

NOTICE OF MEETING

Notice is hereby given in accordance with
Section 83 of the *Planning, Development and Infrastructure Act 2016*,

Council Assessment Panel Meeting **of the**



will be held

by electronic means

Public access to the meeting will be via

<https://www.youtube.com/channel/UCtMO9nfkK2HBYiFxWe4APYQ>

on

Wednesday 1 December 2021

At 5:30pm

A handwritten signature in black ink, appearing to read "David Roberts", is written over a horizontal dotted line.

David Roberts

ASSESSMENT MANAGER

In light of the ongoing COVID-19 public health emergency, and social distancing requirements, **public access to the meeting will be facilitated via live stream on Council's YouTube channel <https://www.youtube.com/channel/UCtMO9nfkK2HBYiFxWe4APYQ>**. A Zoom link will be provided to representors and applicants presenting to the Panel.

AGENDA

Page
Number

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present/Leave of Absence

2 MINUTES

- 2.1 “that the minutes of the Council Assessment Panel meeting held on Wednesday 3 November 2021, be accepted as read and confirmed” **3**

3 DECLARATION OF INTEREST

4 REPORTS FOR DECISION UNDER THE DEVELOPMENT ACT 1993

5 REPORTS FOR DECISION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

- 5.1 21026306 – Venture Corporate Advisory – Staged Construction of four (4) greenhouses, a shade-house, two production/cold rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area – Lot 1903, 1904 & 1611 Buckland Park Road Two Wells – CT 6214/374, 6214/370 & 6214/373 **13**
- 5.2 21014664 – Dale & Jessica Stuart – Construction of domestic outbuilding (7.6m x 12.1m x 3.3m – 2 Honeysuckle Drive Two Wells – CT 6241/710 **93**
- 5.3 21023790 – C Houston – Construction of domestic outbuilding (shed) – 4 Honeysuckle Drive Two Wells – CT 6241/709 **104**
- 5.4 21029374 – K Norris – Construction of domestic outbuilding (shed) – 10 Honeysuckle Drive Two Wells – CT 6241/706 **112**

6 REPORTS FOR INFORMATION

7 OTHER BUSINESS

8 CONFIDENTIAL ITEMS

9 NEXT MEETING

Wednesday 2 February 2021
(To be confirmed)

10 CLOSURE

MINUTES

of the

Council Assessment Panel Meeting

of the



Pursuant to the provisions of section 83 of the
Planning, Development and Infrastructure Act 2016

HELD Via

Electronic Means

In light of the ongoing COVID-19 public health emergency, and social distancing requirements, participation by representors and applicant was facilitated by electronic means (Zoom) and public access to the meeting was facilitated via live stream on Council's YouTube channel

<https://youtu.be/c7IZGle8mH8>

on

**Wednesday 3 November 2021
at 5.30pm**

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The Presiding Member formally declared the meeting open at 5.32pm and acknowledged the Kurna People as the Traditional Custodians of the Land.

1. ATTENDANCE RECORD

1.1 Present

Mr. Nathan Cunningham	Presiding Member
Mr. Ian O'Loan	Independent Member
Mr. Paul Mickan	Independent Member
Mr. Aaron Curtis	Independent Member
Cr Margherita Panella	Council Member

Also in Attendance

Assessment Manager	Mr. David Roberts
Senior Planning Officer	Mr. Josh Banks
Planning Officer	Mr. Martin Rutt
Administration Support Officer/Minute Taker	Miss Abbey Cook
IT Officer	Mr. Sean Murphy

1.2 Apologies:

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The Panel agreed that the variation be accepted as the version for which the CAP would then make a decision.

Independent Member Ian O'Loan addressed the Panel and raised concerns.

Independent Member Aaron Curtis addressed the panel and proposed variation.

Independent Member Paul Mickan addressed the panel and proposed variation.

Mark Kwiatkowski addressed the Panel on certain aspects of the development

Mr. Tom Game addressed the panel on certain aspects of the development

Independent Member Ian O'Loan addressed the panel and asked a question of the applicant.

Botton Levinson addressed the panel and answered the question of Independent Member.

Independent Member Aaron Curtis addressed the panel and asked questions of the applicant.

Moved Ian O'Loan **Seconded** Aaron Curtis

1. That the Council Assessment Panel resolves that the proposal by Built Solutions Pty Ltd for the construction of a childcare centre (pre-school) with associated on-site car parking, landscaping, site works, fencing and ancillary nature experience area at Lot 14, 36 Bailey Road Two Wells (DA 312/261/2020) is not seriously at variance with the Mallala Council Development Plan Consolidated 13 December 2018.
2. That the Council Assessment Panel, having considered all aspects of the report and the application to carry out development of land, resolves to REFUSE Development Plan Consent by Built Solutions Pty Ltd for the construction of a childcare centre (pre-school) with associated on-site car parking, landscaping, site works, fencing and ancillary nature experience area at Lot 14, 36 Bailey Road Two Wells (DA 312/261/2020) as the proposed development is contrary to the following provisions of the Mallala Council Development Plan Consolidated 13 December 2018:

Rural Living Zone – Objective 3

Reason: The proposed development does not contribute to the desired character of the zone.

Rural Living Zone – Principle of Development Control 6

Reason: The proposed development is not consistent with the desired character of the zone.

General Section (Community Facilities) – Principles of Development Control 1 and 4

Reason: The development is not appropriately sited in a centralised, accessible location.

General Section (Orderly and Sustainable Development) – Objectives 3 and 4 and Principle of Development Control 1

Reason: The proposed development prejudices the development of the Rural Living zone for its intended purpose.

Agreed

5. REPORTS FOR DECISION UNDER THE PLANNING, DEVELOPMENT & INFRASTRUCTURE ACT 2016

- 5.1 21023767 – Mohammad Bageri - Construction of three (3) additional broiler sheds on the existing poultry farm and increased capacity to raise additional poultry – Lot 72, 51 Lemmey Road Lower Light – CT 4361/796

Panel members discussed ability to assess the application due to attachment error.

All members confirmed they had received the attachment via email ahead of the meeting and that all had confirmed they had time to review and consider the details. All members agreed to proceed with a decision.

Moved Paul Mickan **Seconded** Margherita Panella

1. That the Council Development Assessment Panel resolves that the proposal by for the Construction of three (3) additional broiler sheds on the existing poultry farm and increased capacity to raise additional poultry at Lot 71, 51 Lemmey Road, Lower Light, Hundred of Dublin (21013767) is not seriously at variance with the Planning and Design Code consolidated 3 June 2021.
2. That the Council Development Assessment Panel resolves that the proposal by Mr Mohammad Bageri for the Construction of three (3) additional broiler sheds on the existing poultry farm and increased capacity to raise additional poultry at Lot 71, 51 Lemmey Road, Lower Light, Hundred of Dublin (21013767) be GRANTED Planning Consent, pursuant to Section 102(a)(i) of the Planning, Development and Infrastructure Act 2016, subject to the following conditions imposed:

Council Conditions

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

Reason: To ensure the proposal is developed in accordance with the plans and documentation.

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2. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering practices to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: To ensure adequate provision is made for the collection and dispersal of stormwater.

3. The development and development site must be kept in a neat, tidy and sanitary condition at all times, to the reasonable satisfaction of Council.

Reason: to ensure the subject land is well managed and does not become unsightly or insanitary.

4. The external walls and roofs of the broiler sheds and ancillary support building must be constructed with subdued colours which complement the existing sheds and must be maintained in a condition at all times.

Reason: to ensure the development does not detract from the rural character of the locality.

5. Litter must be loaded directly onto trucks and must not be stockpiled outside of the sheds prior to removal.

Reason: to ensure the site is maintained in good condition at all times.

6. Management of the property must be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

Reason: to ensure the site is maintained in good condition at all times.

7. All vehicles must enter and leave the site in a forward direction.

Reason: To ensure safe access and egress to and from the subject land.

8. A detailed landscaping plan shall be submitted showing the extent of screening landscaping on northern, eastern and southern boundaries and shall include a list of ground cover, shrub and tree species prior to granting development approval.

Reason: to ensure landscaping is established as proposed in the application details.

Council Notes

Once development approval is granted, the development must be:

- a) Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required;
- b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (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.

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 (GPO Box 2465, Adelaide SA 5001 (Ph. 8204 0289).

Environment Protection Authority (EPA) Conditions

1. Prior to operation, the flooring of each poultry shed must be constructed with an impervious compacted clay base with a minimum permeability of less than 1×10^{-9} m/sec.
2. Any substances that by their nature or amount have the potential to cause environmental harm to surface water or groundwater must be stored within a bunded area so as to contain any spillages that may occur. Note: Information on bunding is available in the EPA Guideline Bunding and spill management (2016) http://epa.sa.gov.au/files/47717_guide_bunding.pdf.
3. All dead birds must be removed from the sheds immediately upon discovery and frozen before being collected by EPA licensed transporter for off-site disposal.
4. Feed delivery must only occur between the hours of 7:00am and 10:00pm.
5. Cooling fans must not operate between the hours of 10:00pm and 7:00am.

EPA Notes

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute (including noise pollution) the environment in a way which causes or may cause environmental harm. This includes, but is not limited to truck engines being switched off during collection of birds between 10pm and 7am, and all trucks and forklifts should be fitted with broadband reverse beepers.
- An environmental authorization (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements.

- A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.
- The applicant is reminded that noise from construction, demolition and site preparation is required to meet the mandatory provision of part 6 Division 1 of the Environment Protection (Noise) Policy 2007.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au

Agreed

- 5.2 21012863 – Christopher Girling - Additions to existing veterinary clinic including a relocated training green, a small laboratory, dog breeding facility including 12 kennels and exercise yard, consulting room, car parking and onsite accommodation for visiting medical specialists, students and kennel hands – Lot 11, 168 Hayman Road Lewiston – CT 6228/472

Independent member Ian O’Loan addressed the panel.

Independent member Aaron Curtis asked questions of staff.

Assessment Officer Martin Rutt answered questions of the Independent Member.

Moved Margherita Panella **Seconded** Ian O’Loan

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 21012863 by Mr Chris Girling for Additions to existing veterinary clinic including a relocated training green, small laboratory, dog breeding facility including 12 kennels and exercise yard, consulting room, car parking and onsite accommodation for visiting medical specialists, students and kennel hands at Lot 11, 168 Hayman Road, Lewiston, Hundred of Port Gawler is GRANTED Planning Consent, pursuant to Section 102(a)(i) of the Planning, Development and Infrastructure Act 2016, and subject to the following conditions and advisory notes:

Conditions

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

Reason: To ensure the proposal is developed in accordance with the plans and documentation.

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2. All stormwater design and construction shall be in accordance with Australian Standards and recognised engineering practices to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: To ensure adequate provision is made for the collection and dispersal of stormwater.

3. The development and development site must be kept in a neat, tidy and sanitary condition at all times, to the reasonable satisfaction of Council.

Reason: to ensure the subject land is well managed and does not become unsightly or insanitary.

4. Management of the property must be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

Reason: to ensure the site is maintained in good condition at all times.

5. All vehicles must enter and leave the site in a forward direction.

Reason: To ensure safe access and egress to and from the subject land.

6. The landscaping shall be substantially established within 3 months of occupation of the development and must be kept in good condition at all times with any sick or diseased plants and trees replaced as necessary.

Reason: To ensure the impacts of the proposed development are minimised on adjoining property owners.

Notes

Once development approval is granted, the development must be:

- a) Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required;
- b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (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.

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)

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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 (GPO Box 2465, Adelaide SA 5001 (Ph. 8204 0289).

Agreed

6. REPORTS FOR INFORMATION

Nil

7. OTHER BUSINESS

7.1 Zoom

Independent Member Aaron Curtis - Suggestion made to have both applicant and representors not made to wait in the waiting room and instead both be available via zoom at the same time.

8. CONFIDENTIAL ITEMS

Nil

9. NEXT MEETING

Wednesday 1 December 2021

(To be confirmed)

10. CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 7:22pm.

Confirmed as a true record.

Presiding Member:.....

Date: ___/___/___

Application Number	21026306
Applicant	Venture Corporate Advisory
Development Proposal	Staged Construction of four (4) greenhouses, a shade-house, two production/cold rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area
Subject Land	Lots 1903, 1904 and 1611 Buckland Park Road, Two Wells , Certificates of Title 6214/373, 6214/374 & 6214/370, Hundred of Port Gawler
Zone	Rural Horticulture
Policy Area	N/A
Precinct	N/A
Nature of Development	Performance Assessed
Public Notification	8 – 28 October 2021
External Referrals	N/A
Assessing Officer	Martin Rutt – Planning Officer
Recommendation	Approve with conditions

PROPOSAL

The applicant is seeking staged consent to construct four (4) greenhouses, a shade house, two production cold rooms, a storage dam with a drainage swale, boiler room with associated hot water tanks and associated car parking and landscaping. The applicant is intending to grow flowers for local and international markets.

The proposed development will be constructed in 3 stages. Stage 1 will involve the construction of greenhouses 1 and 2 (closest to Buckland Park Road), a production cold room building with associated mezzanine office above, a propagation greenhouse and associated vehicle parking and loading spaces. Stages 2 and 3 involve the construction of greenhouses 3 and 4 (one in each stage) and extensions of the production cold room.

The proposed dam is required to capture greenhouse storm water runoff. Water stored in the dam will supplement NAIS and SA Water mains supplies.

Each of the 4 greenhouses will be 19,680m² in area (dimensions 205m x 96m). The greenhouses are climate controlled to provide suitable growing conditions year round. Solid walls will be installed between greenhouses 1-2 and 3-4 to allow different climate settings (temperature and humidity) as required.

The greenhouses will 6m wall heights (6.1m to gutters) and roof peaks will be 7.3m high. The cool room wall heights are 5.7m high.

The number of employees in each green house will vary between 3 and 5 people (20 total) during the growing periods and between 7 and 10 people (40 total) during picking and packing periods. Approximately 2 to 3 staff will work in the mezzanine offices, which are approximately 2000m² in area. Much of the space will be partitioned off.

The applicant is proposing 46 car parking spaces to accommodate staff car parking. There is additional room available to accommodate more vehicles if required.

Produce will be sorted, boxed and transported off site using up to 10 semi-trailers per week (once fully operational). All vehicles will enter and leave the site via a new entrance on Buckland Park Road approximately 180m north of Artesian Road.

Operating hours are proposed to be 6:00am to 5:30pm on weekdays throughout the year. Work will occasionally be required between 7am and 5pm on weekends depending on the weather and picking and packing cycles but will involve fewer staff. In most instances staff will finish by 12pm on weekends. Occasionally, some evening work will be required to pick, sort, grade, pack and box produce for timely delivery to retail outlets. No retail sales will be conducted from the site.

The applicant has submitted a Stormwater, Flood Plain Management Assessment report which guided the design and siting of the buildings and also how storm and flood waters will be managed on the subject land with a substantial drainage swale and dam.

The applicant is proposing to primarily use Northern Adelaide Irrigation System (NAIS) water and storm water runoff to irrigate the flowers, but will also use mains water when required. The applicants are not proposing to install any security fencing as part of this development.

The applicant recently submitted an updated site plan (following the public notification period) which shows an indicative location for growing Australian native flowers north of the proposed buildings. The indicative land use does not form part of this application and has not been considered as part of this proposal.

A copy of the applicants Report and Plans are contained in **Attachment A**.

SUBJECT LAND AND LOCALITY

The subject land comprises 3 contiguous allotments as detailed below:

- Lot 1611 is the northern-most allotment and is 41.81 hectares in area
- Lot 1903 is the southern-most allotment and is 8.23 hectares in area
- Lot 1904 is the middle allotment and is 8.44 hectares in area

The subject land area is a mostly regular shaped parcel of some 58.48 hectares with a 579.81m frontage to Halstead Road West and a frontage to Buckland Park Road of 977.55m.

The land is relatively flat but the northern section (lot 1611) includes a section of Salt Creek which only fills and drains towards the coast during substantial flooding events. The images below are of the subject land. There is a row of native trees on the eastern boundary.



Figure 1: View west from Buckland Park Road.
Approximate location of vehicle entry.



Figure 2: View south from Halstead Road

The locality is characterised by a range of predominantly horticultural land uses with adjoining land to the north, west and south used for horticulture based primary production. The subject land is located at the eastern edge of the Rural Horticulture Zone. Properties located on the eastern side of Buckland Park Road are located in the Rural Living Zone. Many of the allotments located between Artesian Road West and Halstead Road are vacant.

PUBLIC NOTIFICATION

Each zone contains a 'Procedural Matters – Notification' table that sets out the kinds of developments that are exempt from requiring public notification. Development applications that are determined to be minor in nature and will not unreasonably impact on the owners or occupiers of land in the locality of the site of development, are also exempt. The Rural Horticulture Zone list of exempted land uses does not cover developments of this scale with a broad a number of development elements and the proposal is not considered minor in nature, therefore the application required public notification.

The notification period ran from 15 July to 5 August with only adjoining property owners notified (refer to Figure 3). A copy of the plans were also made available to the public at the Mallala and Two Wells offices.

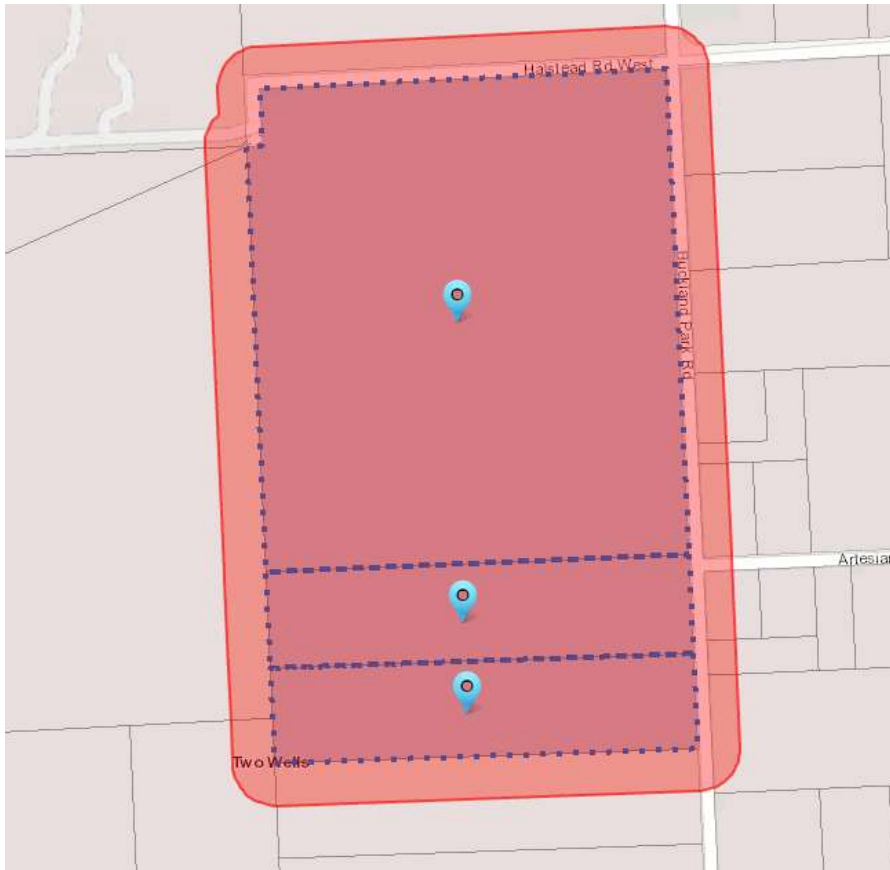


Figure 3: Subject land (blue pin) and 16 adjoining properties that were notified.

SUMMARY OF REPRESENTATIONS

As a result of the public notification, 8 submissions were received from the notified adjoining property owners or members of the public. A summary of the submissions are detailed below.

A copy of the public submissions and the applicant’s response are included in **Attachment B**.

Name of Representor	Summary of Submission
Joel Evitts Lot 22 Buckland Park Road	<ul style="list-style-type: none"> • Recently purchased block of land to build home for family • Concern over rotten fruit and vegetables bringing snakes and vermin to site • Smell of fertilisers • Glasshouses will take away views to watch sunsets • Devaluation of land.
Amy Evitts Lot 22 Buckland Park Road	<ul style="list-style-type: none"> • Purchased land for views and believe views will be ruined by proposed development • Currently constructing family home • Structures are ugly and toxic • Odours from fertilisers and fruits/vegetables • Vermin threat

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	<ul style="list-style-type: none"> • Burning of toxic black rubbish a concern for air quality.
<p>Michelle Phillips 42 Artesian Road West</p>	<ul style="list-style-type: none"> • Proposed access point will be almost opposite their driveway • Development will impact on country lifestyle and nature • Kids regularly ride on this road and families exercise in the area. There are no footpaths • Concern about additional truck movements with Buckland Park Rd is not adequate to support new business with trucks already coming and going continuously • Believes that road should be sealed as a minimum if development approved • Concern with speeding vehicles • Concern about hours of operation with the increase in noise and light pollution will impact neighbours and wildlife • Unsightly appearance of structures
<p>Andrew Foster Address not supplied</p>	<ul style="list-style-type: none"> • Opposes the development
<p>Les King Address not supplied</p>	<ul style="list-style-type: none"> • Noise will be an issue from constant hum of greenhouses, noise associated with employees working and constant stream of traffic from employees to delivery vehicles • Concern with dust for adjoining residents, particularly along Artesian Rd West • If road is bitumenised will lead to speeding vehicles which makes it dangerous for pedestrians including kids • Concern about speeding traffic stressing horses • Increased theft due to increased traffic lights running 24 hours a day. • Reduction in wildlife • Potential to attract vermin.
<p>David Phillip's Address not provided</p>	<ul style="list-style-type: none"> • Development too close to a growing housing estate – up to 10 residents already face proposed development • Allotments being sold are too close to proposed development and people under the impression that the land is zoned residential not commercial

	<ul style="list-style-type: none"> • Size and scale of operation appears to be 24 hours a day 7 days a week • Main access road to subject land is unsealed which will cause significant dust impacts. • Dust, noise pollution and pesticides to neighbouring residents should be consulted with EPA. • Two Wells and surrounds has growing resident numbers and residents do not expect commercial businesses operating around the clock • Proposal is strongly rejected.
<p>Pam Wilks (on behalf of relatives)</p> <p>Relatives address not supplied</p>	<ul style="list-style-type: none"> • Live across road from proposed development and environmental impacts and health risks unacceptable. • Impact of traffic, machinery, trucks, flood lights and noise. • Built their home to raise children and weren't aware of proposal when purchasing land.
<p>CM Evans</p> <p>41 Buckland Park Road</p>	<ul style="list-style-type: none"> • Noise and atmospheric pollution from increased traffic • Increase in dust pollution • Vermin concerns • Mosquitos from proposed dam and storm water swales • Will detract from views and sunsets – part of views already lost with greenhouse built on Bailey Road West • All residents on Bailey Road West are not in favour of proposal and Council should take views of residents on board.

INTERNAL REFERRALS

The application was referred to Council's Asset Engineer for comment. The Asset Engineer has reviewed the Stormwater, Flood Plain Management Assessment report and supports the technical details and recommendations contained in the report. The Asset Engineer has also recommended Council enter into an infrastructure agreement with the applicant to make a financial contribution to the sealing of the road. Discussions with the applicant are ongoing and this report includes a recommendation to delegate negotiations back to the General Manager, Infrastructure and Environment.

The application was also referred to Council's Environmental Health Officer (EHO) for comment. The applicants have been advised they will need approval for a waste water system for staff toilets.

EXTERNAL REFERRALS

NIL

ASSESSMENT

With the recent introduction of the Planning & Design Code (the Code) on 19 March 2021, the assessment section of this report is structured in a way that reflects the new hierarchy of policies in the Code. In general, the hierarchy of policies flows in descending order (highest to lowest) as follows - Overlay, Sub Zone (if applicable), Zone and General Development Policies.

The Code is set out with a policy library and structure that is a substantial departure from the old structure in Development Plans. Each specific Overlay, Sub-Zone (if applicable), Zone and General section include 1 or more Desired Outcome (DO) policies. The DO policies set the higher level strategic goals. They are similar to Desired Character Statements in Development Plan zones but are very brief (1-2 sentences) and are found in every section.

The specific policies in each section are referred to as Performance Outcome (PO) policies. These policies are similar to the broad Objectives found in Development Plans. With each PO policy comes a corresponding set of 'Deemed to Satisfy' (DTS) criteria which help guide the assessment of proposals and assist in providing some quantitative guidance. This is similar to Principles of Development Control found in Development Plans.

Overlays

Defence Aviation Overlay

The Defence Aviation Overlay seeks to avoid developments that may affect operational and safety requirements of Defence Aviation Areas. The proposed development is not of a scale or height that will cause any operational concerns and is considered to meet DO 1 and PO 1.2.

Environment and Food Production Area Overlay

The Environment and Food Production Area (EFPA) Overlay seeks to protect valuable rural food production areas from urban encroachment (PO 1). The proposed development is incorporating an intensive horticultural land use and is considered acceptable and supported in the Overlay and is envisaged in the zone. The application does not include a proposal to divide the land around the facility (PO1.1).

Hazards (Bushfire – General Risk) Overlay

The Hazards (Bushfire – General Risk) Overlay is a low risk area that covers a large portion of the Rural Zone. The overlay seeks to ensure buildings and structures are located away from areas that pose an unacceptable bushfire risk (PO 1.1). The proposed buildings are located in an area that is not covered with extensive native vegetation and are sufficiently separated from the native vegetation lining the eastern boundary. The retention basin (dam) and rain water tanks will provide water for firefighting purposes.

