



## **Council Assessment Panel**

### **NOTICE OF MEETING**

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

#### **Adelaide Plains Council Assessment Panel**

will be held

**by electronic means**

**Public access to the meeting will be via**

<https://youtu.be/ZyrUoNoESiU>

on

**Wednesday, 7 October 2020 at 5.30 pm**

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

David Roberts  
**Assessment Manager**

## **AGENDA**

### **1. ATTENDANCE**

1.1. Present

1.2. Apologies

1.3. Not Present / Leave of Absence

### **2. CONFIRMATION OF MINUTES**

2.1. "that the minutes of the Council Assessment Panel meeting held on Wednesday 2 September 2020, be accepted as read and confirmed."

### **3. DECLARATION OF INTEREST**

### **4. REPORTS FOR DECISION**

4.1. 312/238/2020 - Category 3 Development – Parham and District Action Group – Construction of a Tourist Facility (Interpretation Centre) – 2 East Terrace Parham – CT: 5755/727

4.2. 312/181/2020 – Category 3 Development – J Aranyos – Home business including dog washing, drying, grooming an 1mx1m advertising sign – Lot 16 – 7 Cavallaro Place Lewiston – CT: 6037/844

### **5. REPORTS FOR INFORMATION**

### **6. OTHER BUSINESS**

### **7. CONFIDENTIAL ITEMS**

### **8. NEXT MEETING**

Wednesday 7 October 2020 (To be confirmed)

### **9. CLOSURE**

# MINUTES

Of

## Council Assessment Panel Meeting



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

HELD IN

**By electronic means**

On

**Wednesday, 2 September 2020 at 5:30pm**

The Presiding Member formally declared the meeting open at 5:30pm.

**1. ATTENDANCE RECORD**

**1.1. Present**

Nathan Cunningham (Presiding Member)  
Ian O'Loan  
Paul Mickan  
Cherry Getsom  
Frank Maiolo (Council Member)

**Also in Attendance**

David Roberts (Manager Development Assessment)  
Darren Starr (General Manager Development and Community)  
Carol Wildbore (Minute Secretary)  
Thomas Harris-Howson (IT Administrator)

Acknowledgment of the Kurna People as the Traditional Custodians of the Land

**1.2. Apologies**

Nil

**1.3. Not Present / Leave of Absence**

Nil

**2. CONFIRMATION OF MINUTES**

**2.1.**

**Moved** P Mickan **Seconded** F Maiolo

"that the minutes of the Council Assessment Panel meeting held on Wednesday 5 August 2020, be accepted as read and confirmed."

**Agreed**

**3. DECLARATION OF INTEREST**

Nil

**4. REPORTS FOR DECISION**

- 4.1. 312/14/2020 - MasterPlan on behalf of Agrisano Holdings Pty Ltd - Integrated Horticulture Facility comprising the staged establishment of 10 greenhouses on the subject land, along with a nursery, staff amenities building, parking area and internal roadways. - Wasleys Road Mallala - Allotment 1 in Deposited Plan 15619, Hundred of**



Grace Certificates of Title Volume 5328 Folio 873 and Allotment 2 in Deposited Plan 15619, Hundred of Grace Volume 5713 folio 686

The Presiding Member took the opportunity to advise the CAP of some correspondence provided to him earlier in the day from a third-party alleging conflicts of interest regarding the relationship between Agrisano and one of their technical consultants, Tonkins. The Presiding Member outlined how private consultants were not subject to the same tests as 'public officers' of a Council and the critical requirement for Council on this matter is to be certain that the reports provided with the application are professional and valid. The Assessment Manger confirmed that the reports had been reviewed by qualified staff of Council and were satisfied their content could be relied upon.

There were a number of questions posed (during discussion) by the CAP Members so the Presiding Member (with support of the CAP) directed these questions to the applicant and their relevant consultants who were present in the electronic meeting.

**Moved** P Mickan **Seconded** C Getsom

1. That the Council Assessment Panel resolves that amended plans and details as a basis for compromise proposed by MasterPlan on behalf of Agrisano Holdings Pty for an Integrated Horticulture Facility comprising the staged establishment of 10 greenhouses on the subject land, along with a nursery, staff amenities building, parking area and internal roadways at Wasleys Road Mallala, Allotment 1 in Deposited Plan 15619, Hundred of Grace Certificates of Title Volume 5328 Folio 873 and Allotment 2 in Deposited Plan 15619, Hundred of Grace (Volume 5713 folio 686 (312/14/2020) is not seriously at variance with the Mallala Council Development Plan consolidated 20 February 2018.
- 2(A) That the Council Assessment Panel resolves to accept the amended plans and details as a basis for compromise in determining the appeal against the previous refusal of the application by MasterPlan on behalf of Agrisano Holdings Pty for Integrated Horticulture Facility comprising the staged establishment of 10 greenhouses on the subject land, along with a nursery, staff amenities building, parking area and internal roadways at Wasleys Road Mallala, Allotment 1 in Deposited Plan 15619, Hundred of Grace Certificates of Title Volume 5328 Folio 873 and Allotment 2 in Deposited Plan 15619, Hundred of Grace (Volume 5713 folio 686 (312/14/2020) once:
  - An Infrastructure Agreement and a Land Management Agreement are executed and
  - the Land Management Agreement is registered on the Certificates of Titles for the subject land, and subject to the following conditions being imposed:-
    - 1 The development must be undertaken, completed and maintained in accordance with the details, plans, specifications and correspondence submitted with and forming part of Development Application 312/14/2020, being

Agrisano Horticulture Facility Compromise Proposal prepared by MasterPlan dated 13 August which comprises the following documents:

- Covering letter from MasterPlan dated 13 August 2020 titled Agrisano Horticulture Facility Compromise Proposal
  - Planning Report prepared by MasterPlan – Amended July 2020;
  - Proposal Plans prepared by MasterPlan - Amended June - July 2020;
  - Site Plan and Locality Plan prepared by MasterPlan – Amended 30 June 2020;
  - Staging Plans prepared by Tonkin – Amended 30 June 2020;
  - Stormwater Assessment prepared by Tonkin – Amended 7 July 2020;
  - Traffic Impact Assessment prepared by Tonkin – Amended 7 July 2020;
  - Infrastructure Assessment prepared by Tonkin – Amended 7 July 2020;
  - New On-Site Water Reuse Report prepared by Tonkin – Dated 7 July 2020; and
  - New Domestic Wastewater Management Report prepared by Tonkin – Dated 7 July 2020.
  - Elevations MasterPlan IC:51334-E1-3A; dated December 2019
  - Elevations MasterPlan IC:51334-EB1-3A; dated December 2019
- 2 The applicant must, at their cost, connect the approved development to the adjoining street by a sealed vehicle crossover designed and located to the reasonable satisfaction of Council.
  - 3 The parking areas, manoeuvring areas and access ways must be constructed, of a compacted rubble surface to prevent dust, drained, and maintained to the reasonable satisfaction of Council.
  - 4 Car parking must be provided to the reasonable satisfaction of the Council concurrent with the construction of the development.
  - 5 All landscaping must be established strictly in accordance with that depicted on drawing Job Number 20190938 Sheet Number SK00 Revision F prior to the commencement of the operation on the site. Such landscaping shall comprise of a combination of established semi mature specimens (minimum 150mm tube size) and seed stock and shall be nurtured and maintained in good condition at all times, to the reasonable satisfaction of Council.
  - 6 The development must be connected to an approved effluent disposal system to the satisfaction of SA Health and Council and a copy of any

approval from SA Health must be supplied to council before the commencement of operation.

- 7 The vehicle access on Wasleys Road shall be to the reasonable satisfaction of Council.
  - 8 Stormwater shall not be discharged from the site at a rate or volume greater than proposed in the Stormwater Management Plan.
  - 9 Prior to detailed stormwater design
    - a. a thorough geotechnical investigation shall be undertaken to confirm soil classification and determine the actual infiltration rate of the soil; and
    - b. In the event that the site investigations indicate that the actual infiltration rate is lower than has been assumed, the applicant will prepare and submit to the Council an adjusted design for storage volumes and infiltration areas which maintains the discharge rates and volumes reported in the SMP.
  - 10 The beneficiary of this approval will design and implement, to the satisfaction of the Council in consultation with the adjoining landowner, localised earthworks at the point of discharge of stormwater from the site to encourage the flows to disperse and to minimise the risk of erosion and sediment transport from the development.
  - 11 The Applicant will measure the amount of water flowing in the last section of pipe before it is dispersed/discharged from the site and will monitor this data on an ongoing basis for a sensible and appropriate period of time following completion of each stage of the development to confirm that discharge flow rates accord with the Stormwater Management Plan.
  - 12 In the event that the neighbouring property described in Certificate of Title Volume 5559 Folio 759 being allotment 568 in File Plan 175035 Hundred of Grace is adversely impacted by the water discharges, the beneficiary of this approval will implement, in consultation with the affected landowner, additional measures as reasonably possible to further reduce the flows.
  - 13 That the proposed glasshouses to be set back a minimum of 28.5 m from the western boundary.
- 2(B) That the Council Development Panel resolves to authorise the Assessment Manager to inform the ERD Court that the Council resolves to accept the amended plans and details as a basis for compromise in determining the appeal against the previous refusal of the application once

- An Infrastructure Agreement and a Land Management Agreement are executed by the relevant parties; and
- The Land Management Agreement is registered on the Certificates of title for the subject land.

**Agreed**

**5. REPORTS FOR INFORMATION**

**5.1. PDI Act 2016 & Planning and Design Code Implementation**

**Moved** I O'Loan **Seconded** F Maiolo

"The Council Assessment Panel notes the report, PDI Act 2016 and Planning Design Code and Implementation"

**Agreed**

**6. OTHER BUSINESS**

**6.1.** The Council Assessment Panel expressed the view that Council ensures intersections are safe in the vicinity of the Agrisano development.

