postcode: 5540

Property Details:

Council: PORT PIRIE REGIONAL COUNCIL
State Electorate: FROME (2014), FROME (2018)
Federal Electorate: GREY (2013), GREY (2016)
Hundred: PIRIE
Valuation Number: 3529899507
Title Reference: CT6154/322
Plan No. Parcel No.: F108499A7

The information provided above, is not represented to be accurate, current or complete at the time of printing this report.

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Land Services



Government of South Australia
Department of Planning,
Transport and Infrastructure

FX58626

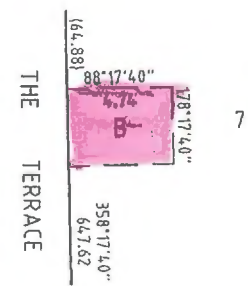
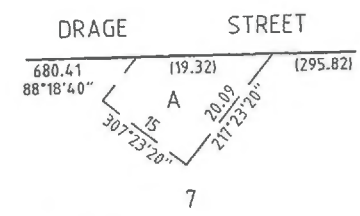
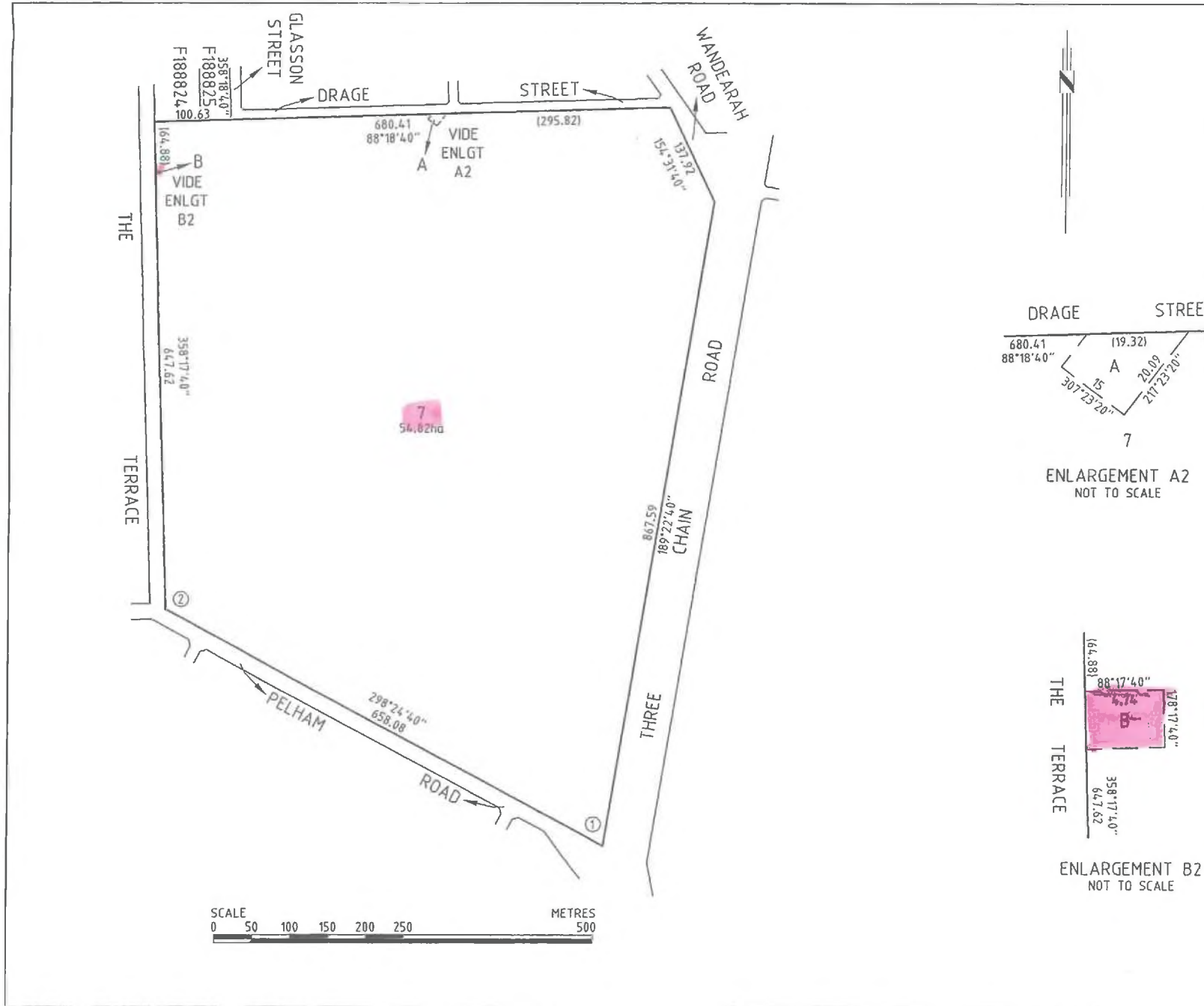
SHEET 2 OF 2

41693_pland_1_V01_Version_3

BEARING DATUM: ①-② 298°24'40"

DERIVATION: D79430 ADOPTED.

TOTAL AREA



St Marks College – Boarding House Council Request for Information

13 December 2023

Adina Teaha
Port Pirie Regional Council
ateaha@pirie.sa.gov.au

Dear Adina,

Please find attached and below, responses to the letter received from Port Pirie Council regarding application 23028135 dated 25 October 2023.

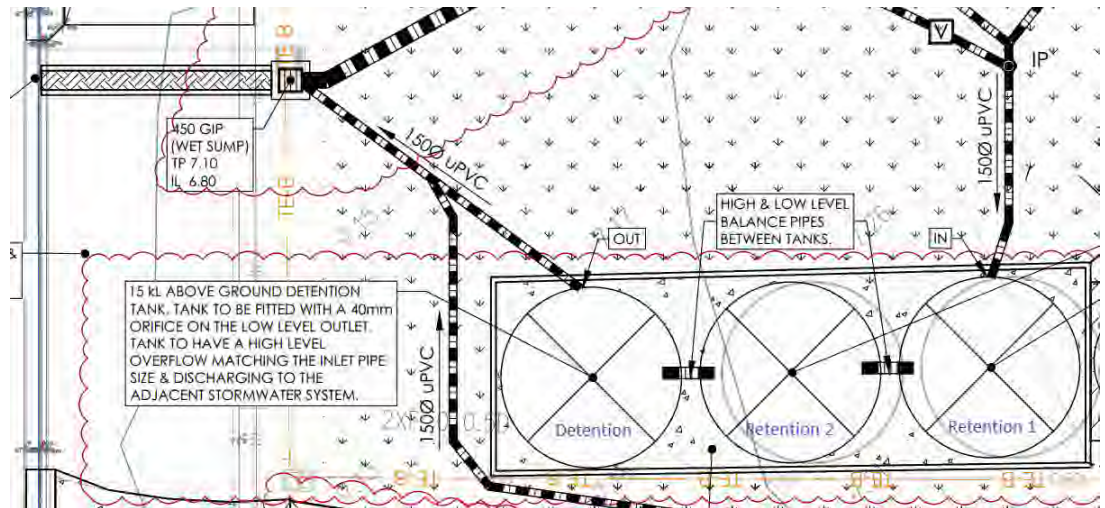
1.

- a. The existing structures proposed for demolition are shown on the attached drawing A002 site demolition plan. The existing structures to be demolished are:

Building	Utilisation
Five adjoined transportable buildings with a surrounding verandah and concrete ramp access.	Boarding student accommodation consisting of twelve beds with a kitchenette. The buildings have reached end of life and are of poor spatial arrangement leading to underutilisation.
One galvanised shed.	Some storage but largely unused.

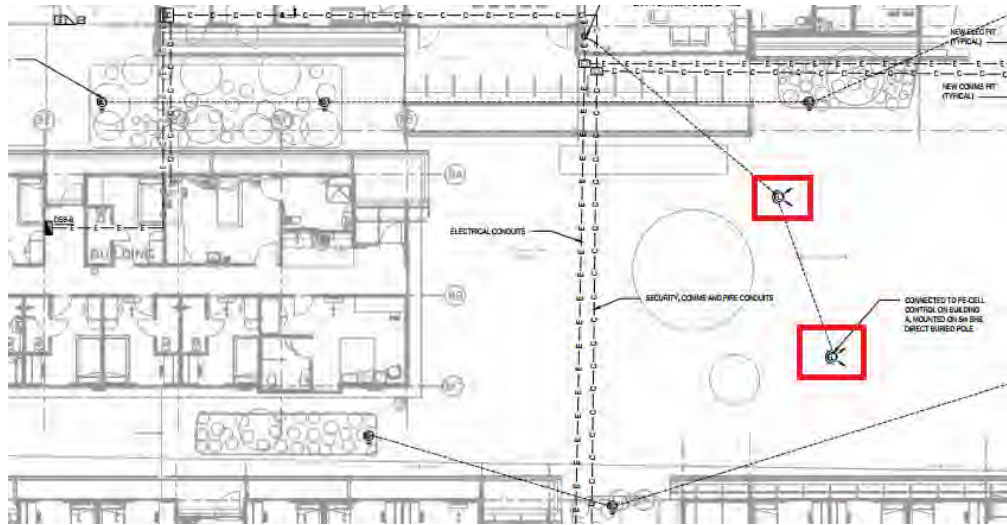
- b. St Marks currently has boarding accommodation on the site. There are a total of twenty-nine beds located on the school grounds, twelve of which are located within the transportable buildings slated for demolition.
- c. The existing informal carparking area at the south of the site is the location of the proposed boarding house. In order to meet off-street car-parking requirements, a new carpark is proposed to the north of the proposed boarding house. The new carpark will provide a total of seventy-four parking spaces, consisting of sixty-two general carparking spaces, one access carpark and ten dedicated spaces for the boarding house. The proposed boarding house is to contain thirty-three beds (33 x 0.3 = 9.9 car parking spaces required).
- d. The wastewater management plan for the project comprises the installation of new sewer lines and sewer pump chamber feeding into the existing onsite sewer pipework. The design of the system can be found on the following hydraulic drawings:

- i. C3025-H01 'Site Plan, Drawing List & General Notes'
 - ii. C3025-H02 'Proposed Floor Plan Sanitary Plumbing & Trade Waste Layout'
- e. To reduce outflows onto the street, the stormwater overflow from the proposed boarding houses will be captured by two retention tanks and one detention tank, the latter of which will overflow into the civil system if the tanks reach capacity. See below extract from civil drawing 230037-C103 Rev B 'Siteworks & Drainage Plan Sheet 4 of 4'.



The system is designed such that harvested rainwater is to be used *only* for irrigation and toilet flushing and does not connect to any drinking water sources.

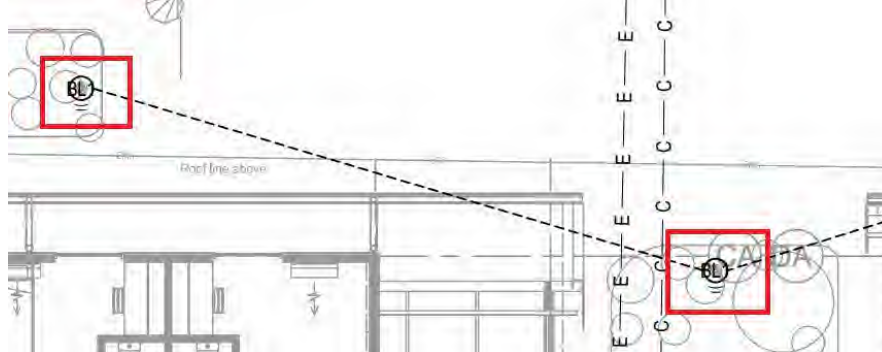
2. Landscape plan: refer to the attached plan for landscaping A005.
3. School wayfinding signage has not been finalised with the school, however there will be no movement, flashing or illuminated signs.
4. The use of the parking area is for school staff, boarding students and boarding student family members (for pickup/dropoff etc). As such, the intended use of the carpark is during daylight hours only, and no new lighting has been included in the carparking area. External lighting proposed for the rest of the site has been designed to comply with the obtrusive lighting requirements set out in the Australian Standards and comprises:
 - a. Two flood lights to illuminate the basketball court area. The basketball court is located away from the road, central to the boarding house cluster.



- b. Wall lights on the proposed boarding house buildings for local illumination adjacent to each building (see lighting drawings for full extent).



- c. Bollard lights in garden beds (see lighting drawings for full extent).