The overlay requires (PO 2.1) that buildings and structures be designed and configured to reduce the impact of bushfire by using designs that reduce the potential for trapping burning debris. The greenhouses, cool rooms and associated buildings are to be built at ground level (not elevated) and materials cannot be trapped underneath or between buildings.

Hazards (Flooding) Overlay

The Hazards (Flooding – Evidence Required) Overlay 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 (DO 1). The applicants submitted a Stormwater, Flood Plain Management Assessment report (prepared by Southfront – **Attachment A**) which assisted in the design, siting, building levels, stormwater retention and flood management on the subject. Council's Asset Engineer is satisfied the proposal is satisfactorily designed to avoid potential inundation of buildings and structures during substantial flooding events. The flood map (below) shows that the subject land is at risk of low to high inundation during flooding events.

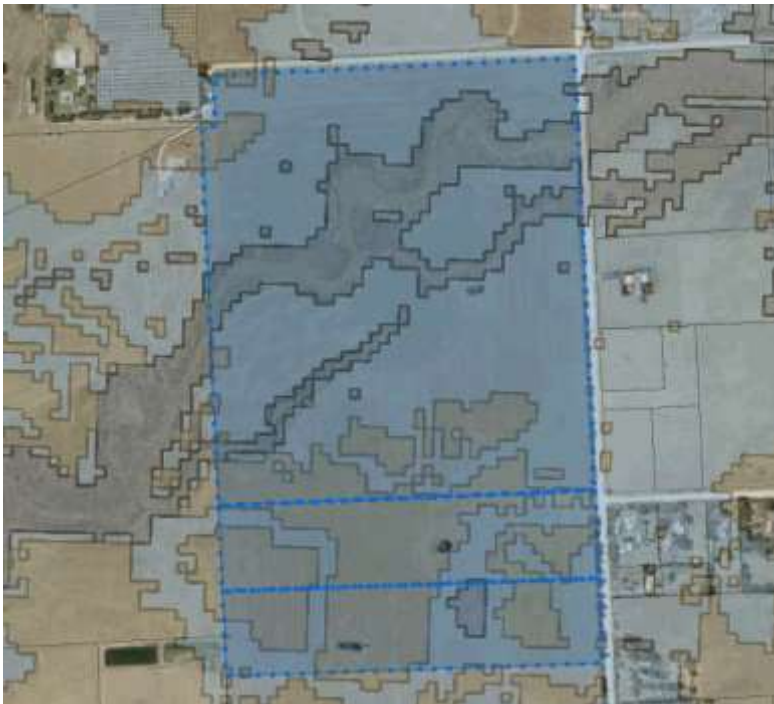


Figure 4: Flood maps (source SAPPA)

Hazards (Flooding General) Overlay

The Hazards (Flooding General) Overlay also seeks to minimise the risk of flooding on the subject land and adjoining land through the appropriate siting and design of development. Additionally the Overlay seeks to prevent the entry of flood waters that will lead to undue damage or compromise ongoing activities within buildings. Council are satisfied the proposed development has been adequately designed to avoid inundation during substantial flooding events.

Native Vegetation Overlay

The subject land is located in the Native Vegetation Overlay however the location of the proposed development, including the swale location and design will not require the removal of any remnant native vegetation.

Prescribed Wells Area

The applicants are not proposing to extract water from any known or prescribed wells in the locality. All water will be sourced from NAIS, mains supply and storm water runoff.

Rural Horticulture Zone

The subject land is contained in the Rural Horticulture Zone which seeks *'intensive agriculture in the form of horticulture and associated value-value adding enterprises and activities'* (DO 1). Furthermore, the zone seeks *'the establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing supporting horticulture'* (DO 2). The proposed development, which involves the propagation, growing, processing and packaging of flowers, is envisaged in the zone and is considered to meet DO 1 and DO 2.

The zone also seeks to *'manage interface conflict between horticulture and other land uses'* (DO 3). Council received submissions (**Attachment B**) from adjoining residents during the public notification who raised concerns about potential noise, visual amenity, odour, dust and traffic impacts. The proposed horticultural land use and associated processing activities are envisaged in the zone. The proposed land use will not generate unacceptable noise levels from day to day operations with most activities occurring indoors and exhaust fans from the cool room fans facing westwards to direct any associated noise impacts away from the adjoining dwellings. The fans are located approximately 255m from the eastern boundary and almost 300m from the closest dwellings. Additionally, the proposed buildings are located as far as practicable to the southern and western boundaries to reduce the overall visual impact. The applicants are not seeking to grow vegetables or fruit so there will be no odours from food waste. There are likely to be some dust impacts arising from car and truck movements to and from the site. Vehicle movements of this nature are to be expected in a productive horticultural area however, Council staff have discussed the potential to seal the section of Buckland Park Road adjacent the subject land access point to Bailey Road West. The need to do so is likely to be brought forward as a result of the impacts associated with the proposed development and the applicant has indicated a preparedness to enter an infrastructure agreement and provide a financial contribution to a future road upgrade. On balance, the proposal is considered to satisfy the intent of DO 3.

PO 1.1 seeks to ensure the productive value of rural land is supported, protected and maintained whilst seeking to prevent the proliferation of other land uses that may be sensitive to those activities is avoided. Horticulture is envisaged as a desirable land use (DTS/DPF 1.1 – (j)) so will not impact on the ongoing horticultural land uses in the zone.

The proposal satisfies PO 2.1 insofar as Buckland Park Road is an unsealed all-weather public road (compacted surface) that can provide safe vehicle access to and from the site. The subject land is relatively flat aside from the Salt Creek bed which passes through the northern section of the land. The proposed buildings will be built up to minimise the risk of inundation in a major flood event. The Stormwater, Flood Plain Management Assessment report (**contained in Attachment A**) recommends building up the site level by 300mm above the 1 in 100 year ARI level to have a finished floor level, for greenhouses 1 and 2, of 10.5m AHD (calculated flood maximum depth is 10.2m AHD). The land is slightly higher at the eastern edge of the subject land so minimal fill will be required adjacent the existing residences. A greater amount of fill will be required on the western boundary and greenhouses 3 and 4 will be constructed to a finished floor level of 10.3m AHD (calculated maximum flood depth is 10m AHD). The proposed building heights (to address flood risk) do not involve a substantial build-up of the proposed buildings adjacent the residential properties on Buckland Park Road so the proposal is considered to meet PO 2.2m which seeks to ensure the filling of land is no greater than 1.5m above natural ground level.

The proposal is considered to meet the intent of PO 3.1 in that is for a horticultural use, despite it not being for food production. Additionally, sound environmental practices have been integrated into the design to mitigate any negative impacts on natural resources and water quality.

The proposal also generally satisfies DTS/DPF 3.1 (a-e). The proposal is considered to meet PO 4.1 in that produce grading and packing are envisaged. Additionally PO 4.2 and 4.3 anticipate the establishment of new, appropriately designed large-scale industries in the zone. The proposed office use is directly related to the proposed horticultural proposal. Whilst the floor at 2000m² substantially exceeds the 100m² DTS 7.1 (b) standard, the applicant has confirmed that only 2-3 administrative staff will need to use the space and the rest of the area will be sectioned off.

General Development Policies

Design

The proposed development has been located adjacent the southern boundary of the subject land and as close to the western boundary as practicable. The location assists in reducing the visual impact of the greenhouses associated cool rooms and other structures. The existing row of native vegetation along the eastern boundary of the subject land further assists in reducing the visual impact of the various buildings for residents living directly opposite.

Whilst the greenhouses are quite large, they will be constructed with thin metal frames and clad with clear glass which will assist in giving the structures a lightweight appearance. The cool rooms will be clad with white insulated sandwich colorbond panels which are considered appropriate in the locality and consistent with similar buildings found elsewhere in the zone.

The proposed cool room external fans are located approximately 255m west of the Buckland Park Road boundary and almost 300m from the adjacent houses on the eastern side of Buckland Park

Road. The applicant has stated that the fans can face west to ensure any noise generated will be directed west. This approach is considered acceptable given the large separation distances from the closest sensitive receivers (residents). A condition has been included in the recommendation to address this.

The proposal generally accords with DO 1 and PO's 1.4 (a-c), 1.5, 2.1, 2.5, 4.1, 4.2, 5.1, 7.2, 7.7, 8.1 and 31.2.

Interface Between Land Uses

The subject land is located at the edge of the Rural Horticulture Zone opposite a Rural Living Zone. The zones anticipate a different range of acceptable land uses which requires a greater level of diligence in terms of assessing potential impacts arising from development proposals. Rural Horticulture Zones are intended for intensive agriculture in the form of horticultural and associated value adding enterprises and activities and Rural Living Zones are intended for low density residential lifestyle development and the development of low-impact rural activities and complementary home based businesses. The potential for conflicts between land uses are greater at the edge of zones particularly where envisaged uses vary markedly. It is especially important to ensure all forms of development (in either zone) are designed and located in a way that strikes a sensible balance between competing expectations.

Despite the scale of the proposed development, the applicants have designed and sited the proposed greenhouses, associated cool rooms and ancillary structures in the southern portion of the subject land in an attempt to minimise the amount of land taken up to accommodate the built structures. The overall height and lightweight nature of the greenhouse design will not result in an unreasonable visual impact on the adjoining residential properties (facing Buckland Park Road). The existing native vegetation screening further assists in screening the visual impacts.

The applicant estimates up to 10 truck movements per week will be required to deliver goods and pick up flowers per week. In the early stages it will only be 3 to 4 trucks per week. In addition, up to 40 staff will work onsite in the individual glasshouse and 2-3 office staff will work from the site. This level of vehicle movement will result in an increase in vehicle movements on Buckland Park Road. The level of movements are not considered inappropriate for the development of horticultural land uses in the zone and the weekday and weekend hours of operation are also considered acceptable. The applicant has indicated a preparedness to consider a financial contribution (via an infrastructure agreement) to sealing Buckland Park Rd. Sealing this section of road will contribute to reducing air and noise impacts associated with vehicle and truck movements.

The proposal generally accords with DO 1 and PO 1.1, 1.2, 2.1, 4.1, 4.2, 6.1, 6.2, 7.1, 8.1, 9.1, 9.2 and 9.6.

Transport, Access and Parking

There will be up to 10 staff working in each greenhouse (total 40 staff) at peak picking and packing periods but will ordinarily require up to 5 staff per greenhouse (total 20 staff). In addition, the applicants have indicated 2 to 3 office staff will be required at most. A total of 46 car parks are proposed as part of the development and there is sufficient room to accommodate many more private vehicles on site.

When all greenhouses are finished and the site is fully operational, the applicants have indicated that they expect up to 10 semi-trailer visits per week. All vehicles will enter and leave the site via the single proposed entrance point on Buckland Park Road and loading/unloading areas are about 75m from the Buckland Park Road boundary.

Staff working hours will generally be from 6:00am to 5:30pm Monday to Friday and 7am to 5pm on weekends. The applicant has stated in most instances, where weekend work is required, staff will finish around 12pm.

The combined traffic impacts associated with the development will have some impact on the frequency of traffic use on Buckland Park Road but the amount of traffic is not considered to be unreasonable for the scale of development generally anticipated in the Rural Horticulture Zone. The road is unsealed which will lead to increased levels of dust and noise associated with vehicle movements. Despite this, the volume of additional traffic is generally considered acceptable in the context of the zone boundaries and subsequent impacts on sensitive receivers (residents) on the eastern side of Buckland Park Road. The applicant is prepared to consider making a financial contribution (by way of an infrastructure agreement) to contribute to the sealing of the road which will assist in substantially reducing associated noise and dust impacts.

The proposal generally accords with PO 1.1 to 1.4, 2.1, 2.2, 3.1, 3.3 to 3.5, 3.8, 3.9, 5.1 and 6.1 to 6.7.

SUMMARY

The proposed Staged Construction of four (4) greenhouses, a shade-house, two production/cold rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area is considered to generally consistent with the relevant policies in the Planning and Design Code. Additionally, the proposed development is considered to be satisfactorily designed to manage potential impacts on adjoining residents. Whilst the proposal is of a substantial scale, it is generally envisaged in the zone and has sufficient merit to be granted planning consent.

The proposed development is not considered to be seriously at variance with the provisions of the Planning & Design Code. Accordingly, on balance, the proposal is considered to have sufficient merit and warrants approval with appropriate conditions and notes.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolved that:

1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code;
2. Delegate the authority to the Assessment Manager to GRANT Planning Consent, pursuant to Section 102(a)(i) of the Planning, Development and Infrastructure Act 2016, to Development Application Number 21026306 by Venture Corporate Advisory for the staged construction of four (4) greenhouses, a shade-house, two production/cold rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area at Lots 1903, 1904 and 1611 Buckland Park Road, Two Wells, Certificates of Title 6214/373, 6214/374 & 6214/370, Hundred of Port Gawler subject to:
 1. The applicant entering into an Infrastructure Agreement with the Adelaide Plains Council for a financial contribution for the sealing of portion of Buckland Park Rd to the reasonable satisfaction of the General Manager Infrastructure and Environment.
 2. The following conditions and advisory notes:

Council Conditions

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

Reason: To ensure the proposal is developed in accordance with the plans and documentation.

2. The applicant must, at their cost, connect the approved development to the adjoining road by a vehicle crossover designed and located to the reasonable satisfaction of council.

Reason: to ensure safe and convenient vehicle access to the subject land.

3. Parking areas, manoeuvring areas and access ways must be constructed, sealed, drained, line marked and maintained to the reasonable satisfaction of council.

Reason: to ensure safe and convenient movement within the subject land.

4. All external lighting shall be directed downwards and away from Buckland Park Road residences.

Reason: to ensure adjoining residents are not affected by light spill.

5. All cool room equipment fans must be installed to be oriented west and shall be shielded with an appropriately sized solid acoustic screen.

Reason: to effectively shield adjoining residents from mechanical noise pollution.

6. The proposed screening landscaping must be established prior to the commencement of the approved use herein and shall be nurtured and maintained in good condition at all times, to the reasonable satisfaction of Council.

Reason: to assist in further screening of the commercial buildings on the subject land.

7. The development must be connected to an approved effluent disposal system to be satisfaction of SA Health and Council and a copy of any approval from SA Health must be supplied to Council before the commencement of the operation.

8. All stormwater and floodwater construction works shall be undertaken in accordance with relevant Australian Standards and recognised engineering practices to ensure that stormwater does not adversely affect any adjoining property or public road.

Reason: To ensure adequate provision is made for the collection and dispersal of stormwater and floodwaters.

9. The development and development site must be kept in a neat, tidy and sanitary condition at all times, to the reasonable satisfaction of Council.

Reason: to ensure the subject land is well managed and does not become unsightly or insanitary.

10. Litter must be loaded directly onto trucks and must not be stockpiled prior to removal.

Reason: to ensure the site is maintained in good condition at all times.

11. Management of the property must be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

Reason: to ensure the site is maintained in good condition at all times.

12. All vehicles must enter and leave the site in a forward direction.

Reason: To ensure safe access and egress to and from the subject land.

Council Notes

Once development approval is granted, the development must be:

- a) Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four

- (24) months from this date (unless Council extends this period), and a new development application shall be required;
- b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (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.

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 (GPO Box 2465, Adelaide SA 5001 (Ph. 8204 0289).

PLANNING REPORT

HORTICULTURE GREENHOUSES, SHADEHOUSE, PROPOGATION ENCLOSURE, PRODUCTION/COLD ROOMS WITH ASSOCIATED ACCESS, PARKING, LOADING AND STORAGE DAMS (STAGED DEVELOPMENT)

AT: ALLOTMENTS 1903, 1904 AND 1611 BUCKLAND PARK ROAD TWO WELLS

FOR: VENTURE CORPORATE ADVISORY AND/OR NOMINEE

1.0 INTRODUCTION

This Planning Report has been prepared in support of an application by Venture Corporate Advisory and/or Nominee to develop, in 3 stages, horticultural greenhouses with associated services and facilities at Allotments 1903, 1904 and 1611 Buckland Park Road Two Wells. The proposal is shown on the drawing set prepared by Edge Architects (**Attachment 1**) and the Stormwater Flood Plain Management Assessment prepared by Southfront Engineers (**Attachment 2**).

The site of the proposed development is situated in the Rural Horticulture Zone, and properties on the eastern side of Buckland Park Road are situated in the Rural Living Zone.

2.0 DEVELOPMENT SITE

The development site consists of three (3) contiguous allotments, namely:

- Allotment 1903 in CT 6214/373. Allotment 1903 has a site area of 8.230 hectares;
- Allotment 1904 in CT 6214/374. Allotment 1904 has a site area of 8.437 hectares; and
- Allotment 1611 in CT 6214/370. Allotment 1611 has a site area of 41.81 hectares.

Search copies of these Certificates of Title are in **Attachment 3**.

The combined area of the three allotments which make up the development site is 58.477 hectares.

The development site has a 977.55 metre frontage to Buckland Park Road, a 579.81 metre frontage to Halstead Road West and a uniform depth of 603.2 metres.

Salt Creek passes through Allotment 1611. This drainage feature appears as a shallow depression on the landscape but has no distinct banks or other features to clearly define it as a watercourse. Water drains only infrequently through the depression during periods of heavy and/or sustained rainfall.



The site is devoid of native vegetation except for isolated stands of trees. Both sides of Buckland Park Road are however planted to a variety of native trees and shrubs.

The development site has been used for many years for agricultural purposes.

Buckland Park Road is rubble surfaced. A 100 kilometre per hour speed limit applies. The road runs generally north south, connecting onto Port Wakefield Road near Two Wells. Halstead Road West forms the site's northern boundary and terminates just to the west of the site's western boundary.

3.0 THE LOCALITY

The locality is characterised by primary production, including horticulture and market gardening in glasshouses to the west of Buckland Park Road. The eastern side of Buckland Park Road is taken up with rural living allotments, many of which are occupied by detached dwellings and associated sheds and yards. Most of these rural living allotments are also characterised by landscaping, including landscaping along allotment boundaries.

As noted, the locality west of Buckland Park Road, including the development site, is in the Rural Horticulture Zone while the locality west of Buckland Park Road is in the Rural Living Zone.

The Development Site in relation to its surroundings is shown on the Site and Locality Plan (**Attachment 4**).

4.0 OUR CLIENT'S BUSINESS

Our client is a local Adelaide family business and one of Australia's most innovative local suppliers of horticultural produce to the wholesale and retail sectors. The vertically integrated business includes the growing, sourcing, grading, arranging and distribution of horticultural produce to retail customers throughout Australia. The company's farm is located in the Mount Lofty Ranges. The company has been operating for over 30 years with continuous growth and wishes to expand its offering with a variety crops that are suited to the fertile soils and northern Adelaide Plains climate.

The company has purpose-built cool room storage facilities at Mile End and Pooraka to manage temperature and humidity levels for stock quality management. Our client proposes to establish a new state-of-the art horticultural facility at Two Wells like no other in Australia. The aim and focus will be on green farming systems, growing more local product under shade and infield, and to build 'high-tech' greenhouses. The project will adopt Watermark-approved potable water treatment technology, similar to that used in healthcare facilities, to improve water quality sourced from the NAIS water scheme. This technology will also eliminate viruses and pathogens by the adoption of Non-Toxic Electrochemistry Technologies developed in South Australia.

The project aims to set a new bench mark for the Australian horticultural industry.



5.0 PROPOSED DEVELOPMENT

5.1 General description

It is proposed to develop the site in three (3) stages, as shown on the Site Plan and Elevations prepared by Edge Architects at **Attachment 1**:

- Stage 1 involves the construction of Greenhouses 1 and 2 closest to Buckland Park Road, a Production/Coldroom building with a mezzanine office above, a Propagation/Mother-stock Greenhouse and associated vehicle parking and loading; and
- Stages 2 and 3 involve the construction of Greenhouses 3 and 4 (one Greenhouse per stage) in a general southerly direction, and extensions to the Production/Coldroom.

A dam will be constructed to capture greenhouse stormwater runoff. Water stored in the dam will be used to supplement the NAIS water and SA Water mains supplies.

Each greenhouse will be 96 metres wide by 205 metres long, or 19,680 square metres (almost 2.0 hectares) in area.

The greenhouses will be temperature and humidity controlled to achieve optimum growing conditions throughout the year. A solid wall will be installed between Greenhouses 1 and 2 and Greenhouses 3 and 4 to manage temperature and humidity levels in each greenhouse.

The proposal will generate a requirement for between three (3) to five (5) employees per greenhouse. During the picking and packing season, between seven (7) and 10 persons will be employed per greenhouse.

The Site Plan provides off-street parking in two (2) areas for 46 vehicles. The site is large enough to accommodate many more vehicles than this in areas surrounding the greenhouses.

Harvested produce will be sorted, boxed and transported off-site using single axle trucks (10 to 12 trucks per day) and semi-trailers (2 semi-trailers per day). All truck and passenger vehicles will enter and leave the site via a new entrance onto Buckland Park Road which is more than 180 metres to the north of Artesian Road. There are no houses on the eastern side of Buckland Park Road in the vicinity of this entrance road. This will serve as the development's only access point.

Normal working hours are expected to be from 6:00am to 5.30pm throughout the year. On rare occasions some night-time work may be required to pick, sort, grade, box and pack produce for timely delivery to retail outlets.

Retail sales to the public are not proposed.



5.2 Floodplain Assessment

Southfront Engineers has prepared a Stormwater Floodplain Management Assessment of the proposed development, a copy of which is at **Attachment 2**. The Site Plan has been prepared in accordance with Southfront's Floodway Concept Plan (Appendix A of the Floodplain Management Assessment) including a floodway swale to divert stormwater around the site and into Salt Creek. The sizing of the floodway is detailed in Table 3.3 of Southfront's report.

The Floodplain Management Assessment has been designed so that:

- stormwater drains from all roofs to the proposed retention dam, with all surplus inflows from the dam directed into nearby Salt Creek via the proposed floodway along the western boundary; and
- all proposed surfaces (carparks, internal driveways) are graded to flood-ways and vegetated swales to promote infiltration.

The floodway is shown as a swale on the Site Plan prepared by Edge Architects. The swale will range from 50 metres wide adjacent to Buckland Park Road, reducing to 40 metres wide alongside the site's western boundary.

Southfront also recommends minimum floor levels for structures that require protection from a 1 percent AEP flood event. These floor levels are set at 300 millimetres above the adjacent maximum flood level, which Southfront estimates to be 10.2 metres AHD on the eastern perimeter alongside Buckland Park Road, and 10.0 metres AHD alongside the western perimeter.

6.0 PLANNING ASSESSMENT

The relevant version of the Planning and Design Code is dated 26 August - Version 2021.12.

6.1 Rural Horticulture Zone

The development site is situated in the Rural Horticulture Zone. The Planning and Design Code ("the Code") specifies the Desired Outcome for this zone as:

"Intensive agriculture in the form of horticulture and associated value-adding enterprises and activities." (DO 1)

The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture. (DO 2)

Manage interface conflict between horticulture and other land uses." (DO 3)



In all respects, the proposed development will satisfy the Desired Outcomes sought for the Rural Horticulture Zone, because:

- the greenhouses and associated facilities will be used to propagate, grow, pick, grade, pack and distribute produce to retail and wholesale markets throughout South Australia and to interstate wholesale and retail outlets;
- the entire operation is a value-adding enterprise, and one moreover with the potential to reduce reliance on overseas imports;
- the Production/Coldroom will be used to store, sort, grade and pack produce which has been propagated and grown in the greenhouses; and
- for reasons explained elsewhere in this Report, the entire development has been carefully designed and sited to minimise interface conflicts with properties located in the Rural Living Zone on the eastern side of Buckland Park Road (DO 3).

The proposal will operate during daylight hours for most of the year, with night-time activities on rare occasions only. Typical activities will consist of the cutting, boxing, grading, packing and transporting of freshly grown produce for timely delivery to local and interstate markets. These activities will occur inside the Greenhouses and the Production/Coldroom, with loading undertaken from a double width loading bay on the northern side of Greenhouse 1. The loading bay will be approximately 100 metres from the Buckland Park Road boundary. The loading door opening will face north and not towards *"the interface with the adjacent sensitive receivers and zones ..."* (PO 4.2 – Activities Generating Noise or Vibration).

External lighting is not proposed, other than lighting which may be required above the loading bay entrance. Any such lighting above the entrance will be directed downwards. Lighting installed inside each Greenhouse and in the Production/Coldroom buildings will be for safety, security and navigation.