**7. CONFIDENTIAL ITEMS**

Nil

**8. NEXT MEETING**

Wednesday 7 October 2020 (To be confirmed)

**9. CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 7.31pm.

Confirmed as a true record.

Presiding Member: .....

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

<b>Application Number</b>	312/238/2020
<b>Applicant</b>	Parham and District Action Group
<b>Development Proposal</b>	Construction of a Tourist Facility ( Interpretation Centre)
<b>Subject Land</b>	Section 573, 2 East Terrace Parham CT:5755/727
<b>Zone</b>	Coastal Settlement
<b>Policy Area</b>	Nil
<b>Precinct</b>	Nil
<b>Nature of Development</b>	Merit
<b>Public Notification</b>	Category 3
<b>Representation(s)</b>	1
<b>Referrals</b>	Nil
<b>Development Plan Version</b>	13 December 2018
<b>Assessing Officer</b>	George Jacks
<b>Recommendation</b>	That Development Plan Consent be GRANTED subject to conditions

### **BACKGROUND**

The development assessed within this application forms part of the Drought Communities Programme. This programme has been initiated by the Federal Government and is designed to provide immediate assistance to people who are facing hardship arising from the impact of drought within eligible Local Government Areas.

Funding from this programme will be utilised in the development and construction of this proposal. Labour and materials utilised to undertake the building work associated with this development will be sourced locally or from other drought affected communities.

### **PROCEDURAL MATTERS**

Schedule 35 of the Development Act 1993 lists three kinds of development, classified as either Complying, Non-complying or Merit. The proposed development falls neither under Complying Development as prescribed by Schedule 4 of the Development Regulations 2008 nor Non-Complying Development as listed in Council's Development Plan – consolidated 13 December 2018. As such, the proposed development is assessed as a Merit form of development.

### **PROPOSAL**

The applicant is seeking Development Plan Consent to construct an Interpretive Centre (Tourist Facility). The proposal will function primarily as a tourist facility and incorporate a display of the first Parham Jinker and display panels which interpret the history of Parham and Webb beach from 1872 to the present day. A jinker is a two or four wheeled conveyance vehicle used to move vehicles. These display panels will also feature some detail regarding the nearby Adelaide International Bird Sanctuary (AIBS) National Park.



## SITE AND LOCALITY

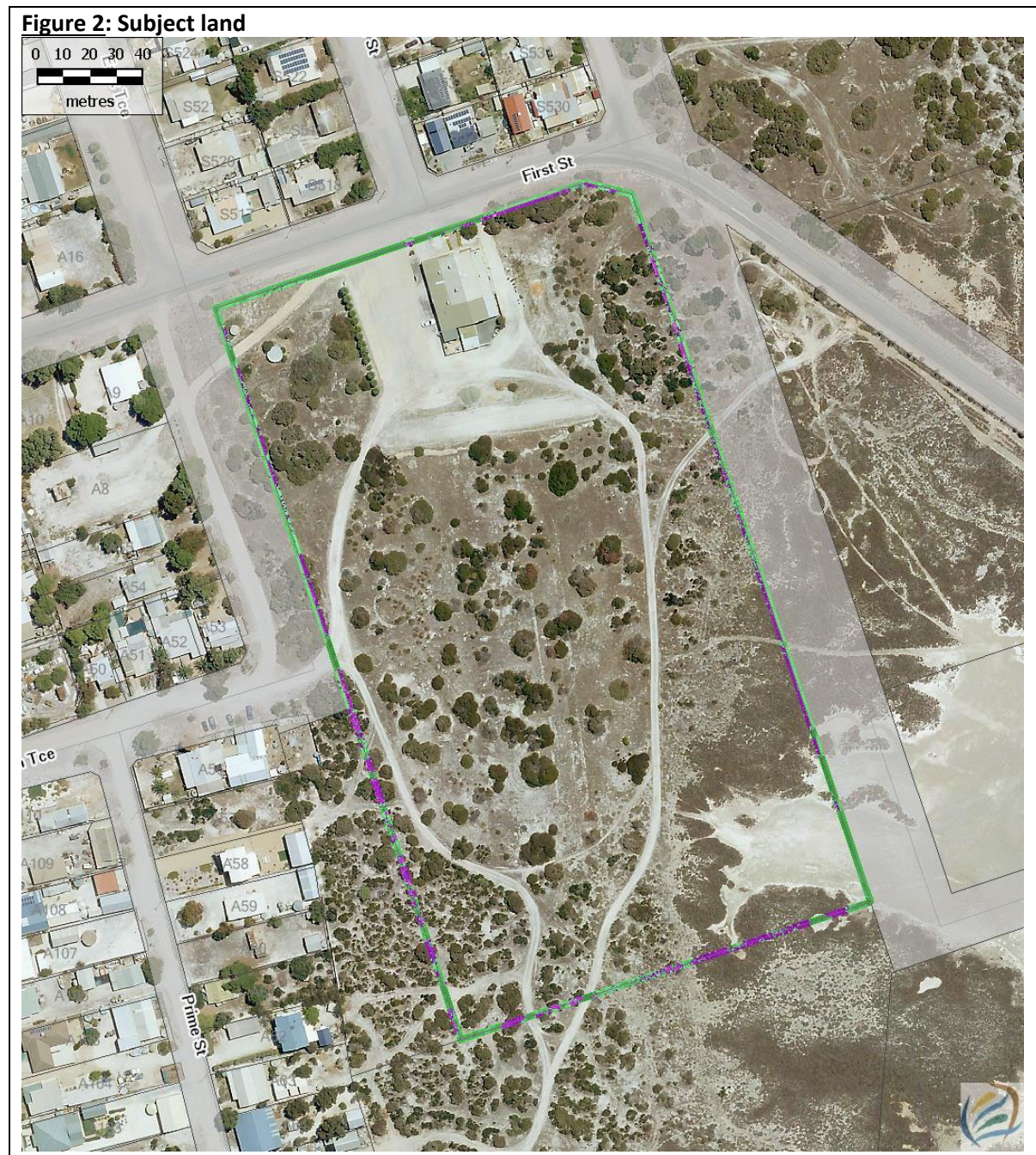
The subject land is formally described as Section 573, 2 East Terrace Dublin and on Certificate of Title Volume 5755 Folio 727. The subject land is of a rectangular configuration and has an area of 2.43 hectares.

The subject land is bounded by Coastal Settlement zone to the north and west and the Coastal Conservation zone to the east and south. Development within the locality is primarily categorised by residential development comprising dwellings and associated outbuildings to the on the northern and western boundaries of the subject land. The surrounding land to the south and east is primarily vacant of built form primarily including elements of native vegetation.

The subject land itself contains the existing Port Parham Sports and Social Club (Social Club) as well as remnant vegetation.







### **DESIGN DETAIL**

The proposal will incorporate a 9.1 x 7.5 metre shed and will have a wall height of 3 metres. The shed will be constructed on a 11.1 x 9.5 x 150mm concrete slab.

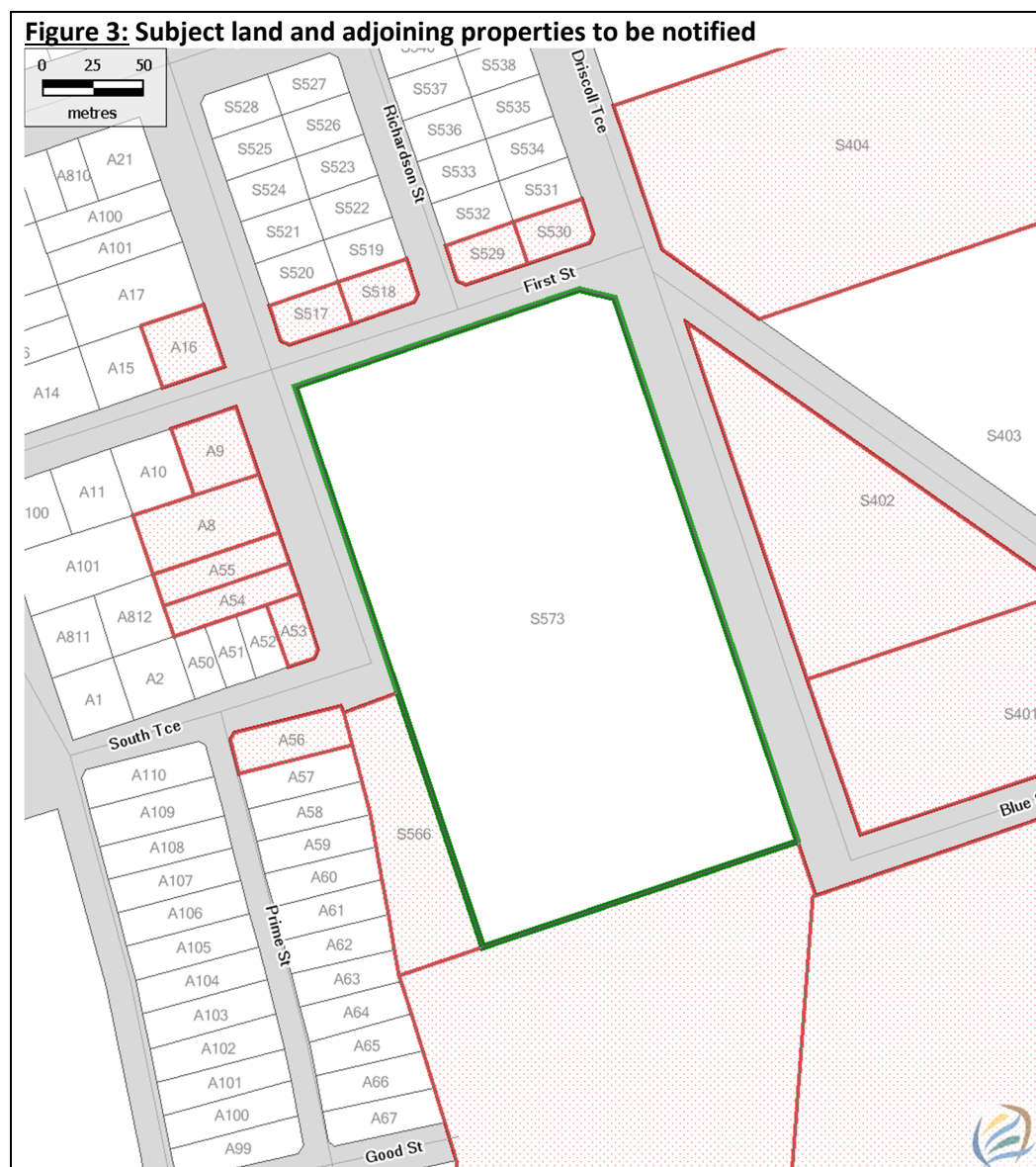
The shed structure will be enclosed to the south and west and be open sided to the east and north. It will incorporate a 2.4m tall fence within the shed to house the jinker.

