



Port Augusta
CITY COUNCIL



Port Pirie
Regional Council



UNEARTH
WHYALLA

AGENDA

UPPER SPENCER GULF REGIONAL ASSESSMENT PANEL

**Council Chamber, Whyalla City Council,
21 Grundel St, Whyalla Norrie,
Tuesday 14 November 2023,
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 Tuesday 14 November 2023, Whyalla Council Chamber, Whyalla City Council, 21 Grundel Street, Whyalla Norrie, commencing at 5.30pm.

Jodie Perone
ASSESSMENT MANAGER
9 November 2023

1. **Welcome – Stewart Payne, Presiding Member**

2. **Present**

3. **Apologies**

4. **Confirmation of Minutes**

That the minutes of meeting held on 13 October 2023 be received and adopted.

5. **Business Arising from the Previous Minutes**

6. **Conflict of Interest Declarations**

7. **Hearing of Representations – Planning, Development and Infrastructure Act applications**

Refer 8.1

8. **Officer Reports**

8.1 Development Application 23022636

Page 3

Change of land use to Light Industrial (Cabinet Maker), 86 Cartledge Avenue, Whyalla Norrie.

8.1.1 Representor does not wish to be heard.

9. Other business

10. Close

DEVELOPMENT NO.:	23022636
APPLICANT:	Kristen Clark
ADDRESS:	86 Cartledge Ave Whyalla Norrie SA 5608
NATURE OF DEVELOPMENT:	Change of land use to Light Industrial (Cabinet Maker)
ZONING INFORMATION:	Zones: • Employment Overlays: • Building Near Airfields • Hazards (Flooding - Evidence Required) • Native Vegetation
LODGEMENT DATE:	29 August 2023
RELEVANT AUTHORITY:	Regional assessment panel/Assessment manager at Upper Spencer Gulf Regional Assessment Panel
PLANNING & DESIGN CODE VERSION:	2023.12 – 17/08/2023
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: Representations
ATTACHMENT 3: Response to representations
-

1.0 DETAILED DESCRIPTION OF PROPOSAL:

The development proposes the change of land use of the subject land at 86 Cartledge Avenue, Whyalla from residential (inclusive of residential ancillary buildings) to light industry for the purposes of cabinet making.

The proposal seeks the conversion of the site to accommodate an office, kitchen space, main workshop, store rooms, and parking to be used in association with the light industry land use.

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

2.0 BACKGROUND:

2.1 Previous applications

86 Cartledge Avenue has held numerous land use approvals, listed below –

Application No.	Description
850/033/95	Light Commercial & Store Room
850/560/95	Telecom Retail Outlet Fitout
850/184/99	Change of Use to Residence with Garage
850/596/99	Commercial Storage Shed-Provisional Planning Consent expired
850/D007/12	Land Division

3.0 SUBJECT LAND & LOCALITY:

3.1 Land Description

The subject land is comprised of a single allotment with an area of 2098m², Certificate of Title 6145/935. The land is a rectangular shape with a rounded corner at the intersection of Cartledge Avenue and Moran Street. The land has 56.16 metres of primary street frontage to Cartledge Avenue and 30.9 metres of secondary street frontage to Moran Street.

The land has an existing building previously used as a residence, although the appearance presents closer to that of an industrial office space. A carpark exists to the eastern half of the land although in a presently dilapidated state.

3.2 Locality

The locality surrounding the land differs between the northern and southern sides of Cartledge Avenue. To the north is a mixture of light industrial, storage, and commercial land uses, while to the south is predominantly residential properties with an area of open space reserve.

Image 1 – Subject land and locality



Image 2 – Street view from Cartledge Avenue



Image 3 – Street view from Moran Street



3.3 Zoning

The subject land is located within the Employment Zone, however, is located at the boundaries of the Suburban Activity Centre Zone and the General Neighbourhood Zone to the west and south respectively.

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



4.0 PROCEDURAL MATTERS

4.1 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.