6.2 Deemed-to-Satisfy Criteria

The proposal incorporates components and design features which conform to the Zone's Deemed-to-Satisfy Criteria, namely:

- the development comprises horticulture, warehouse and outbuilding components (DTS/DPF 1.1);
- all buildings will be sited on flat to very flat terrain where the slope does not exceed 1-in-10, and will not involve the excavation and filling of land greater than 1.5 metres from natural ground level (DTS/DPF 2.2);
- the horticultural functions will be conducted from three (3) contiguous allotments which substantially exceed 1.0 hectare in area, and will not be within 50 metres of any watercourse or native vegetation (DTS/DPF 3.1);



- the Greenhouses, Production/Coldroom, Boiler Room and associated facilities will be setback at least 78 metres from Buckland Park Road (DTS/DPF 13.1);
- the entire development is directly related to primary production (horticulture) that will be conducted on the development site, and where all three (3) allotments which make up the development site exceed 2.0 hectares (DTS/DPF 4.1);
- the Stage 1 and Stage 2 Production/Coldroom will have a total floor area of 13,056 square metres. This exceeds the total floor area of 350 square metres specified by DTS/DPF 4.1(c);
- the new storage, warehousing, produce grading, packing and transport distribution facility will be *"commensurate with the allotment(s) on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality"*, and will *"... involve primary production commodities sourced from the same allotment(s) ..."* (PO 4.2);
- all buildings and associated activities will be setback at least 50 metres from all road and allotment boundaries, will not be within 100 metres of a sensitive receiver in other ownership, will not have a building height exceeding 10.0 metres above natural ground level, and will incorporate all loading and unloading within the confines of the allotment (DTS/DPF 4.3);
- the mezzanine/office above the Production/Coldroom in Stage 1 is ancillary, but will have a gross leasable floor area of approximately 2,000 square metres. It will therefore not conform to the quantitative provisions of DTS/DPF 7.1; and
- all structures in combination have a large overall building footprint, but they are very low in profile and will furthermore occupy a small proportion of the site (PO 11.1).

We are satisfied from our assessment of the proposal that it is a Deemed-to-Satisfy development, except for two (2) variations which we consider to be minor, namely:

- the total floor area of the Production/Coldroom will exceed 350 square metres (DTS/DPF 4.1(c)); and
- the total floor area of the mezzanine/office will have a gross leasable floor area of approximately 2,000 square metres and will exceed the 100 square metre gross leasable floor area prescribed by DTS/DPF 7.1.

The extent to which the proposal manages interface conflict with other land uses, and the measures to be taken to ensure that the proposal is designed and sited to minimise exposure to flood risk, also requires further assessment. This assessment is made in Section 6.3 **below**.



In circumstances where a development does not meet all of the Deemed-to-Satisfy Criteria, the development is automatically treated as performance assessed development. For this class of development, only those elements of a development that do not meet the Deemed-to-Satisfy Criteria are required to be assessed on their merits against the Code (Section 107(1) *Planning, Development and Infrastructure Act 2016*). Section 107(2)(a) of the Act is also relevant:

- (a) *to the extent that 1 or more elements of the proposed development may be classified as deemed-to-satisfy development under the Planning and Design Code (if any) – that part of the development will be taken to have been granted planning consent; [our underlining for emphasis]*

6.3 Performance Assessed Development

Those elements of the development that do not meet the Deemed-to-Satisfy criteria, and therefore warrant further assessment, are detailed below.

6.3.1 Production/Coldroom Total Floor Area

The total floor area of the Production/Coldroom (Stages 1 and 2) exceeds the 350 square metre floor area maximum prescribed by DTS/DPF 4.1(c). The actual floor area of these elements of the proposal will be 13,056 square metres (170 metres by 76.8 square metres). The total floor area of the Stage 1 and Stage 2 Greenhouses will be 59,040 square metres. Thus, the Production/Coldroom floor area coverage represents slightly more than 22 per cent of the building footprint taken up by the Greenhouses, which is entirely reasonable for a development on a site with an overall site area of 58.477 hectares.

The Production/Coldroom as a proportion of the overall site area (58.477 hectares) is much smaller again, at 2.23 per cent. Whichever method of comparison is used, the size and scale of the Production/Coldroom represents a very small proportion of the Stage 1 and Stages 2 and 3 greenhouse building footprint, and an even smaller proportion of the overall site area.

6.3.2 Mezzanine Offices

The mezzanine offices will have a gross leasable floor area of approximately 2,000 square metres, which exceeds the 100 square metre floor area maximum prescribed by DTS/DPF 7.1.

The proposed floor area of the mezzanine offices is entirely reasonable and appropriate, having regard to the overall scale of the proposed development and the size of the development site. It is furthermore reasonable and appropriate because the office floor space will be designed as a mezzanine level above and entirely within the Stage 1 Production/Coldroom building. It will furthermore not expand the building footprint on the development site, which will in turn assist in maintaining and enhancing the open rural character of the development site and surrounding locality.

Finally, the mezzanine offices will be "*directly related to and associated with the primary use of the land for primary production or primary production related value adding industry*" (PO 7.1).



6.3.3 *Interface Between Land Uses*

Desired Outcome 3 for the Rural Horticulture Zone requires “*interface conflict between horticulture and other land uses*” to be managed.

The proposed development will be setback 78.4 metres from Buckland Park Road. This road is also the boundary of the Rural Living Zone to the east.

As shown on the Site and Locality Plan, rural living properties in this zone closest to the development site are characterised by landscaping alongside Buckland Park Road, as well as landscaping surrounding the dwellings on allotments in the vicinity of Buckland Park Road and Artesian Road. Indeed, the closest neighbouring dwelling to the proposed greenhouses is situated at the corner of Buckland Park Road and Artesian Road (42 Artesian Road). We estimate that this dwelling will be more than 100 metres to the east of proposed Greenhouses 01 and 02.

The proposed entrance driveway to the development site will be located more than 180 metres to the north of the Artesian Road/Buckland Park Road junction. This entrance is well removed from the residence at 42 Artesian Road and is approximately 130 metres south of the residence at 29 Buckland Park Road. No lighting is proposed at the property entrance driveway.

These properties are furthermore well screened from the development site by established vegetation along both sides of Buckland Park Road.

We are satisfied that the proposed driveway entrance is well removed from all neighbouring residences so as not to conflict with the amenity enjoyed by the owners or occupiers of those properties. The roadside vegetation along both sides of Buckland Park Road will furthermore visually screen the development from direct view, noting that the greenhouses will be only 6.1 metres to gutter height and 7.3 metres to ridge height. We are furthermore satisfied that the associated loading docks will not “*not cause unreasonable light spill impact on adjacent sensitive receivers*” (PO 6.1 – Light Spill).

6.3.4 *Hazards (Flooding) Overlay*

The development incorporates a drainage swale to divert floodwaters around the site and into Salt Creek from a predicted 1:100 year ARI flood. The Greenhouses and other structures will also be constructed to a finished floor level 300 millimetres above the predicted 1:100 year ARI flood event.

Hazards (Flooding) Overlay DO1 requires development in areas of high flood risk to minimise impacts by “*retaining areas free from development...*” This will be achieved by restricting the development to those parts of the site which are to the south of the Salt Creek flood plain, with additional flood protection measures factored into the proposed development in accordance with Southfront Engineers’ Flood Plain Management Assessment. These measures include an engineered drainage swale which will divert floodwaters around the development site, with all structures built on raised platforms that will be above the predicted 1:100 year ARI flood level. This measure will ensure that buildings are “*sited, designed, and constructed to prevent the entry of floodwaters in a 1 percent AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.*” (Hazards (Flooding) Overlay PO 3.5).



The measures detailed in the Flood Plain Management Assessment have furthermore been designed to *"...not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level."* (Hazards (Flooding) Overlay PO 3.2). This will be achieved by ensuring that buildings have *"... a finished floor level that is at least 300mm above the height of a 1% AEP flood event."* (Hazards (Flooding) Overlay DTS/DPF 3.5).

All existing boundary fencing will be retained. The boundary fencing is post and wire, approximately 1.2 metres high. This type of fence will not *"unreasonably impede floodwaters"* (Hazards (Flooding) Overlay PO 3.6 and DTS/DPF 3.6).

CONCLUSION

The proposal by Venture Corporate Advisory and/or Nominee to develop, in stages, horticultural greenhouses, a shade-house, a propagation enclosure, production/cold-rooms, off-street parking, loading and a storage dam at Allotments 1903, 1904 and 1611 Buckland Park Road Two Wells, incorporates Deemed-to-Satisfy elements which must be granted planning consent, and performance assessed elements which, when assessed against the relevant version of the Planning and Design Code, are appropriate and acceptable forms of development in the Rural Horticulture Zone.

We have concluded that the proposal, when assessed against the Planning and Design Code, is not seriously at variance with the Code and is deserving of planning consent.

Graham Burns

MPIA (Fellow)

B/A in Planning

31 August 2021

PA PERSONAL ACCESS DOOR
SD SLEWING DOOR



NO.	DATE	REVISIONS	BY
1	20.11.2021	REV ISSUED FOR ASSESSMENT	SD
2	18.09.2021	AMENDMENTS MADE	SD
3	17.08.2021	FOR POST AND WIRE BOUNDARY FENCING	SD
4	05.07.2021	ISSUED FOR PLANNING APPROVAL	SD

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CLIENT **VENTURE CORPORATE ADVISORY AND/OR NOMINEE**

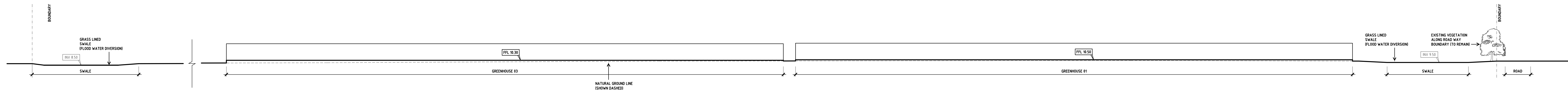
PROJECT **BUCKLAND PARK ROAD, TWO WELLS**

TITLE **SITE PLAN**

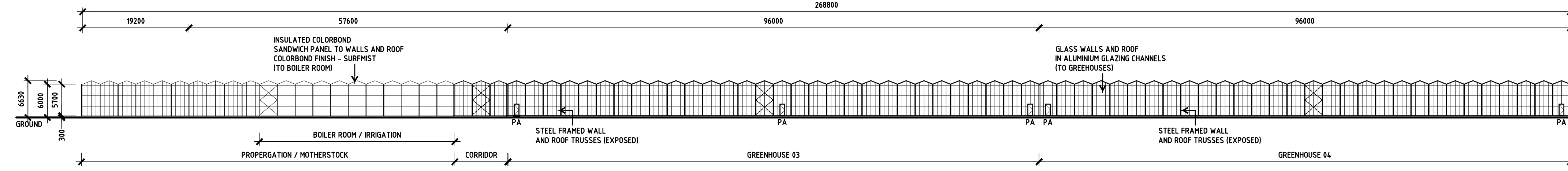
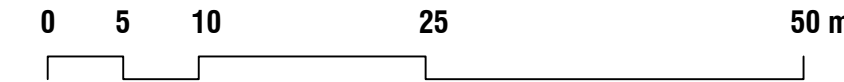
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SCALES	A2 SHOWN
DATE	18.09.2021

JOB N°	DRAWING N°	REV.
2110	PD-01	C

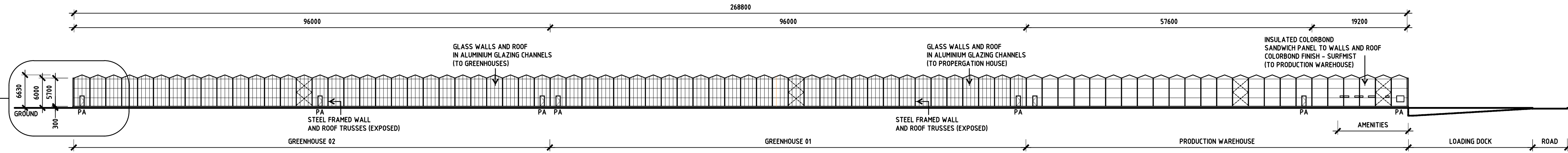
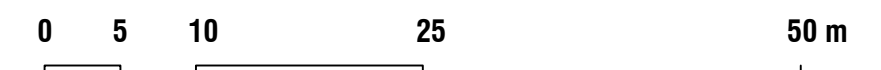
ISSUE: **PLANNING APPROVAL** ISSUED DATE: **22.11.2021**
 Verify all dimensions and levels on site before setting out. Figured dimensions take preference. Do not scale drawings. © Copyright



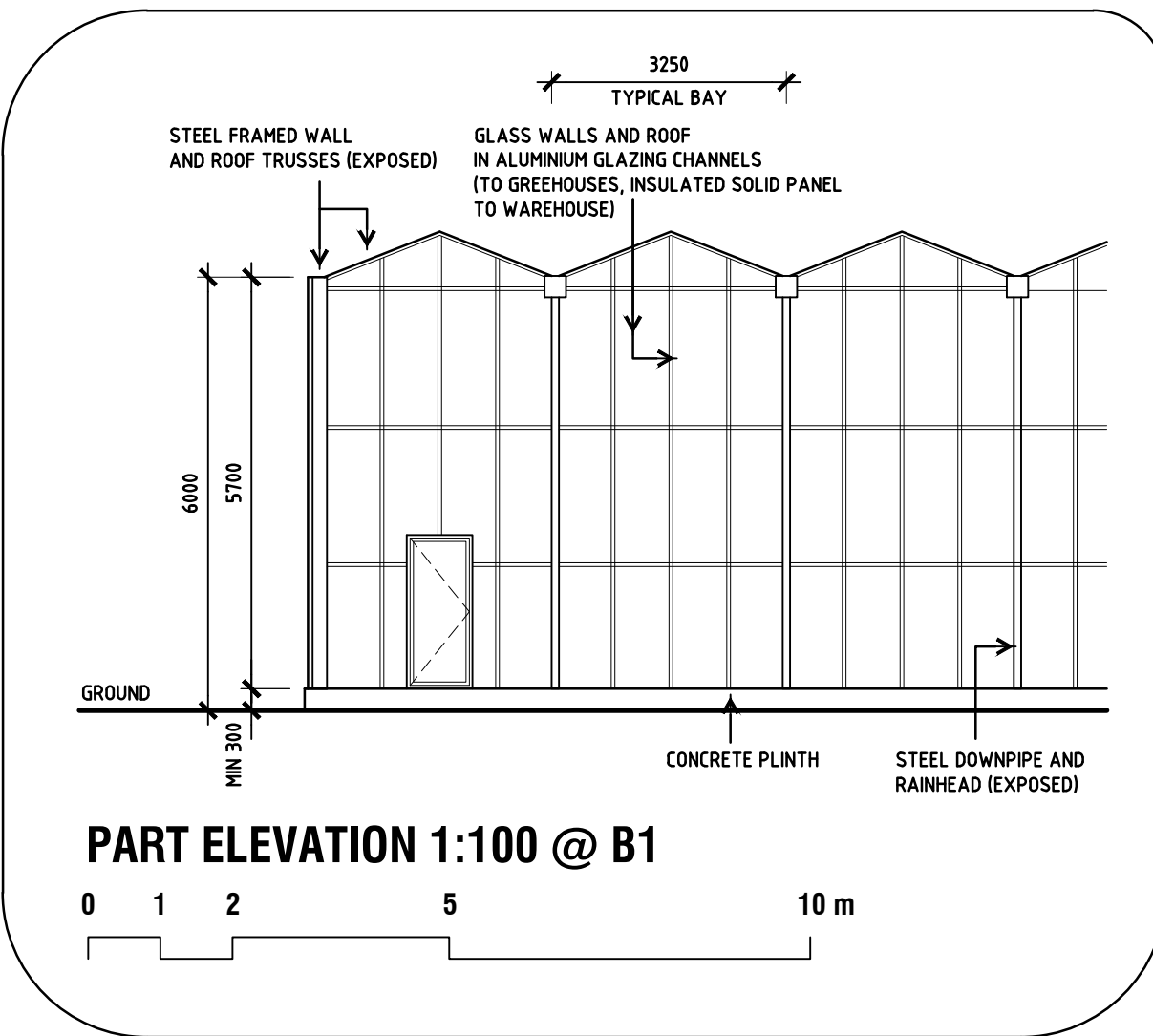
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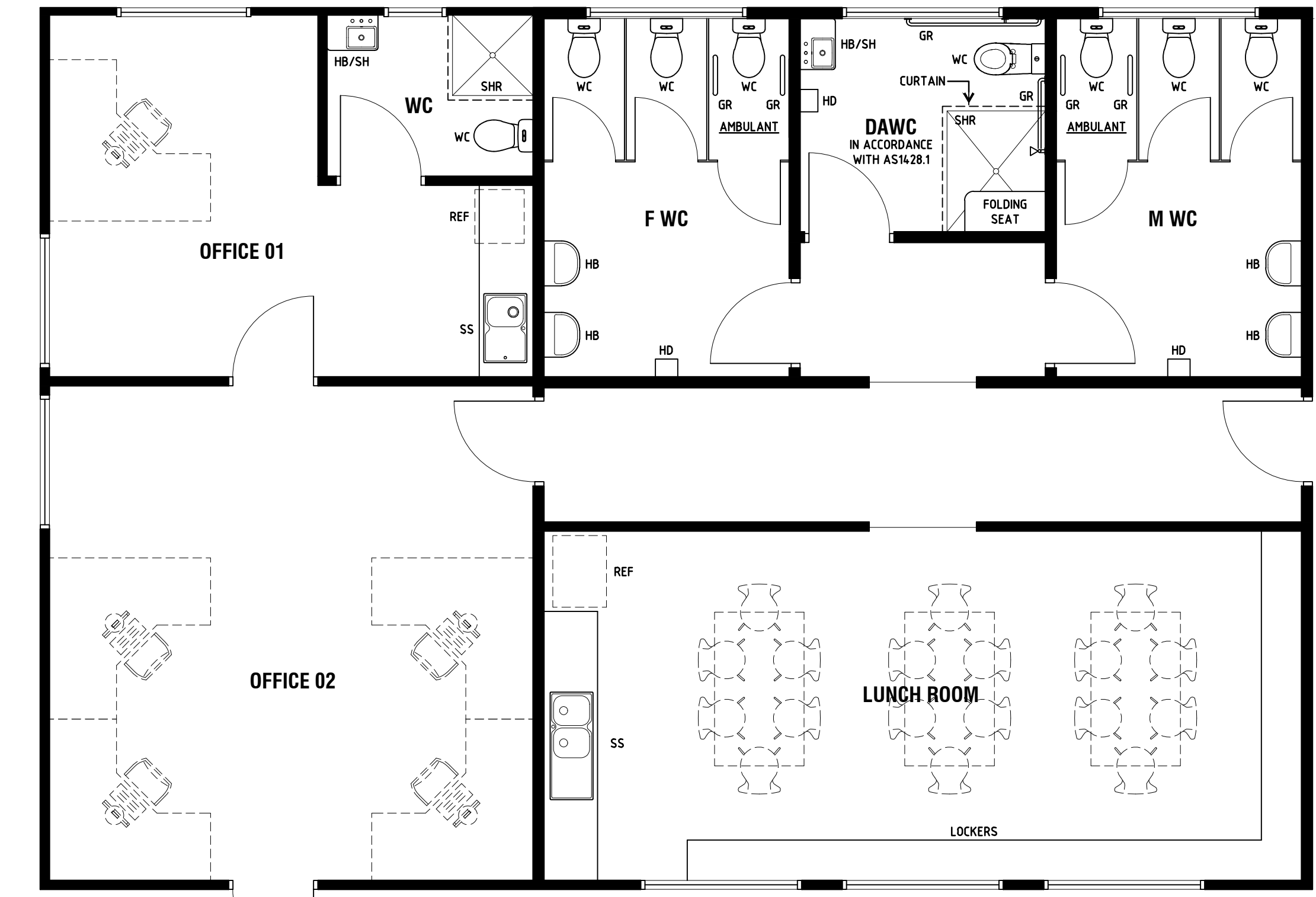
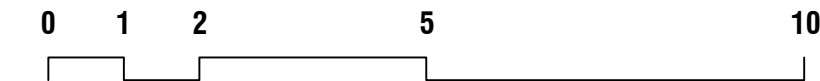
WEST ELEVATION 1:500 @ B1 OVERSIZE



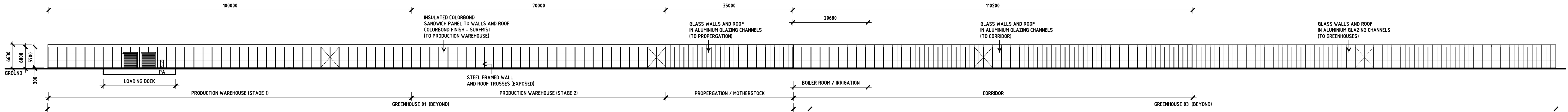
EAST ELEVATION 1:500 @ B1 OVERSIZE



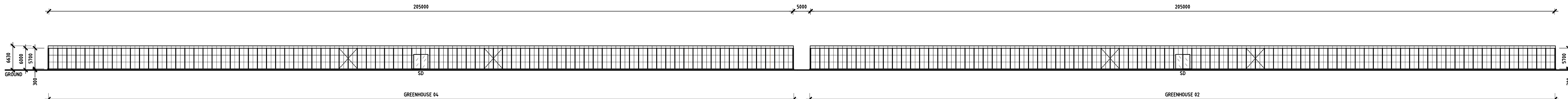
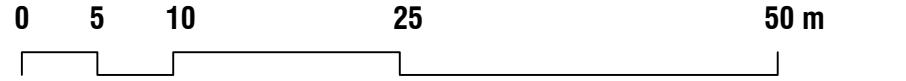
PART ELEVATION 1:100 @ B1



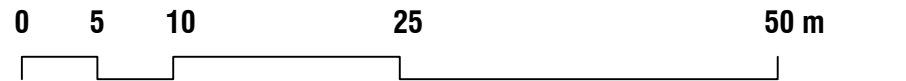
OFFICE / AMENITIES AREA FLOOR PLAN 1:50



NORTH ELEVATION 1:500 @ B1 OVERSIZE



SOUTH ELEVATION 1:500 @ B1 OVERSIZE



LEGEND

- PA PERSONAL ACCESS DOOR
- SD SLIDING DOOR
- GR GRABRAILS IN ACCORDANCE WITH AS1428.1
- HB HAND BASIN - REFER TO HYDRAULIC SERVICES DRAWINGS
- HD HAND DRYER - REFER TO ELECTRICAL SERVICES DRAWINGS
- SHR SHOWER - REFER TO HYDRAULIC SERVICES DRAWINGS
- IN ACCORDANCE WITH AS1428.1 IN DISABLED TOILETS
- WC WC SUITE - IN ACCORDANCE WITH AS1428.1 IN DISABLED TOILETS

NO.	DATE	REVISIONS	BY
1	23.11.2021	REV ISSUED FOR ASSESSMENT	MS
2	18.09.2021	AMENITIES DOORS	MS
3	16.07.2021	ISSUED FOR PLANNING APPROVAL	MS

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CLIENT **VENTURE CORPORATE ADVISORY AND/OR NOMINEE**

PROJECT **BUCKLAND PARK ROAD, TWO WELLS**

TITLE **AMENITIES PLAN, ELEVATIONS AND SECTION**

DRAWN	MS
SCALES	AS SHOWN
DATE	18.09.2021

JOB N°	DRAWING N°	REV.
2110	PD-02	B

ISSUE: **PLANNING APPROVAL** ISSUED DATE: **22.11.2021**

Verify all dimensions and levels on site before setting out. Figured dimensions take preference. Do not scale drawings.

ATTACHMENT 1

**Drawing set
(Edge Architects)**

ATTACHMENT 2

Stormwater Floodplain Management Assessment (Southfront Engineers)

Venture Corporate Advisory and/or Nominee Buckland Park Road, Buckland Park

Stormwater, Flood Plain Management Assessment



Venture Corporate Advisory and/or Nominee

Buckland Park Road, Buckland Park

Stormwater, Flood Plain Management Assessment

Our Ref.: 21050-2A

Southfront

31 Hauteville Terrace Eastwood SA 5063

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Document Status

Revision	Date	Author	Approved by	Details
A	25 Aug 2021	DJ	DJ	Final

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1 Background

1.1 Background

A development proposal is being considered for land at Buckland Park Road, Two Wells.

The development is understood to comprise a greenhouse development, associated storage and propagation buildings, plant rooms, water storage and distribution infrastructure, access roads and parking areas.

1.2 Scope of Assessment

This assessment provides a summary of proposed measures to address flood plain management and stormwater management issues for potential development on the site.

This assessment is reliant on available flood plain information to draw conclusions with respect to recommended development measures.

2 Stormwater Management

2.1 Council Requirements

We understand from developments of a similar nature that Adelaide Plains Council would typically require the following in relation to stormwater management:

- A stormwater management plan indicating that there will be no increase in flow rates or flow volumes from the post development compared to pre-development for up to and including a one in 20 year Average Return Interval (ARI) rainfall event

This requirement is understood to ensure that the development will not discharge water to the surrounding road network where generally no drainage infrastructure is in place to cater to frequent flows.

2.2 Opportunity for Stormwater Reuse

The nature of the development is such that there is a significant demand for year-round recycled water reuse, for the purpose of irrigation within the greenhouses. This provides an outstanding opportunity for harvesting and reuse of site generated stormwater, within the development site.

Irrigation within the greenhouses is estimated to require 500kL / 4ha block, 3 times per week. This equates to reuse of 210 m³/day, per 4ha (200m x 200m) greenhouse block.

The irrigation demand far exceeds what can be supplied via harvested stormwater alone. The development is proposed to be supplied with additional water via the Northern Adelaide Irrigation Scheme (NAIS). NAIS is delivered by SA Water as part of the SA Government's Northern Adelaide Plains Agribusiness Initiative, providing recycled water to be used in agricultural applications on Adelaide's northern plains. Subject to further design development, two dams are proposed to be established on the site for the purpose of providing balance / buffer storage, sufficient to supply greenhouse irrigation cycle(s).

Roof runoff from the greenhouses and associated buildings is proposed to be directed to these dams, such that this water can be reused, thus reducing the development's demand on recycled / mains water supply.