The proposal will also incorporate a sign to be placed on the crossarm of the shed facing the road.

### **PUBLIC NOTIFICATION**

The proposed development falls neither under Category 1 or Category 2 as prescribed by Schedule 9 of the Development Regulations 2008 nor Category 1 or Category 2 as listed in Council's Development Plan – consolidated 13 December 2018. As such, the proposed development is considered to require

Category 3 public notification. As a result of this adjacent property owners were notified of the proposal as well as an advertisement placed in local newspapers.



### **SUMMARY OF REPRESENTATION**

One representation was received as part of this notification process and the key points of the proposal are outlined below:

Name of person making submission	Summary of Submission
Roland Stott	<ul style="list-style-type: none"> <li>• Opposed to the proposal</li> <li>• Aesthetically displeasing</li> <li>• Concerned about safety as the proposal is located close to the road</li> <li>• Lack of consultation to residents</li> </ul>



**APPLICANT'S RESPONSE**

The representation received was forwarded to the applicant and the applicant has provided a response to the concerns raised by the representor. The key points of the applicant's response are outlined below:

Name of person making submission	Summary of Submission
Jim Manning	<ul style="list-style-type: none"> <li>• Aesthetics are subjective, the applicant does not consider it to be a visually unappealing structure</li> <li>• Similar type development within the Council area has been used as comparisons in the design of the structure</li> <li>• The design protects the proposed displays from the environment</li> <li>• The structure is setback similarly to a similar structures in the locality</li> <li>• Parking is accommodated in the existing car park at the club located on the same allotment</li> <li>• Community has been consulted in multiple locations prior to this development application in addition to the public notification process associated with this development assessment.</li> </ul>

**DEPARTMENTAL CONSULTATION**

Department	Response
Environmental Health	<ul style="list-style-type: none"> <li>• The proposal will not incorporate any components requiring a waste water assessment. The proposal was not referred to Council's Environmental Health Officer for comment.</li> </ul>

Department	Response
Infrastructure and Environment	<ul style="list-style-type: none"> <li>• Discussion with Council's Infrastructure section has been undertaken regarding the existing drainage swale and road/access</li> <li>• It has been confirmed that the existing drainage swale can be filled with drainage materials and covered with geotextile fabric and soil and so will not have any impact on the proposal. Covering the swale will also have no negative impact on drainage for the area.</li> <li>• It is their opinion that the road is currently sufficient to accommodate potential vehicle movements resulting from this proposal</li> </ul>

Department	Response
Country Fire Service (CFS)	<ul style="list-style-type: none"> <li>• The CFS was consulted by the applicant as there is an existing fire tank and access way which the proposal will be constructed over the top of. The CFS have allowed the access path to be realigned to accommodate the proposal. The realigning of the CFS access will be undertaken as part of the proposal.</li> </ul>

	<ul style="list-style-type: none"> <li>The CFS have advised that the realigning around the proposed development is appropriate for their requirements.</li> </ul>
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### **DEVELOPMENT PLAN PROVISIONS**

The proposal has been assessed against the relevant Objectives and Principles of Development Control (PDC) of Council's Development Plan.

<b>Zone Section</b>	<b>Objectives</b>	<b>Principles of Development Control</b>
<b>Coastal Settlement</b>	2, 3 4 5	1, 7
<p><b><u>OBJECTIVES</u></b></p> <p>2 Development being designed with due regard to coastal processes and potential land degradation.</p> <p>3 Existing dwellings and outbuildings upgraded to enhance amenity and incorporating environmental improvements.</p> <p>4 The continued development of Parham, Webb Beach and Thompson Beach as minor townships with low-density residential and recreation uses.</p> <p>5 Development that contributes to the desired character of the zone.</p> <p><b><u>PRINCIPLES OF DEVELOPMENT CONTROL</u></b></p> <p><b><u>Land Use</u></b></p> <p>1 The following forms of development are envisaged in the zone: tourist/visitor facility.</p> <p>7 Tourist facilities and dwellings, including holiday houses should only be provided or undertaken where development:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the physical environment</li> <li>(b) has a floor level sufficiently above predicted levels from inundation by stormwater, wave surge, storm or sea level rise or from land subsidence or uplift</li> <li>(c) will not cause a significant risk to life or property by its proximity to the proof firing range operated by the Department of Defence.</li> </ul> <p><b><u>Planning Assessment:</u></b></p> <p>The zone envisages tourism facilities in the form of tourist accommodation and visitor facilities.</p> <p>The zone does not provide specific parameters for the development of tourist facilities.</p> <p>The proposal is considered to be compatible with the existing physical environment on site. A site visit was undertaken to the subject land of the proposed development in which it was identified that the subject land is generally flat and void of native vegetation. No significant natural features will be directly impacted by the proposal. The proposal is not considered to be of a scale that will impact on the surrounding natural environment as there are no significant natural features located near the proposal.</p> <p>The proposal will not cause significant risk to life or property as it will not be located within or in close proximity to the proof firing range operated by the Department of Defence.</p>		

General Section	Objectives	Principles of Development Control
Design and Appearance	1, 3	2, 3, 4, 5, 7, 10, 12, 21
<b><u>OBJECTIVES</u></b> 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.  3 Development of areas or buildings, frequented by the public, sited and designed to cater for all ages and levels of mobility.		
<b><u>PRINCIPLES OF DEVELOPMENT CONTROL</u></b> 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view  3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as: <ul style="list-style-type: none"> <li>a) articulation</li> <li>b) colour and detailing</li> <li>c) small vertical and horizontal components</li> <li>d) design and placing of windows</li> <li>e) variations to facades.</li> </ul> 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise: <ul style="list-style-type: none"> <li>a) the visual impact of the building as viewed from adjoining properties</li> <li>b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.</li> </ul> 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.  7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.  10 Development should provide clearly recognisable links to adjoining areas and facilities.  12 Rest areas and seating in the public realm should: <ul style="list-style-type: none"> <li>a) not interfere with the flow of pedestrian or cycle traffic</li> <li>b) be set back at least 1800 millimetres from the building or property line (where a straight building line provides guidance for pedestrians with low vision).</li> </ul> 21 The setback of buildings from public roads should: <ul style="list-style-type: none"> <li>a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality</li> <li>b) contribute positively to the streetscape character of the locality</li> <li>c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.</li> </ul> <b><u>Planning Assessment:</u></b> The proposal is considered to be designed to a standard which is broadly in keeping with similar structures within the locality such as the Social Club located on the same site.		

The structure will be partially open sided and will assist in-lessening the visual bulk of the proposal. The proposal is not considered to unreasonably restrict existing views available from neighbouring properties to the coast as the only other structure located on the site is the Social Club. The subject land is located on the outskirts of the township, not directly in front of existing dwellings facing the coast.

The cladding of the proposal will have a reflective quality when new but will fade overtime. The proposed cladding is consistent with other forms of materials that Council has considers to be appropriate within the locality.

The proposal will incorporate basic amenity in the form of seating and a drinking fountain which will be available for the public to utilise.

The proposed setback form the primary boundary facing East Terrace is not considered to detrimentally impact on the function, appearance or character of the locality.

The proposal is not considered significant enough to generate large traffic movements and not of a scale which would cause distraction to road users.

General Section	Objectives	Principles of Development Control
<b>Siting and Visibility</b>	1	1, 3
<b><u>OBJECTIVES</u></b>		
1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes		
<b><u>PRINCIPLES OF DEVELOPMENT CONTROL</u></b>		
1 Development should be sited and designed to minimise its visual impact on: <ul style="list-style-type: none"> <li>a) the natural, rural or heritage character of the area</li> <li>b) areas of high visual or scenic value, particularly rural and coastal areas</li> <li>c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails</li> <li>d) the amenity of public beaches</li> </ul>		
3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be: <ul style="list-style-type: none"> <li>a) sited below the ridgeline</li> <li>b) sited within valleys or behind spurs</li> <li>c) sited in such a way as to not be visible against the skyline when viewed from public roads</li> <li>d) set well back from public roads, particularly when the allotment is on the high side of the road.</li> </ul>		
<b><u>Planning Assessment:</u></b>		
The proposal is not considered to have a detrimental effect on natural or coastal landscapes as a result of its siting on the subject land. The location of the proposed structure will not be visible against skylines or the view of the coast as a result of its location on the outskirts of the settlement.		
The proposal will be setback 1 metre from the primary road so it is clearly visible from the road side when entering the settlement. The proposal will not incorporate any lighting or other potentially distracting elements.		