4.2 Consent Required

Planning Consent

4.3 Category of development:

- **PER ELEMENT:**
Change of use to Light Industry (Cabinet Maker): Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON:**
P&D Code; Pursuant to Section 107 of the PDI Act 2016.

5.0 PUBLIC NOTIFICATION

5.1 Reason for 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, the change of land use to light industry is to occur at a site located adjacent to a site (or land) used for residential purposes in a neighbourhood-type zone. This places the development at variance to Column B and therefore requires notification.

5.2 Representations

1 representation was received during the notification period.

Opposes the development

No. of representation	Name	Address	Matters raised	Request to be heard
1	Dwayne Bowden	4 Eyre Avenue, Whyalla	<ul style="list-style-type: none">• Impacts to the quality of life.• Noise disruption.• Impact on “tranquillity”.	No

Complete representation can be found within the attachments.

5.3 Applicant's response

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

It is claimed within the Applicant's letter that the original zoning of the land was light industrial before being transitioned to residential. This is technically incorrect as the zoning of the land was 'Commercial' as specified within the Development Plan of 2016; Prior to the transition to the Planning and Design Code in 2021 where the zone was renamed 'Employment'. However, the intent of the Applicant's statement identifying that the site has held a light industrial like use previously is acknowledged and confirmed to be true.

Complaints of noise generating from the proposed development have been acknowledged and addressed by the Applicant. It is stated that there is adequate separation from the nearest residents of Eyre Avenue, and still further separation to the resident to which made representation.

There is a minimum separation of 120 metres between the boundaries of 86 Cartledge Avenue and 4 Eyre Avenue. It is documented within the application that the operation of the business will occur within typical business hours of 7am – 5pm, Monday to Friday. The applicant considers that the setback from neighbouring residential properties, the stated operating times, and the form of work occurring at the site, the expected volume of noise generated from the proposed development is acceptable.

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

6.0 REFERRALS

6.1 Agency referrals

Agency referrals not required.

6.2 Internal referrals

Internal referrals not required.

7.0 PLANNING ASSESSMENT

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

7.1 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	Highest point of top of kerb is 12.191 while the lowest finished floor level (Main workshop) is at 12.439. No risk of flooding to the property or building.
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.

The development achieves the Performance Outcomes of the applicable Overlays.

7.2 Land Use

Applicable Desired Outcome and Performance Outcomes 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:

d) Light Industry

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 Designated Performance Feature 1.1.

The proposal upholds the established character of the locality to the north of the site and does not detract from the established character to the south of the site.

7.3 Built Form

The existing built form is a single storey structure comprised of a red iron shed attached to a brown brick building. There is a 6.54 metre setback to Cartledge Avenue and a 10.52 metre setback to Moran Street. The existing site is of low-impact to the locality and an existing red iron fence at Cartledge Avenue and established fruit trees at the Moran boundary provide some softening of the site to the public realm.

No modifications to the built form are proposed as part of this development.

7.4 Traffic Impact, Access and Parking

Applicable Desired Outcome and Performance Outcomes are as follows:

Transport Access and Parking – DO 1

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

Transport Access and Parking – PO 1.4

Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.

Transport Access and Parking – PO 3.1

Safe and convenient access minimises impact or interruption on the operation of public roads.

Transport Access and Parking – PO 3.5

Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

Transport Access and Parking – PO 5.1

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

Transport Access and Parking – 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.

Transport Access and Parking – PO 6.6

Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.

Submitted plans indicates the reuse of the exiting crossovers for access and egress to the site. Crossovers are present at the eastern end of the Cartledge Avenue Street frontage and to the northern end of the Moran Street frontage.

All loading and unloading will occur within the site in an area located towards the northern property boundary. This area is large enough to facilitate the maneuvering of transport vehicles and will not impact the delineated vehicle parking spaces for staff and guests.

Performance Outcome 5.1 seeks that the appropriate volume of vehicle parking is provided within the site to satisfy the expected volume of use. Five vehicle parking spaces are provided, inclusive of an accessible parking space.

Within the supplied application documentation, it is stated that the business would employ two employees. The number of parking spaces provided is appropriate for the proposed development.