2.3 Proposed Measures Overview

Sufficient on-site measures are to be provided so as to prevent discharge associated with the proposed site development (greenhouses, roads etc) from being discharged from the site. This is to be achieved through:

- Drainage of all roofs to the proposed retention dam on site. Sufficient airspace (i.e. available storage capacity within the dam) is to be maintained within the dam to provide capacity for these stormwater inflows. Dam overflows (on those rare occasions following periods of extended high rainfall) to be directed to Salt Creek via the proposed floodway aligned along the western boundary.
- Grading of all paved surface areas (carparks, internal roads) to floodways / vegetated swales to promote infiltration

2.4 Proposed Measures Details, Assessment

Local Rainfall

Design rainfall data for the development site has been obtained from the Australian Rainfall and Runoff Data Hub. Total rainfall depths for a 24 hour duration event, for a range of design storms, are shown in Figure 2.1. The 20 year ARI (5% AEP) design event has a rainfall depth of 75.2mm.

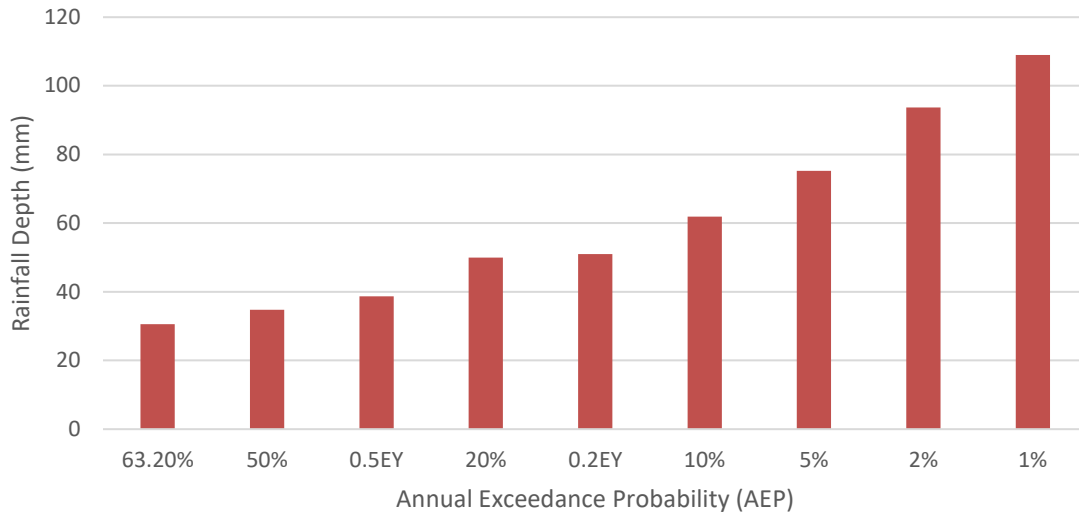


Figure 2.1 Two Wells Region 24 hour duration Design Rainfall Depths

Such a rainfall event would be significant, in the context of typical rainfall in the area and would represent more than a winter month’s average total rainfall. A continuous daily rainfall record for the Two Wells area for the period 1889-2020 has been obtained from the SILO Australian climate database. This record has a long term annual average rainfall of 408mm, seasonally distributed across the year as shown in Figure 2.2.

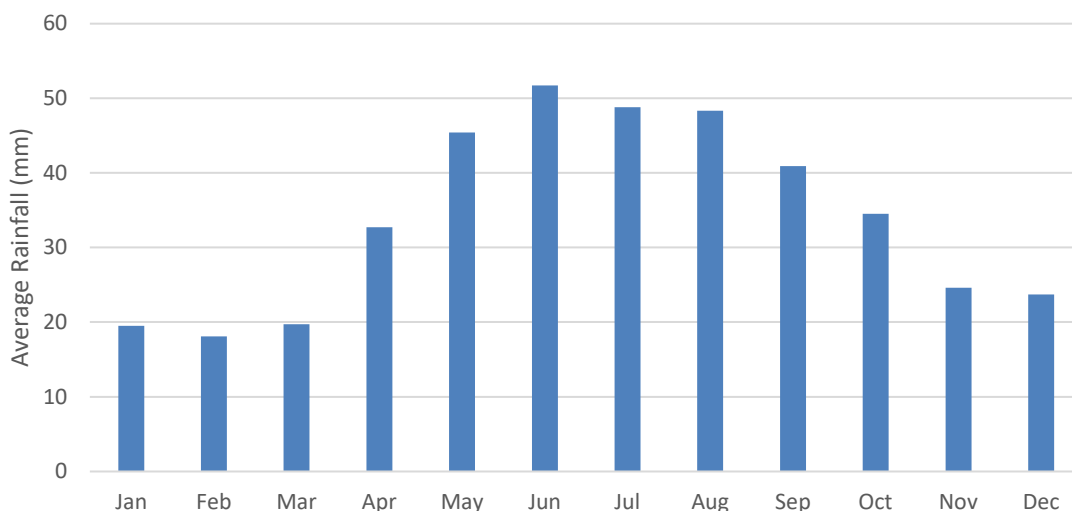


Figure 2.2 Two Wells Region Average Monthly Rainfall

Local Generation, Management of Stormwater Runoff

- Stage 1 Greenhouses and associated Coldrooms, Stages 2/3 Greenhouses
These areas are assessed to have a total roof area of 9.36ha. The nominated 20 year ARI (5% AEP) design event is estimated to generate 7020kL of runoff.

This runoff is proposed to be conveyed to the dam storage. The dam is to have sufficient airspace (storage above NAIS water full supply level) to capture this runoff. Flows in excess of this volume are proposed to overflow into the floodway on the western boundary. NAIS water supply would be reduced in the aftermath of a stormwater event to consume the captured stormwater, and reset the dam over the subsequent days. While the NAIS water storage component of the dam would be lined to prevent infiltration loss of this water, lining of the stormwater storage component is not considered essential.

- Internal Roads, Hardstand, Carpark Areas
These areas are assessed to have a total roof area of 0.71ha. The nominated 20 year ARI (5% AEP) design event is estimated to generate 534kL of runoff.

These surface areas are proposed to be graded to drain into adjoining floodways, or swales where a floodways does not exist.

Dam Storage Configuration

The following preliminary design details are proposed regarding the basin storage configuration:

- NAIS Water Storage Capacity 1,080kL
- Stormwater Storage Capacity 7,020kL
- Total Storage Capacity 8,100kL
- Average Water Storage Depth 3m
- Water Storage Footprint¹ 3,000m²

¹ Subject to design development

Subject to further details design, design of the lower NAIS water storage component of the dam could consider utilising a smaller component of the total storage footprint, in order to reduce evaporation losses.

2.5 Overflow Provision

On rare occasions, the basins are proposed to overflow to Salt Creek. Such overflow is anticipated to occur for events of magnitude greater than a 20 year ARI event, following interception of runoff generated by the first 75mm of rain, thus substantially mitigating stormwater discharge.

During such events, it reasonable to except that under existing conditions, that the undeveloped site would generate runoff draining through to Salt Creek. The Salt Creek watercourse is continuous from the subject land through to the coastal outfall at Middle Beach (refer Figure 2.3), and as such, flows through this watercourse do not represent a nuisance to downstream landowners.



Figure 2.3 Salt Creek (Subject Land – Middle Beach Outfall)

3 Floodplain Management

3.1 Existing Flood Plain

100 year ARI Gawler River and Light River combined flood mapping inundation data has been referenced to inform this assessment. This flood plain map identifies that:

- Salt Creek is the recipient of overland flows (breakouts) from both the Light River to the north, and Gawler River to the east; and that
- The subject land is on the fringe of the associated Salt Creek floodplain

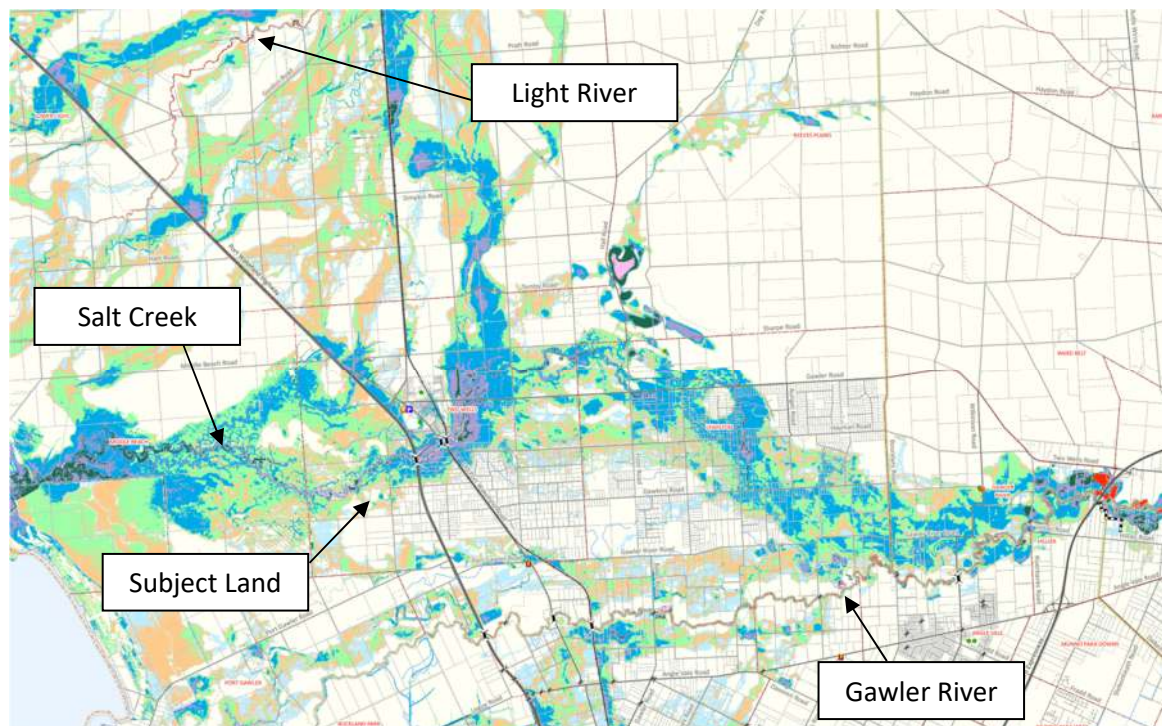


Figure 3.1 Combined 100 year ARI Gawler River, Light River Flood Inundation Map

Closer examination of floodplain behaviour in the vicinity of the subject land (refer Figure 3.2) shows that:

- There is a broad floodplain associated with Salt Creek, the extents of which encroach into the subject land
- There are some minor breakouts from the southern side of the Salt Creek floodplain, spilling south across the eastern (Buckland Park Road) side of the subject land
- A portion of these minor breakouts return to the Salt Creek floodplain along the western side of the subject land
- Some portions of the subject land are subject to deeper inundation (0.51 – 1.0m) as they are natural hollows that are subject to being filled with floodwaters. Otherwise, where floodwaters are free flowing, flood inundation depths do not exceed the 0.11-0.25m depth range.

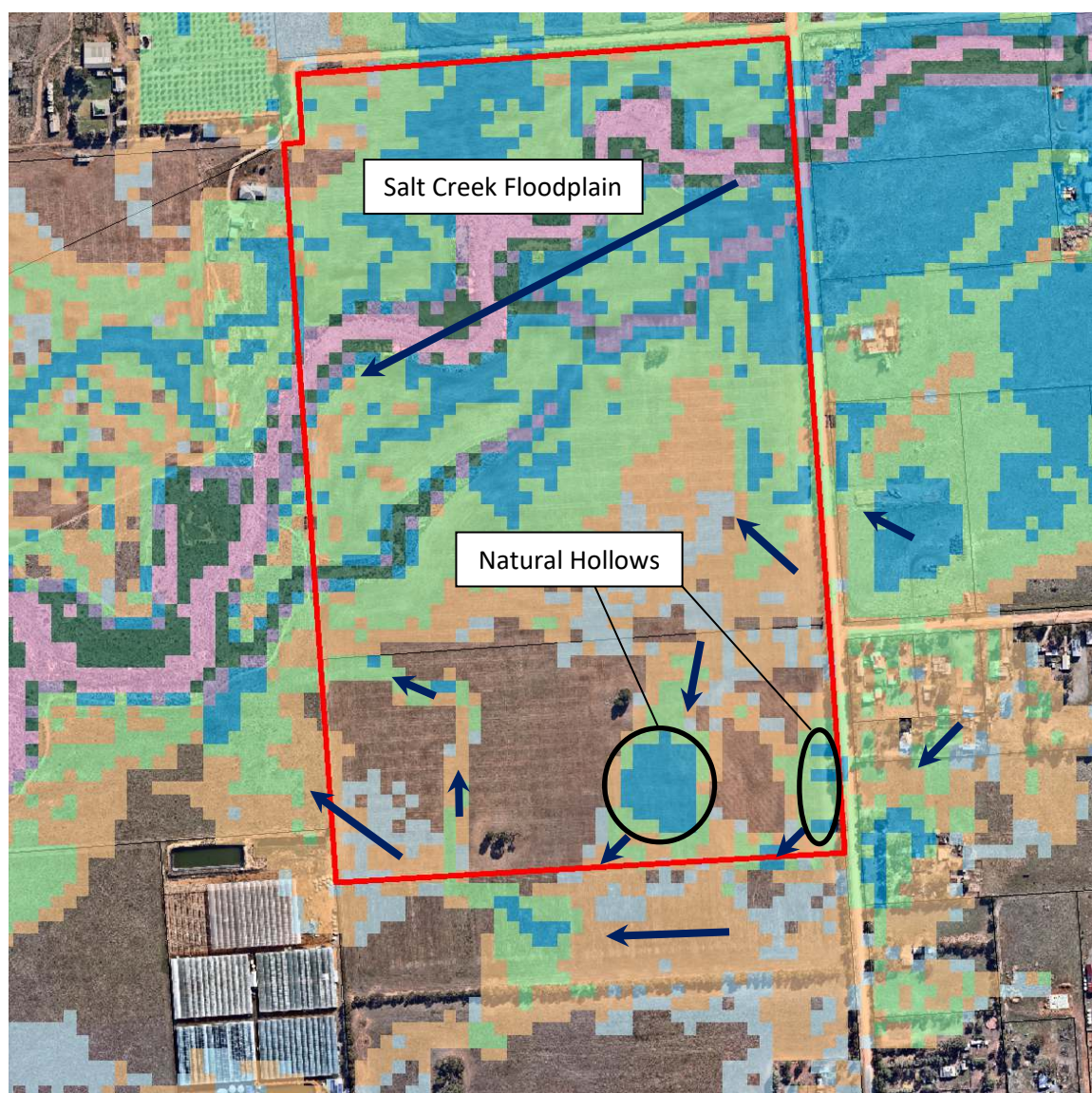


Figure 3.2 100 year Flood Inundation Plan, Local Flood Plain Features

Flood level contours have been prepared for the site (refer Figure 3.3) that are based on the available flood plain mapping data. These show flood levels fall from 10.2m AHD on the eastern boundary near the intersection of Buckland Park Road and Artesian Road West, to 8.8m AHD at some locations along the western boundary.

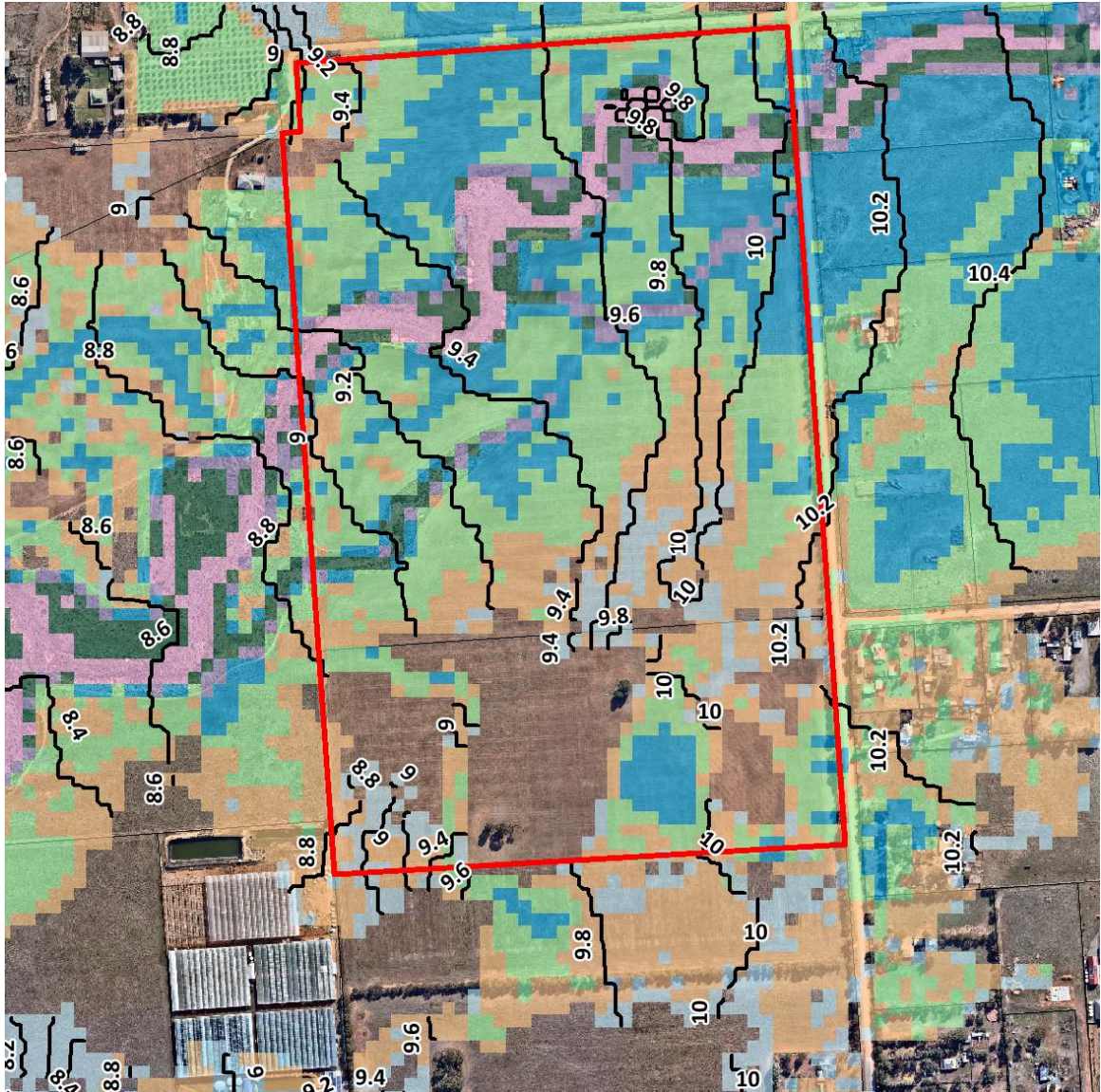


Figure 3.3 100 year Flood Inundation Plan, Flood Contours (m AHD)

3.2 Site Development Approach

3.2.1 Overview

Proposed development on the site is understood to comprise:

- Two greenhouses (each approximately 200m x 200m in area)
- Associated structures housing coldrooms, plant, and propagation areas
- Shade house (no walls)
- Water storage dam
- Associated internal access roads and carparking

In order to facilitate a strategy to manage flood waters around the development, in a manner that does not increase flood risk to neighbouring properties while also affording appropriate flood protection to the development itself, a development envelope for all proposed structures is proposed. This development envelope (refer Figure 3.4) is centred on the southern portion of the allotment which is less flood affected. A floodway corridor is proposed to be established on the eastern, southern and western boundaries such that flood flows can be safely conveyed around the development envelope and returned to the Salt Creek flood plain, as per the existing scenario. Roads and carparks, where outside of the development envelope, would be constructed at ground level so as to have no flood plain impact.

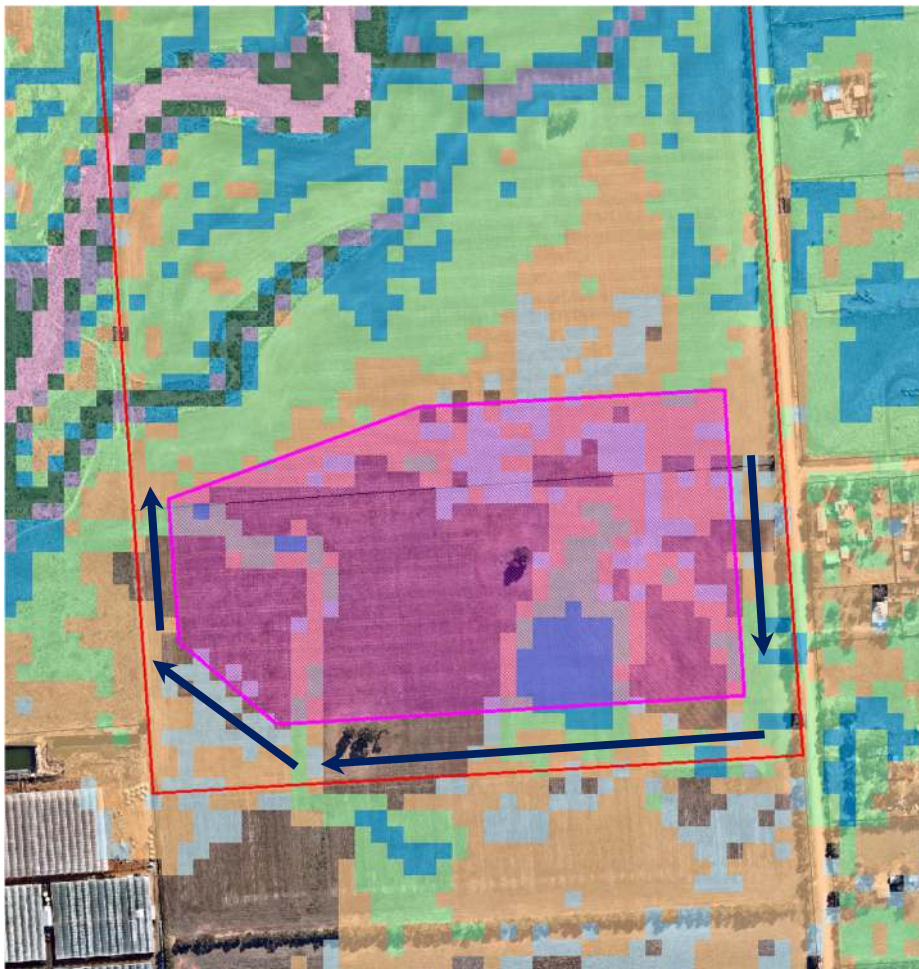


Figure 3.4 Proposed Site Development Envelope

3.2.2 Quantifying Existing Flow Conveyance across Development Area

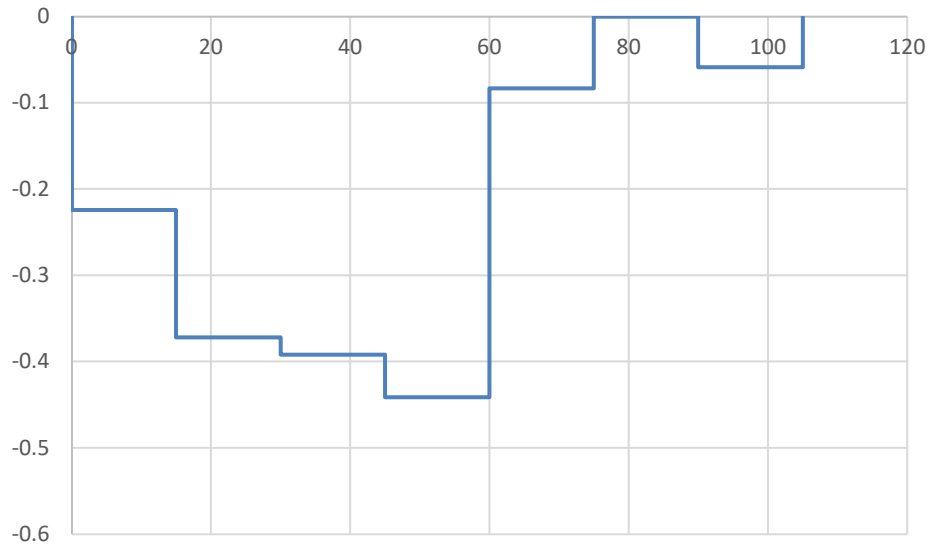
Cross section of the floodplain across the development area have been obtained in order to derive the cross sectional area of flow across the land, and in doing so, produce an estimate of flow rate associated with each location.

The cross section locations are shown in Figure 3.6. The cross sections (depicting the ground profile based on the reported depth of inundation, relative to a flood level of 0m), are presented below in Figure 3.5 on the following pages. The cross sections appear 'blocky' as they reflect the floodplain model which is constructed on a 15m grid surface level model.