It is considered having regard to the aforementioned provision that the proposed development will not result in a detrimental impact on the character or amenity of the locality, nor cause a significant risk to public safety

General Section	Objectives	Principles of Development Control
<b>Tourism Development</b>	1, 2, 3	1, 2, 3, 11, 14, 17
<p><b>OBJECTIVES</b></p> <p>1 Environmentally sustainable and innovative tourism development</p> <p>2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places</p> <p>3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.</p> <p><b>PRINCIPLES OF DEVELOPMENT CONTROL</b></p> <p>1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.</p> <p>2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.</p> <p>3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.</p> <p>11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:</p> <ul style="list-style-type: none"> <li>a) agricultural, horticultural, viticultural or winery development</li> <li>b) heritage places and areas</li> <li>c) public open space and reserves</li> <li>d) walking and cycling trails</li> <li>e) interpretive infrastructure and signs.</li> </ul> <p>14 Tourism development in rural areas should occur only where it:</p> <ul style="list-style-type: none"> <li>a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)</li> <li>b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.</li> </ul> <p>17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.</p> <p><b>Planning Assessment:</b></p> <p>The proposal will contribute to the local character of the area through its primary function of accommodating display panels indicating the historical context of the settlement.</p> <p>The proposal will not damage or degrade any significant natural and cultural features as there are none present on the subject land.</p>		

There will be no commercial element associated with the proposal that will not detract from the character or the settlement or result in over commercialising of the land.

The proposal will not increase demand for infrastructure or services as it will not incorporate or require access to infrastructure to function.

General Section	Objectives	Principles of Development Control
Transportation and Access	2	26, 38
<b><u>OBJECTIVES</u></b> 2 Development that: <ul style="list-style-type: none"> <li>a) provides safe and efficient movement for all motorised and non-motorised transport modes</li> <li>b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles</li> <li>c) provides off street parking</li> <li>d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.</li> </ul>		
<b><u>PRINCIPLES OF DEVELOPMENT CONTROL</u></b> 26 Development should be provided with safe and convenient access which: <ul style="list-style-type: none"> <li>a) avoids unreasonable interference with the flow of traffic on adjoining roads</li> <li>b) provides appropriate separation distances from existing roads or level crossings</li> <li>c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision</li> <li>d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to</li> <li>e) neighbouring properties.</li> </ul>		
38 Vehicle parking areas should be sited and designed in a manner that will: <ul style="list-style-type: none"> <li>a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development</li> <li>b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network</li> <li>c) not inhibit safe and convenient traffic circulation</li> <li>d) result in minimal conflict between customer and service vehicles</li> <li>e) avoid the necessity to use public roads when moving from one part of a parking area to another</li> <li>f) minimise the number of vehicle access points to public roads</li> <li>g) avoid the necessity for backing onto public roads</li> <li>h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points</li> <li>i) not dominate the character and appearance of a site when viewed from public roads and spaces</li> <li>j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.</li> </ul>		

**Planning Assessment:**

Safe and convenient access is provided to the proposed development through adequate on street parking as well as through existing car parking located on the same site which currently facilitates the Port Parham Sports and Social Club.

The specific form of development proposed is not listed within the table of Off Street Vehicle Parking Requirements (Table Mal/1). A similar form of development indicated with the table (Community Centre) was used to guide appropriate off street car parking number. This calculation suggests that 4 off street parking spaces should be provided.

This number of parking spaces can be adequately accommodated within the on-site car parking associated with the Social Club.

The proposal is not considered to cause unreasonable interference with the flow of traffic as the settlement is generally considered to be an area of low traffic identified by Council's infrastructure department and the provision of sufficient on street and off street parking.

**SUMMARY**

The proposal seeks to construct an interpretive centre (Tourist Facility) which will incorporate a display of the first Parham Jinker and display panels which interpret the history of Parham and Webb beach from 1872 to the present day.

The subject land is located within the Coastal Settlement zone. The subject land is not subject to flooding from the Gawler and Light rivers and is located within a medium bushfire hazard area.

Tourist/visitor facilities are envisaged within the zone and the proposal is considered to contribute to the character of the locality through its design and historical elements. The proposal is considered to be of a design and appearance that is in keeping with similar structures in the area and will not be of a bulk and scale which will cause a risk to safety or amenity as a result of the scale of the structure and its location on site.

The proposal is considered to be appropriately accessible and to not detrimentally effect the flow of traffic as a result of sufficient on and off street parking.

Taking all relevant factors into account, the application is felt to not contravene the provisions of Council's Development Plan. There is valid basis for supporting the proposal as an orderly and reasonable development for the Coastal Settlement zone. The proposal is not contrary to the zoning provisions in that it appropriately meets the zone's envisaged land uses.

No material, strategic or local planning reasons of sufficient weight have been identified which suggest that the development is inappropriate or would lead to an unsuitable development of land.

Accordingly, on balance, it is considered the proposal has merit and can be justified as representing a satisfactory planning outcome in the context of the subject land and the locality. It thereby warrants Development Plan Consent being granted.

**RECOMMENDATION**

1. That the Council Development Assessment Panel resolves that the proposal lodged by the Parham and District Action Group to construct a Interpretive Centre (Tourist Facility) at Section 573, 2 East Terrace Parham (312/238/2020) is not seriously at variance with the Adelaide Plains Council Development Plan consolidated 13 December 2020.
2. That the Council Development Assessment Panel resolves that the proposal by lodged by the Parham and District Action Group to construct a Interpretive Centre (Tourist Facility) at Section 573, 2 East Terrace Parham (312/238/2020) be GRANTED Development Plan Consent, pursuant to Section 33(1)(a) of the Development Act 1993, and subject to the following conditions imposed:
  - 1) The development must be undertaken, completed and maintained in accordance with the details, plans, specifications and correspondence submitted with and forming part of Development Application 312/238/2020, except where varied by any conditions listed below.
  - 2) The external walls and roof of the structure must be maintained in a good appearance and condition at all times to the reasonable satisfaction of Council.
  - 3) All stormwater from the development must be drained and retained on site, to the reasonable satisfaction of Council.
  - 4) The north and east sides of the structure must not be enclosed with solid material.

**Notes:**

1. *The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not cause environmental harm.*
2. *No other point of egress from or ingress to the subject land shall be created without prior consent of Council being first obtained in writing.*



Adelaide Plains Council  
RECEIVED



Adelaide  
Plains  
Council

30 JUL 2020

Mallala Principal Office  
2A Wasleys Road Mallala  
Two Wells Service Centre  
69 Old Port Wakefield Road Two Wells  
Phone: 8527 0200  
Facsimile: 8527 2242

# Development Application Form

Development Application No: **312/238/2020** All correspondence to **PO Box 18, Mallala SA 5502** or  
Email: [info@apc.sa.gov.au](mailto:info@apc.sa.gov.au)  
Assessment No: Please use **BLOCK** letters and **black or blue ink**

I wish to apply for: ☐ Development Plan Consent (Planning only) ☐ Building Rules Consent (Building only) ☒ Development Approval (Both Planning & Building)

Applicant: <b>PARHAM AND DISTRICT ACTION GROUP</b>	Postal Address: <b>PO Box 184 DUBLIN 5501.</b>
Owner: <b>PORT PARHAM SPORTS &amp; SOCIAL CLUB INC</b>	Postal Address: <b>PO Box 184 DUBLIN SA 5501.</b>
Builder: <b>M. ANDRE PROJECTS</b>	Postal Address: <b>PO BOX 151 MALLALA SA 5502</b>

Contact Person for Further Information:

Name: <b>ALVIN JENKIN</b>	Telephone: <b>8529 2504</b>	Home:	Work:
Email Applicant: <b>alvin-jenkin@bigpond.com</b>	Decision documents will be emailed to applicants.		Mobile:
Email Owner: <b>ptpscc@bigpond.com</b>			Fax:

Location of Proposed Development:

House No: <b>10 2</b>	Lot No:	Street: <b>FIRST ST EAST TERRACE</b>	Hundred: <b>DUBLIN</b>
Section: <b>573</b>	Town/Area: <b>PARHAM</b>	CT Volume: <b>5755</b>	Folio: <b>727</b>

Description of Proposed Development:  
**CONSTRUCTION OF INTERPRETATION CENTRE**

Declarations:

Development Cost: <b>\$36,600</b>	Area of Proposed Building Work (m2): <b>106 m<sup>2</sup></b>
--------------------------------------	--

Building Rules Classification Sought: ☒ Present Classification: ☐ Construction Industry Training Fund Levy paid?: Yes ☐ No ☐

If Class 5, 6, 7, 8 or 9 classification is sought, state proposed number of employees: Male: ..... Female: .....

If Class 9a classification is sought, state number of persons for whom accommodation is required: .....

If Class 9b classification is sought, state proposed number of occupants of the various spaces at the premises: .....

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with Regulation 34(2) of the Development Regulations 2008.

Signature: Date: **28/7/2020**

**NB:** Fees can be paid by providing Credit Card details over the telephone, in person at either our Two Wells Service Centre or Principal Office Mallala. If paying by Cheque/Money Order: please make payable to the 'Adelaide Plains Council' and send to PO Box 18, Mallala, SA, 5502. Or email completed Development Application to [info@apc.sa.gov.au](mailto:info@apc.sa.gov.au), for a return email payment request.