It should be stated that the Designated Performance Feature associated with Performance Outcome 5.1 seeks compliance with Table 2 of the Transport Access and Parking General Development Policies, and table 1 when table 2 is not applicable. Table 1 is silent on this matter as it does not explicitly list 'Light Industry' or a 'Cabinet Making' use. However, the Code extract generated by the Development Assessment Portal deems table 2 to be applicable, this appears to be an error as the extracted policy neither lists the appropriate zone nor the land use. The parking has therefore been assessed on its merits.

The application does not propose to modify the existing parking nor existing crossovers, however what is existing is orderly and allows for safe flow of traffic, loading and unloading, and will not impact the operation of public roads.

7.5 Interface between Land Uses

Applicable Desired Outcome and Performance Outcomes are as follows:

Interface between Land Uses – DO 1

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

Interface between Land Uses – PO 4.1

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

Interface between Land Uses – 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.*

The development proposes a cabinetry making business. The stated operating hours are from 7am – 5pm, Monday to Friday. While some level of noise generated from the machinery included within the floor plans such as the edge bander and panel saw are to be expected, the business operating hours are consistent with that of a typical business. Additionally, the machinery in use is not too dissimilar to that of a hobbyist's domestic workshop.

All loading and unloading of vehicles will occur within the site, along the northern boundary. This is the furthest point from all adjoining residential properties mitigating impacts.

Dust extractors are to be installed on the northern side of the workshop which will collect sawdust into disposable dust bags. Skip bins will be located on site for larger waste material. Waste will be collected by Veolia front loading trucks, entering from Cartledge Avenue.

Interface between conflicting Land Uses is negligible and has been adequately identified and mitigated within the application.

7.6 Signage

While signage is typically associated with a business such as the proposed, it has been declared that signage will not form part of this application.

8.0 CONCLUSION

The application proposes the change in land use of 86 Cartledge Avenue from residential to light industry for the purposes of cabinet making.

The proposed land use will be utilising the existing built form of the site and all operations including vehicle manoeuvring, loading and unloading, and waste removal will be contained to the site. The proposal is an appropriate form of development within the Employment Zone and has adequately addressed concerns related to the development.

Light Industry is an envisaged land use within the Employment Zone and had it not been on the boundary of a zone with a neighbourhood zone, would not have required notification.

Operation of the site will be contained to typical business hours of 7am – 5pm, Monday to Friday.

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.

9.0 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 23022636, by Kristen Clark 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

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

Condition 3

That the hours of operation shall be between 7am and 5:00pm Monday to Friday. If operating hours are to deviate from the times conditioned, the submission of a variation applying for this change is required.

Condition 4

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

Condition 5

The sliding door on the southern side of the main workshop, shall remain closed at all practical times during use of machinery associated with the cabinet making business to mitigate noise spill from the site.

Condition 6

Soft landscaping shall be installed between the Cartledge Avenue boundary and the internal red iron fence. All landscaping plantings shall be planted 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.

ADVISORY NOTES

Planning Consent

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: 8 November 2023

Statement of further particulars

1. Specific use proposed

Cabinet and joinery business. Construction of cabinets on site. Office work for the business.

2. Expected number of employees

Expected number of employees is two.

3. Description of processes, machines and activities on site

Panel saw machine to cut material to length. Edge bander machine to apply edging. Work bench to allow construction of cabinets.

4. Expected days and times of operation

Monday to Friday. 7am to 5pm.

5. Various stages of development

Not applicable. No change to the property is envisaged. Just change in land use from residential to light industrial.

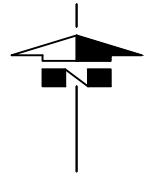
6. Details of any lease or sublease

Not applicable.

7. Details and methods of waste storage and disposal

Dust extractor on northern side of shed to collect dust into disposable dust bags.

Skip bin on site for larger waste material. To be collected by Veolia front loading truck, entering from Cartledge Avenue.