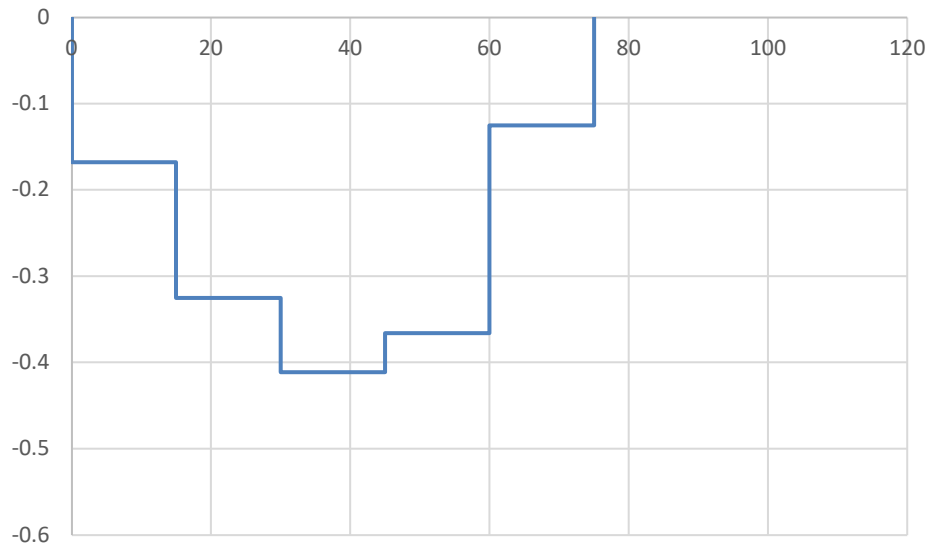
These cross sections have been used to estimate waterway cross sectional area, and to derive a flow rate based on a Mannings equation assessment. Results are summarised in Table 3.1 below.

Table 3.1 Existing Flood Plain Cross Section Summary

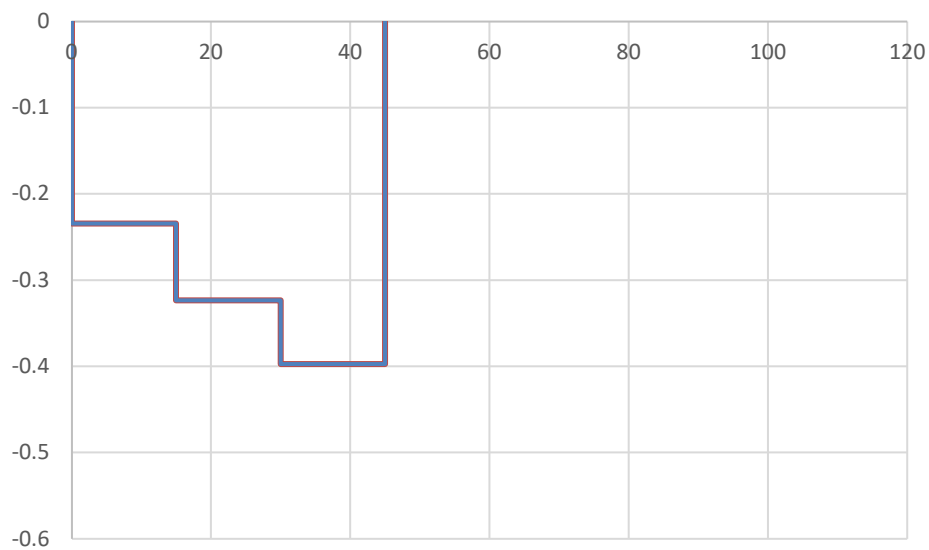
X-S Ref	X-S Water Area (m²)	X-S Water Width (m)	Flood Surface Longitudinal Gradient	Estimated Flow (m³/s)
A	23.6	90	0.07%	8.6
B	20.9	75	0.07%	7.8
C	14.3	45	0.13%	7.9
D	7.5	30	0.19%	4.3
E	8.3	60	0.51%	5.3



X-S 'A'



X-S 'B'



X-S 'C'

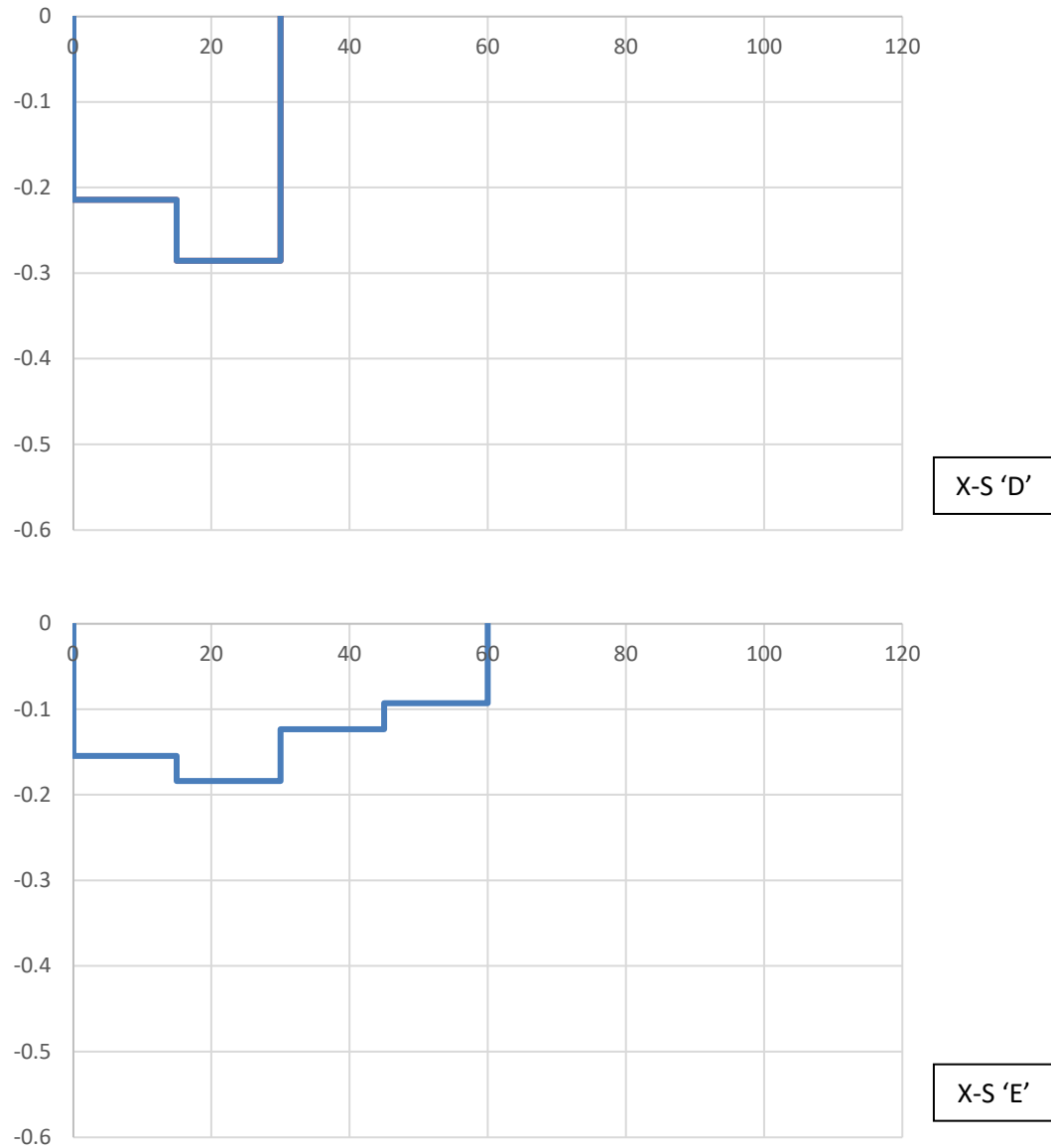


Figure 3.5 Floodplain Cross Sections

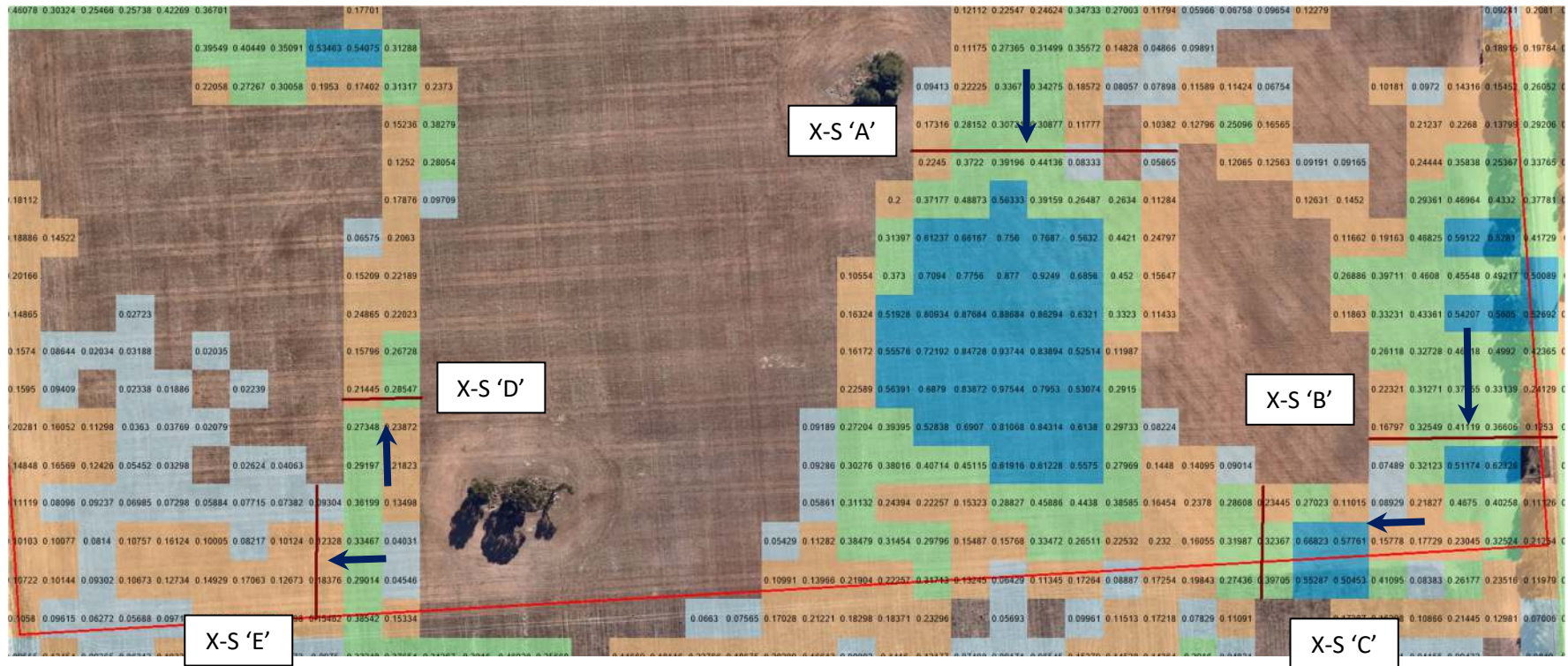


Figure 3.6 Existing Flood Plain Cross-section Locations

3.2.3 Proposed Floodway Basis of Design

Proposed floodways around the eastern, southern and western sides of the proposed development envelope are to cater for flows as summarised in Table 3.2.

Table 3.2 Proposed Floodway Basis of Design Summary

Alignment	Associated Cross sections	Estimated Flow (m ³ /s)
Eastern Boundary	A + B	16.4
Southern Boundary	C	7.9
Western Boundary, SW Corner	D + E	9.6

A preliminary design has been prepared for the floodways. These floodways adopt a trapezoidal section, of varying widths and gradients. The design is depicted in Appendix A and summarised in Table 3.3 below. The floodways achieve flow capacities sufficient, at a minimum, to maintain flood plain connectivity without resulting in an adverse impact on adjoining properties.

Table 3.3 Proposed Floodway Sizing

Alignment	Top width (m)	Base width (m)	Min longitudinal gradient	Min depth ¹ (m)	Capacity (m ³ /s)	Design Flow (m ³ /s)
Eastern Boundary	50	30	0.13%	0.6	17.3	16.4
Southern Boundary	40	15	0.09%	0.6	9.2	7.9
Western Boundary, SW Corner	40	30	0.10%	0.5	10.6	9.6

¹ Depth from flood level to floodway invert

The floodway corridor widths are generously wide, such that greater capacity could be provided should further design development or Council assessment determine that this is required.

It is understood that the floodways may be considered for productive use within the development for growing wildflowers, which would be suitable in both providing vegetative cover to the floodway and not adversely affecting flow capacity.

3.2.4 Minimum Floor Levels

Where structures are proposed that are to be protected from inundation in a 1% AEP flood event, floor levels are to be established that are 300mm above the adjacent flood level. It is

understood that the development will be comprised of 2 greenhouse blocks with adjoining structures – an eastern greenhouse block and a western greenhouse block.

The eastern greenhouse block has a corresponding maximum flood level of 10.2 mAHD on the eastern perimeter, and as such any associated buildings should be established with a minimum floor level of 10.5 mAHD.

The western greenhouse block has a corresponding maximum flood level of 10.0 mAHD on the eastern perimeter, and as such any associated buildings should be established with a minimum floor level of 10.3 mAHD.

Appendix A

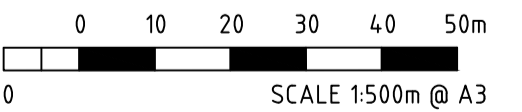
Floodway Concept Plan



NOT FOR CONSTRUCTION



PLAN VIEW
SCALE 1:500 @ A3



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SHEET No.	01
DRAWING No.	21050
DATE	16/08/2021

CLIENT	VENTURE CORPORATE ADVISORY AND/OR NOMINEE
PROJECT	BUCKLAND PARK ROAD, TWO WELLS FLOODPLAIN MANAGEMENT FLOODWAY CONCEPT PLAN

ATTACHMENT 3

Certificates of Title

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6214 Folio 370

Parent Title(s) CT 5475/755
Creating Dealing(s) RTU 12986875
Title Issued 10/10/2018 Edition 1 Edition Issued 10/10/2018

Estate Type

FEE SIMPLE

Registered Proprietor

STEVEN PAUL CHISHOLM
VIRGINIA ANN CHISHOLM
OF PO BOX 313 TWO WELLS SA 5501
AS JOINT TENANTS

Description of Land

ALLOTMENT 1611 DEPOSITED PLAN 117211
IN THE AREA NAMED TWO WELLS
HUNDRED OF PORT GAWLER

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Certificate of Title

Title Reference: CT 6214/370
Status: CURRENT
Parent Title(s): CT 5475/755
Dealing(s) Creating Title: RTU 12986875
Title Issued: 10/10/2018
Edition: 1

Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1886



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Certificate of Title - Volume 6214 Folio 373

Parent Title(s) CT 5475/756
Creating Dealing(s) RTU 12986875
Title Issued 10/10/2018 Edition 1 Edition Issued 10/10/2018

Estate Type

FEE SIMPLE

Registered Proprietor

VIRGINIA ANN CHISHOLM
OF PO BOX 313 TWO WELLS SA 5501

Description of Land

ALLOTMENT 1903 DEPOSITED PLAN 117211
IN THE AREA NAMED TWO WELLS
HUNDRED OF PORT GAWLER

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Certificate of Title

Title Reference: CT 6214/373
Status: CURRENT
Parent Title(s): CT 5475/756
Dealing(s) Creating Title: RTU 12986875
Title Issued: 10/10/2018
Edition: 1

Dealings

No lodged Dealings found.

REAL PROPERTY ACT, 1886



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Certificate of Title - Volume 6214 Folio 374

Parent Title(s) CT 5475/756
Creating Dealing(s) RTU 12986875
Title Issued 10/10/2018 Edition 1 Edition Issued 10/10/2018

Estate Type

FEE SIMPLE

Registered Proprietor

VIRGINIA ANN CHISHOLM
OF PO BOX 313 TWO WELLS SA 5501

Description of Land

ALLOTMENT 1904 DEPOSITED PLAN 117211
IN THE AREA NAMED TWO WELLS
HUNDRED OF PORT GAWLER

Easements

NIL

Schedule of Dealings

NIL

Notations

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


Certificate of Title

Title Reference: CT 6214/374
Status: CURRENT
Parent Title(s): CT 5475/756
Dealing(s) Creating Title: RTU 12986875
Title Issued: 10/10/2018
Edition: 1

Dealings

No lodged Dealings found.

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PURPOSE: DIVISION AND REDESIGNATION OF PARCELS MAP REF: 6628/11/H, 6628/11/B LAST PLAN:	AREA NAME: TWO WELLS COUNCIL: ADELAIDE PLAINS COUNCIL DEVELOPMENT NO: 312/D016/16/001/50266	RE-APPROVED: STEPHEN ANSELL 18/09/2018 DEPOSITED: JANICE RITCHIE 10/10/2018	 <h2 style="margin: 0;">D117211</h2> SHEET 1 OF 2 <small>60209_text_01_v06_Version_6</small>
--	--	--	--

AGENT DETAILS: SAWLEY LOCK O'CALLAGHAN 176 PROSPECT ROAD PROSPECT SA 5082 PH: (08) 83441522 FAX: N/A AGENT CODE: SLAA REFERENCE: 1671404 DJB	SURVEYORS CERTIFICATION: I DAMIAN JOHN BROGDEN , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 4th day of May 2017 18th day of September 2018 Damian John Brogden Licensed Surveyor	
---	--	--

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5475	755		SECTION(S)	161			PORT GAWLER		
CT	5475	756		SECTION(S)	190			PORT GAWLER		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: ROAD WIDTHS ARE NOT DRAWN TO SCALE.
 NO OCCUPATION EXISTS ON SUBJECT LAND BOUNDARIES, EXCEPT WHERE SHOWN.
 ALLOTMENT(S) 1611 (CT 5475/755) NOT PART OF THIS DIVISION.
 PLAN PURPOSE SHOULD BE DIVISION, REDEFINITION OF BOUNDARIES AND REDESIGNATION OF PARCELS

D117211

SHEET 2 OF 2

60209_pland_1_V01_Version_6

BEARING DATUM: MGA 94 ZONE 54

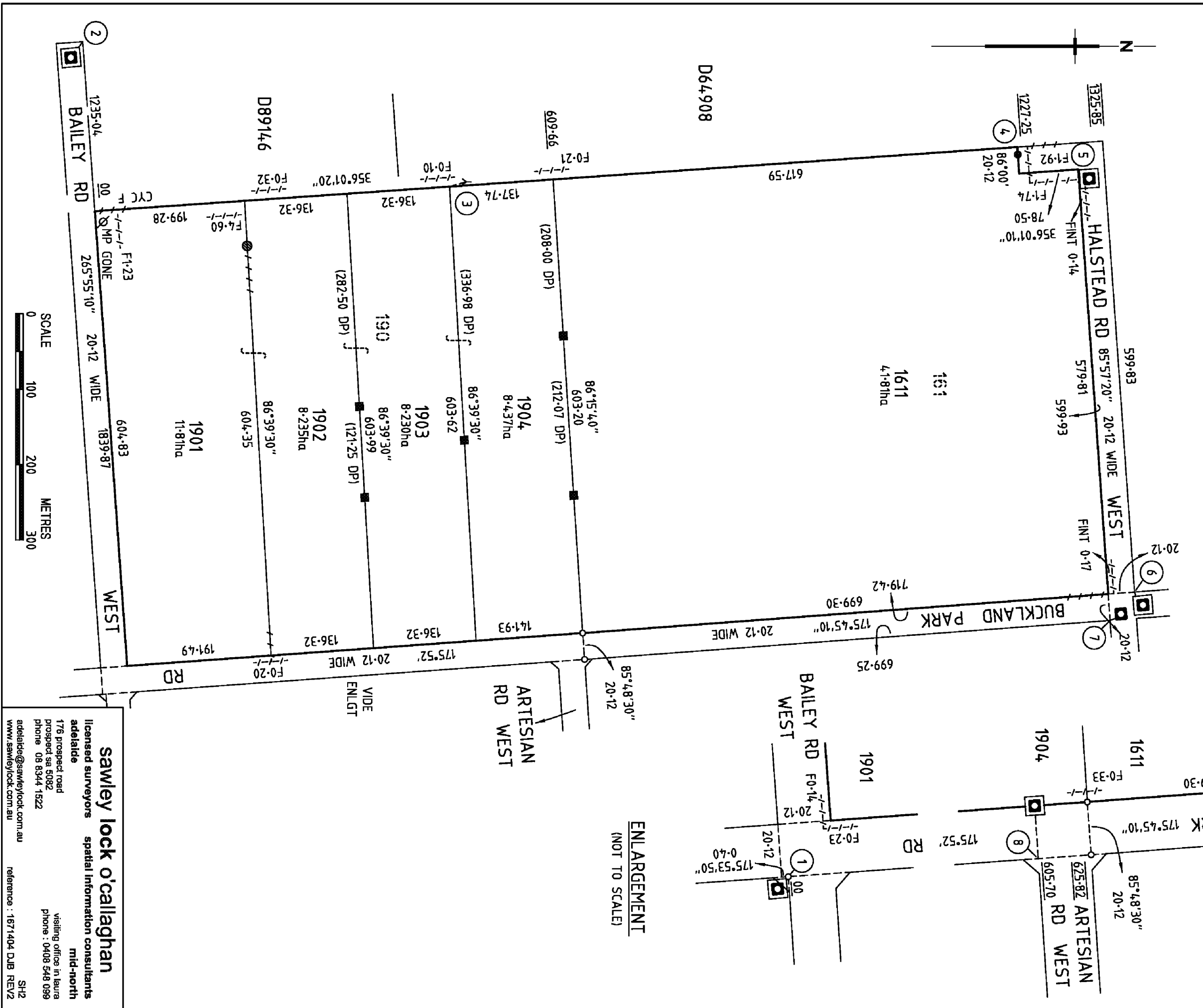
DERIVATION: 6628/41413 - 6628/56103

TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	353°58'	PSM FD	2.43	6628/41413
2	288°59'	PSM FD	0.96	6528/7027
3	175°39'	DPR FD	28.76	6628/40610
4	278°16'	MP FD	9.92	6628/56103
5	250°30'	PSM FD	1.98	6628/56104
6	253°30'	PSM FD	0.75	6628/56104
7	157°29'	PSM FD	6.88	6628/25912
8	85°52'	PSM FD	20.25	6628/40625

FIRST FIX
NEW FIX



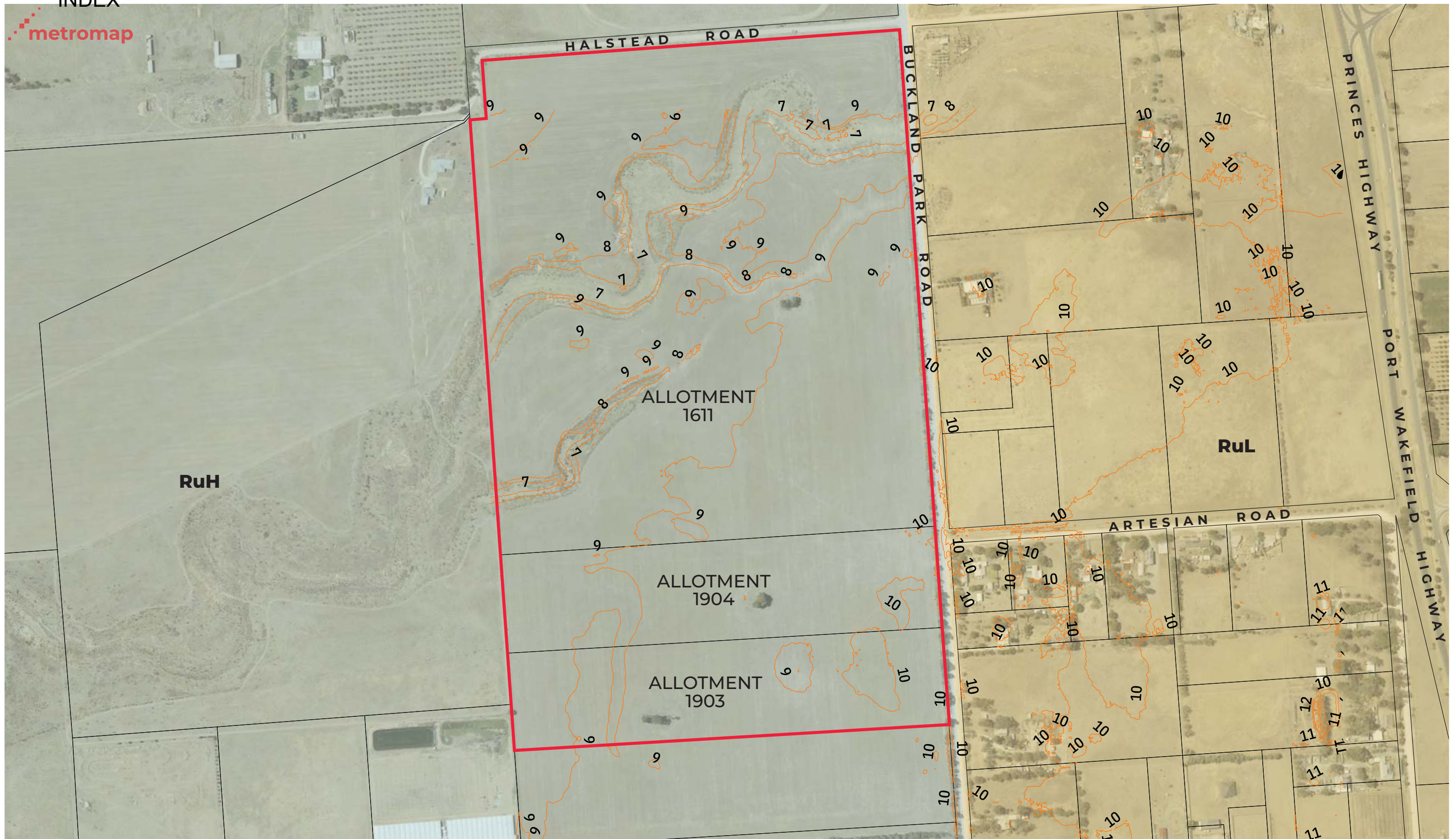
ENLARGEMENT
(NOT TO SCALE)

sawley lock o'callaghan
licensed surveyors spatial information consultants
adelalide
176 prospect road
prospect sa 5082
phone 08 8344 1622
adelalide@sawleylock.com.au
www.sawleylock.com.au

mid-north
visiting office in laura
phone : 0408 548 099
reference : 1671404 DJB REV2

ATTACHMENT 4

Site and Locality Plan (MasterPlan)



Site and Locality Plan

- Development Site
- Contours - 1.0 metre Intervals
- RuH Rural Horticulture Zone
- RuL Rural Living Zone

LOT 1904 BUCKLAND PARK NURIOTOPA

FOR VENTURE CORPORATE ADVISORY AND/OR NOMINEE

Details of Representations

INDEX

Application Summary

Application ID	21026306
Proposal	Staged construction of four (4) greenhouses, a shade-house, a propagation enclosure, two (2) production/cold-rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area.
Location	LOT 1903 BUCKLAND PARK RD TWO WELLS SA 5501, LOT 1904 BUCKLAND PARK RD TWO WELLS SA 5501, LOT 1611..