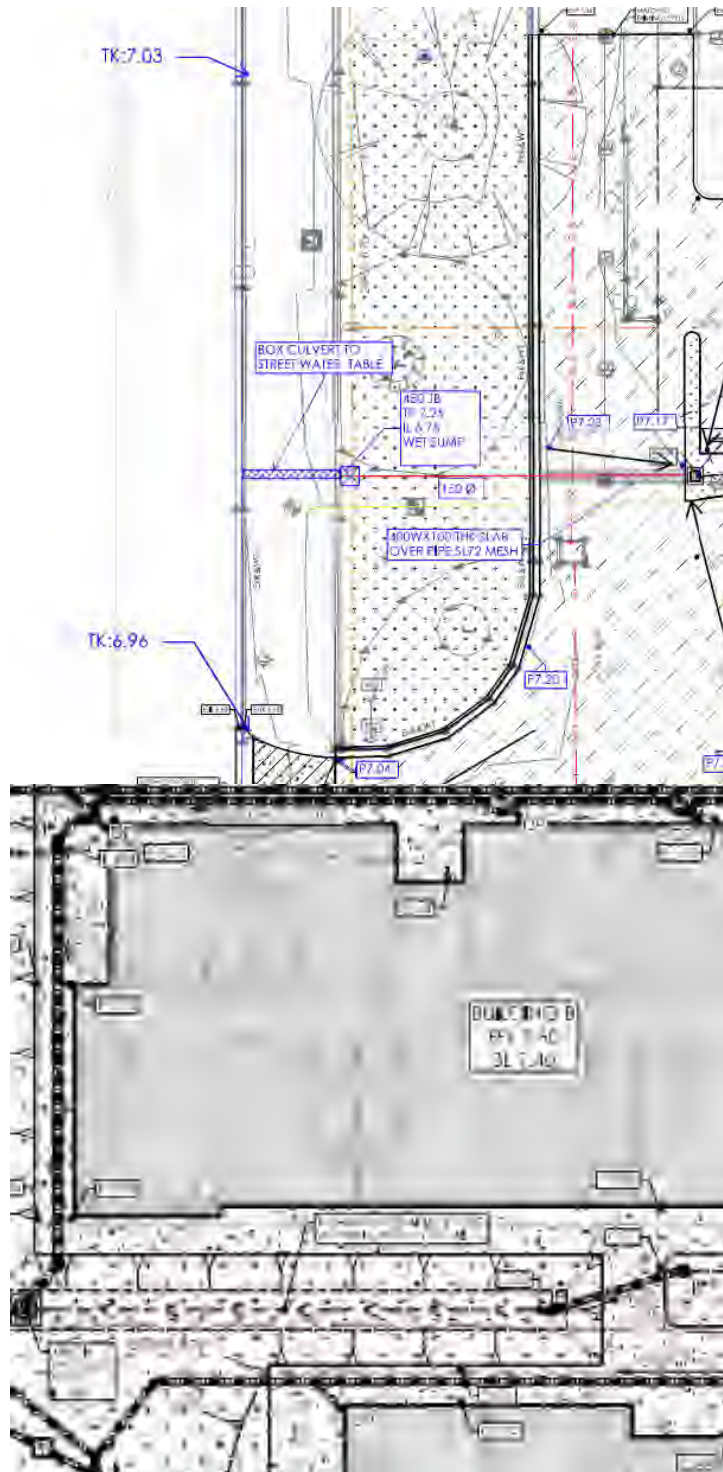


5. The relative levels indicated on the civil plans are based on the Australian Height Datum. All levels on the site of the proposed works are greater than 6m AHD, surpassing the minimum requirements of 3.15m AHD for ground levels and 3.4m AHD for finished floor levels.
6. The floor levels are more than 300mm above the highest point in the kerb of the nearest adjacent street, The Terrace (located to the West of the site). The lowest floor level (Building B) is 7.60, whilst the highest top of kerb level is 7.03, thus the floor levels are 570mm or higher, surpassing the minimum 300mm requirement.

Directors: John Held, Stewart Caldwell
Associates: Lauren Knight, Hariklia Pontikinas, Rhiana Bell

ABN 58 007 567 099





7. Driveways are to be sealed with concrete approximately 4-5 metres into the site, and spray sealed the remainder of the 10m into the site.

Directors: John Held, Stewart Caldwell
Associates: Lauren Knight, Hariklia Pontikinas, Rhiana Bell

ABN 58 007 567 099



8. There is currently no formalised parking on the site. Refer to attached photos and existing site plan/demo plan 22.023 A002 Demolition Plan.
9. An updated drawing (22.023 A005 Landscaping Plan) is included which identify the location of the services equipment and their visibility. Trees, lawned areas and planted garden beds are proposed for the area between The Terrace and the site to enhance the streetscape and to soften/eliminate the visibility of services from the street. There are only a few services between the proposed development and the street:
 - a. Service yard. Most of the services on this side of the site are located within a service yard which will be bounded by a neat louvred fence behind a garden bed to minimise the visual impact.
 - b. Rainwater tanks. The rainwater tanks are located on the SW corner of the site. This location is crucial for the rainwater harvesting system to function because the inlet height of the tanks needs to be lower than the gutter level and the natural ground level of the SW corner is the lowest point on the site. This allows for the tanks to be installed without significant excavation and retaining. The tanks are to be fabricated from polyethylene in a colour selected to blend in harmoniously with the landscape and new built form, and their visual impact further softened by trees and planted garden beds between the street and the tanks.
 - c. Air conditioning condenser units for Building B and Building C. These units are relatively small and set back approximately 14m from the property boundary, behind trees and planted garden beds in front of solid fencing to soften their visual impact from the street.
 - d. Parking arrows. As noted on SK00D, the new carpark has a similar loose gravel finish to that which currently exists and therefore there is no parking directional arrows. The new carpark will include wheelstops at each parking bay to define specific parking locations.
10. The civil drawings show the very minor filling and excavation on the site to achieve adequate overland flows. Most finished levels on the site are very similar to the existing ground levels, with the minor variations in certain areas:
 - The maximum fill required is 400mm above existing levels.
 - The maximum cut is less than 200mm below existing levels.

If you have any further questions, please feel free to call on 8172 8705.

Yours sincerely,



Lauren Knight

Associate

08 8172 8700

lknight@rusyel.com.au

EXISTING PARKING



Directors: John Held, Stewart Caldwell
Associates: Lauren Knight, Hariklia Pontikinas, Rhiana Bell

ABN 58 007 567 099

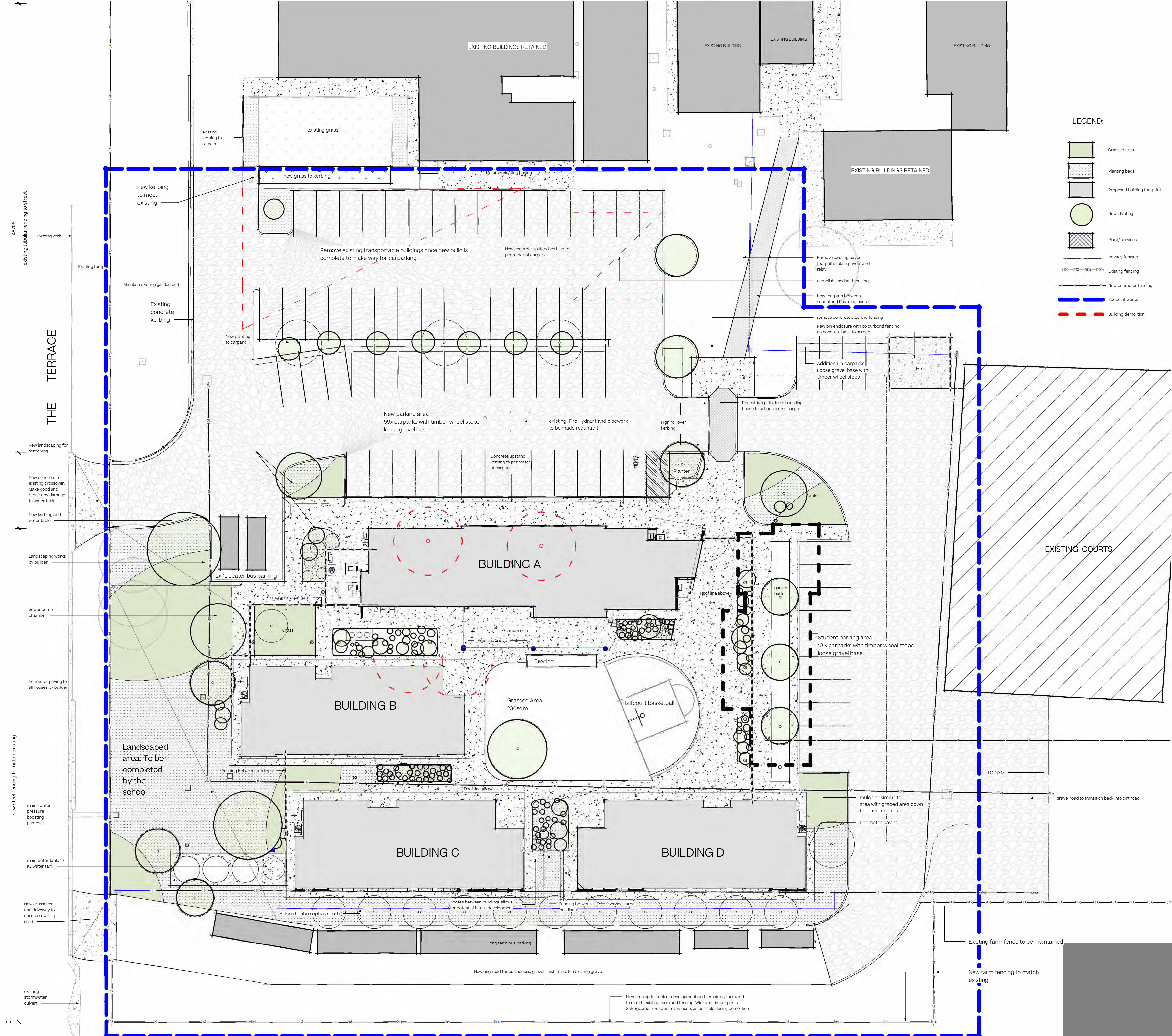




Directors: John Held, Stewart Caldwell
Associates: Lauren Knight, Hariklia Pontikinas, Rhiana Bell

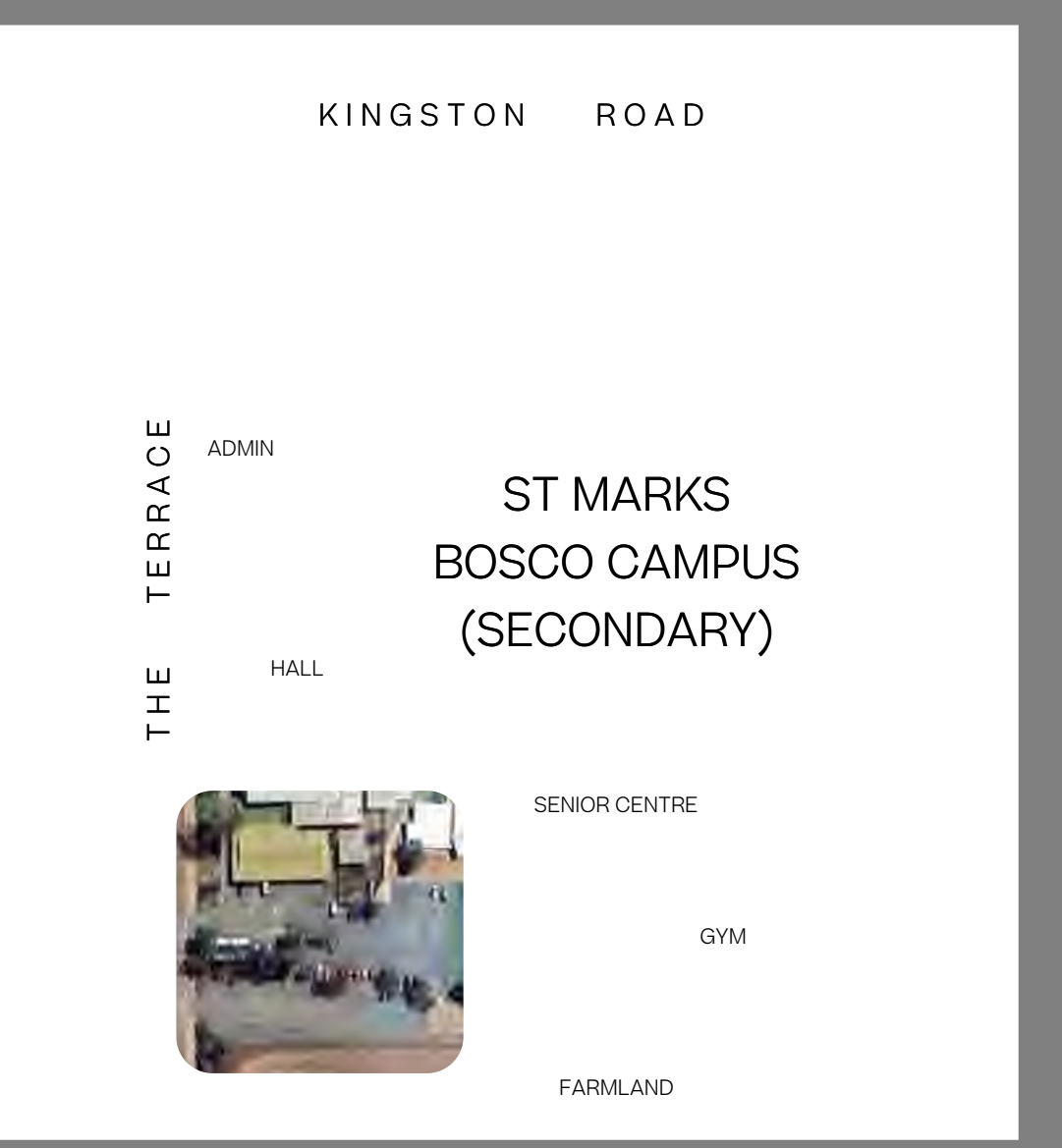
ABN 58 007 567 099





VIEW FROM THE TERRACE

- LEGEND:**
- Grassed area
 - Planting beds
 - Proposed building footprint
 - New planting
 - Plant/ services
 - Privacy fencing
 - Existing fencing
 - New perimeter fencing
 - Building demolition