Please note that Council **does not accept electronic bank account payments.**



DEVELOPMENT REGULATIONS 2008  
Form of Declaration (Schedule 5 clause 2A)

Government  
of South Australia

To: ADELAIDE PLAINS COUNCIL

From: Parham + District Action Group

Date of Application: 28/7/2020

Location of Proposed Development: 2 EAST TCE PORT PARHAM

House No: \_\_\_\_\_ Lot No: 2 Street: East

Town/Suburb: PARHAM

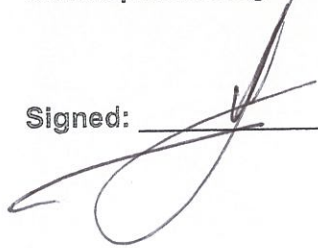
Section No (full/part): 573 Hundred: Dublin

Volume: 5755 Folio: 727

Nature of Proposed Development:

Interpretative Centre

I ALVIN JOHN JENKIN being the applicant/a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: 

Date: 28/6/2020

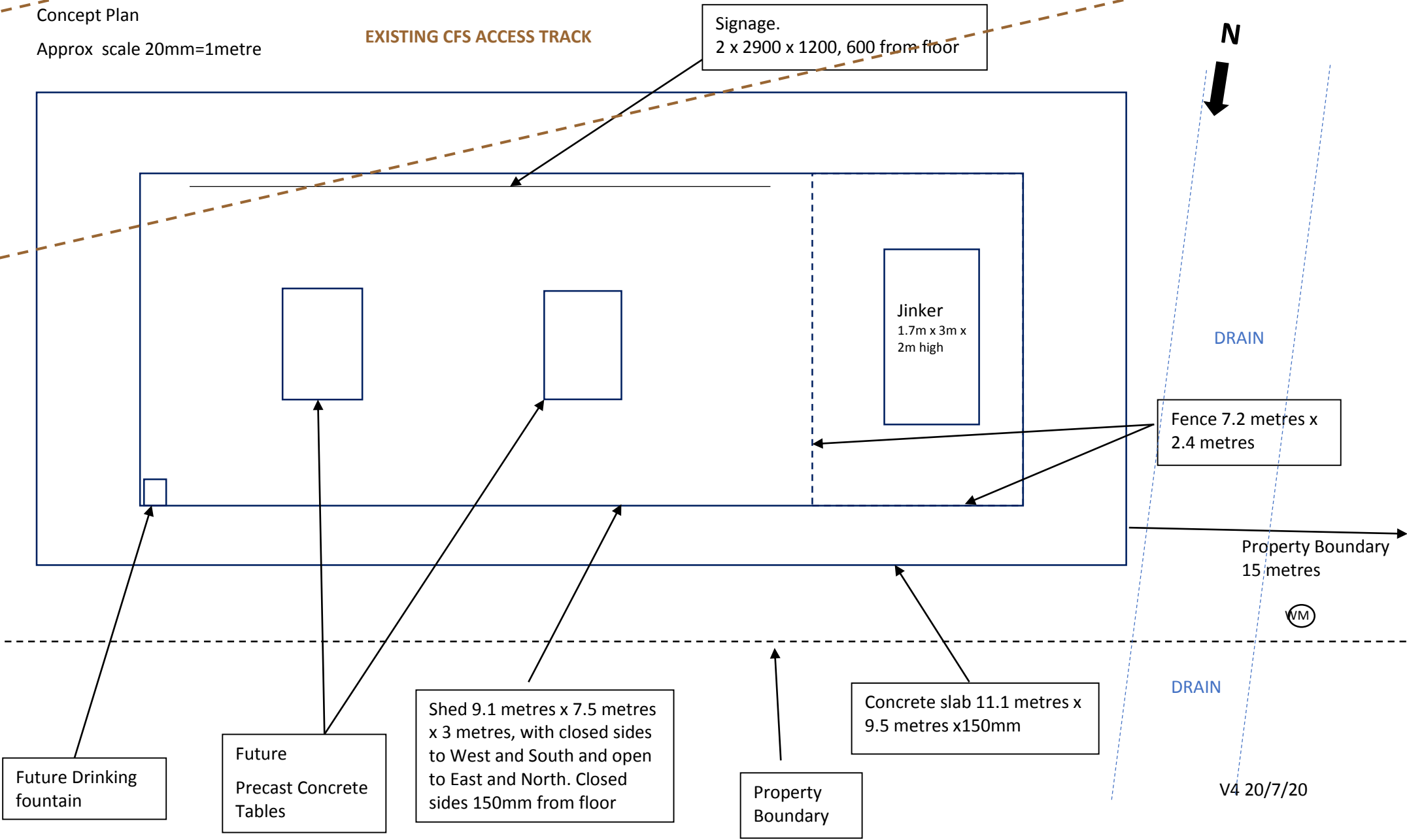


Parham Jinker Interpretative Centre, 10 First Street Port Parham (part section 573 Hd Dublin)

By Parham and District Action Group

Concept Plan

Approx scale 20mm=1metre



## PORT PARHAM INTERPRETATIVE CENTRE SIGNAGE CONCEPT

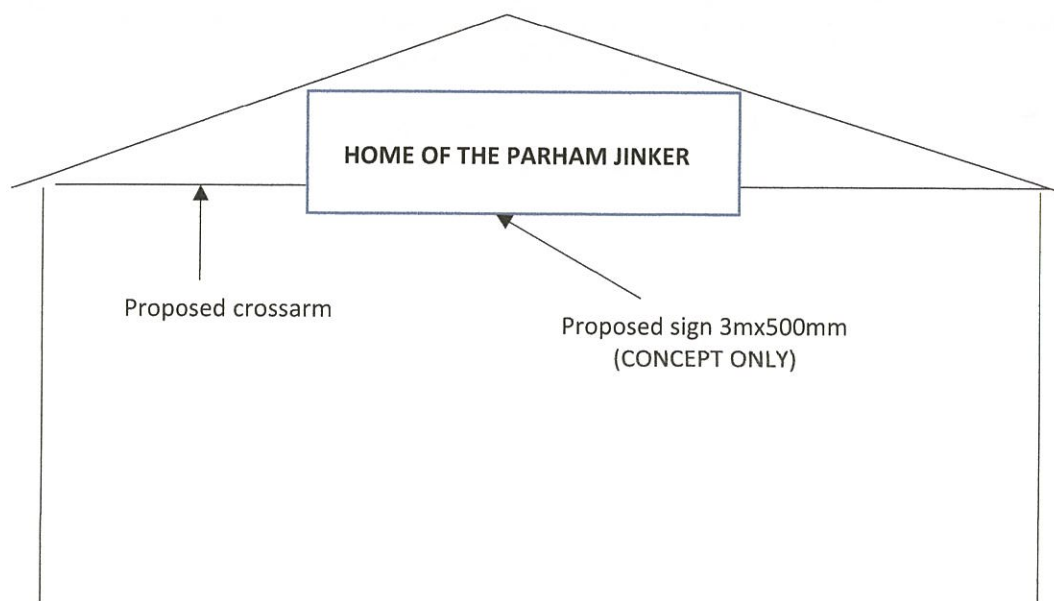
Proposal is to install 2 panels approx. 2900 mm wide by 1200mm high, with bottom 600mm from floor level. Each will contain 4 sections, approx. 660mm wide.

--	--	--	--

Content will be similar to Mocquat Lee display at Grace Plains



A sign will be placed at the end of the centre:







## ADELAIDE PLAINS COUNCIL



### Contact Details

Adelaide Plains Council  
PO Box 18, Mallala, SA 5502  
T: 08 8527 0200  
F: 08 8527 2242  
E: info@apc.sa.gov.au

### Disclaimer

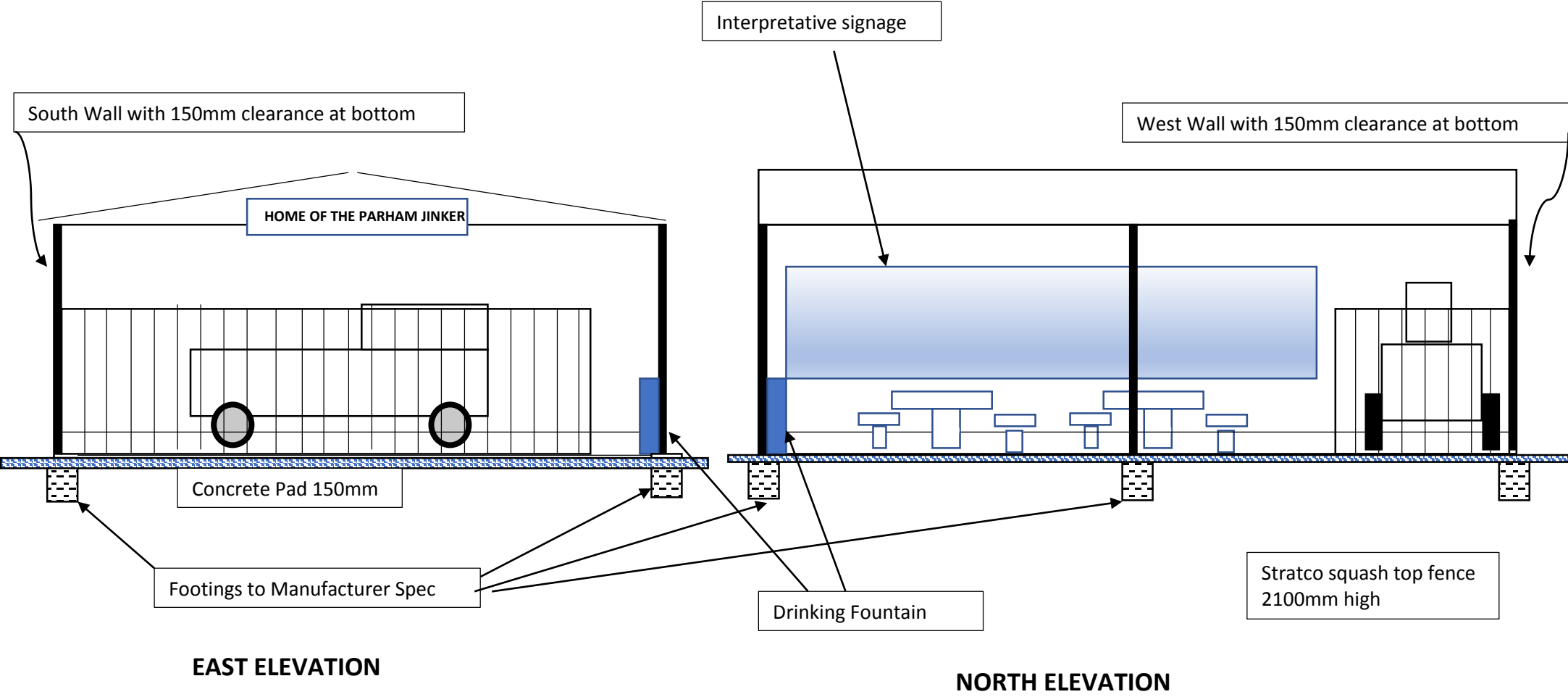
This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed and no responsibility is accepted by Adelaide Plains Council for any loss or damage caused by reliance upon this advice and/or information, as a result of any errors, omission, incorrect description or statement therein whether caused by negligence or otherwise.