Representations

Representor 1 - Joel Evitts

Name	Joel Evitts
Address	Pobox 593 Virginia 5120 VIRGINIA SA, 5120 Australia
Phone Number	0410476922
Email Address	Evjo_79@hormail.com
Submission Date	25/10/2021 07:28 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	We have recently bought lot 22 Buckland park road directly opposite this proposed dump. I have 3 young kids Riley (10), Toby (8), Dakota (6) if these proposed greenhouses were there we would of never even looked at this block. The left over rotten fruit/veg with smell and bring mice/rats which will bring snakes. Therefore a safety hazard for my children. Then there is the smell and any safety hazards either the fertilisers they use and we all know the illegal burning of there rubbish at night. These glasshouses will also take away our beautiful view we have which we have designed our house to sit out the front porch and watch the sun sets. With all this then there is the devaluation of our land and home. Happy to be hurd in person if need be.

Attached Documents

Representations

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Representor 2 - Amy Evitts

Name	Amy Evitts
Address	P.O. Box 593 VIRGINA SA, 5120 Australia
Phone Number	0426509450
Email Address	89amyelizabeth@gmail.com
Submission Date	25/10/2021 07:56 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	<p>My husband and I recently purchased lot 22 Buckland park road and have begun construction of our dream home. When the land was purchased we were so pleased with the beautiful view we had across the road and planned to elevate our home in order to maximise the spectacular sunsets from our front porch. Construction has already begun and we have paid a small fortune to raise the floor level of our home to maximise these views. Our 3 young children will grow up in this beautiful area and as a mother I am firmly opposed to these ugly and toxic structures being erected directly across from our dream home. We would never have considered purchasing this land if we had known this would happen. Market gardens traditionally stink and the direction of the strong sea breeze will blow the stench of fertilisers and rotten fruits/vegetables straight in our front door. As a severe hay fever sufferer this is beyond unacceptable and will be detrimental to my health. These type of green houses also attract mice therefore the increased threat of brown snakes which could potentially kill my children! Not to mention the inevitable burning of toxic black rubbish that will go on at night time which will blow into our property another reason why this block was carefully selected far from any green houses. Despite the policing by the council every local knows this illegal burning of rubbish will occur. Our dream of a peaceful life in the country is going to be distorted by these toxic eyesores which I will have to look at every day for the next thirty years. Please deny this application and save our beautiful street.</p>

Attached Documents

12E88640-1209-466F-9915-C25E42192F7A.jpeg

A7A7A10INDEXBCF-87D8-FE4FCA67EC14.jpeg

7BEFBAB6-3361-44D3-813D-AD77F6890D87.jpeg



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Representor 3 - Michelle Phillips

Name	Michelle Phillips
Address	PO BOX 263 TWO WELLS SA, 5501 Australia
Phone Number	0411200818
Email Address	am_phillips99@yahoo.com.au
Submission Date	26/10/2021 03:06 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	<p>I live at 42 Artesian Road West, Two Wells. My driveway will be almost opposite the proposed driveway for the new development. We have grown to like our country style living in Two Wells. There are a few young children who frequently ride bikes and walk along the road. We enjoy the nature, the herd of kangaroos and the quiet that this area provides. The current condition of Buckland Park Road is not adequate to support a new business with trucks coming and going continuously, likewise I believe the increase in traffic will also do further detriment to the existing road. The increase in traffic will also be dangerous to the people who choose to exercise with their families and animals around the neighbourhood. There are no footpaths so the roads have to be used as a walkway and at the moment with minimal traffic this is not an issue. I believe that walkways/footpaths and bitumen sealing of Buckland park road would be an absolute minimum if the proposed development went ahead. There would need to then be more policing of speeds on Buckland Park Road as it is a straight stretch of road. I am also concered with an elderly father and small children about the amount of people coming an going in such close proximity of our home. The business hours will be 6am to late and occasionally night work. This will cause a massive disruption to the lifestyle we have. There will be an increase in noise and light pollution and we will have a constant stream of people coming and going right outside our property. there will a reduction in wildlife, the mob of kangaroos that often frequent the area, the birds who often come and nest, this will all go as the noise will scare them away. I am strongly against the build as I believe there are better areas on the Adelaide Plains that are not is such close proximity of</p>

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peoples homes. I know personally that I would rather leave Two Wells than have this development built across the road from my family home. The key points i believe it should be refused are: Danger to local pedestrians and children Noise, light and environment pollution Increased traffic on Buckland Park Road Damage to the unsealed roads. Long Working/business hours impacting on lifestyle unsightly appearance from the street increase of theft and speeding Damage to wildlife. Thank you for your consideration.

Attached Documents

Representations

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Representor 4 - Andrew Foster

Name	Andrew Foster
Address	39 West Thebarton Road THEBARTON SA, 5031 Australia
Phone Number	0433344674
Email Address	andrew@adelaideannexe.com.au
Submission Date	27/10/2021 06:44 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	

Attached Documents

Representations

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Representor 5 - Les King

Name	Les King
Address	38 magor cres Salisbury TWO WELLS SA, 5109 Australia
Phone Number	0430301226
Email Address	Les_king89@hotmail.com
Submission Date	27/10/2021 07:09 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	Noise will become a problem from the increased traffic to the constant hum of the green houses To any alarms/bells alerting the employees for breaks emergency's constant stream of traffic from the employees to the delivery vehicles coming and going then creating dust from the road will then be a major issue. Anyone living adjacent will be constantly coated in dust from artesian road west even if this road was bitumenised vehicles would then speed down it making it dangerous to locals who walk their animals or use the road for exercise as the trucks won't slow down past us when out with the kids this could also be inviting hoon drivers to use this straight for dangerous driving acts The trucks flying past will also spook the horses considering their is a trainer living here this would be counter productive for them increased theft due to the increased traffic Lights running 24 hours a day. This becomes light pollution ruining our beautiful country sky. Reduction in wildlife. We all love seeing the kangaroos in the mornings and evening this abomination will force them away The potential to attract vermin if these gardens aren't maintained then creating a issue for the current residents Please consider the current residence and our current way of life Yours sincerely

Attached Documents

Representations

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Representor 6 - David Phillip's

Name	David Phillip's
Address	19 Fairfax Road INGLE FARM SA, 5098 Australia
Phone Number	0417828657
Email Address	dredd@ihug.com.au
Submission Date	27/10/2021 07:59 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	<p>Rejection of the proposed development plans are as follows; 1) The proposed commercial growing operation will be in too close proximity to a growing housing estate. Currently up to ten permanent residents front onto the proposed commercial site, with more residential homes in planning to be built in surrounding allotments in the future. 2) Allotments being sold in close proximity to the proposed in my opinion are being sold and bought as residential allotments. Family's entering the area are under the impression that the area is zoned residential not commercial. 3) The size and scope of the business appears to be a 24 hour 7 days a weeks operation, that will directly impact the quiet daily life of the neighbouring residents. 4) The main access road to the proposed operation is unsealed and with the increase of heavy trucks, machinery and workers to the site, will cause a significant increase in the amount of dust entering the neighbouring residents homes. 5) The possibility of the ingress of dust, noise pollution and pesticides to the close neighbouring residents is something that the EPA will be consulted with for the protection of the neighbouring residents. In conclusion, The township of Two Wells and it's surrounding districts has been growing in residency over the last 3-4years, namely due to the new freeway being built and in part by realestate companies with the promos of large quiet country allotments. New residents do not expect to have a commercial business working around the clock on their door step. The proposal is strongly objected.</p>

Attached Documents

Representations

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Representor 7 - Pam Wilks

Name	Pam Wilks
Address	23 stokes court ELIZABETH VALE SA, 5112 Australia
Phone Number	0491313717
Email Address	pamwilks1989@gmail.com
Submission Date	28/10/2021 05:44 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	My relatives live across the road from the proposed site, I think the environmental impact on their household aswell as health risks for them is not something they should have to endure. Not to mention the impact on their lives with the traffic, machinery and trucks, as well as flood lights and noise is not something they should have to suffer through, they bought their property to build their family home on and raise their children. They were not aware of these plans when they bought and that isn't fair.

Attached Documents

Representations

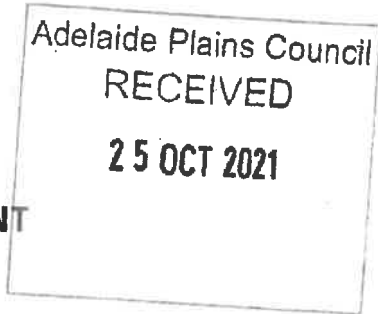
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Representor 8 - C M Evans

Name	C M Evans
Address	41 BUCKLAND PARK ROAD TWO WELLS SA, 5501 Australia
Phone Number	0479170686
Email Address	
Submission Date	29/10/2021 12:23 PM
Submission Source	Over Counter
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	

Attached Documents

Stwowellspr21102913300-1524133.pdf



**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**

Planning, Development and Infrastructure Act 2016

Applicant: Venture Corporate Advisory

Development Number: 21026306

Nature of Development: Staged construction of four (4) greenhouses, a shade house, a propagation enclosure, two (2) production/cold-rooms, storage dam with drainage swale, boiler room with hot water tanks, and associated car parking and loading area.

Zone/Sub-zone/Overlay: Rural Horticulture Zone

Subject Land: LOT 1903 BUCKLAND PARK RD TWO WELLS SA 5501; LOT 1904 BUCKLAND PARK RD TWO WELLS SA 5501; LOT 1611 HALSTEAD RD W TWO WELLS SA 5501

Contact Officer: Martin Rutt

Phone Number: (08) 8527 0200

Close Date: 28 October 2021

My name : *C.M. Evans*

My phone number: *0479 170 686*

My postal address* *PO BOX 345
7100 Wells
(41 Buckland Park Road)*

My email:

* Indicates mandatory information

- My position is:
- I support the development
 - I support the development with some concerns (detail below)
 - I oppose the development



Government of South Australia
Attorney-General's Department

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The specific reasons I believe that planning consent should be granted/refused are:

The issues of concern are: noise and atmosphere pollution from the increased traffic (we already hear the reversing signals of the trucks down Bailey West Road) and an increase in dust which already is an issue there from i.e. snakes, mice, rats that are known to frequent green houses. I have seen what happens to greenhouses when they are not maintained. Increased mosquitos in storage dams and drainage swales. It will detract from the views (uninterrupted view of the sunset and being able to see the sea when the tides in) We've already lost part of that view with the erection of the present greenhouse on Bailey West Road.

It is my understanding that there is not one resident on Buckland Park Road that is in favour of this proposal. The reason we moved here in the first place 20 years ago is because of the open views. I would hope that council takes into consideration the concerns and wishes of its residents of Buckland Park Road and not put money before residents well-being

[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 horticultural land use:

- I: wish to be heard in support of my submission*
 do not wish to be heard in support of my submission
- By: appearing personally
 being represented by the following person:.....

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

Signature: *deKroon (without malice)*

Date: 18/10/2021

Return Address: Adelaide Plains Council, PO Box 18, Mallala SA 5502: or

Email: info@apc.sa.gov.au or

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

19 November 2021

Mr. Martin Rutt
Adelaide Plains Council
PO Box 18
MALLALA SA 5502

Via email: mrutt@apc.sa.gov.au

Dear Martin

Re: Application ID 21026306 – Buckland Park Road, Two Wells

We act for Venture Corporate Advisory and/or Nominee, the applicant in the above matter.

Our client has applied to develop Allotments 1903, 1904 and 1611 Buckland Park Road, Two Wells for horticultural greenhouses, and associated shadehouse, propagation enclosure and production/cold rooms, all with associated access, parking and loading, and storage dam.

Eight (8) representations were received during the notification period:

- Joel Evitts of Allotment 22 Buckland Park Road, Two Wells;
- Amy Evitts of Allotment 22 Buckland Park Road, Two Wells;
- Michelle Phillips of 42 Artesian Road West, Two Wells;
- Andrew Foster of 39 West Thebarton Road, Thebarton;
- Les King of 38 Magor Crescent, Salisbury;
- David Phillip's [sic] of 19Fairfax Road, Ingle Farm;
- Pam Wilks of 23 Stokes Court Elizabeth Vale; and
- CM Evans of 41 Buckland Park Road Two Wells.

The representations from Andrew Foster, Les King, David Phillips and Pam Wilks list home addresses which are many kilometres removed from the development site. It would also appear that these persons do not own property in close proximity to the development site, although Pam Wilks advises that her "*relatives live across the road from the proposed site...*". No detail is provided in Ms Wilks' representation as to the location of her relatives' affected property.



Regulation 50 (1)(e) of the *Planning, Development and Infrastructure (General) Regulations 2017* states:

“(c) a representation must set out, with reasonable particularity, the reasons for the representation; “[our underlining for emphasis]

The representation received from Andrew Foster should be disregarded because it does not set out, with any particularity, the reasons for his opposition to the proposed development.

Our response to the valid representations is detailed **below**.

Joel Evitts (Allotment 22 Buckland Park Road)

We have plotted the location of Mr. Evitts' property on the Affected Properties Plan **attached**. It will be noted that this property is hammerhead-shaped and located on the eastern side of Buckland Park Road and some distance to the north of Artesian Road.

Mr Evitts' representation assumes that the greenhouses will be used for vegetable production, which is incorrect. The greenhouses will be used to propagate and grow flowers. The production methods used in the operation are highly sophisticated, and will not generate foul odours, nor will they attract vermin and snakes, even though the area would be a natural habitat for numerous reptiles species and other fauna.

Amy Evitts (Allotment 22 Buckland Park Road)

Ms Evitts (and her partner) advise that they have "*planned to elevate our home in order to maximise the spectacular sunsets from our front porch*".

Mr. and Ms Evitts' property is located to the north of the development site, where the dwelling, elevated or not, will continue to enjoy views in a westerly direction over our client's site. Moreover, our client's development is low in profile and will be surrounded by roadside vegetation to be retained.

No vegetation will be burnt at any stage, or indeed anywhere on the site.

Michelle Phillips (42 Artesian Road West)

Ms Phillips' property is located at the corner of Artesian Road West and Buckland Park Road.

It is incorrect that Ms Phillip's driveway "*will be almost opposite the proposed driveway for the new development*". The proposed driveway will in fact be 180 metres to the north of Artesian Road West, as shown in the Site Plan prepared by Edge Architects and detailed in Section 5.1 of our Planning Report.

Ms Phillips is concerned that the proposal will attract increased traffic volumes on Buckland Park Road, and that there will be "*trucks coming and going continuously*". Our client estimates that when the development is fully completed, there would not be more than 10 semi-trailers per week. Initially however, there would be two (2) to four (4) semi-trailers per week. This is equivalent to less than one (1) semi-trailer per day.



Les King (34 Magor Crescent, Salisbury)

Even though he is opposed to the proposal, Mr King does not provide any details as to how his property at 34 Magor Crescent Salisbury will be impacted by our client's proposal.

The submission is emotive and appears to have been made without reference to the actual nature of the development which is described in the application documents. In our opinion the representation should be disregarded because it does not set out with reasonable particularity the reasons for the representation.

David Phillips (19 Fairfax Road, Ingle Farm)

Like Mr King, Mr Phillips' property is remote from the development site. We do not understand how Mr Phillips would be affected by the proposed development.

Mr Phillips incorrectly asserts that allotments in close proximity to our client's site "*are being sold and bought as residential allotments*". We are not sure which allotments the representor is referring to, but we acknowledge that properties on the eastern side of Buckland Park Road are located in the Rural Living Zone where allotments have been created and sold in recent years. Our client's site, together with all properties west of Buckland Park Road, is situated in the Rural Horticulture Zone, which is a zone intended for:

"intensive agriculture in the form of horticulture and associated value-adding enterprises and activities" (DO1)

In our opinion the representation by Mr Phillips should be disregarded because it does not set out with reasonable particularity the reasons for the representation.

Pam Wilks (23 Stokes Court, Elizabeth Vale)

Ms Wilks also appears not to own or occupy property in proximity to the development site, but advises that her "*relatives live across the road from the proposed site*". It is unfortunate that Ms Wilks has not specified the location of her relatives' property. It is also not known if these relatives made a representation in their own right on the application.

In the absence of these important details, it is difficult to respond meaningfully to the points made in the representation. We do however believe that our response to the issues raised by other representors whose properties are in locality, address Ms Wilks' concerns.

It is important to remember that when persons purchase property, the obligation is on them to undertake due diligence enquiries, including zoning enquiries, to understand the zoning of the property under consideration for purchase, as well as the zoning of surrounding properties.



CM Evans (41 Buckland Park Road)

We acknowledge that CM Evans' property at 41 Buckland Park Road is situated opposite the development site, on the eastern side of the road. The residence on this property is setback more than 50 metres from Buckland Park Road.

CM Evans is concerned about:

- dust, noise and atmospheric pollution due to increased traffic use of Buckland Park Road;
- vermin including snakes, mice or rats "*which are known to frequent greenhouses when they are not maintained*";
- mosquitoes in the storage dams and drainages swales; and
- detract from views, especially sunset views and open views, which we enjoy from our property.

As noted elsewhere in this letter, the Greenhouses will be constructed and continuously maintained to a high standard at all times. They will not be used for vegetable production, thereby minimising the risk of odours and attracting vermin.

The greenhouse structures will furthermore be not more than 6.0 metres in height and set back 50 metres from Buckland Park Road behind an established row of roadside vegetation, all of which will be retained. Our client will furthermore supplement this roadside vegetation by planting more native trees, shrubs and groundcovers to enhance the rural landscaped character of the site.

The drainage swales will only carry water on rare occasions, namely during major flood events. The dam will collect stormwater runoff from the site and the greenhouses, and used to irrigate the greenhouses produce following pre-treatment to remove impurities and pollutants.

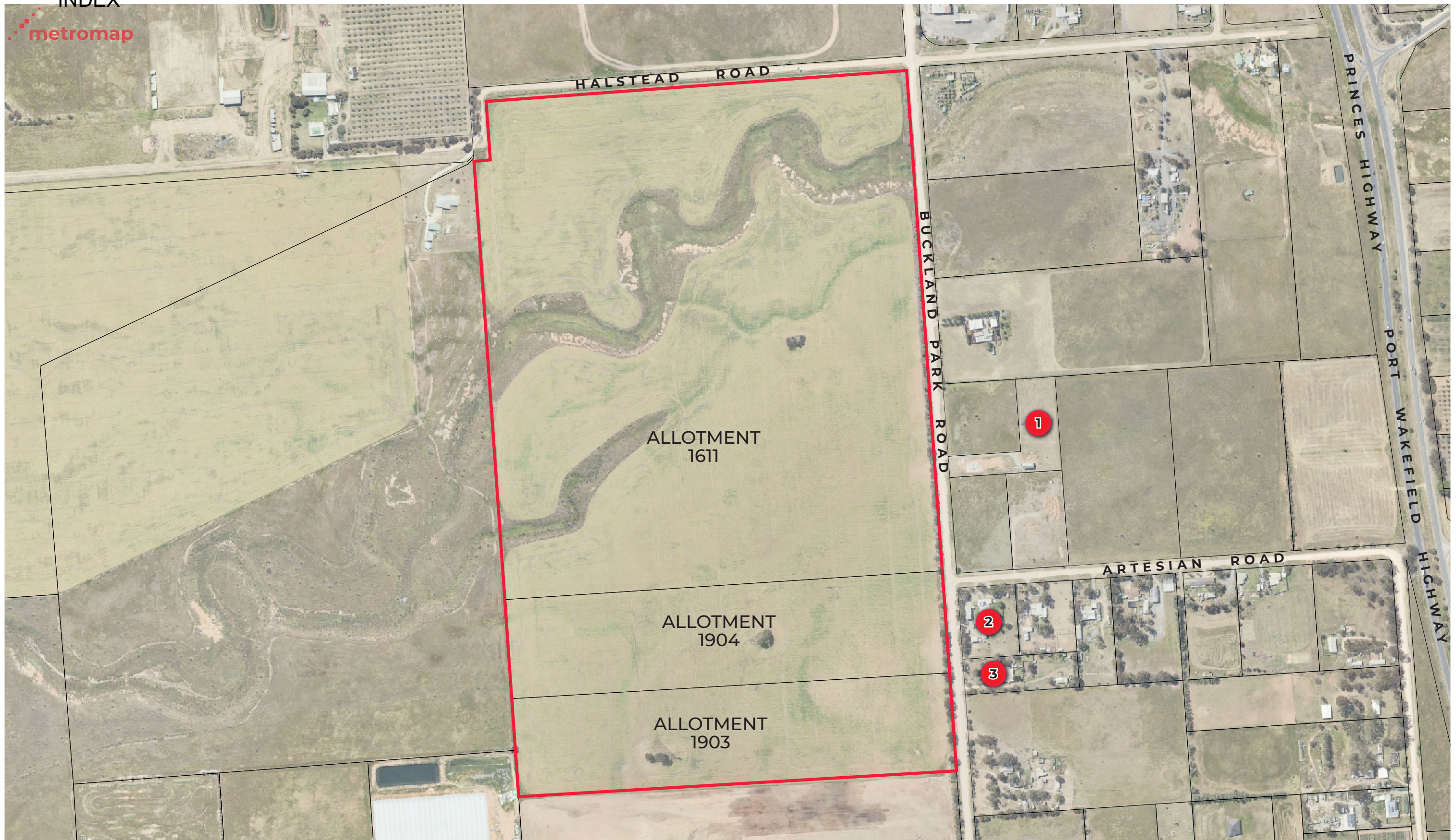
Closure

We confirm that we wish to attend the Council Assessment Panel meeting to respond to those representors who have asked to be heard, and to answer any questions from Panel members.

We will respond separately to your email of 9 November 2021 after we receive further information and direction from Mike Ravno at our meeting on 4 November 2021.

Yours sincerely

Graham Burns
MasterPlan SA Pty Ltd



- Development Site
- Representors
- 1** Joel & Amy Evitts: Lot 22 Buckland Park Road
- 2** Michelle Phillips: 42 Artesian Road West
- 3** CM Evans: 41 Buckland Park Road

Representors' Properties
PROPOSED GREENHOUSES AT

LOT 1903, 1904 AND 1611 BUCKLAND PARK ROAD
TWO WELLS

FOR VENTURE CORPORATE ADVISORY AND/OR NOMINEE

Application Number	21014664
Applicant	Dale Stuart & Jessica Stuart
Development Proposal	Construction of domestic outbuilding (7.6m x 12.1m x 3.3m)
Subject Land	2 Honeysuckle Drive Two Wells (CT6241/710)
Zone	Master Planned Township
Subzone	Emerging Township Activity Centre
Assessment Path	Performance Assessed
Public Notification	Not required
Representation(s)	N/A
External Referrals	Nil
Lodgement Date	14 June 2021
Code Version	3 June 2021
Assessing Officer	George Jacks
Recommendation	Planning Consent be REFUSED

BACKGROUND

This application has been placed on hold since June this year while discussion has occurred with the applicant regarding reducing the size of the proposed outbuilding and while the applicant has entered into discussion with the State Planning Commission (SPC) regarding a potential Code amendment for the zone to increase the quantitative parameters for outbuildings. SPC has concluded that any Code amendment would need to be a local amendment led by Council or the individual. Council has expressed that we would not be prepared to undertake an amendment as we feel the current parameters reasonably reflect appropriately scaled residential outbuildings. The applicant has since reduced the parameters of the proposal from the original parameters of 9.1m wide and 12m deep (109.20m²) with a wall height of 3.6m.

Further correspondence has occurred with the applicant advising that the proposal is still not supportable in its current form. The applicant has advised that they are not prepared to reduce the size of the outbuilding any further. The applicant has requested that a letter be included to support their proposal.

PROPOSAL

The proposal seeks to construct a domestic outbuilding on the north-western corner of the subject land.

The outbuilding will be 7.6m wide and 12.1m deep (91.96m²) and will have a wall height of 3.3m and a total building height of 4.04m. It will be set back 1m from the northern side boundary and 1.5m from the western rear boundary and will be finished in woodland grey.

The full set of plans, documents and supporting information lodged with Council is contained within Attachment 1.