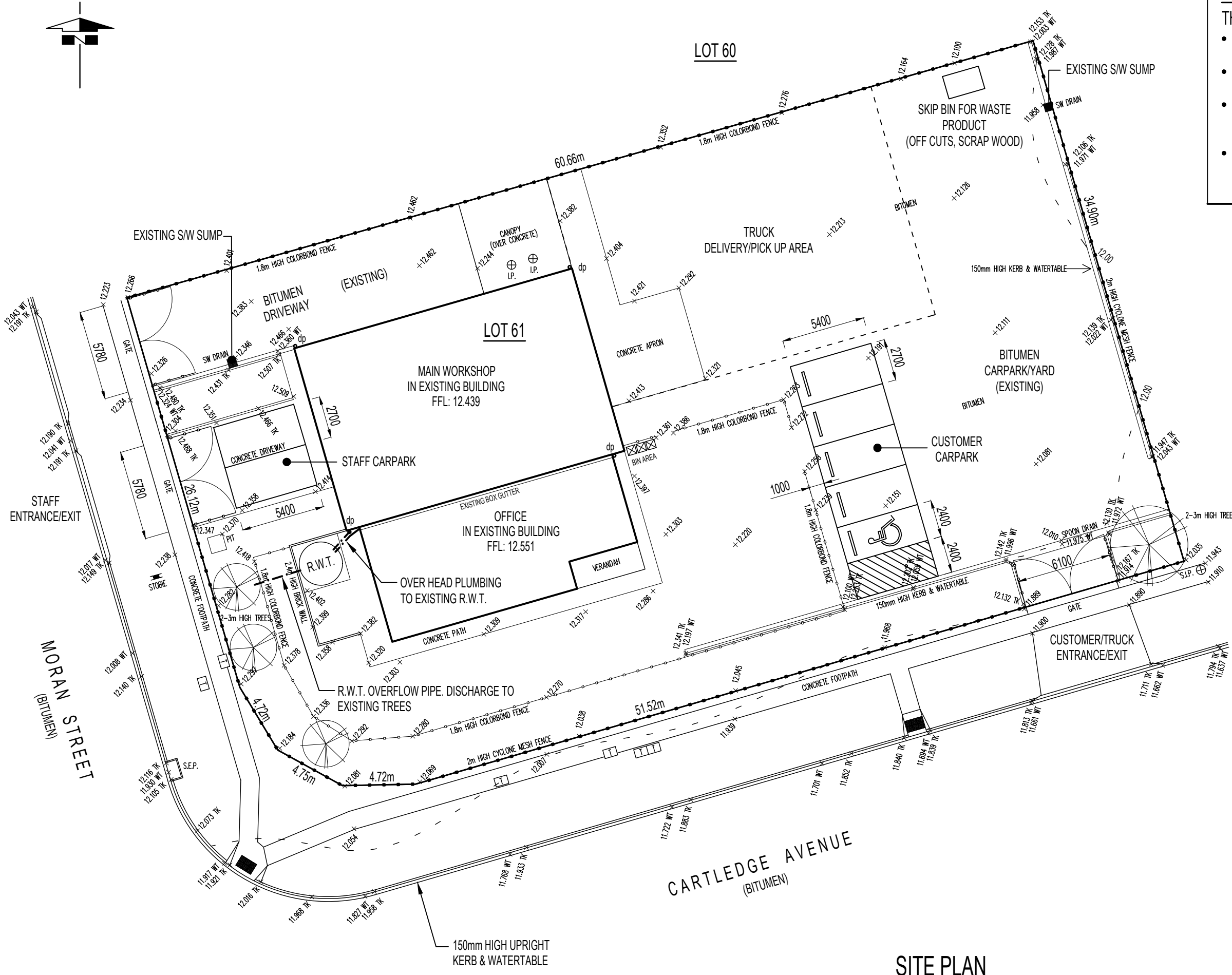
LOT 60

NOTE:
 THIS IS AN ENGINEERING SURVEY ONLY

- TO LOCATE THE EXACT BOUNDARY, A BOUNDARY IDENTIFICATION SURVEY WILL BE REQUIRED.
- ANY DIMENSIONS INDICATED TO BE VERIFIED BY THE BUILDING CONTRACTOR.
- THE EXACT LOCATION OF ALL SERVICES AND SITE FEATURES INDICATED ON THIS PLAN ARE TO BE CONFIRMED BY THE BUILDING CONTRACTOR.
- IT REMAINS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.