LOCATION PLAN
1:1000

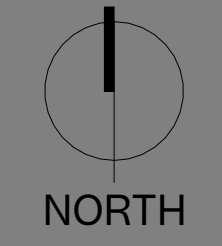
**RUSSELL
and
YELLAND**

Project:
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Address:
455 THE TERRACE PORT PIRIE
Client:
ST MARKS COLLEGE
Date:
13/12/2023 8:24:03 PM
Drawn:
DS
Checked:
LK
Drawing Title:
SITE PLAN

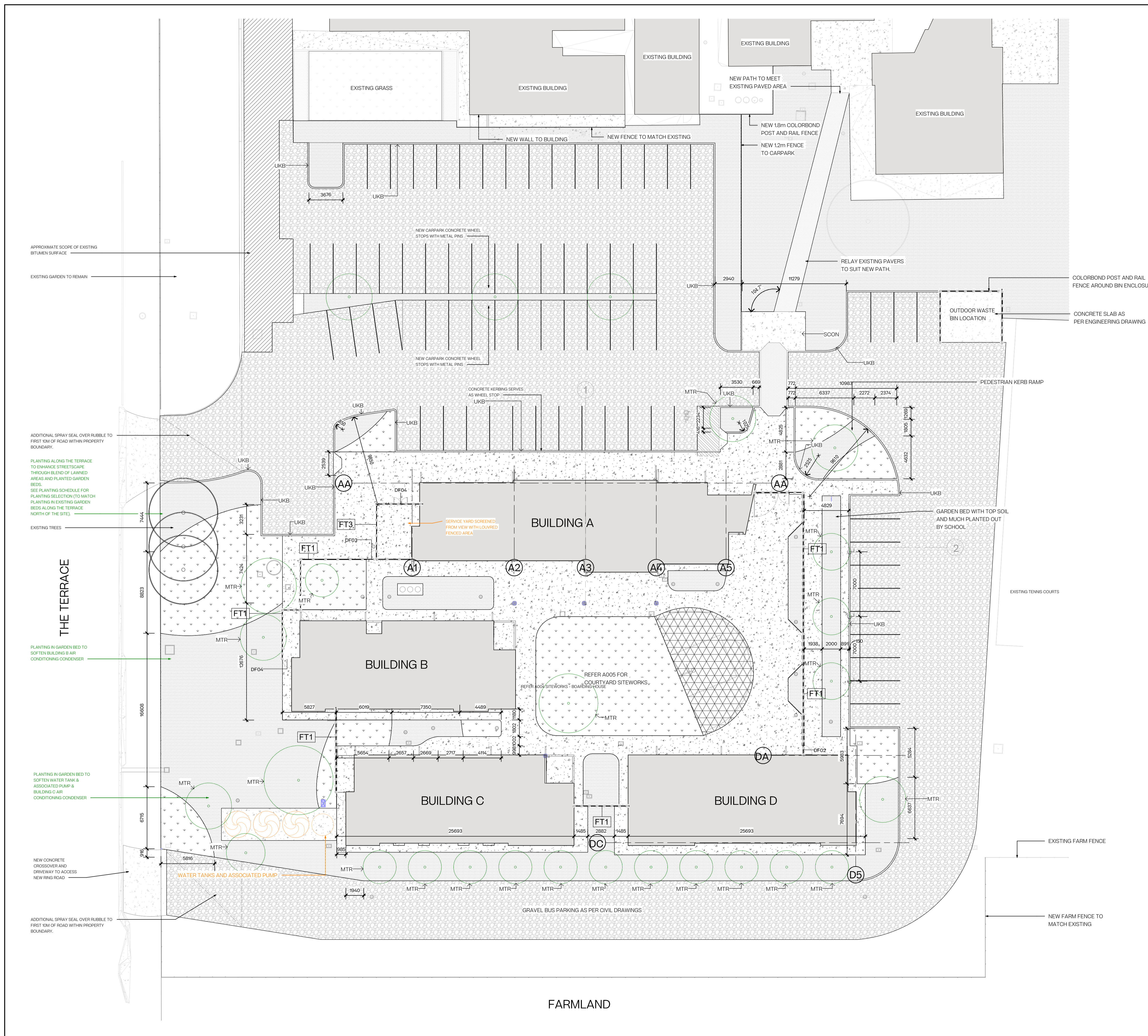
Project Number: 22.023 SK00E
Drawing Number: SK00E
Revision:

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FOR INFORMATION



SITE LEGEND

- Bitumen
- Concrete Pavement
- Compacted Rubble
- Landscaping grassed areas
- Mulch/Landscaping garden beds
- Running Paving
- Builders compound

- Planting Schedule:**
- Trees**
 - Cupaniopsis Anacardioides
 - Shrubs/plants**
 - Nandina Obession
 - Nandina Lemon/Lime
 - Pittosporum Golf ball
 - Polygala Little Polly

Abbreviations All	
ABBREVIATION	DESCRIPTION
BSN	Basin
BWU	Boiling Water Unit
DPM	Damp proof membrane
DSB	Distribution switchboard
EFRG	Fridge
ELF	Lighting
FTR	Timber skirting
FVSC	Coved vinyl skirting
HCT	Hat / Coat Hook
HMR	Mirror, as specified
HPTD	Paper towel dispenser
HSD	Soap dispenser
HWU	Hot water unit
JBHD	Joinery bulkhead
JPB	Pinboard
JWB	Whiteboard
Mirror as specified	
MTR	New Tree
OPC	Plasterboard cove cornice
RCBR	Barge capping
RCPR	Ridge capping
REG	Eaves gutter
RFAP	Apron Flashing
RFL	Flashing
RMD	Metal decking
RSF	Steel Fascia
SCON	Concrete
SHR	Shower
TGL	Tiles, glazed
TV	Television
UDP 100	Downpipe circular 100mm diameter
UGIP	Grated inlet pit
UIP	Inspection point
UKB	Concrete kerbing
URWT	Rainwater tank
WC	Water closet
ZAC	Air conditioning
ZCD	Condensing unit

No	Date	Revision Description

RUSSELL and YELLAND

Project:
ST MARKS BOARDING HOUSE PORT PIRIE
Address:
455 THE TERRACE PORT PIRIE
Client:
ST MARKS COLLEGE
Date:
13/12/2023 8:23:40 PM
Drawn: Checked: Scale:
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Drawing Title:
LANDSCAPING PLAN

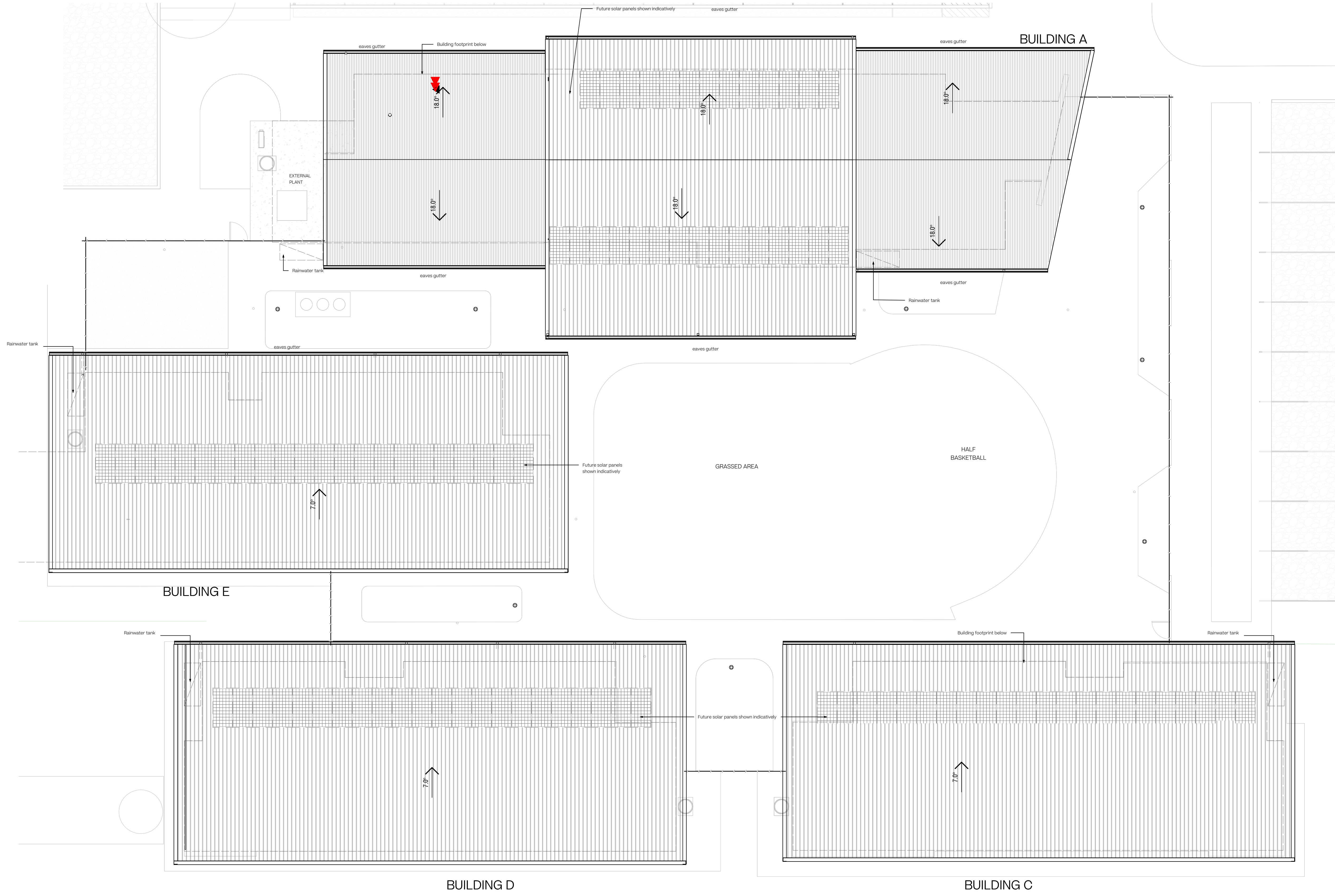
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22.023 A005

Perspectives & three dimensional views
Perspectives & 3 dimensional views are indicative only. Not all building elements are shown.