SITE AND LOCALITY

The subject land is formally described as Lot 74, 2 Honeysuckle Drive Two Wells and on Certificate of Title Volume 6241 Folio 710. There are no easements or rights of way registered on the Title.

The subject land is rectangular shaped allotment on the northern side of Honeysuckle Drive. It is a corner block which has a frontage to Honeysuckle Drive of 21m and secondary frontage to Almond Boulevard of 42m. A single storey dwelling currently occupies the land.

The locality comprises of similarly sized residential allotments which contain single storey detached dwellings within the developing Eden Estate. The emerging character of the Estate is defined as low density, single storey housing.

The subject land has a direct interface with the Rural Living zone on the eastern side of Almond Boulevard. These allotments are significantly larger and are predominately vacant at present.

Aerial imagery of the subject land is shown below.

Figure 1: Subject land – as at 19 October 2021



EXTERNAL REFERRALS

Nil.

INTERNAL REFERRALS

Nil.

ASSESSMENT

With the recent introduction of the Planning & Design Code (the Code) on 19 March 2021, the assessment section of this report is structured in a way that reflects the new hierarchy of policies in the Code. In general, the hierarchy of policies flows in descending order (highest to lowest) as follows: Technical Numeric Variations, Overlays, Subzone (if applicable), Zone and General Development Policies.

The Code is set out with a policy library and structure that is a substantial departure from the old structure in Development Plans. Each specific Overlay, Subzone, Zone and General Development sections include 1 or more Desired Outcome (DO) policies. The DO policies set the higher level strategic goals. They are similar to Desired Character Statements in the former Development Plan zones but are very brief (1-2 sentences) and are found in every section.

The specific policies in each section are referred to as Performance Outcome (PO) policies. These policies are similar to the broad Objectives found in Development Plans. With each PO policy comes a corresponding set of 'Deemed-to-Satisfy' (DTS) and 'Designated Performance Feature' (DPF) criteria which help guide the assessment of proposals and assist in providing some quantitative guidance. This is similar to Principles of Development Control found in Development Plans.

Technical Numeric Variations (TNVs)

- Concept Plan (Concept Plan 99 - Two Wells)

The TNV has no role to play in the assessment of outbuildings in this instance.

Overlays

- Affordable Housing
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - General)
- Native Vegetation
- Prescribed Wells Area

While the subject land is located within the Hazards (Flooding – General) Overlay, the land division which created the Estate has been engineered to mitigate the flooding on these created allotments so a hydrological report was not required or requested.

The remaining overlays have no role to play for the assessment of outbuildings in this instance.

Emerging Township Activity Centre Subzone

This subzone is silent on outbuildings.

Master Planned Township Zone

The zone envisages the development and expansion of an existing township with a mix of residential and compatible recreational, community and other related activities that complement the established township development pattern. The proposal for a domestic outbuilding is anticipated and consistent with the desired outcomes of the zone.

1) Ancillary Structures and Buildings - PO 17.1 and DTS/DPF 17.1

This provision seeks that residential ancillary buildings be sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. The guidance provided via the associated Designated Performance Feature (DPF) nominates:

- Floor areas not exceeding 60m²
- Wall heights not exceeding 3m above natural ground level
- Roof heights no more than 5m above natural ground level

The proposal features a floor area of 91.96m² which exceeds the suggested figure by 54%. It also features a wall height of 3.3m which exceeds the suggested figure by 10%. The roof height satisfies the desired 5m maximum.

The qualitative performance outcomes focus on whether the proposal does or doesn't detract from the streetscape or the appearance of buildings both on the subject site or neighbouring land.

The proposed height will result in the outbuilding being somewhat visible from the public realm as the roof height will exceed that of the existing dwelling on the land (which features wall heights of 2.7m above natural ground level).

The outbuilding will be highly visible from all surrounding allotments and Almond Boulevard. The outbuilding will span across half of the 24m wide allotment directly impacting upon the amenity of the occupants of neighbouring land. Whilst the proposed setback is 1.5m from the western boundary and 1m from the northern boundary, the visual bulk is considered unreasonable and will dominate outlooks from dwellings and private open space areas.

There are currently no existing outbuildings on surrounding allotments. There is a similarly sized outbuilding proposed and currently under assessment on the allotment directly to the west (4 Honeysuckle Drive Two Wells).

The proposed outbuilding does not meet two of the three suggested numerical parameters and offers little justification as to the notable departure from them.

2) Ancillary Structures and Buildings - PO 17.2 and DTS/DPF 17.2

The proposal satisfies the following Performance Outcome 17.2 in that the proposal does not impede on the private open space area or functionality as there will exist >60m² of private open space behind the building line of the dwelling.

General Development Policies - Design

Desired Outcome - DO 1

The desired outcome talks about development being contextual by recognising and carefully responding to surroundings or the built environment and positively contribute to the character of the immediate area. The proposal does not address this desired outcome. With a wall height of 3.3m, which exceeds that of all surrounding dwellings (mostly 2.7m) the outbuilding will be a dominant feature and will not contribute positively to the immediate area.

Ancillary Development - PO 13.1 and DTS/DPF 13.1

These parameters mirror the quantitative planning provisions of the Ancillary Structures and Buildings module of the Master Planned Township Zone. Therefore as discussed above, the proposal does not satisfy these provisions.

Massing - PO 15.1 and DTS/DPF 15.1

This provision is relevant as the proposed outbuilding is considered to be a large building due to its size and height. The provision is not considered to be satisfied as the proposal features no solution to reduce the visual mass of the proposed building from adjoining allotments, and is considered to be of such a scale that it will be an overbearing visual structure when viewed from adjoining land.

SUMMARY

The proposed outbuilding does not reflect the intent of the zone, will detract from the immediate locality and impact upon the amenity of the neighbouring dwellings by significantly exceeding the suggested quantitative size and wall height parameters of the Master Planned Township zone. It is considered to create unreasonable impacts through visual bulk and massing and does not address the applicable design provisions of the Code.

Accordingly on balance, the Administration has concluded the proposal does not have sufficient merit and cannot be justified as representing a satisfactory planning outcome in the context of the subject land and the locality, and is at variance with the desired character of the zone. Refusal to grant Development Plan Consent is therefore recommended.

RECOMMENDATION

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of Development Application Number 21014664 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 21029374 by Dale Stuart & Jessica Stuart for the construction of domestic outbuilding (9.1m x 12.1m x 3.3m) at Lot 74, 2 Honeysuckle Drive, Two Wells is REFUSED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016* for the following reasons:

Master Planned Township Zone – (Ancillary Structures and Buildings) PO 17.1 and DTS/DPF 17.1

Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

General Development Policies – Design – DO 1

Reason: The proposed development is not contextual and will not positively contribute to the character of the immediate area.

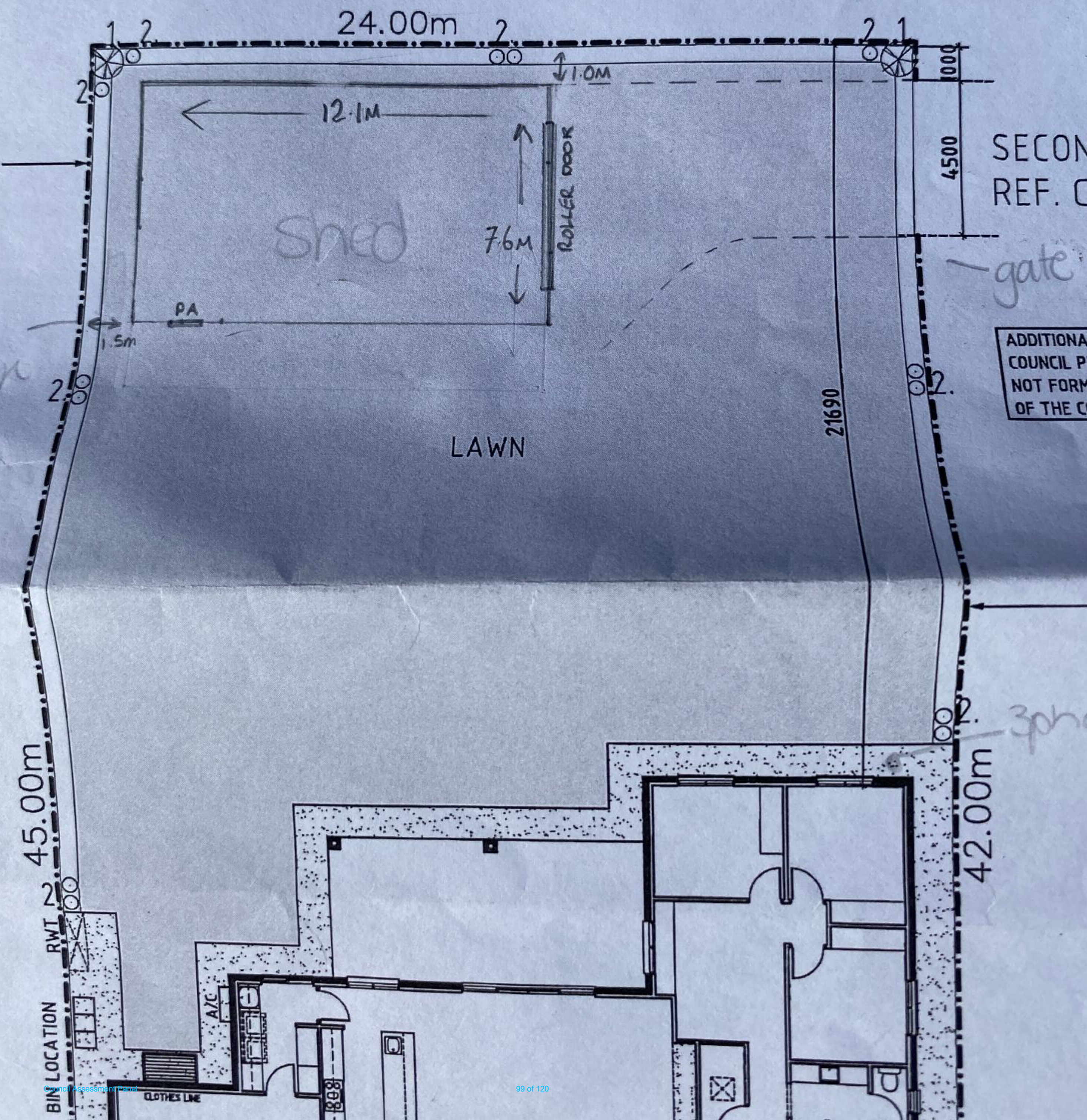
General Development Policies – Design – (Ancillary Development) PO 13.1 and DTS/DPF 13.1

Reason: The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.

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LAND 1075 s
ROOF AREA
POS 624 sq/
PAVING 123

2000mm HIGH NEW COLORBOND



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REF. C

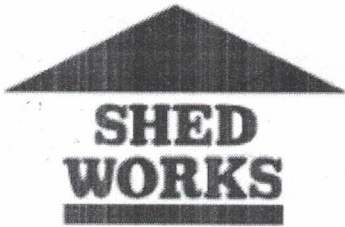
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ADDITIONAL
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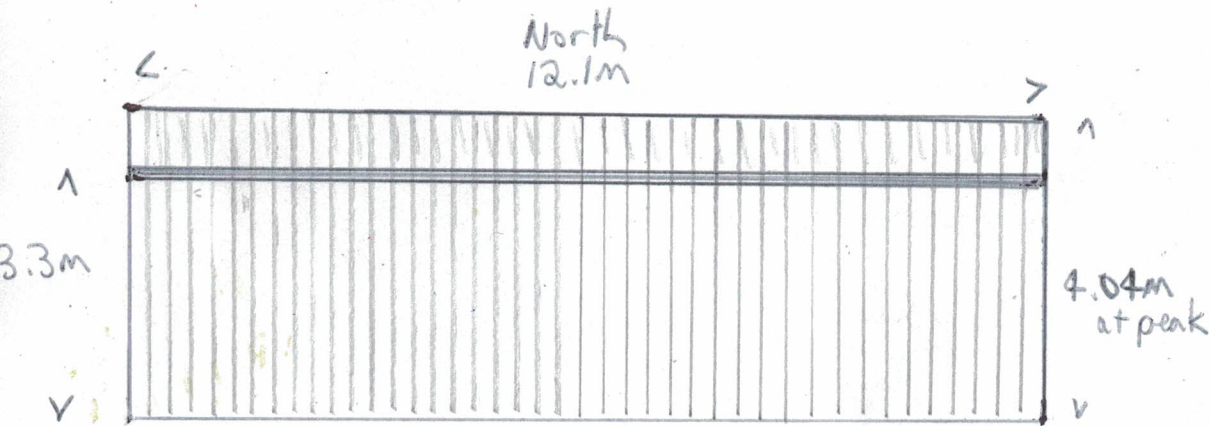
COUNCIL SPECIFICATIONS



MANUFACTURED BY SHEDWORKS (Maverick Steel Pty Ltd)
 ABN: 68 058 431 851
 P: 08 8447 1777 F: 08 8447 1700
 CONTACT: Scott Henderson-Wilson
 EMAIL: mavericksteel@gmail.com

PROPOSED GARAGE FOR

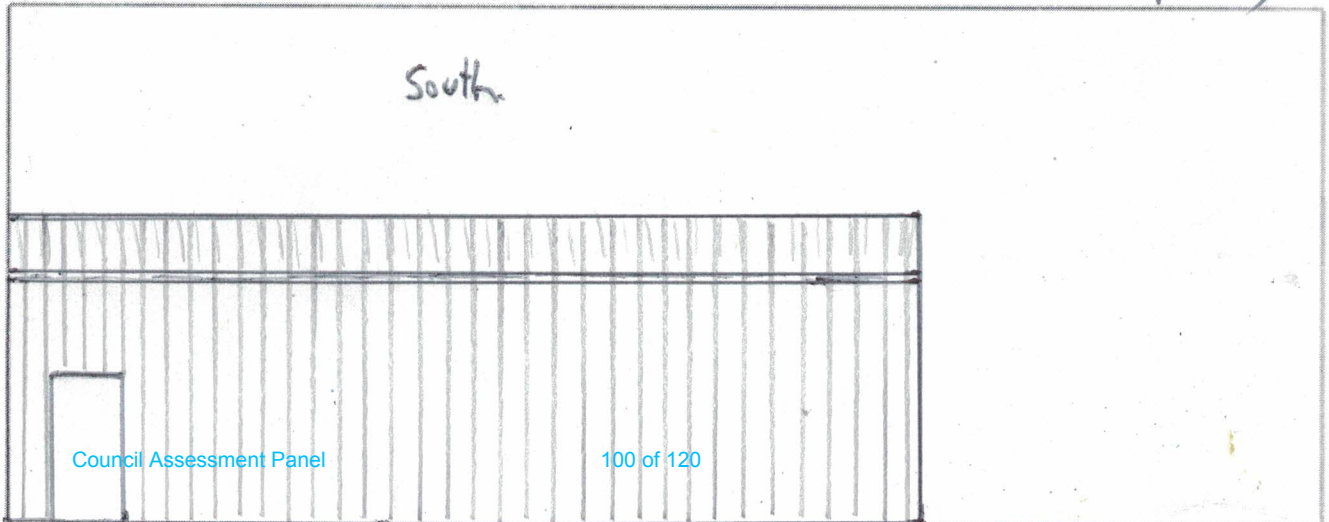
NAME: Date and Jessica Stuart
 ADDRESS: 74 Honeysuckle Dr
Two Wells S.A.
 PHONE: 0413 732 213
jess_dawson 4@hotmail.com



DETAILS

ROOF PITCH: 11.5°
 GUTTERS: 115 Quad
 FOOTINGS WITH 100M SLAB / F72 MESH DEEP: 850 WIDE: 600
 ROOF 47 CORRO Woodland Grey
 WALLS 39 Dsided Woodland Grey (MAVCLAD)
 TRUSSES } C20015 in 3033 cires
 COLUMNS }
 PURLINS ROOF: C7510 WALL: C7510
 MAX: 1200 INTERMEDIATE
 900 END SPAN

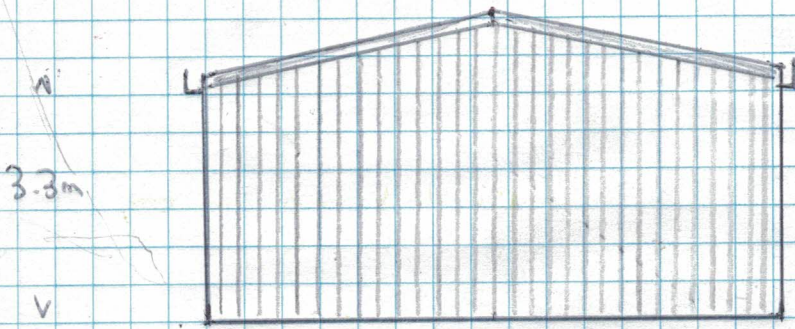
~~BLOCK PLAN SHOWING SHED AND BOUNDRIES~~ (Refer client's plans)



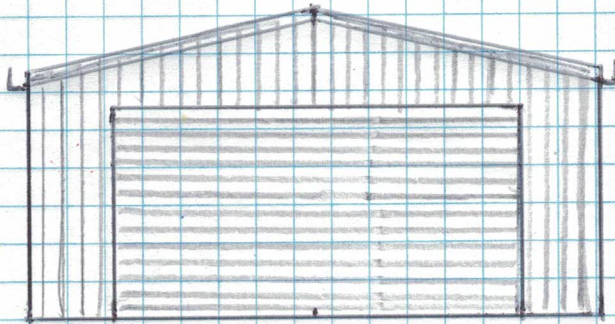
INDEX

west 2 of 2
7.6m

Jessica & Dale
Stuart
Council Spec
sheet
2 of 2



EAST



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George Jacks

From: Jess Dawson <jess.dawson4@hotmail.com>
Sent: Friday, 22 October 2021 11:29 AM
To: George Jacks
Subject: Re: 21014664 - Shed application

****CAUTION:** This email is from a person outside of Adelaide Plains Council. Do not click on links or open attachments - unless you recognise the sender and know the content is safe**

Hi George ,

When we first rang and spoke with Scott regarding shed & second cross over and received our red for this we were told that the shed size 15x9 was ok.and the reason you bought into the area,was because you could have larger sheds,so you could store undercover caravans,and boats etc.

At this time we were told not new rules were coming into play we had this all approved within our loan.

As time went on I went to apply and was told it was only changed 2 weeks prior new rules and to go through plan sa then if needing to dispute to take it up with plan sa . I then waited 7 months for a response from plan sa to be told they will not do a state wide amendment we would need to contact local council to enquire if this is something you would consider. After speaking with you and holding a meeting with your other colleagues you mentioned local council would not be entering into any local amendments at this point in time. You can understand our upset and frustration we then discussed the fact the company we were ordering our shed through had this exact same size we had applied for 12.1x7.6 x3.3 approved so thought okay this will be favourable and spoke about setbacks ect. I understand you are only one person and have shared this ride with us to some extent . In order for us to get engineering to proceed with council application I've had to pay \$1500 to the shed company as deposit to now be told we have to wait longer . I am due to have my second baby in February and honestly I'm at the end of my rope with all of this as our shed materials are in stock to be put up dec and concrete poured for January to get all our items out of our storage unit.

Is it possible we are able to attend or have this letter read out to the council members to plead our case ? We have second cross over approved spoken with neighbours done the setbacks reduced size and shed height. I feel we have been extremely understanding and adaptable to everything along this bumpy road. This is our forever family home we require this shed for hoist as my husband is a mechanic also garden storage plus general storage as we have children ect we are not allowed to park caravans or boats out the front and require this storage.

Regards Jess

Sent from my iPhone

On 22 Oct 2021, at 9:59 am, George Jacks <GJacks@apc.sa.gov.au> wrote:

Hi Jessica,

We have had a further discussion regarding your proposal for a 91.9m² outbuilding with a 3.3m wall height. We feel that the wall height combined with the floor area will not result in positive outcomes for the locality and will create unreasonable visual bulk and overshadowing impacts within the residential area. The relevant planning policies for sheds within the zone are maximums of 60m² and 3m wall heights.

We acknowledge that there have been some large sheds approved within the estate. There are some less desirable examples of development that have resulted in complaints from the community and a loss of amenity value for surrounding land owners. Precedence plays no role in development

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assessment and case law provides some guidance on this, but we do accept that there are some examples of sub-standard established built form in the area that may be taken into account as part of a locality analysis.

As a result of this and the large number of similar sized sheds that we have received, we are planning to put them to the next available Council Assessment Panel (CAP) for decision which is likely be held in the first week of December. The CAP consists of 4 independent members and one elected member. A balanced report will be provided to the 5 member panel and they will determine whether these larger outbuildings can be supported or not. As a result of the next available meeting being in December we suggest placing the application on hold so the assessment timeframe doesn't elapse before the meeting.

George Jacks | **Planning Officer**

Development and Community | P: (08) 8527 0200 | E: gjacks@apc.sa.gov.au

PO Box 18, Mallala SA 5502 | www.apc.sa.gov.au

<image001.jpg>

<image002.jpg>

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Application Number	21023790
Applicant	C Houston
Development Proposal	Construction of a domestic outbuilding (shed)
Subject Land	4 Honeysuckle Drive Two Wells (CT6241/709)
Zone	Master Planned Township
Subzone	Emerging Township Activity Centre
Assessment Path	Performance Assessed
Public Notification	Not required
Representation(s)	N/A
External Referrals	Nil
Lodgement Date	13 October 2021
Code Version	23 September 2021
Assessing Officer	Nikki Tran
Recommendation	Planning Consent be REFUSED

BACKGROUND

An application was lodged in August 2021 for the construction of a domestic outbuilding. Upon commencement of the assessment, the applicant was advised that the proposal exceeded the provisions for outbuildings in the Master Planned Township zone and was offered the opportunity to alter the proposal. The applicant reduced the wall height to meet the wall height provisions and increased the setback distances to be further away from the side and rear boundary. The applicant has decided not to reduce the floor area any further and agreed to put the application to the Council Assessment Panel for a decision.

PROPOSAL

The proposal seeks to construct a domestic outbuilding (shed) on the north-western corner of the subject land.

The proposed development will be 12.2m wide and 7.6m deep (92.7m²) and will have a wall height of 3m and an overall roof height of 3.9m. The proposed development will be set back 1m from the western side boundary and 2m from the rear boundary, and will be finished in Colorbond® monument.

The full set of plans, documents and supporting information lodged with Council is contained within Attachment 1.

SITE AND LOCALITY

The subject land is formally described as Lot 73, 4 Honeysuckle Drive Two Wells and on Certificate of Title Volume 6241 Folio 709. There are no easements of rights of way registered on the Title.

The subject land is rectangular in shape with a frontage of 20m and a depth of 45m. In total, the site comprises of 900 m² in area. The land is occupied by a single storey detached dwelling with a double

garage and double-length driveway on eastern side of the allotment. The land is located on the northern side of Honeysuckle Drive which is directly opposite a recreational open space area and drainage reserve. The land appears to be relatively flat with no existing vegetation or trees.

The locality is comprised of residential land uses, including new single storey housing stock with a generally low rise scale in a developing section of the Eden Estate. To the east of Honeysuckle Drive, properties fronting Almond Boulevard (zoned Rural Living) exhibit larger allotments and are predominantly vacant at present.

The broader locality is again of a low density residential character with a high prevalence of single storey detached dwellings.

Aerial imagery of the subject land is shown below.

Figure 1: Subject land – as at 19 October 2021



EXTERNAL REFERRALS

Nil.

INTERNAL REFERRALS

Nil.

ASSESSMENT

With the recent introduction of the Planning & Design Code (the Code) on 19 March 2021, the assessment section of this report is structured in a way that reflects the new hierarchy of policies in the Code. In general, the hierarchy of policies flows in descending order (highest to lowest) as follows: Technical Numeric Variations, Overlays, Subzone (if applicable), Zone and General Development Policies.

The Code is set out with a policy library and structure that is a substantial departure from the old structure in Development Plans. Each specific Overlay, Subzone, Zone and General Development sections include 1 or more Desired Outcome (DO) policies. The DO policies set the higher level strategic goals. They are similar to Desired Character Statements in the former Development Plan zones but are very brief (1-2 sentences) and are found in every section.

The specific policies in each section are referred to as Performance Outcome (PO) policies. These policies are similar to the broad Objectives found in Development Plans. With each PO policy comes a corresponding set of 'Deemed-to-Satisfy' (DTS) and 'Designated Performance Feature' (DPF) criteria which help guide the assessment of proposals and assist in providing some quantitative guidance. This is similar to Principles of Development Control found in Development Plans.

Technical Numeric Variations (TNVs)

- Concept Plan (Concept Plan 99 - Two Wells)

The TNV has no role to play in the assessment of outbuildings in this instance.

Overlays

- Affordable Housing
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - General)
- Native Vegetation
- Prescribed Wells Area

While the subject land is located within the Hazards (Flooding – General) Overlay, the land division which created the Estate has been engineered to mitigate the flooding on these created allotments so a hydrological report was not required or requested.

The remaining overlays have no role to play for the assessment of outbuildings in this instance.

Emerging Township Activity Centre Subzone

This subzone is silent on outbuildings.

Master Planned Township Zone

The zone envisages the development and expansion of an existing township with a mix of residential and compatible recreational, community and other related activities that complement the established township development pattern. The proposal for a domestic outbuilding are anticipated and consistent with the desired outcomes of the zone.