LEGEND

+	16.27	EXISTING SPOT LEVELS
- - -	16.00	EXISTING CONTOUR LEVELS
TK		TOP OF KERB
WT		WATERTABLE INVERT
□		TELSTRA PIT
S.I.P. ⊕		SEWER IP
dp		DOWN PIPE



STASSI CONSULTING ENGINEERS
 37 Patterson Street, Whyalla SA 5600
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 www.stassieng.com.au
 Whyalla - Port Lincoln - Adelaide

A 17/07/23 DATE SURVEYED - 06/07/23

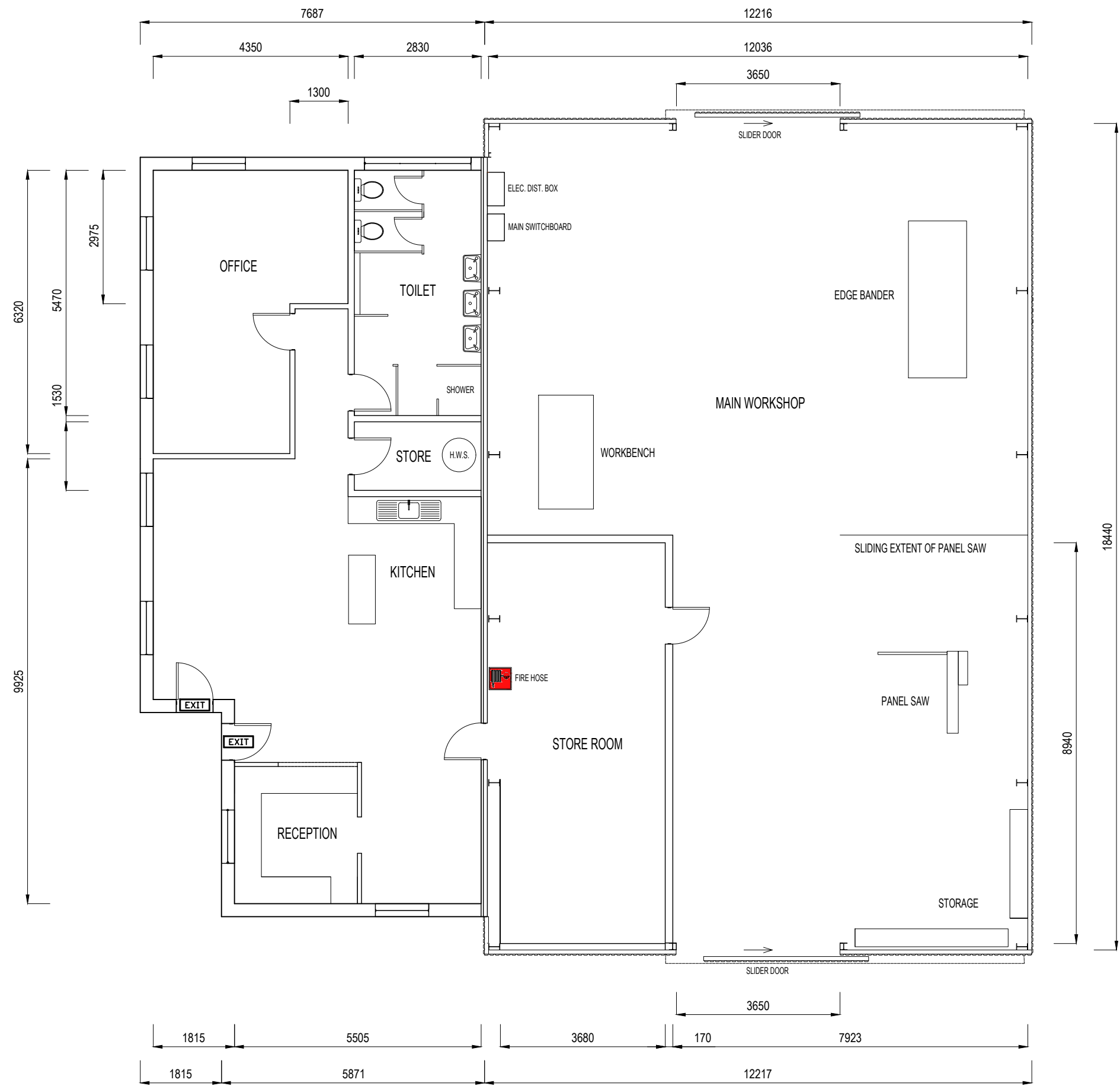
PROPOSED REFIT
 AT 86 CARTLEDGE AVENUE
 WHYALLA NORRIE
 FOR KRISTEN CLARK

SITE PLAN

Scale	Date	
1:250 at A3	17/07/23	
Design	Drawn	Approved
-	M.N.	N.S.
Drawing Number		
Job No.	Sheet No.	Rev.
23247	C01	A

Contractors shall verify all dimensions and levels on site prior to commencing work. Any discrepancies to be reported to the designer immediately. Drawing not to be scaled - use figured dimensions only. © Copyright remains the property of the designer.

SITE PLAN
 SCALE 1:250



BUILDING AREA	
OFFICE	111.47m ²
WORKSHOP	221.78m ²
TOTAL	333.25m ²

STASSI
CONSULTING ENGINEERS
 37 Patterson Street, Whyalla SA 5600
 P: (08) 8645 2244
 E: admin@stassieng.com.au
 www.stassieng.com.au
 Whyalla - Port Lincoln - Adelaide

A	10/07/23	DATE SURVEYED - 06/07/23
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PROPOSED REFIT
 AT 86 CARTLEDGE AVENUE
 WHYALLA NORRIE
 FOR KRISTEN CLARK

PROPOSED FLOOR PLAN

Scale	Date
1:100 at A3	10/07/23

Design	Drawn	Approved
-	M.N.	N.S.

Drawing Number

Job No.	Sheet No.	Rev.
23247	A02	A

Contractors shall verify all dimensions and levels on site prior to commencing work. Any discrepancies to be reported to the designer immediately. Drawing not to be scaled - use figured dimensions only. © Copyright remains the property of the designer.