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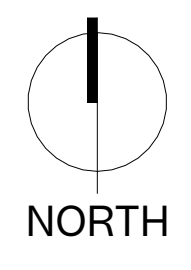
FOR INFORMATION



ROOF PLAN - ALL BUILDINGS
1:100

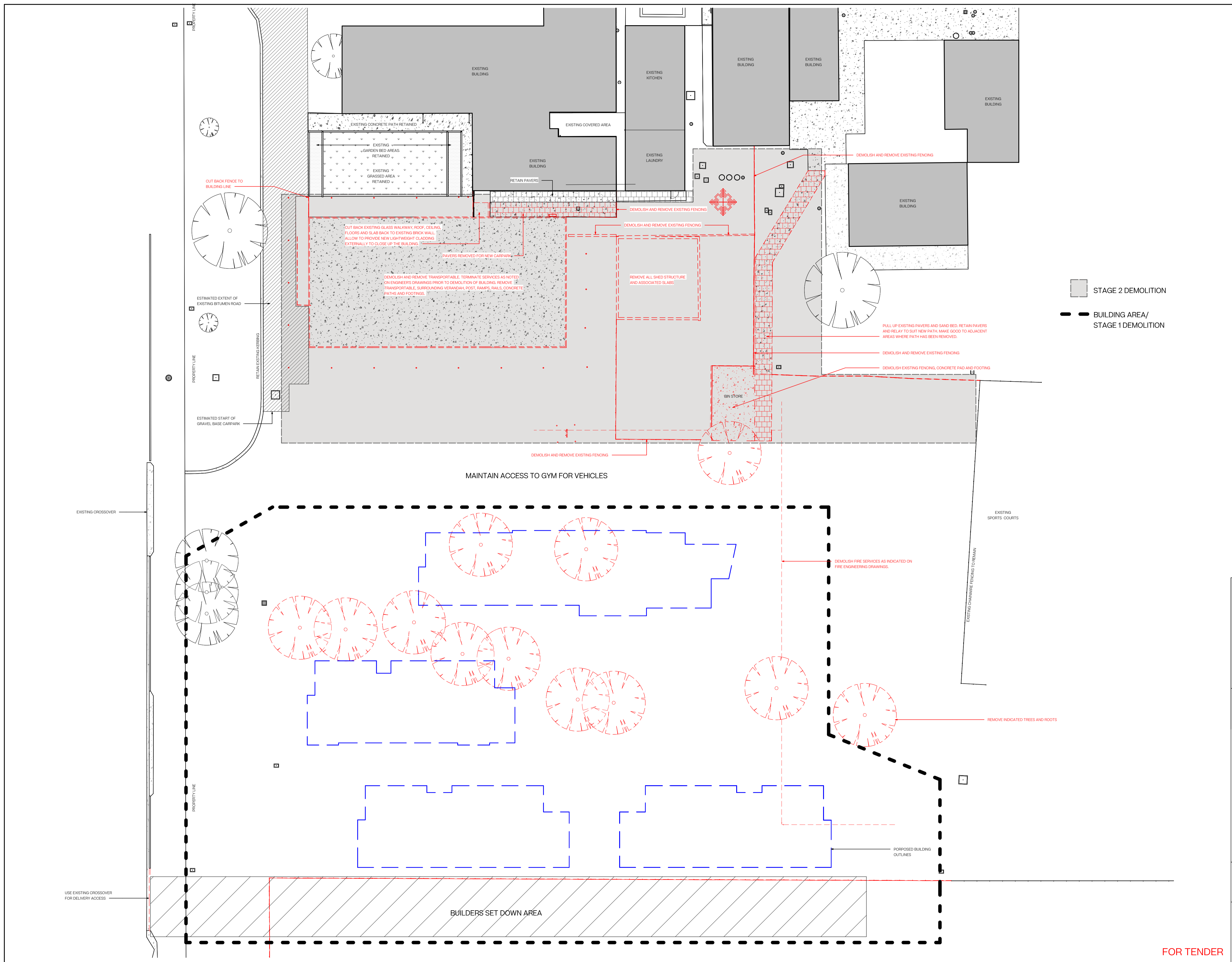
**RUSSELL
and
YELLAND**

Project:
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HOUSE PORT PIRIE**
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455 THE TERRACE PORT PIRIE
Client:
ST MARKS COLLEGE
Date:
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Drawing Title:
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1:100
Project Number: Drawing Number: Revision:
22.023 SK13D
Russell and Yelland Architects
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No	Date	Revision Description

RUSSELL and YELLAND

Project: **ST MARKS BOARDING HOUSE PORT PIRIE**
 Address: 455 THE TERRACE PORT PIRIE
 Client: ST MARKS COLLEGE
 Date: 18/10/2023 7:21:41 PM
 Drawn: GB Checked: LK Scale: 1:200
 Drawing Title: **DEMOLITION PLAN**
 Project Number: 22.023 Drawing Number: A002 Revision:

Perspectives & three dimensional views
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FOR TENDER



- Admin
- Apartment
- Bed
- Corridor
- Dining
- Ensuite
- External
- Recreation
- Wet Services

- good neighbour fence
- Metal screen with gates
- Plant and services
- Mulch/garden beds
- grassed area

OVERALL BUILDING FLOOR PLANS
1:100

**RUSSELL
and
YELLAND**

Project:
**ST MARKS BOARDING
HOUSE PORT PIRIE**

Address:
455 THE TERRACE PORT PIRIE

Client:
ST MARKS COLLEGE

Date:
13/12/2023 8:24:30 PM

Drawn: DS Checked: LK Scale: 1:100

Drawing Title:
**GROUND FLOOR PLAN - ALL
BUILDINGS**

Project Number: Drawing Number: Revision:
22.023 SK10E

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FOR INFORMATION

NOTE: REFER TO DRAWING 230037-C100 FOR LEGEND.

new steel fencing to match existing

EXISTING CROSSOVER & SPOON DRAIN TO REMAIN. ASSUME NO NEW CONCRETE TO THIS SECTION.

NOTE: SHALLOW COVER REQUIRED IN LANDSCAPE AREAS. ADDITIONAL DETAILS TO BE CONFIRMED AT 100% DOCUMENTATION STAGE.

NOTE: FINAL LOCATION & ORDER OF TANKS TO BE CONFIRMED.

15 KL ABOVE GROUND DETENTION TANK. TANK TO BE FITTED WITH A 40mm ORIFICE ON THE LOW LEVEL OUTLET. TANK TO HAVE A HIGH LEVEL OVERFLOW MATCHING THE INLET PIPE SIZE & DISCHARGING TO THE ADJACENT STORMWATER SYSTEM.

150 THK CONCRETE CROSSOVER. S192 MESH TOP ON 150 THK QUARRY RUBBLE COMPACTED TO 98% STANDARD. REPLACE EXISTING KERB WITH NEW 600 WIDE SPOON DRAIN.

MIN 150 THK CONCRETE SLAB BENEATH TANKS. S102 MESH TOP, ON 100 THK FINE CRUSHED ROCK (P141/200G) COMPACTED TO 98% MODIFIED. PROVIDE 150 REINFORCED UPSTANDS ON ALL SIDES TO SUIT. (SSL BASED ON CURRENT TANK'S 2.2m INLET HEIGHT).

2x 15 KL ABOVE GROUND RETENTION TANK FOR RE-USE. REFER TO SECOND HYDRAULIC DOCUMENTATION. PLEASE NOTE: TOP OF TANK / TANK INLET MUST BE LOCATED 1000mm BELOW LOWEST POINT OF EAVES GUTTERS FOR BUILDINGS. CURRENT SSL: 7.00

NOTE: FINAL LEVELS / DRAINAGE IN THESE AREAS ARE YET TO BE RESOLVED.

SITWORKS & DRAINAGE PLAN - SHEET 4
SCALE 1:100

PRELIMINARY

17/10/2023

0 1000 2000 4000 6000
SCALE (mm) 1:100



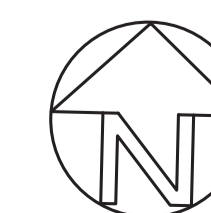
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P: 08 8332 1344 E: plans@cprengineers.com.au
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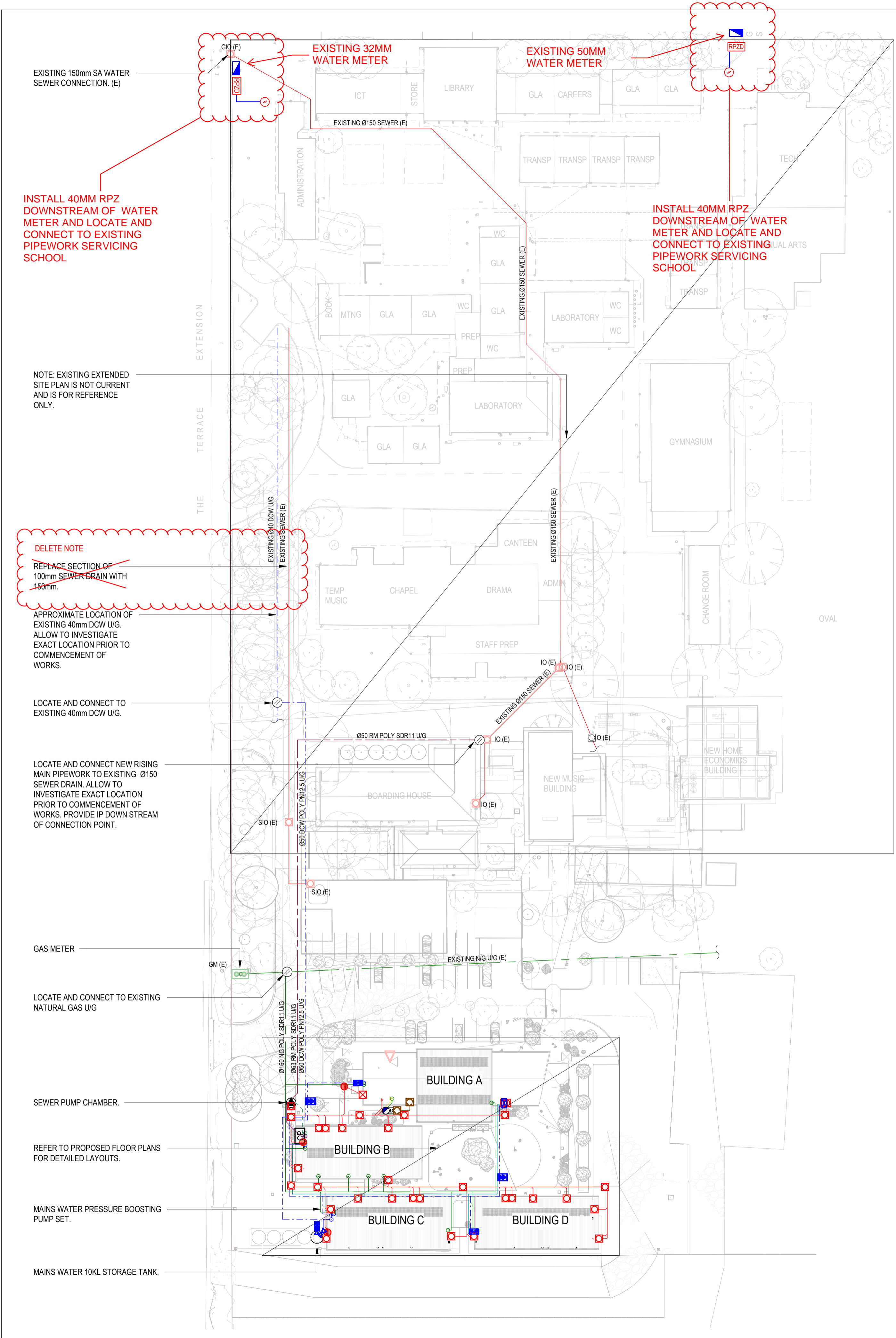
ST MARKS BOARDING HOUSE
PORT PIRIE
455 THE TERRACE,
PORT PIRIE SOUTH, SA 5540
ST MARKS COLLEGE

RUSSELL AND YELLAND ARCHITECTS
101 FREDERICK ST, UNLEY ADELAIDE, SA 5061
Phone 8172 8700

SITWORKS & DRAINAGE PLAN
SHEET 4 OF 4

Designed	Drawn	Checked	Scale	Date
G.H.	M.W.A.	-	1:100	Oct-23
Drawing No.	230037-C103		Rev.	B





HYDRAULIC LEGEND

	DEMOLISH PIPEWORK		ISOLATION VALVE
	SANITARY DRAINAGE PIPEWORK		ISOLATION VALVE IN VALVE BOX UNDERGROUND
	SOIL VENT PIPEWORK		TESTABLE DOUBLE CHECK VALVE
	BREATHER VENT PIPEWORK		REDUCED PRESSURE ZONE DEVICE
	TRADE WASTE PIPEWORK (HDPE)		PRESSURE REDUCTION VALVE
	TRADE WASTE VENT		TMV IN SS ENCLOSURE
	RISING MAIN PIPEWORK		TMV VALVE ONLY
	DOMESTIC COLD WATER PIPEWORK		SOLENOID VALVE
	DOMESTIC HOT WATER PIPEWORK		PUMP
	DOMESTIC WARM WATER PIPEWORK		HOT WATER UNIT (INSTANTANEOUS)
	NATURAL GAS PIPEWORK		WATER METER
	RAINWATER PIPEWORK		GAS METER
	CONDUIT PIPEWORK		GAS REGULATOR
	PIPEWORK RISER		BOLLARD
	PIPEWORK ROLLOVER		RISER IDENTIFICATION TAG
	LOCATE & CONNECT		INVERT LEVEL
	CAPPED END		FINISHED FLOOR LEVEL
	CONTINUATION LINE		
	PIPE SIZE CHANGE		
	DIRECTION ARROW		
	CORE WALL PENETRATION (SEAL TO APPROVAL)		
	ACCESS PANEL		
	CHASE IN WALL		
	WASTE OUTLET		
	TRAP & WASTE		
	FLOOR WASTE GULLY (FWG)		
	SEALED GULLY TRAP		
	GULLY TRAP		
	OVERFLOW RELIEF GULLY		
	SILT TRAP		
	REFLUX VALVE		
	INSPECTION OPENING SURFACED (INTERNAL)		
	INSPECTION OPENING SURFACED (EXTERNAL)		
	EXPANSION JOINT		
	BOX TUNDISH		
	CONE TUNDISH		
	INWALL TUNDISH		
	VENT COWL		
	WIND TURBINE VENTILATOR		
	AIR ADMITTANCE VALVE		
	COLD WATER CONTROL POINT		
	HOT & COLD WATER CONTROL POINT		
	SCREW NOSE BIB COCK		