#### Project Components:

Site Fill: UPM Excavations  
Site Prep: UPM excavations  
Shed: Bargain Steel Centre/Mc Ardle Projects  
Shed Build: Mc Ardle Projects  
Concrete: Elite Concrete/ Mc Ardle Projects  
Jinker: Stored at A Jenkin Premises  
Fencing Supply: Stratco  
Fencing install: volunteers

Drinking Fountain: Buy in  
Plumbing: UPM Plumbing  
Picnic tables: Various sources  
Signage: Gawler Art and Signs  
Transport :  
Admin: PADAG

PORT PARHAM INTERPRETATIVE CENTRE: ELEVATIONS





**PORT PARHAM INTERPRETATION  
CENTRE: SITE PLAN v2**

Drainage Swale: to be filled with  
drainage materials and covered  
with geotextile fabric and soil

Access Path

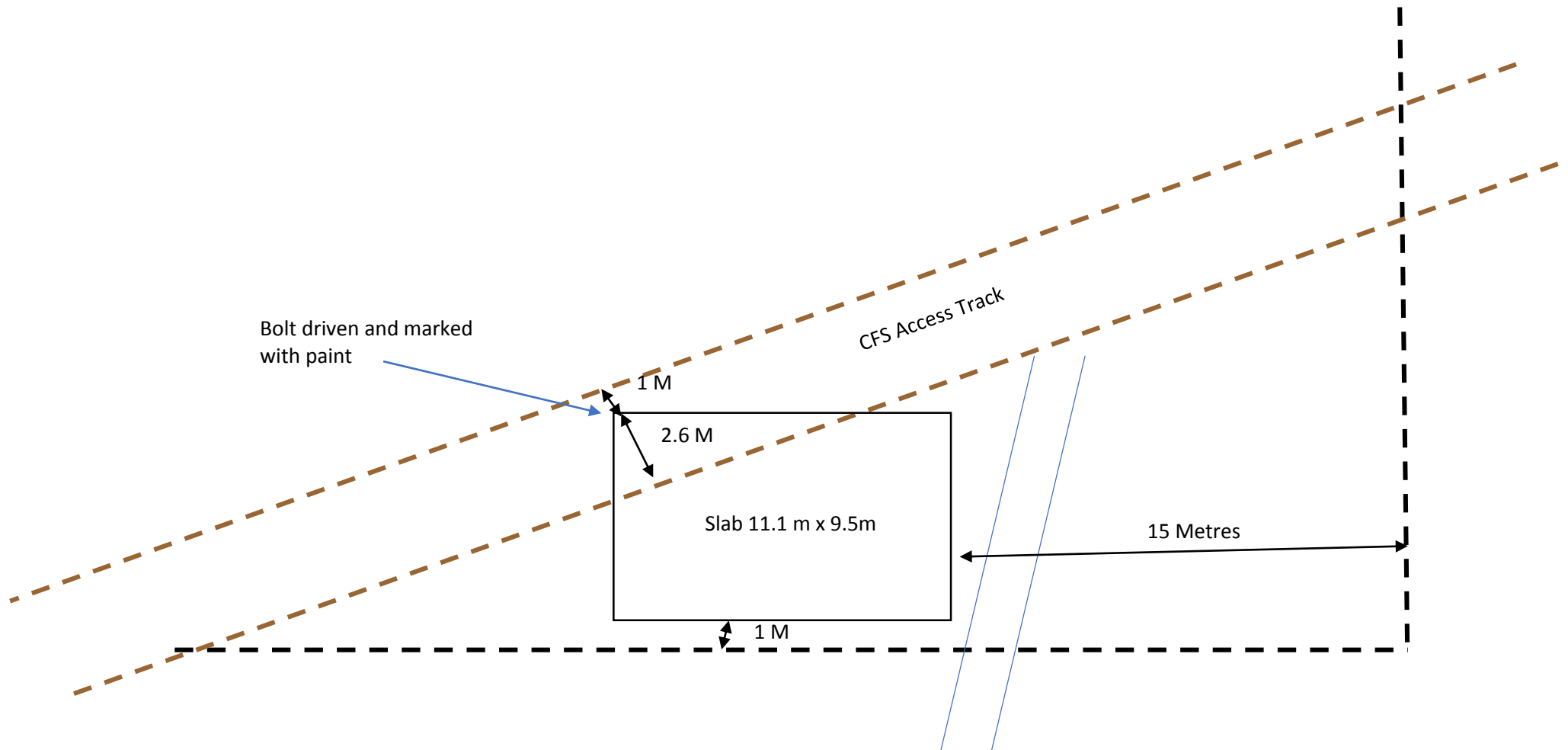
CFS Access Realignment

Interpretation Centre  
11.1 m x 9.5 m





Parham Jinker Interpretive Centre Location detail



## PROJECT DETAILS

Please provide a brief description of the project

Provide an Interpretative Centre at the main entrance to Port Parham on First Street between the Port Parham Sports and Social Club and East Terrace. The centre will consist of a shelter enclosed on 2 sides which will be used to display the first Parham Jinker manufactured, and will emphasise that Parham is the home of the iconic Parham Jinker. Display panels will also tell something of the history of Parham and Webb Beach from 1872 to the present day and feature the Adelaide International Bird Sanctuary National Park. Picnic tables and a drinking fountain will enhance the experience



**Adelaide  
Plains  
Council**

2a Wasleys Road  
Mallala SA 5502  
PO Box 18  
Mallala SA 5502

Tel - 08 8527 0200  
Fax - 08 8527 2242

info@apc.sa.gov.au  
Adelaide Plains Council  
apc.sa.gov.au  
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**DEVELOPMENT ACT 1993**  
**Representation on Application**

31 AUG 2020

My Name: ROLAND STOTT (PAUL)  
Contact No: 040798702 Email: PAULSTOTT1951@gmail.com  
My postal address: 41 NAPIER AVE  
SELICK BEACH Postcode 5174

**Details of the application are as follows:-**

<b>DEVELOPMENT NO.</b>	<b>312/238/2020</b>
<b>APPLICANT</b>	<b>PARHAM AND DISTRICT ACTION GROUP</b>
<b>NATURE OF THE DEVELOPMENT</b>	<b>Construction of Interpretation Centre (Tourist Facility)</b>
<b>SUBJECT LAND</b>	<b>2 East Terrace, Dublin CT: 5755/727</b>
<b>ZONE</b>	<b>Coastal Settlement</b>

My interests are: owner of local property  
occupier of local property  
a representative of a company/other organisation affected by the proposal  
a private citizen  
(Cross out whichever does not apply)

The address of the property affected is

9 FIRST STREET PARHAM Postcode 5501

The specific aspects of the application to which I make comment on are:

Aesthetically not pleasing - Position too close to main Road (safety aspect) - Lack of consultation to local residence -

.....(please attach additional information if required)

I, Roland P Stott wish to be heard in support of my submission by

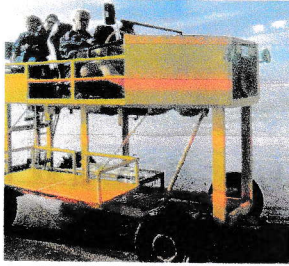
- appearing personally
- being represented by the following person: .....
- do not wish to be heard in support of my submission (Cross out whichever does not apply)

**PRIVACY PLEASE NOTE:**

I acknowledge that copies of this representation and supporting documentation **will** be provided to interested persons in accordance with the *Development Regulations 2008*. Written representations form part of the reports attached to Council agendas. The agenda, minutes and associated reports are made available on Council's website. Information including names and addresses recorded in these documents can therefore be searched by the various website search engines.

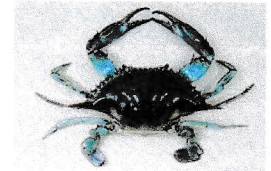
Date: <u>30/8/20</u>	<b>Return Address:</b> Manager Development Assessment, Adelaide Plains Council PO Box 18 Mallala SA 5502
Signature: <u>[Signature]</u>	Page 31 of 81 7 October 2020





## **PARHAM AND DISTRICT ACTION GROUP**

A Committee of  
**PORT PARHAM SPORTS AND SOCIAL CLUB INC**  
**P0 BOX 184 DUBLIN SA 5501**



Chair: Jim Manning  
Ph 0439 223 950  
E: [jimmannin@gmail.com](mailto:jimmannin@gmail.com)

Secretary: Alvin Jenkin  
Ph 08 8529 2504  
E: [alvin\\_jenkin@bigpond.com](mailto:alvin_jenkin@bigpond.com)

14<sup>th</sup> September 2020

Manager Development Assessment  
Adelaide Plains Council  
PO Box 18  
Mallala SA 5502

Dear Sir

### **Development No 312/238/2020 Response to Representation on Application**

We refer to the representation on the above development for an Interpretation Centre at Port Parham from Mr Roland Stott dated 30 August 2020. The following is our response:

#### **1. Aesthetics**

Mr Stott states that the facility is “aesthetically not pleasing” without providing any supporting statement. Aesthetics are rather subjective and views vary from person to person. The Parham and District Action group in developing the plans for this facility have considered the following:

- Comparisons with similar facilities in communities throughout the local area and other similar areas in the State of South Australia, and indeed throughout Australia. We believe that the construction is to a similar standard to most, and we have taken the installation at the Moquet Lee facility at Grace Plains as a guide.
- The design creates an impression of openness whilst providing protection for the displays from the harsh seaside environment
- The colour of the cladding on the building is subdued and “fades gracefully”, ensuring a long term viability of the building without it becoming an eyesore
- A limited budget.