PROPOSED FLOOR PLAN
 SCALE 1:100

Details of Representations

Application Summary

Application ID	23022636
Proposal	Change of land use to Light Industrial.
Location	86 CARTLEDGE AV WHYALLA NORRIE SA 5608

Representations

Representor 1 - DWAYNE BOWDEN

Name	DWAYNE BOWDEN
Address	4 EYRE AVE WHYALLA SA 5608 WHYALLA SA, 5608 Australia
Submission Date	04/10/2023 07:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

We reside at 4 Eyre Ave in which is only 3 houses away from the proposed land use we feel the level of notice and activities from this property will impact are standard of life and disturb our day-to-day routine There is existing business further up the street on Moran Street being Stateliner Reece plumbing, Noises from these business during the morning make it difficult for us to sleep in the morning already Any business located close that will be receiving deliveries and using machinery in the function of cabinet making e.g., panel saws etc will defiantly have an impact on our live and tranquillity Dwayne Bowden Phone 0412726419 4 Eyre Ave Whyalla sa 5608

Attached Documents

DbcEmailReRepresentationToApplication-5October2023-6619417.pdf

DbcEmailReRepresentationToApplication-5October2023-6623903.pdf

Cristina Schubert

From: Jonalin Steart on behalf of Council Mail Box
Sent: Thursday, 5 October 2023 9:27 AM
To: Cristina Schubert
Subject: FW: Representation_on_Application_-_Performance_Assessed_Development
Attachments: Representation_on_Application_-_Performance_Assessed_Development.docx