1) Ancillary Structures and Buildings - PO 17.1 and DTS/DPF 17.1

This provision seeks that residential ancillary buildings should be sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. The guidance provided via the associated Designated Performance Feature (DPF) nominates:

- Floor areas not exceeding 60m²
- Wall heights not exceeding 3m above natural ground level
- Roof heights no more than 5m above natural ground level

The proposal features a total floor area of 92.7m², which exceeds the DTS requirement by 54.5%. The proposal features a wall height of 3m and roof height of 3.9m which satisfy the DTS requirements.

The primary concern of the proposed development is the large floor area and its impact on the streetscape and appearance of the locality and adjoining allotments. The proposal will span across half of the 23m wide allotment, and will be of a scale that will impact the character of the locality.

While the proposal will meet the DTS criteria for the wall and overall height, the significant floor area will dominate outlooks from the dwelling and private open space areas, impact upon the amenity of the occupants of adjoining properties and will not be complementary to already approved outbuildings within the locality.

Consideration has been given to the approved outbuildings in the immediate locality and particularly on neighbouring allotments. One approved outbuilding exists on the neighbouring property to the west – 6 Honeysuckle Drive – with a floor area of 72m² and a wall height of 3m. This proposal was supported on balance due to the 3m wall height combined with floor area that, while exceeding the parameters of the zone, is much more consistent with the DTS criteria (only 20% above the criteria).

2) Ancillary Structures and Buildings - PO 17.2 and DTS/DPF 17.2

The proposal satisfies the following Performance Outcome 17.2 in that the proposal does not impede on the private open space area or functionality.

General Development Policies - Design**Desired Outcome - DO 1**

The desired outcome seeks that development should be contextual by considering, recognising and carefully responding to surroundings or the built environment and positively contribute to the character of the immediate area.

The proposal has a floor area of 92.7m² which would be the largest within the locality by a significant degree. While the proposed wall height meets the DTS criteria of 3m, this wall height combined with the significant floor area will result in the structure being a dominant feature on the allotment which will not contribute positively in any way to the immediate area. The proposal is not consistent with this desired outcome.

Ancillary Development - PO 13.1 and DTS/DPF 13.1

These parameters mirror the planning provisions of the Ancillary Structures and Buildings module of the Master Planned Township Zone. Therefore as discussed above, the proposal does not satisfy these provisions.

Massing - PO 15.1 and DTS/DPF 15.1

This provision is relevant as the proposed outbuilding is considered to be a large building due to its size. The provision is not considered satisfied as the proposal features no solution to reduce the visual mass of the proposed building from adjoining allotments, and is considered to be of such a scale that it will be an overbearing visual structure.

SUMMARY

The proposed development does not reflect the intent of the zone, will detract from the immediate locality and impact upon the amenity of the neighbouring dwellings by straying too far from the suggested floor area within the Master Planned Township zone. While the proposal meets the quantitative parameters relating to wall and overall height, it significantly exceeds the quantitative parameter of floor area by 54.5%. The wall and overall heights combined with the significant floor area is considered to create unreasonable impact through visual bulk and massing and does not address the applicable design provisions of the Code.

Accordingly on balance, the Administration has concluded the proposal does not have sufficient merit and cannot be justified as representing a satisfactory planning outcome in the context of the subject land and the locality, and is at variance with the desired character of the zone. Refusal to grant Development Plan Consent is therefore recommended.

RECOMMENDATION

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of Development Application Number 21023790 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 21023790 by C Houston for the construction of a domestic outbuilding (shed) at Lot 7, 4 Honeysuckle Drive Two Wells is REFUSED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016* for the following reasons:

Master Planned Township Zone – (Ancillary Structures and Buildings) PO 17.1 and DTS/DPF 17.1

Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

General Development Policies – Design – DO 1

Reason: *The proposed development is not contextual and will not positively contribute to the character of the immediate area.*

General Development Policies – Design – (Ancillary Development) PO 13.1 and DTS/DPF 13.1

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Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

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AMENDED ELEVATIONS 02/11/2021
 12.2m x 7.6m
 3.0m WALL HEIGHT

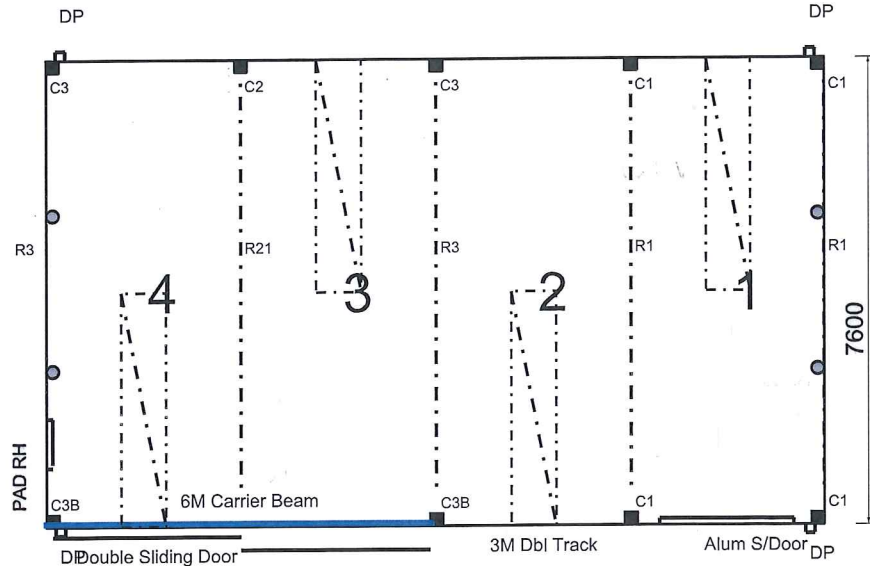
Proposed Project for Mr Cody Houston

Postal Address	Site Address	Thursday	Date Prepared -	Thursday, 12 Aug 2021
			Prepared by -	Nick Amato
			Order # -	
			Quote Ref # -	
			Scale -	1:100

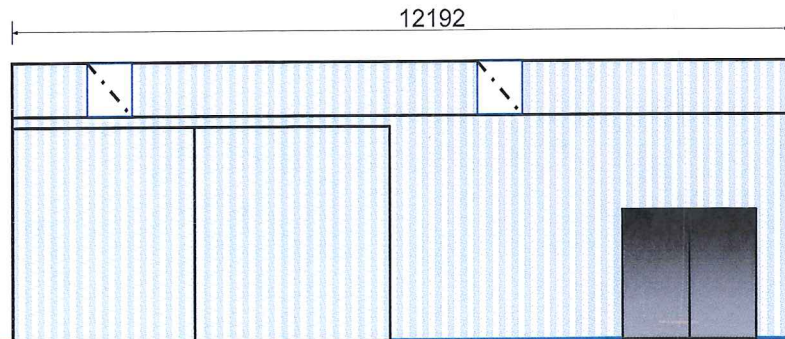
OLYMPIC
 INDUSTRIES
 Para Hills West,
 PO Box 46 Para Hills
 S.A. 5096
 Ph (08) 8349 5744
 Fax (08) 8349 4222

COLOUR CHART

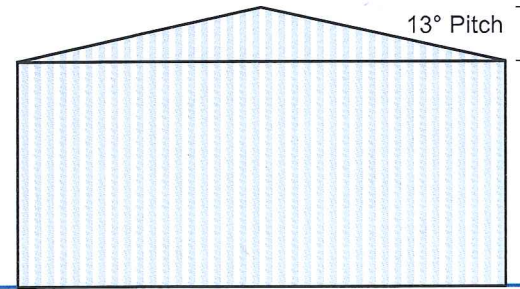
ROOF COLOUR - Monument +
 RIDGE COLOUR - Monument +
 WALL COLOUR - Monument +



- SIDE COLUMNS
- GABLE END COLUMNS



LEFT HAND SIDE



FRONT

Application Number	21029374
Applicant	K Norris
Development Proposal	Construction of a domestic outbuilding (shed)
Subject Land	10 Honeysuckle Drive Two Wells (CT6241/706)
Zone	Master Planned Township
Subzone	Emerging Township Activity Centre
Assessment Path	Performance Assessed
Public Notification	Not required
Representation(s)	N/A
External Referrals	Nil
Lodgement Date	13 October 2021
Code Version	23 September 2021
Assessing Officer	Josh Banks
Recommendation	Planning Consent be REFUSED

BACKGROUND

Prior to the application being verified and lodged in the PlanSA portal, the applicant was advised that the proposal exceeded the provisions for outbuildings in the Master Planned Township zone. Upon commencement of the assessment, the applicant was advised of the concerns and was offered the opportunity to alter the proposal however this offer was declined by the applicant.

PROPOSAL

The proposal is for the construction of a domestic outbuilding (shed). The outbuilding is proposed to the north-eastern corner of the subject land.

The outbuilding will be 12.12m wide and 7.77m deep (94.8m²) and will have wall heights of 3.65m and a total building height of 4.53m. It will be set back from the rear and eastern side boundaries by 1.5m and will be finished in Colorbond® woodland grey.

The full set of plans, documents and supporting information lodged with Council is contained within Attachment 1.

SITE AND LOCALITY

The subject land is formally described as Lot 70, 10 Honeysuckle Drive Two Wells and on Certificate of Title Volume 6241 Folio 706. There are no easements of rights of way registered on the Title.

The subject land is regularly-shaped allotment on the northern side of Honeysuckle Drive. It has a frontage of 23.0m and a depth of 45.0m. A single storey dwelling currently occupies the land which is directly opposite a recreational open space area and drainage reserve.

The locality comprises new single storey housing stock in a developing section of the Eden Estate. To the eastern edge of the locality are noticeably larger allotments that front Almond Boulevard (zoned Rural Living) are predominantly vacant at present. It is noted that there is an emerging character of low density, single storey housing.

Aerial imagery of the subject land is shown below:

Figure 1: Subject land – as at 19 October 2021



EXTERNAL REFERRALS

Nil.

INTERNAL REFERRALS

Nil.

ASSESSMENT

With the recent introduction of the Planning & Design Code (the Code) on 19 March 2021, the assessment section of this report is structured in a way that reflects the new hierarchy of policies in the Code. In general, the hierarchy of policies flows in descending order (highest to lowest) as follows: Technical Numeric Variations, Overlays, Subzone (if applicable), Zone and General Development Policies.

The Code is set out with a policy library and structure that is a substantial departure from the old structure in Development Plans. Each specific Overlay, Subzone, Zone and General Development sections include 1 or more Desired Outcome (DO) policies. The DO policies set the higher level

strategic goals. They are similar to Desired Character Statements in the former Development Plan zones but are very brief (1-2 sentences) and are found in every section.

The specific policies in each section are referred to as Performance Outcome (PO) policies. These policies are similar to the broad Objectives found in Development Plans. With each PO policy comes a corresponding set of 'Deemed-to-Satisfy' (DTS) and 'Designated Performance Feature' (DPF) criteria which help guide the assessment of proposals and assist in providing some quantitative guidance. This is similar to Principles of Development Control found in Development Plans.

Technical Numeric Variations (TNVs)

- Concept Plan (Concept Plan 99 - Two Wells)

The TNV has no role to play in the assessment of outbuildings in this instance.

Overlays

- Affordable Housing
- Hazards (Bushfire - Urban Interface)
- Hazards (Flooding - General)
- Native Vegetation
- Prescribed Wells Area

While the subject land is located within the Hazards (Flooding – General) Overlay, the land division which created the Estate has been engineered to mitigate the flooding on these created allotments so a hydrological report was not required or requested.

The remaining overlays have no role to play for the assessment of outbuildings in this instance.

Emerging Township Activity Centre Subzone

This subzone is silent on outbuildings.

Master Planned Township Zone

The zone envisages the development and expansion of an existing township with a mix of residential and compatible recreational, community and other related activities that complement the established township development pattern. In this regard, a domestic outbuilding is anticipated.

1) Ancillary Structures and Buildings - PO 17.1 and DTS/DPF 17.1

This provision seeks that residential ancillary buildings be sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties. The guidance provided via the associated Designated Performance Feature (DPF) nominates:

- Floor areas not exceeding 60m²
- Wall heights not exceeding 3m above natural ground level
- Roof heights no more than 5m above natural ground level

Consideration has been given to the immediate locality and particularly approved outbuildings on neighbouring allotments. There are two neighbouring approved outbuildings:

8 Honeysuckle Drive - 11m x 7.5m (82.5m²), 3m wall height

This was supported on balance due to the 3m wall height notwithstanding the floor area.

9 Wisteria Grove - 9m x 7.6m (68.4m²), 3.6m wall height

This was supported on balance due to the minor departure from the 60m² floor area notwithstanding the wall height.

The proposal features a floor area of 94.8m² and exceeds the suggested figure by 56%. It also features wall heights of 3.65m and exceeds the suggested figure by 21.6%. The roof height of 4.53m however satisfies the desired maximum of 5m.

Given the departures from the quantitative figures the assessment therefore goes to the performance outcome with the focus being on whether the proposal does or doesn't detract from the streetscape or the appearance of buildings both on the subject site or neighbouring land.

The proposed height will result in the outbuilding being somewhat visible from the public realm as the wall height will exceed that of the existing dwelling on the land (which features wall heights of 2.65m above natural ground level), and the roof height is approximately half that of the highest roof point of the dwelling.

More critically though the outbuilding will be highly visible from the rear yards of all surrounding allotments. The outbuilding will span half of the 23m wide allotment, directly impacting upon the amenity of the occupants of neighbouring land. Whilst the proposed setback is 1.5m from two boundaries, the visual bulk is considered unreasonable and will dominate outlooks from dwellings and private open space areas given the overall height of 4.53m.

The proposed outbuilding does not meet two of the three maximum parameters and offers little justification as to the notable departure from them, and therefore this provision is not considered addressed.

2) Ancillary Structures and Buildings - PO 17.2 and DTS/DPF 17.2

The proposal satisfies the following Performance Outcome 17.2 in that the proposal does not impede on the private open space area or functionality and there is no concern in this regard.

General Development Policies - Design**Desired Outcome - DO 1**

The desired outcome talks about development being contextual — meaning it should consider, recognise and carefully respond to surroundings or the built environment and positively contribute to the character of the immediate area. The proposal does not address this desired outcome. With a wall height of 3.65m that exceeds that of all surrounding dwellings (predominantly 2.7m) the outbuilding will be a dominant feature and will not contribute positively in any way to the immediate area.

Ancillary Development - PO 13.1 and DTS/DPF 13.1

These parameters mirror the planning provisions of the Ancillary Structures and Buildings module of the Master Planned Township Zone. Therefore as discussed above, the proposal does not satisfy these provisions.

Massing - PO 15.1 and DTS/DPF 15.1

This provision is relevant as the proposed outbuilding is considered to be a large building due to its size and height. The provision is not considered satisfied as the proposal features no solution to reduce the visual mass of the proposed building from adjoining allotments, and is considered to be of such a scale that it will be an overbearing visual structure when viewed from adjoining land.

SUMMARY

The proposed outbuilding does not reflect the intent of the zone, will detract from the immediate locality and impact upon the amenity of the neighbouring dwellings by straying too far from the suggested size and wall height within the Master Planned Township zone. It is considered to create unreasonable impacts through visual bulk and massing and does not address the applicable design provisions of the Code.

Accordingly on balance, the Administration has concluded the proposal does not have sufficient merit and cannot be justified as representing a satisfactory planning outcome in the context of the subject land and the locality, and is at variance with the desired character of the zone. Refusal to grant Development Plan Consent is therefore recommended.

RECOMMENDATION

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of Development Application Number 21029374 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 21029374 by K Norris for the construction of a domestic outbuilding (shed) at Lot 70, 10 Honeysuckle Drive, Two Wells is REFUSED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016* for the following reasons:

Master Planned Township Zone – (Ancillary Structures and Buildings) PO 17.1 and DTS/DPF 17.1

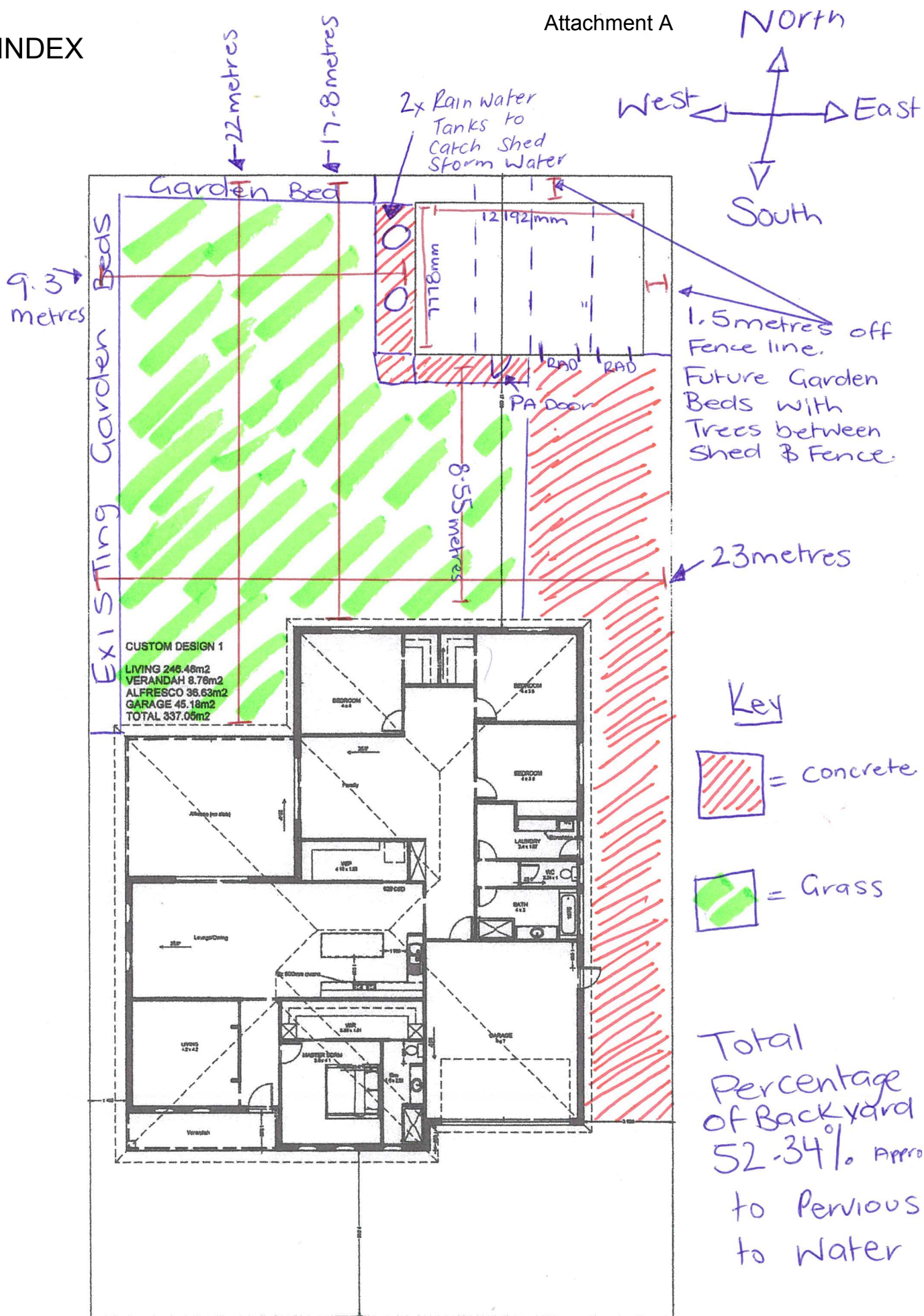
Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*

General Development Policies – Design – DO 1


Reason: *The proposed development is not contextual and will not positively contribute to the character of the immediate area.*

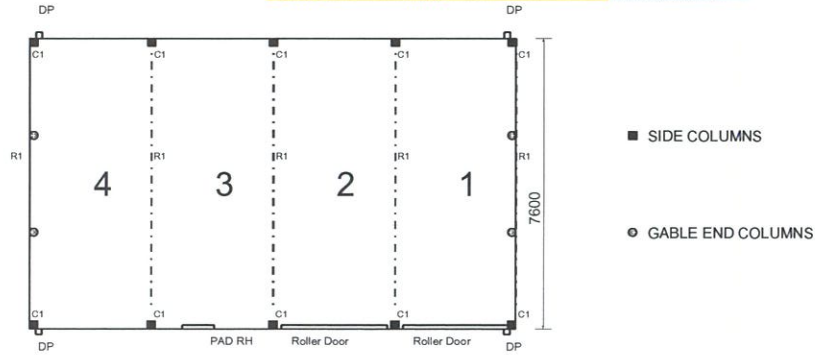
General Development Policies – Design – (Ancillary Development) PO 13.1 and DTS/DPF 13.1

Reason: *The proposed development will detract from the streetscape or appearance of buildings on the site or neighbouring properties.*



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Proposed Project for Mr NORRIS			
Postal Address	Site Address	Monday, Date Prepared -	Monday, 23 Aug 2021
TWO WELLS		Prepared by -	Robert Monti
		Order # -	
		Quote Ref # -	RM70988
		Scale -	1:100
		 Para Hills West, PO Box 46 Para Hills S.A 5096 Ph (08) 8349 5744 Fax (08) 8349 4222	

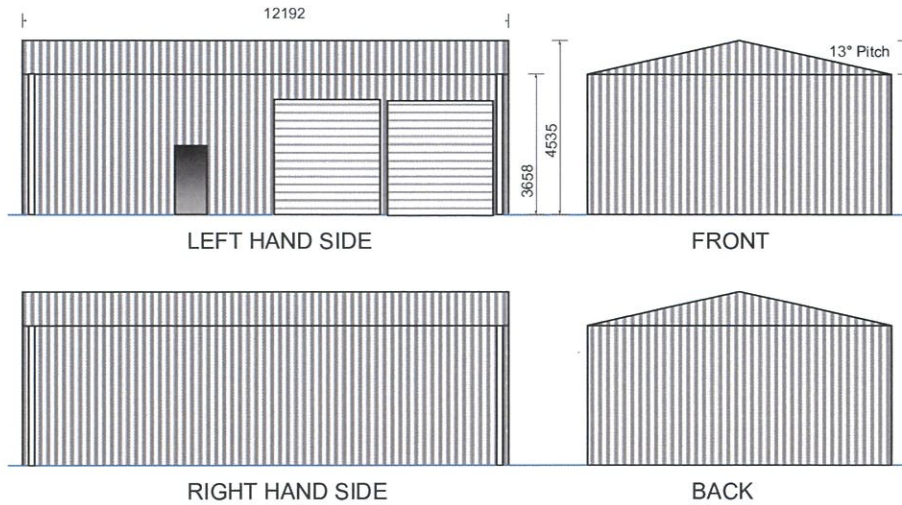


COLOUR CHART

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ROOF COLOUR - Woodland Grey +
 RIDGE COLOUR - Woodland Grey +
 WALL COLOUR - Woodland Grey +
 GUTTER COLOUR - Woodland Grey +

- SIDE COLUMNS
- GABLE END COLUMNS

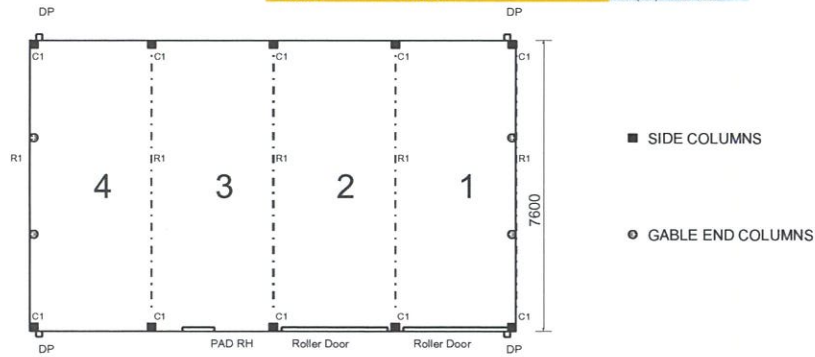


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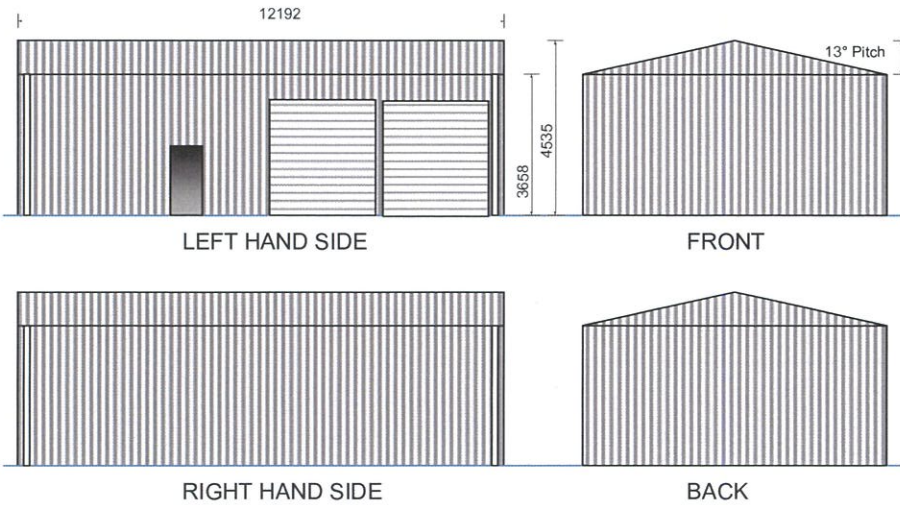
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