GENERAL NOTES

- ALL PLUMBING IS TO COMPLY WITH AS/NZS 3500 AND ALL OTHER RELEVANT AUTHORITIES.
- INVESTIGATE EXISTING SERVICES PRIOR TO COMMENCEMENT ON SITE. ENSURE ALL EXISTING ITEMS ARE LIVE AT COMPLETION OF WORKS.
- ALL PLUMBING LEVELS TO BE CONFIRMED ON SITE BY PLUMBER BEFORE COMMENCING ANY EXCAVATION ON SITE. PRIOR TO COMMENCING ANY WORK ENSURE THAT CORRECT FALLS CAN BE OBTAINED.
- SUB CONTRACTOR IS TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL SITE CONDITIONS, EXISTING SERVICES AND EXTENT OF DEMOLITION WORKS.
- VENTS PENETRATING ROOF SHALL BE A MINIMUM 6m FROM ANY MECHANICAL OUTSIDE AIR INTAKE.
- WATER PIPE SIZES BASED ON COPPER.
- ALL WATER SUPPLY PIPE SIZES NOT NOMINATED ARE TO BE Ø20mm AND Ø15mm WITHIN 1.5m OF FIXTURE CONNECTION UNLESS NOMINATED OTHERWISE.
- GAS SIZES BASED ON COPPER AND PRESSURE OF 2.75 kPa.
- EXACT LOCATIONS OF EXTINGUISHERS TO BE DETERMINED ON SITE WITH ARCHITECT.
- THE EXTENT OF DEMOLITION MAY NOT BE LIMITED TO THE EXTENT SHOWN ON THE DRAWING (DRAWING IS INDICATIVE ONLY).
- DRAWINGS TO BE READ IN CONJUNCTION AND COORDINATED WITH ARCHITECTURAL DRAWINGS AND SPECIFICATION.
- MODIFICATIONS TO DOCUMENTATION CANNOT BE MADE WITHOUT WRITTEN APPROVAL FROM SECON CONSULTING ENGINEERS.
- ALL REQUIRED SLAB/FLOOR/WALL/ROOF/CEILING PENETRATIONS TO BE PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- ANY DISCREPANCY OR OMISSIONS BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE ADDRESSED TO SECON FOR CLARIFICATION PRIOR TO CLOSE OF TENDER.
- INFORMATION PROVIDED ON THE DRAWINGS SHALL BE READ AS DIAGRAMMATIC ONLY, WITH FINAL SPATIAL REQUIREMENTS TO BE CHECKED AND CONFIRMED FOR SUITABILITY BY THE CONTRACTOR.

THE CONTRACT DOCUMENTS PROVIDE THE GENERAL EXTENT OF WORKS, QUALITY REQUIREMENTS AND VARIOUS SYSTEMS TO ENABLE THE CONTRACTOR TO COMPLETE FINAL DESIGN AND CONSTRUCT PRICE (D&C) FOR THE SERVICES. THE SERVICES DOCUMENTS ARE NOTIONAL 70% COMPLETION AND ARE NOT FULLY COMPLETED OR CO-ORDINATED WITH OTHER BUILDING SERVICES, STRUCTURE OR ARCHITECTURE OF THE BUILDING.

RISER DIRECTIONS:

- FA FROM ABOVE
- FB FROM BELOW
- TA TO ABOVE
- TB TO BELOW

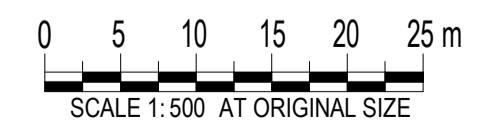
RISER DESIGNATIONS:

- SD SANITARY DRAINAGE
- SV SOIL VENT
- TW TRADE WASTE
- TWV TRADE WASTE VENT
- BV BREATHER VENT
- DCW DOMESTIC COLD WATER
- HWF DOMESTIC HOT WATER FLOW
- HWR DOMESTIC HOT WATER RETURN
- DWW DOMESTIC WARM WATER
- NG NATURAL GAS

ABBREVIATIONS:

- (E) EXISTING
- (R) RELOCATE
- (D) DEMOLISH
- C/O CEILING OVER
- H/L HIGH LEVEL
- U/G UNDERGROUND

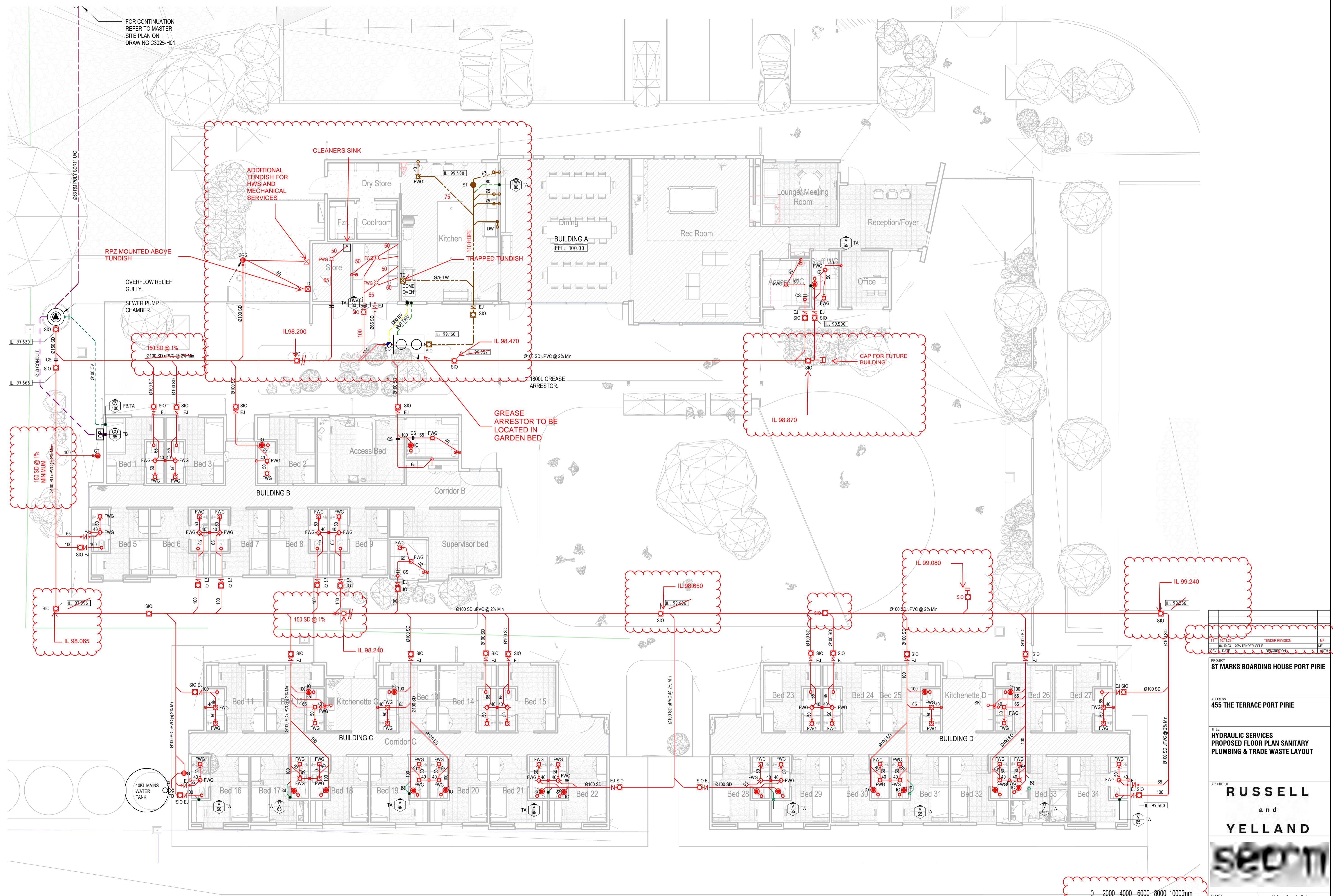
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Sheet Number	Sheet Name
H01	SITE PLAN, DRAWING LIST, LEGEND & GENERAL NOTES
H02	PROPOSED FLOOR PLAN SANITARY PLUMBING & TRADE WASTE LAYOUT
H03	PROPOSED FLOOR PLAN WATER & GAS RETICULATION LAYOUT
H04	ROOF PLAN
H05	DETAILS SHEET 1
H06	DETAILS SHEET 2



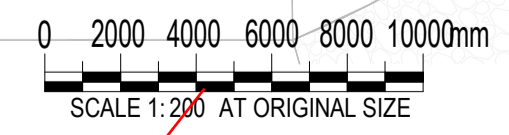
SITE PLAN
SCALE 1:500

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<p>ADDRESS 455 THE TERRACE PORT PIRIE</p>	
<p>TITLE HYDRAULIC SERVICES SITE PLAN, DRAWING LIST, LEGEND & GENERAL NOTES</p>	
<p>ARCHITECT RUSSELL and YELLAND</p>	
<p>DRAWING No. C3025 - H01</p>	
<p>DATE SEP 2023</p>	
<p>SCALE As indicated</p>	
<p>PLANT No. 4/10/2023 4:54:59 PM</p>	

FOR CONTINUATION
REFER TO MASTER
SITE PLAN ON
DRAWING C3025-H01.



SITE PLAN SANITARY PLUMBING & TRADE WASTE LAYOUT
SCALE 1:100



PROJECT	ST MARKS BOARDING HOUSE PORT PIRIE
ADDRESS	455 THE TERRACE PORT PIRIE
TITLE	HYDRAULIC SERVICES PROPOSED FLOOR PLAN SANITARY PLUMBING & TRADE WASTE LAYOUT
ARCHITECT	RUSSELL and YELLAND SECTION

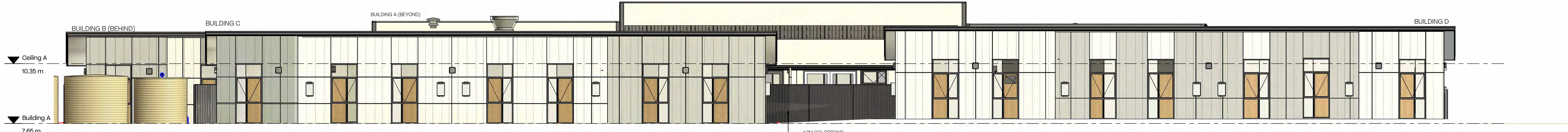
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TENDER



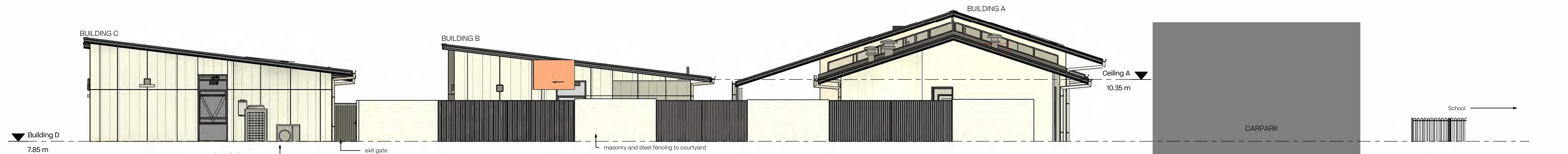
NORTH ELEVATIONS / INSIDE SCHOOL

1:100



SOUTH/ VIEW FROM FARMLAND

1:100



EAST / INSIDE SCHOOL

1:100



WEST / STREET ELEVATION

1:100



VIEW FROM GYM/EXTERNAL COURTS



VIEW FROM THE TERRACE ENTRANCE



VIEW COMING FROM THE SCHOOL



BIRDSEYE VIEW

RUSSELL
and
YELLAND

Project:
ST MARKS BOARDING HOUSE PORT PIRIE
Address:
455 THE TERRACE PORT PIRIE
Client:
ST MARKS COLLEGE
Date:
13/12/2023 8:25:11 PM
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Scale:
1:100
Drawing Title:
OVERALL ELEVATIONS

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Drawing Number: **SK20E**
Revision:

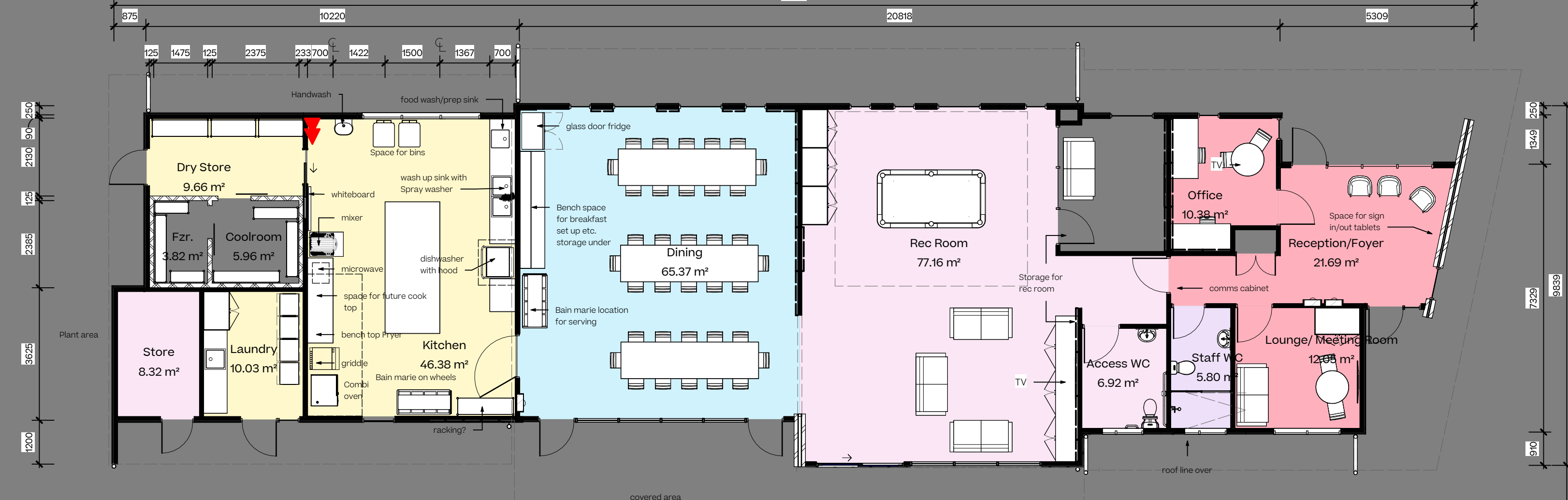
Russell and Yelland Architects
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Tel 08 8722 8700 AIN 58 007 567 099
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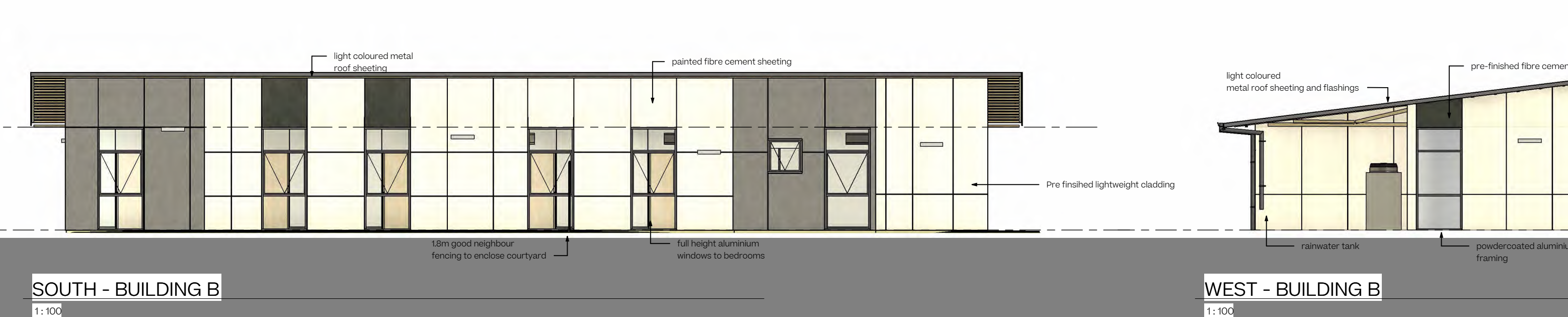
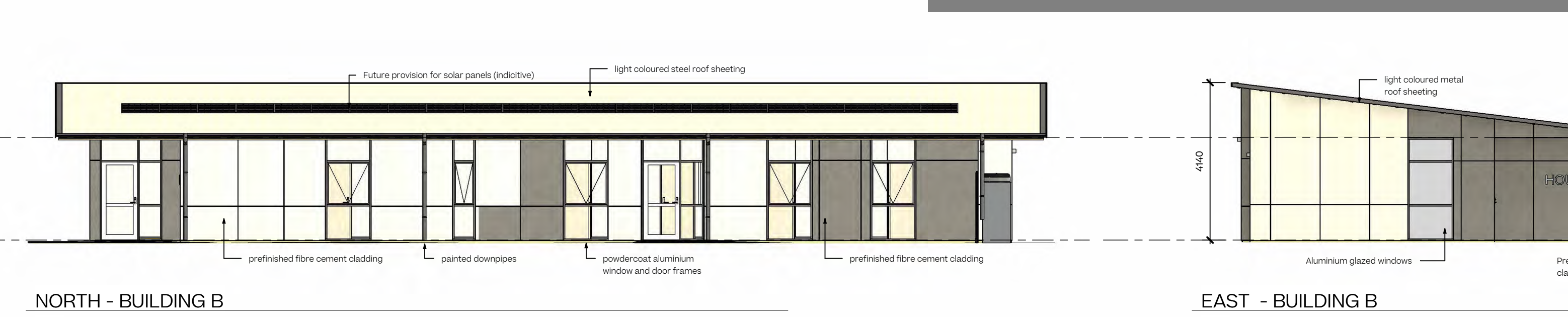
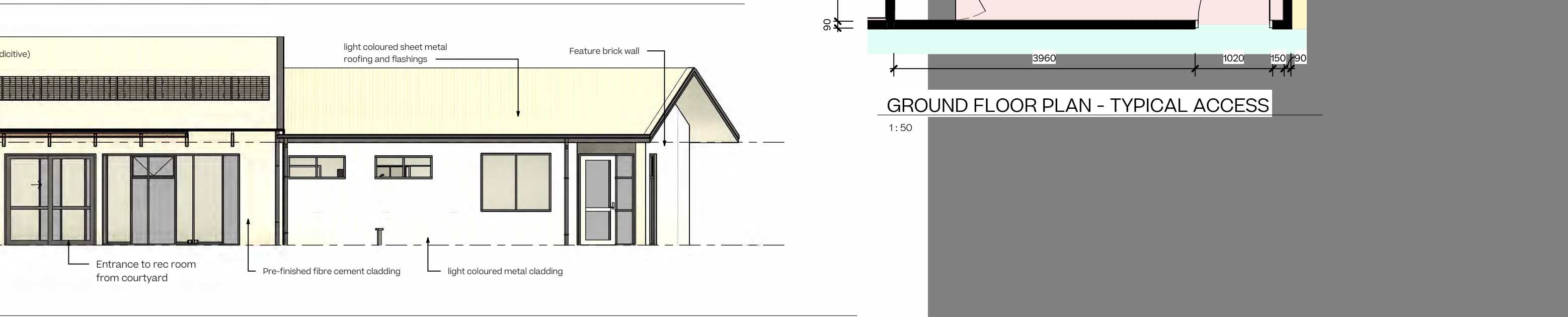
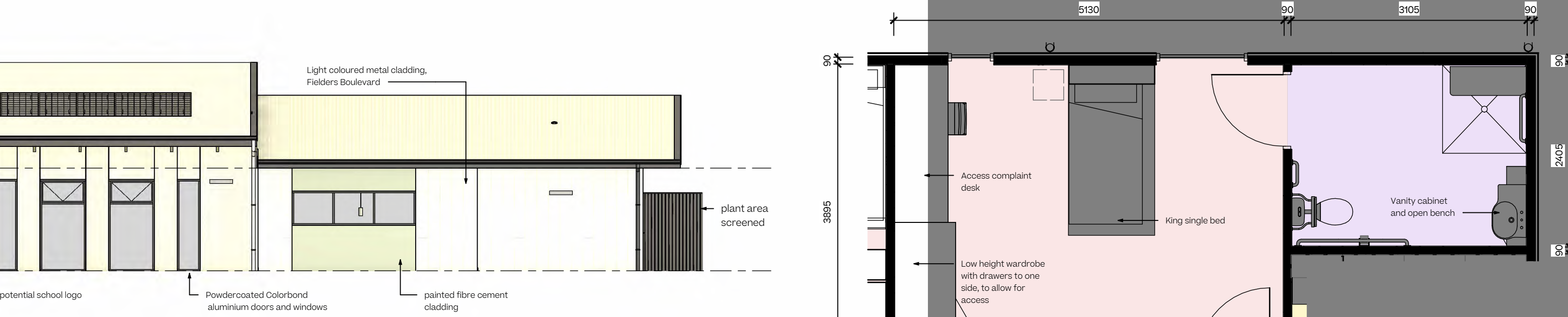
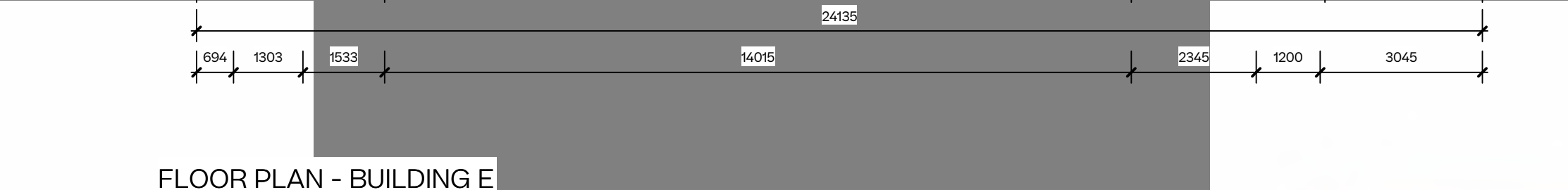
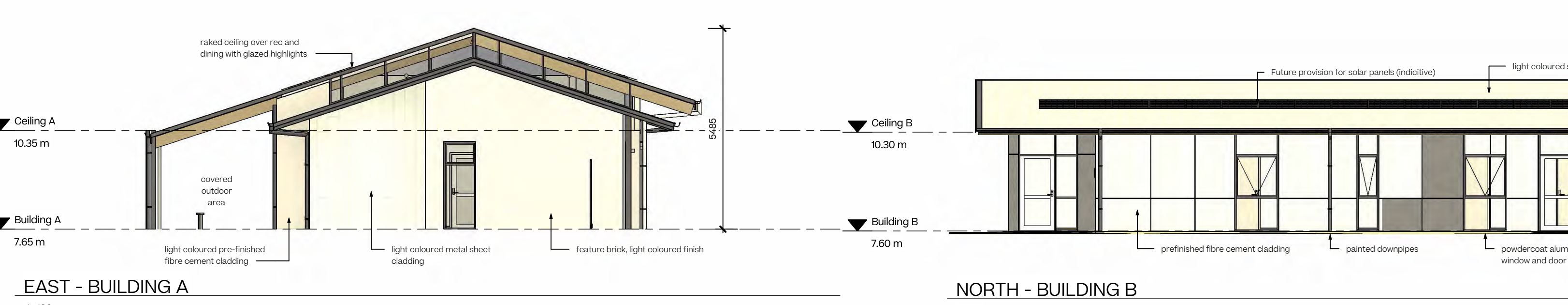
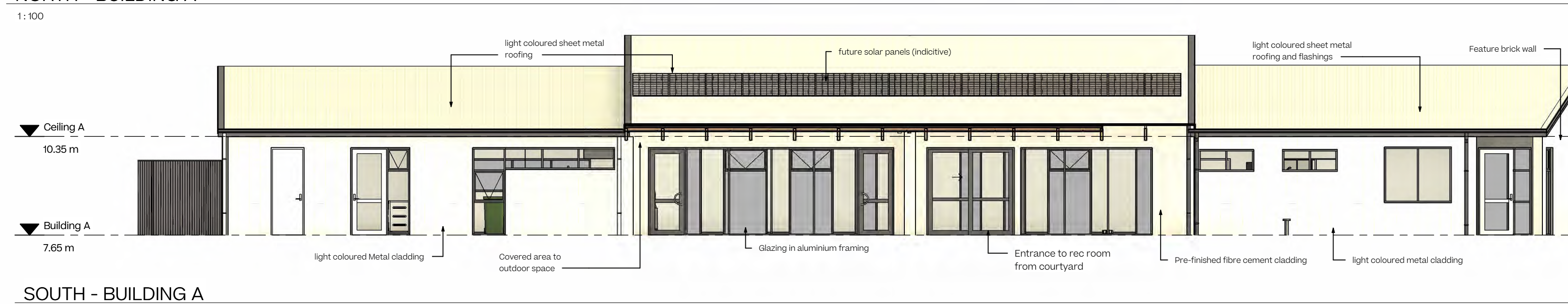
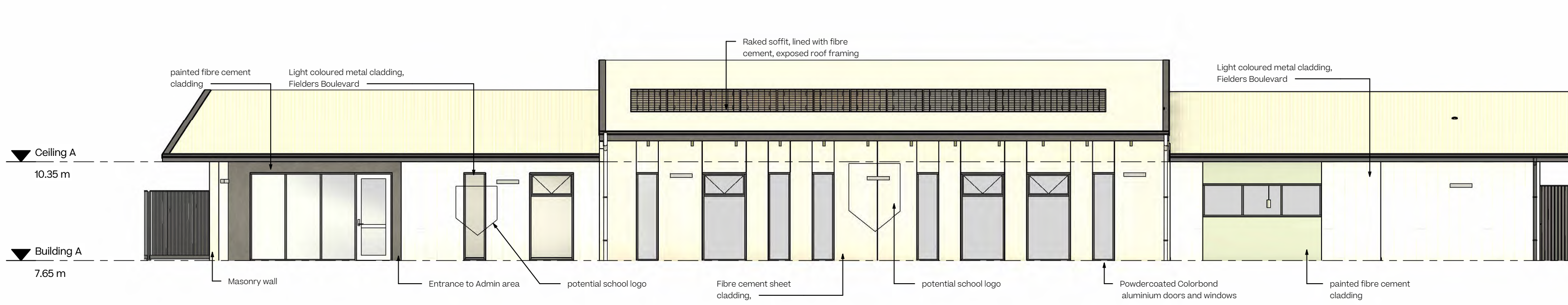
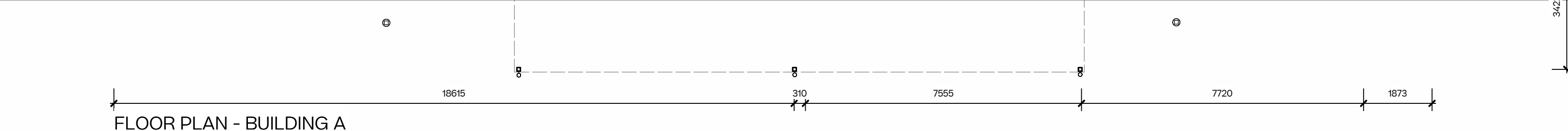
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FOR INFORMATION