Importance: High
Sensitivity: Confidential

Jonalin Steart

Records Management Coordinator



Whyalla City Council
PO Box 126
Whyalla SA 5600

t. 08 8640 3444
m. 0406 549 142

e. jonalin.steart@whyalla.sa.gov.au
w. whyalla.sa.gov.au



Whyalla Council acknowledge and respect the Barngarla people as the Traditional Custodians of the ancestral lands. We acknowledge the deep feelings of attachment and relationships of Barngarla people to the country and the sea. Find out about Council's Reconciliation Action Plan at <https://www.whyalla.sa.gov.au/RAP>



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From: dbcfabrication@gmail.com <dbcfabrication@gmail.com>
Sent: Wednesday, October 4, 2023 6:59 PM
To: Council Mail Box <council@whyalla.sa.gov.au>
Subject: Representation_on_Application_-_Performance_Assessed_Development
Importance: High
Sensitivity: Confidential

CAUTION :

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



WWW.DBCFAB.COM.AU

Hi

Please find attached file my representation o purposed change of land use

Thank you

Dwayne Bowden 0412726419

4 Eyre Ave Whyalla sa

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Kristen clark <i>[applicant name]</i>
Development Number:	23022636 <i>[development application number]</i>
Nature of Development:	Change of land use to light industrial <i>[development description of performance assessed elements]</i>
Zone/Sub-zone/Overlay:	Click here to enter text. <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	86 Cartledge av Whyalla Norrie sa 5608 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	City of Whyalla <i>[relevant authority name]</i>
Phone Number:	86403444 <i>[authority phone]</i>
Close Date:	5/October/2023 at 11:59pm <i>[closing date for submissions]</i>

My name*: Dwayne Bowden	My phone number: 0412726419
My postal address*: 4 Eyre Ave Whyalla 5608	My email: dbcfabrication@gmail.com

** Indicates mandatory information*

My position is:	<input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development
-----------------	--

The specific reasons I believe that planning consent should be granted/refused are:
*We reside at 4 Eyre Ave in which is only 3 houses away from the proposed land use we feel the level of notice and activities from this property will impact are standard of life and disturb our day-to-day routine
 There is existing business further up the street on Moran Street being Stateliner Reece plumbing,
 Noises from these business during the morning make it difficult for us to sleep in the morning already
 Any business located close that will be receiving deliveries and using machinery in the function of cabinet making e.g., panel saws etc will defiantly have an impact on our live and tranquillity*

*Dwayne Bowden
 Phone 0412726419
 4 Eyre Ave Whyalla sa 5608*



[attach additional pages as needed]

Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - [Click here to enter text.](#) [list any accepted or deemed-to-satisfy elements of the development].

I:	<input type="checkbox"/> wish to be heard in support of my submission*
	<input checked="" type="checkbox"/> do not wish to be heard in support of my submission
By:	<input type="checkbox"/> appearing personally
	<input type="checkbox"/> being represented by the following person: Click here to enter text.

*You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission

Signature: 

Date: 4/10/2023

Return Address: 4 ERYE WHYALLA SA 5608 [relevant authority postal address] or

Email: dbcfabrication@gmail.com [relevant authority email address] or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Kristen Clark
14 Jeffries Street
Whyalla SA 5600
0418 810 167

23 October 2023

Response to representation.

Re: Change of land use to Light industrial at 86 Cartledge Avenue Whyalla Norrie SA 5608

My position is that i support the proposal to change land use to Light Industrial.
Reasons being;

1. The location was originally zoned light industrial, before being changed to residential. This latest change merely returns the location to its original zoning.
2. The surrounding locations on Moran Street are zoned light industrial. This change brings 86 Cartledge Avenue in line with those other businesses.
3. The distance to the nearest home on Eyre Avenue is enough to provide separation from residential to light commercial properties. The distance to the resident opposing the zone change is much further.
4. The resident opposing the change suggests they can hear noise from existing locations. The activities proposed at 86 Cartledge Avenue will not be louder than those already occurring.
5. Equipment in the shed will be placed on the furthest boundary from any residential homes (the Northern side), minimising any noise made that may be heard by residents.
6. Approving the land use change will allow a new business to open in Whyalla, providing cabinetry services that are in demand.

Kristen Clark