- Admin
- Apartment
- Bed
- Corridor
- Dining
- Ensuite
- External
- Recreation
- Wet Services



RUSSELL and YELLAND

Project: **ST MARKS BOARDING HOUSE PORT PIRIE**
Address: 455 THE TERRACE PORT PIRIE
Client: ST MARKS COLLEGE
Date: 22/09/2023 10:23:27 AM
Drawn: LK, Checked: LK, Scale: As indicated
Drawing Title: **PLAN & ELEVATIONS - BUILDING A & B**
Project Number: 22.023, Drawing Number: SK11E, Revision: A1

Russell and Yelland Architects
101 Frederick Street, Unley, Adelaide, SA 5061
Tel 08 872 8700 AIN 58 007 567 099
info@rusyel.com.au rusyel.com.au

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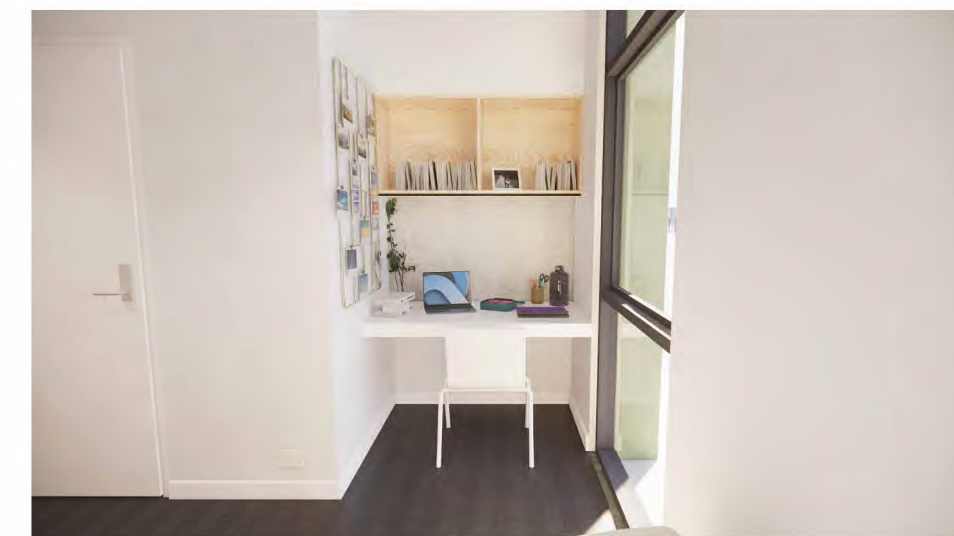
GROUND FLOOR PLAN - BUILDING D

1:100

- Admin
- Apartment
- Bed
- Corridor
- Dining
- Ensuite
- External
- Recreation
- Wet Services



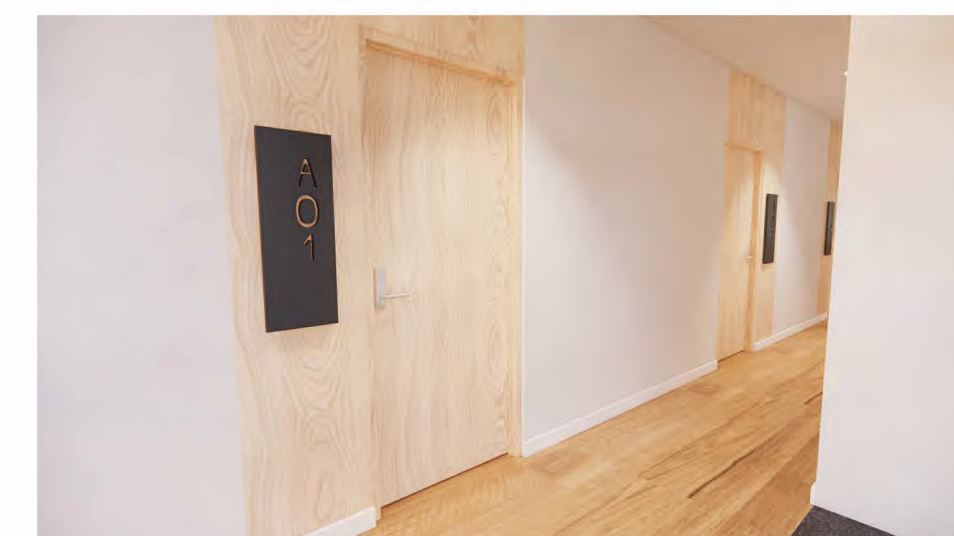
TYPICAL ENSUITE (wall hidden for clarity)



TYPICAL BEDROOM DESK WITH OVERHEAD STORAGE AND PINBOARD WITH BUILT IN LIGHTING



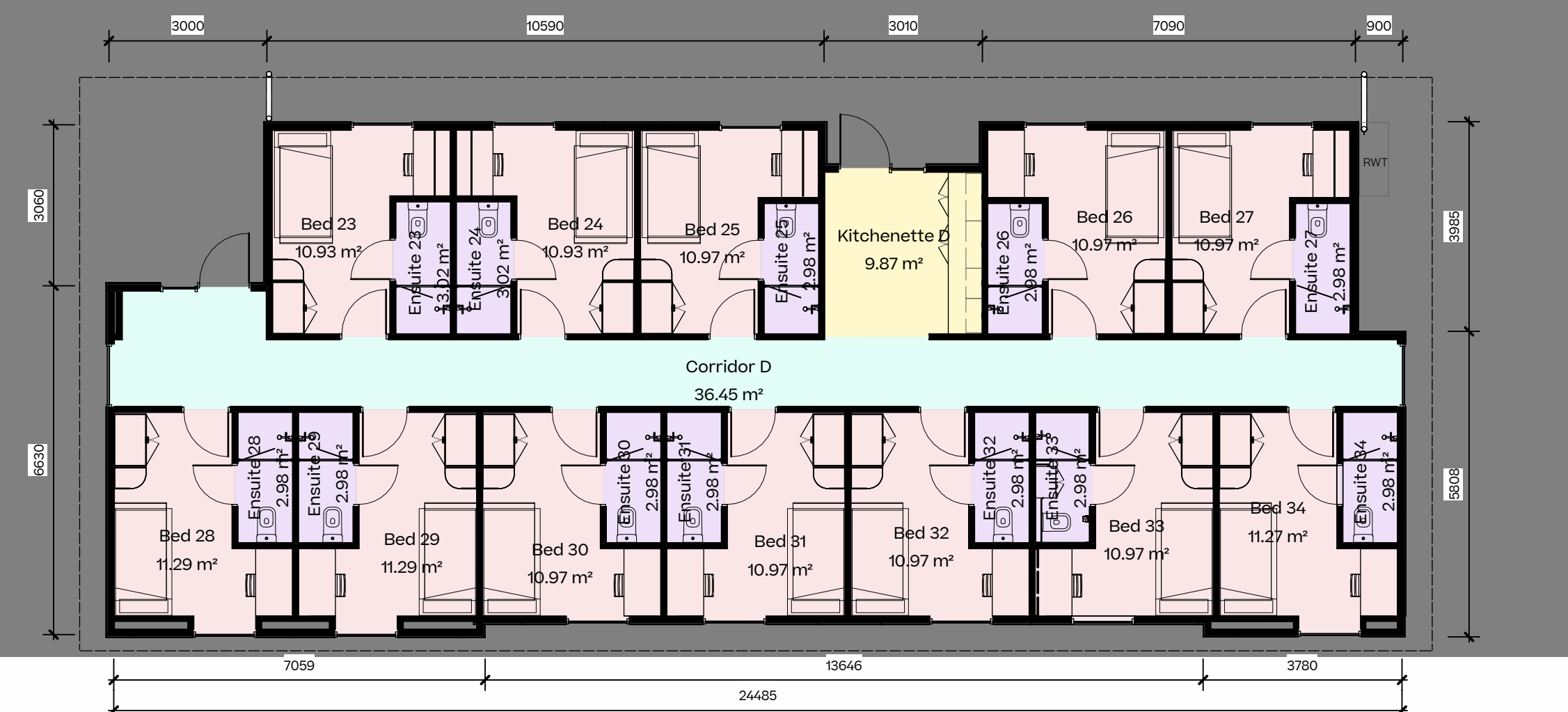
TYPICAL BEDROOM



BEDROOM DOOR TREATMENT - LAMINATE PANEL OR PAINTED FEATURE COLOUR WITH ROOM NUMBER

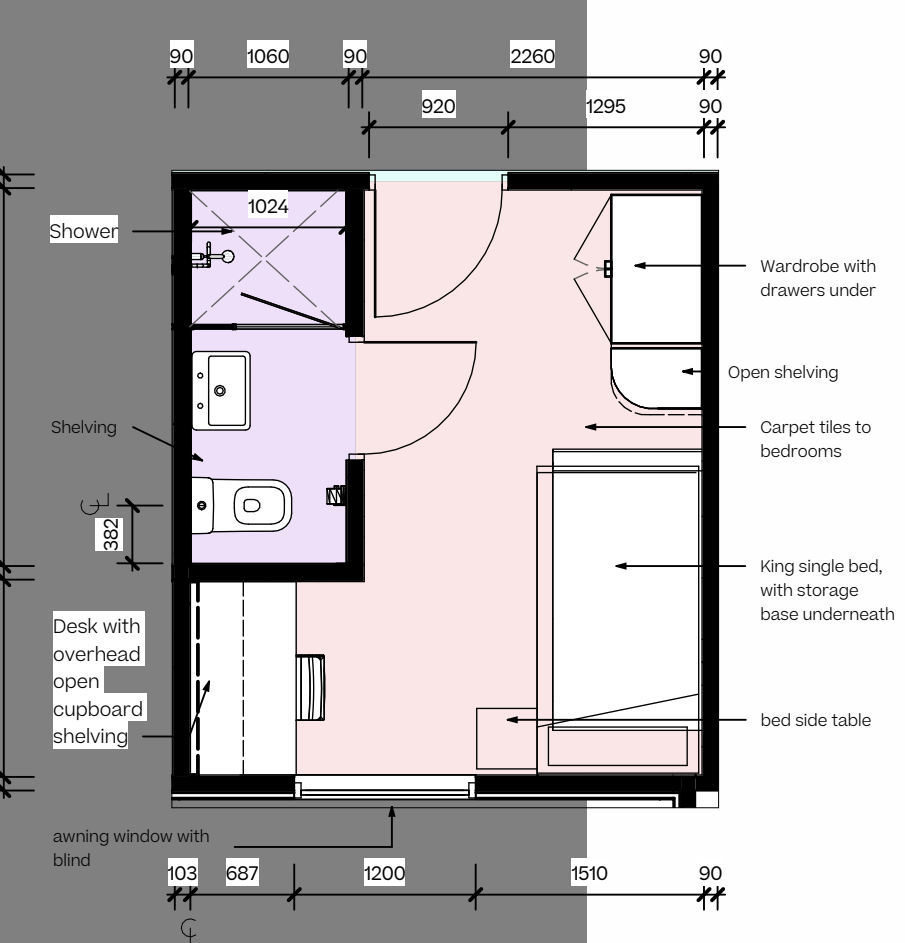


TYPICAL BEDROOM CORRIDOR AND KITCHENETTE



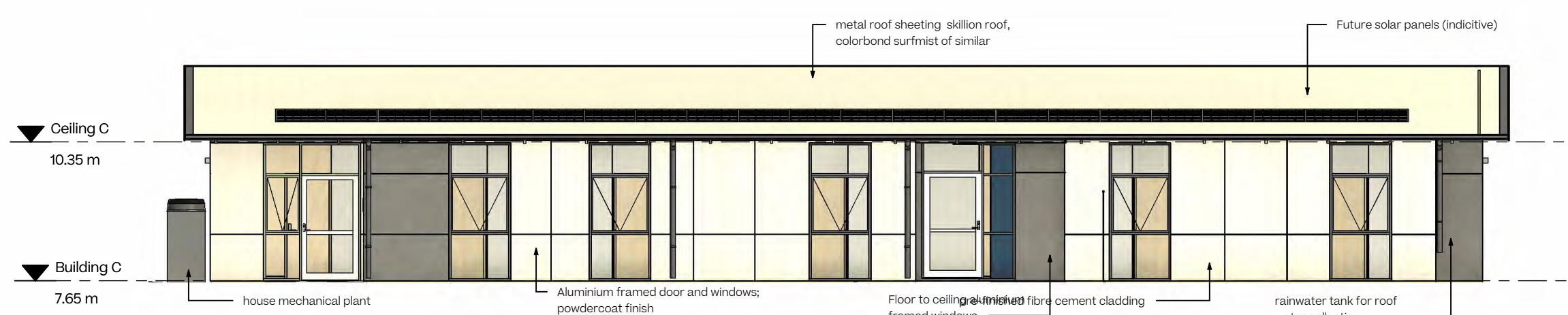
GROUND FLOOR PLAN - BUILDING C

1:100



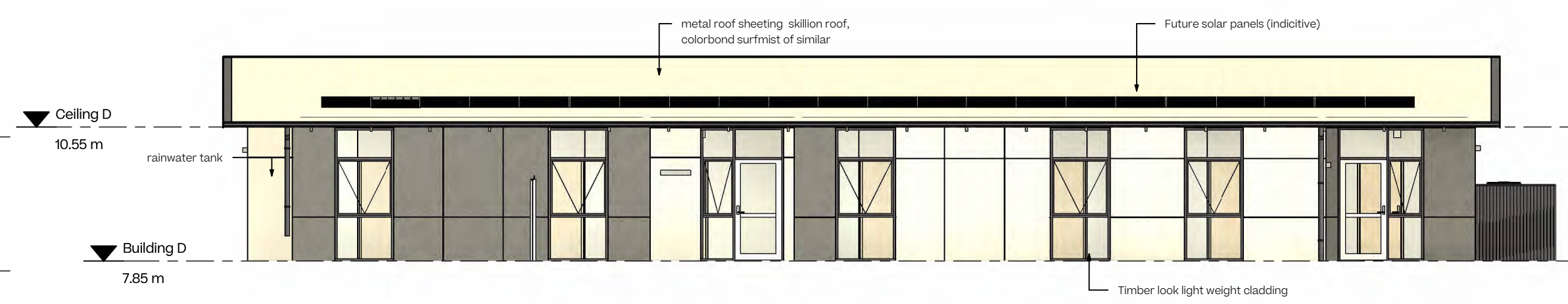
FLOOR PLAN - TYPICAL ROOM & ENSUITE

1:50



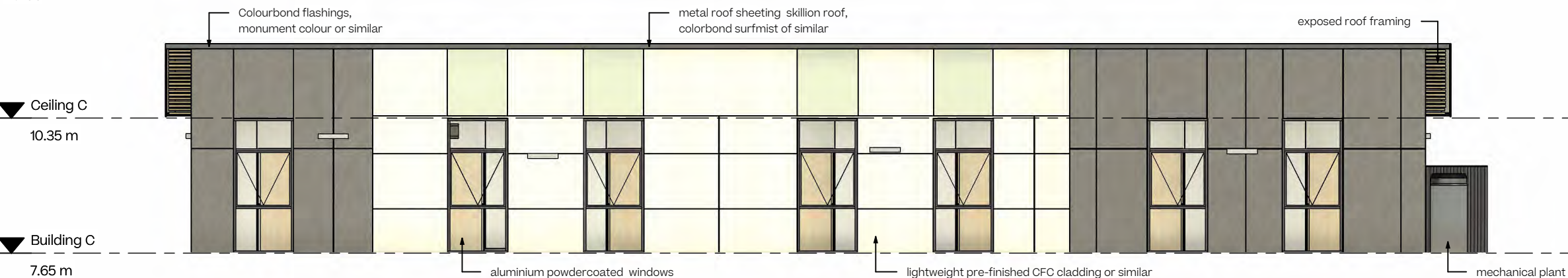
NORTH - BUILDING D

1:100



NORTH - BUILDING DD

1:100



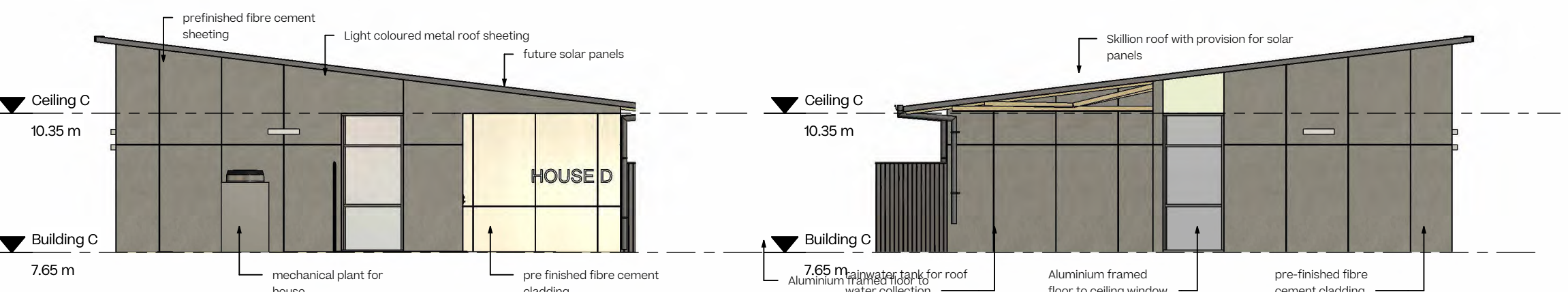
SOUTH - BUILDING D

1:100



SOUTH - BUILDING C

1:100

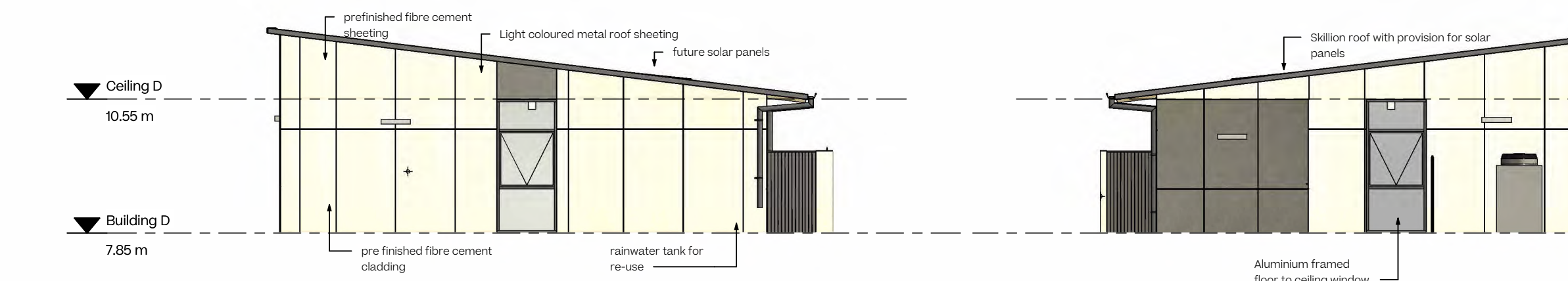


EAST - BUILDING D

1:100

WEST - BUILDING D

1:100



EAST - BUILDING C

1:100

WEST - BUILDING C

1:100

**RUSSELL
and
YELLAND**

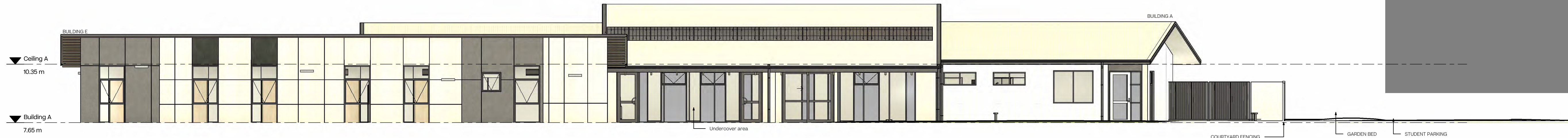
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HOUSE PORT PIRIE**
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455 THE TERRACE PORT PIRIE
Client:
ST MARKS COLLEGE
Date:
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Drawn:
LK
Checked:
LK
Scale:
As indicated
Drawing Title:
**PLAN & ELEVATIONS -
BUILDING C & D**
Project Number:
22.023 SK12D
Drawing Number:
Revision:

Russell and Yelland Architects
101 Frederick Street, Adelaide, SA 5001
Tel 08 872 8700 AEN 58 007 567 099
info@rusyel.com.au rusyel.com.au



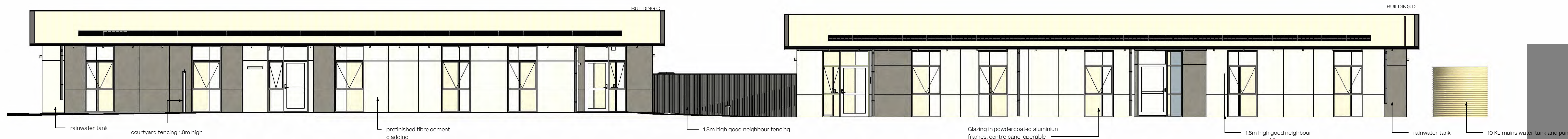
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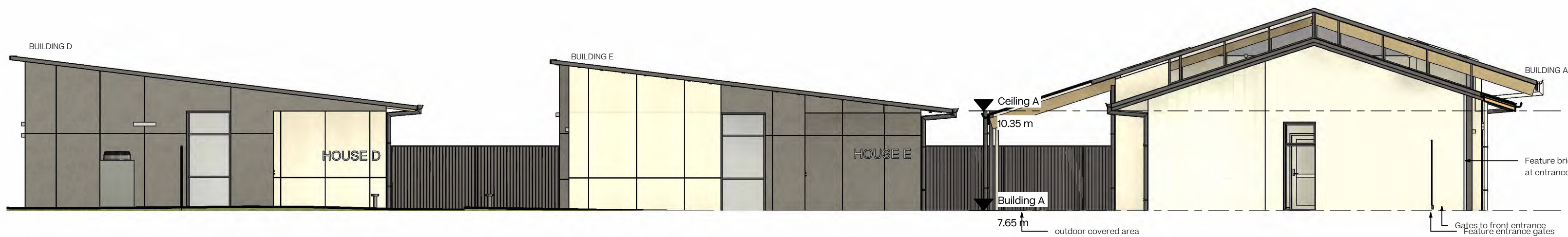
COURTYARD VIEW NORTH

1:100



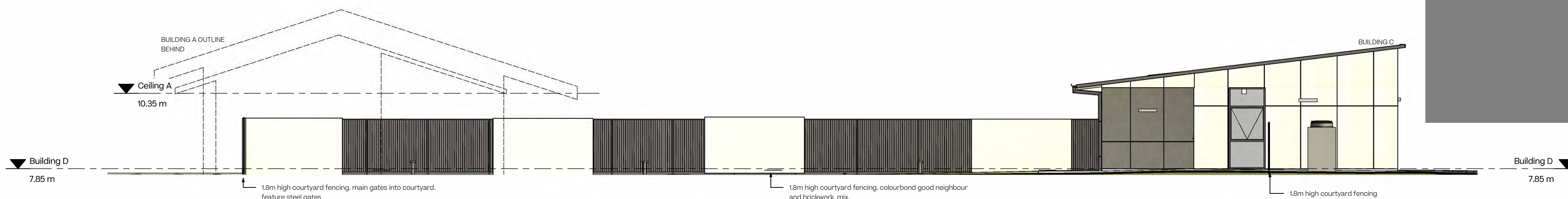
COURTYARD VIEW SOUTH

1:100



COURTYARD VIEW WEST TO STREET

1:100



COURTYARD VIEW EAST TOWARDS GYM

1:100



COURTYARD LOOKING EAST



COURTYARD ENTRANCE LOOKING TOWARDS BOARDING HOUSE



COURTYARD LOOKING NORTH-WEST

RUSSELL
and
YELLAND

Project:
ST MARKS BOARDING HOUSE PORT PIRIE
Address:
455 THE TERRACE PORT PIRIE
Client:
ST MARKS COLLEGE
Date:
22/09/2023 10:24:32 AM
Drawn: LK LK Checked: LK LK Scale:
1:100
Drawing Title:
ELEVATIONS COURTYARD

Project Number: **22.023** Drawing Number: **SK21D** Revision:

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Original Sheet Size: A1

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Planning & Design Code Extract under separate cover.

View of the designated project area



View of the frontage illustrating the existing buildings to be removed



View of existing school from The Terrace – North of the project area



View of existing school from The Terrace – North of the project area



View of existing school from The Terrace – North of the project area



View of existing school from The Terrace – North of the project area



View of the land to the south of the designated project area



View of the neighbouring property (golf course) to the west