#### **2. Positioning**

The facility has a set back from the property boundary of 1 metre for the concrete plinth, and 2 metres for the building structure. The building positioning relative to the tarmac on First Street is similar to the commemoration cairns at the front of the Port Parham Sports and Social Club. In our view (and the view of Council Staff with whom we have consulted) this does not create a traffic hazard. Parking for visitors is provided in the existing car park at the Club. Positioning of the building has been constrained by the access track to the CFS water tank, which will be realigned to allow CFS access in case of emergency. Signs on the CFS access track “Emergency Access Only” will limit use of this track.

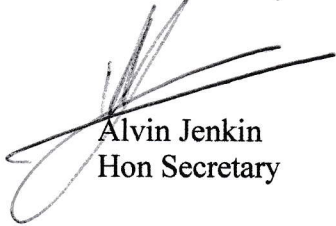
### 3. Consultation

There has been extensive consultation with the community on this development including:

- A community meeting held on 28<sup>th</sup> April 2019 to provide input to a community plan which included this proposal as part of the plan
- Open invitations to the community to attend meetings of the Parham and District Action Group
- Briefings on proposals at Annual General Meetings of the Port Parham Sports and Social Club in 2020
- Reports via our email circulation "Parhamnews"
- Several articles in our local community newspapers "Crab Chatter" and Dublin Dispatch
- Recent articles in newspapers "Two Wells Echo" and "Plains Producer"
- The requirement for Public Consultation for the plan which resulted in this representation.

I trust that this meets the needs of the Development assessment Panel. I am quite happy to address the panel at the hearing if required

Your faithfully



Alvin Jenkin  
Hon Secretary

<b>Application Number</b>	312/181/2020
<b>Applicant</b>	J Aranyos
<b>Development Proposal</b>	Home business including dog washing, drying, grooming and 1x1m advertising
<b>Subject Land</b>	Lot 16 - 7 Cavallaro Place, Lewiston, CT:6037/844
<b>Zone</b>	Animal Husbandry
<b>Policy Area</b>	N/A
<b>Precinct</b>	N/A
<b>Nature of Development</b>	Merit
<b>Public Notification</b>	Category 3
<b>Representation(s)</b>	4
<b>Referrals</b>	Nil
<b>Development Plan Version</b>	13 December 2018
<b>Assessing Officer</b>	Louis Pohlinger
<b>Recommendation</b>	That Development Plan Consent be GRANTED subject to conditions

**PROCEEDURAL MATTERS:**

Schedule 35 of the Development Act 1993 lists three kinds of development, classified as either Complying, Non-complying or Merit. The proposed development falls neither under Complying Development as prescribed by Schedule 4 of the Development Regulations 2008 nor Non-Complying Development as listed in Council's Development Plan – consolidated 13 December 2018. As such, the proposed development is assessed as a Merit form of development.

**PROPOSAL:**

The applicant is seeking Development Plan Consent for a home business, comprising of; dog washing, drying, grooming, and a 1x1m advertisement on the front gate.

**SITE AND LOCALITY:**

The subject land is located within the Animal Husbandry Zone of Council's Development Plan, and is not included in any policy areas or precincts. The allotment is formally identified as Lot 16, 7 Cavallaro Place, Lewiston and on the Certificate of Title as Volume 6037 Folio 844.

The allotment is approximately 1 hectare in area and of rectangular shape, which is the same size and similar configuration as most of the allotments situated on Cavallaro Place. The land is bounded by Cavallaro Place to the south and occupied allotments on either side to the east and west, whilst the allotment to the north is currently vacant land.

The proposed site is identified as being subject to Low Flood Hazard Risk according to the Gawler Flood Mapping 2015, and is located within a General Bushfire Risk protection area. The Low Flood Hazard Risk does not change the assessment process, as it is not judged to impact the proposal in a detrimental way.



Whilst the locality of Cavallaro Place is predominantly rural living allotments composing of a dwelling and associated outbuildings, there are examples of allotments which have associated animal keeping usages; each adjoining neighbouring allotment has either dog keeping or horse keeping approved, and across the road there is also further evidence of dog keeping within kennels in line with the envisaged Animal Keeping pursuits of the zoning.

Figure 1: Subject allotment





Figure 2: Site and locality





**DESIGN DETAILS:**

The development comprises:

- Providing a dog washing, drying and grooming service to dogs in South Australia (includes all breeds, but specializes in Artic breeds).
- Business opening times comprising of:
  - Between 9:00am and 5:00pm from Monday to Saturday;
  - Between 11:00am and 3:00pm on Sunday and Public Holidays
- Vacuum cleaner motors are being used within the blow-drying units, to minimize the noise.
- Hydro-bath makes use of a pump identified as being similar to the pump for the rainwater tank.
- Two workers are part of the business, who are part-timers who also study and only help on the weekends.
- There are no commercial vehicles used as part of the business operation.
- Parking is identified for clients next to the grooming shed or in front of the allotment.
- Bags of dog hair are collected and disposed of by the owner.
- The business makes use of structures comprising of a 6x4m shed, and a 5x6m verandah. The shed is also used for the storage of materials.

**PUBLIC NOTIFICATION:**

The proposed development falls neither under Category 1 or Category 2 as prescribed by Schedule 9 of the Development Regulations 2008 nor Category 1 or Category 2 as listed in Council's Development Plan. As such, the proposed development is considered to require Category 3 public notification. As a result of this, adjacent property owners were notified of the proposal as well as an advertisement being placed in local newspapers. The seven adjoining neighbours identified in Figure 3 were the property owners personally notified.

*Figure 3: Subject land and adjoining properties to be notified*



**SUMMARY OF REPRESENTATION:**

Four representations were received as part of this notification process, and the key points are summarized below:

Name of representor	Summary of submission
<b>Alex van Groen</b>	<ul style="list-style-type: none"> <li>Stress and anxiety impact on parents – and subsequently the rest of the family - due to being unable to unwind on weekdays or weekends.</li> </ul>
<b>Allison Coles</b>	<ul style="list-style-type: none"> <li>Visitor to the neighbouring residence on occasion.</li> <li>Identified car parking impacts from the business outside of allocated parking (so on the street).</li> <li>Constant noise (even with all windows and doors closed) – impacts including headaches and concern for dogs welfare.</li> <li>Concerns that the zoning of the allotments is becoming more commercial.</li> <li>Identified concern of the by-water from the washing being fed back into the ground and potentially spreading diseases to other dog and animal breeders in the area.</li> </ul>
<b>Charles &amp; Gail van Groen</b>	<ul style="list-style-type: none"> <li>Constant noise all day long at varying levels – from machinery, the dogs themselves, and the noise of staff communicating over the sounds (raised voices).</li> <li>Argues that the noise level is high enough to indicate the machinery is not regular use, but rather industrial strength and noise-level machinery.</li> <li>Uninsulated shed and often doors left open during usage, therefore doing little in limiting the noise.</li> <li>Also washing occurs in the verandah area which has no barrier to the noise reaching their home.</li> <li>Business hours of operation occurring 7 days a week including public holidays, and beginning as early as 7:30am (starting up of the machinery) which is outside of the proposed commencement time of 9:30am and finish at 5:00pm.</li> <li>Bright lights associated with the business when working after dark, with glare going directly in to their homes (have had to put up shade cloths to mitigate).</li> <li>References a scientific article detailing the continual effects stressful noise on wearing the body down, and causing mental and physical health problems.</li> <li>Waste water potentially creating breeding grounds for mosquitoes and other pests.</li> <li>Concern for health of own animals, as the dogs being brought onto the property could have diseases.</li> <li>Identifies the possibility of breeding occurring and a littler of pups adding to the noise of the allotment.</li> <li>Concern about the size of the business – indicates days where up to 15 dogs are serviced.</li> <li>Parking space being limited – indicates that usually there are 4-5 cars plus a light truck parked in the front yard, and so parking has to occur on the street. This leads to concern of strangers parking on the street.</li> </ul>

	<ul style="list-style-type: none"> <li>• Rubbish being left by the front fencing causing potential hazards.</li> <li>• Inability to enjoy quiet outdoors space with friends coming over – no reprieve as the business is every day of the week.</li> <li>• Provides suggestions for work being restricted to 9:30am-5pm on Monday-Friday only not including public holidays. Also requests lighting used around the sheds be removed or lowered to shed height. Insulated walls on any building used in conjunction with the business, with doors and windows remaining shut during operation. Also suggestions potentially using muzzles to mitigate noise and for dogs to not remain on the property after being serviced.</li> </ul>
<b>Tony &amp; Anna Schoemaken</b>	<ul style="list-style-type: none"> <li>• Visitor to the neighbouring residence on occasion.</li> <li>• Concern of the noise during daylight hours – both machinery and dogs howling – and which is situated in a place that sends the noise directly in to 5 Cavallaro Place.</li> <li>• Concern for the impacts of the noise causing distress and anxiety.</li> </ul>

**SUMMARY OF APPLICANT'S RESPONSE:**

The representation received was forwarded to the applicant and the applicant has provided a response to the concerns raised by the representor. The key points of the applicant's response are outlined below:

<b>Name of applicant</b>	<b>Summary of response</b>
<b>Joe Aranyos</b>	<ul style="list-style-type: none"> <li>• Sometimes dogs bark.</li> <li>• Claims the dryers cannot be heard from his own house let alone Gail and Charles' house. Provides a document from the provider – Clipper Jack – which confirms the motors in the dryers being used are the same motors found within household vacuum cleaners and therefore produces the same noise level.</li> <li>• The light that has been raised as a concern has been indicated as not being used in association with the business. However, Joe has also indicated he will move the light to be moved 15 degrees to place it away from Charlie and Gail's property.</li> <li>• Disregards two of the representations as they are not living within the locality and are unlikely to be impacted by the noise from their places of residence.</li> <li>• Addressed the car parking issue by stating that any parked in the street are people visiting their new puppy member, and are allowed to visit weekly. Also states there is a designated parking area.</li> <li>• Wastewater application has been submitted to address concerns regarding the chemical disposal – and has been approved by our Environmental Health Officer.</li> <li>• Claims that no dogs are kept on the property after the grooming service.</li> <li>• Concerns regarding strangers parked on the street are not considered relevant as they are often his clients.</li> <li>• Rubbish out the front of the property is identified as being from the grooming room which is currently being insulated</li> </ul>

	<p>to minimize noise, and are therefore not a regular amount of rubbish associated with the general business use.</p> <ul style="list-style-type: none"> <li>Disregards claims the dogs are mistreated and educates the owners on ways to treat their coats.</li> </ul>
--	---

**CONSULTATIONS:**

Department	Response
Environmental Health	<ul style="list-style-type: none"> <li>Requested a wastewater application be submitted, which has subsequently been approved on the 14<sup>th</sup> August, and incorporates a soakage trench to mitigate wastewater impacts.</li> <li>There are no other concerns raised by our Environmental Health Officer in regards to the proposal.</li> </ul>

**DEVELOPMENT PLAN PROVISIONS:**

The proposal has been assessed against the relevant Objectives and Principles of Development Control (PDC) of Council's Development Plan.

Zone Section	Objectives	Principles of Development Control
Animal Husbandry	1, 3	2, 12
<b>Objectives:</b> <p>1. A zone for rural living including small-scale farming, horse keeping and dog kenneling, but excluding other forms of intensive animal keeping.</p> <p>3. Development that contributes to the desired character of the zone.</p>		
<b>Planning Assessment:</b> <p>The desired character statement identifies small scale, low impact home based business activities associated with a dwelling on the land, operating in a manner that does not detract from the low-key rural character or adversely impact on the residential amenity.</p> <p>The proposed business is relatively small scale and low impact; it meets the maximum worker allowance provided within the zone, and is not a space where a multitude of clients can receive the services of the business. The applicant has also made steps to alleviate adverse impacts on the residential amenity; suitable parking is provided, the machinery used in conjunction with the business is indicated to be of a suitable noise generating level by the motor provider, the shed is being modified to provide more of a sound barrier, and the lighting is not indicated to be used in association with the business. There are some concerns that can still potentially be further addressed, including; hours of operation, additional noise generated through loudness of workers and dogs being serviced (or the door of the shed being left open), and maintaining suitable parking on-site at all times. No acoustic engineer's report is considered necessary, as the primary concern was the motor's used within the dryers which have been indicated to be suitable in noise generation.</p> <p>PDC12 Home based industry provisions:</p> <p>a) The allotment on which the home based industry is located is the principal place of residence of the operator.</p> <p>b) The allotment is not less than 1 hectare in area – it is exactly 1 hectare.</p> <p>c) The building used in association with the business incorporates a shed structure and verandah, which combined does not occupy a floor area in excess of 100 square metres – in total they are approximately 54 square metres.</p> <p>d) Storage of materials occurs within the roofed area of the shed structure, which is screened from public view but does exceed the 20 square metres in area – the shed is 24 square metres total.</p>		

e) The total number of persons involved is limited to 3 persons of which one is the resident occupier on the subject premises – the workers indicated are the resident occupier himself, and 2 part time students who he employs.

f) No commercial vehicle is used as part of the business operation.

g) No goods are produced on the premises or made available for public sale from the site – has been indicated that dry food treats and toys may wanted to be sold at some point, but are currently not indicated as part of the business operation.

h) The operation hours indicated vary from those proposed within the zone:

Days of the week	Operating hours
Monday to Friday	Between 8:00 am to 6:00 pm
Saturday	Between 8:00 am to 12:00 noon
Sunday	N/A

The proposed business operation times meet the weekday provisions, as the applicant has suggested 9:00 am to 5:00 pm. However, they also indicate operating 9:00 am to 5:00 pm on Saturday **and** 11:00am to 3:00pm on Sundays and Public Holidays (of which there are no provisions stated in the zone).

i) No public services are to be detrimentally impacting the users of the services in the locality.

General Section	Objectives	Principles of Development Control
Advertisements	1, 2, 3	1, 2, 4, 5, 9, 10, 11
<b>Objectives:</b> 1. Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings 2. Advertisements and/or advertising hoardings that do not create a hazard. 3. Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.		
<b>Planning Assessment:</b> The proposed advertisement is of a very small sizing, and is suitably situated on the front gate to the allotment, on the subject allotment. The small sizing suitably limits the advertisement to those are within the immediate vicinity of the site, and it is not likely to detrimentally impact the amenity of the rural landscape. The contents of the advertisement are simple, and are suitably limited to the development proposed – dog washing business.		

General Section	Objectives	Principles of Development Control
Hazards	1, 10, 11	4, 7, 17, 37, 38
<b>Objectives</b> 1. Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk. 10. Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment. 11. Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.		
<b>Planning Assessment:</b> Whilst the subject land is situated within the Low Flood Hazard Risk Area, there is no further consideration required in regards to the development proposed. There is no risk that the development will increase the risk of flooding of other lands as the business is making use of existing structures. All materials used for washing purposes are stored and contained within the shed storage space, and therefore protected from rain and stormwater intrusion.  The applicant has made it clear they are willing to dispose of water from the business in to a wastewater system, which has been approved by our Environmental Health Officer.		



General Section	Objectives	Principles of Development Control
Interface between Land Uses	1, 2	1, 2, 5, 6, 7, 8
<b>Objectives:</b> 1. Development located and designed to minimise adverse impact and conflict between land uses. 2. Protect community health and amenity from adverse impacts of development.		
<b>Planning Assessment:</b> Whilst the proposed business is not situated on an allotment that is zoned differently to its adjoining neighbours, it is worth considering the principles of development control as the proposal is a use that is a noise generating business within a rural living area.  PDC1 identifies that the development should not detrimentally affect the amenity of the locality, including points relating to noise, light spill and hours of operation; all relevant to the proposed business. Other principles also reinforce that development should be sited and designed to minimize any negative impacts associated with the land uses, particularly in regard to preventing noise creating unreasonable interference of noise sensitive premises.  The proposed business does identify how it has attempted to mitigate noise during the process; dryers make use of standard vacuum motors, the hydro-bath makes use of a standard water storage tank pump, and the shed is in the process of being insulated. Light spill can also be addressed, as the lighting has been stated by the applicant to not be used in conjunction with the business, and they are happy to alter the angle to help mitigate light spill effects. The hours of operation are within the zone provisions for a home business on weekdays; however, the business does state a desire to work similar hours on the weekend and public holidays.		

General Section	Objectives	Principles of Development Control
Transportation and Access	2	25, 26, 36, 38,
<b>Objectives:</b> 2. Development that: a) provides safe and efficient movement for all motorised and non-motorised transport modes b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles c) provides off street parking d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.		
<b>Planning Assessment:</b> The proposal suitably provides for off-street parking both in the front of the property and towards the rear where the business occurs. Whilst there may be a reasonable amount of traffic generated throughout the day, it is unlikely to be multiple cars at the same time and therefore the parking provided is considered suitable, and the roads are able to accommodate the volume of traffic generated by the development. Whilst there has been stated concern for clients parking on the street, it is not for a lack of space provided but seems to rather be the clients' personal choice depending on if they're waiting for someone else inside the home business, or for other personal reasons.		

General Section	Objectives	Principles of Development Control
Waste	1, 2	1, 2, 3, 4, 19, 20, 21, 22,
<b>Objectives:</b> 1. Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner. 2. Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.		
<b>Planning Assessment:</b> The proposed business has received wastewater approval to suitably treat and dispose of waste in an environmentally sound manner; approval is for a soakage trench. This does help alleviate local concern raised within the representations regarding the wastewater potentially encouraging undesirable outcomes such as mosquitoes and the spread of disease.		

**SUMMARY:**

The proposal seeks to establish a home business within the Animal Husbandry Zone comprising of; dog washing, drying, grooming, and a 1x1m advertisement on the front gate.

The proposal is considered to be mostly consistent with the provisions of the Animal Husbandry Zone, and relevant General provisions of Council's Development Plan. The key points identified by the provisions in relation to the business are identified below.

Firstly, I have identified below the ways the proposed business is considered suitable and to not detrimentally impact the amenity of the locality:

- The hours of operation on weekdays are suitably within the zone provisions, indicating a later start and earlier finish than the zone allows for.
- The concerns raised regarding disposal of waste water have been addressed, as the applicant has suitably applied for a wastewater assessment and received approval for a soakage trench system that is judged by our Environmental Health Officer to suitably deal with the issue.
- The motors used in association with the dryers that were identified as being too loud are identified by the provider – Clipper Jack – as being standard vacuum cleaner motors, which are not unreasonably loud sources of noise. The pump for the hydro-bath likewise is indicated by the applicant to be the same as a standard water storage tank, which would also not be considered unreasonable. No acoustic engineer's report is considered necessary in association with the other noise being generated.
- The number of workers used in conjunction with the business is suitable for the zone, allowing for 3 total with the applicant/owner also being assisted by two part-time employees who also attend university.
- Ample parking across the site is identified, with both spaces in the front of the allotment and towards the western side being identified as suitable for clients.
- The advertisement is of a reasonable size and scale for the zone, and identifies the home business in a suitable way that is not judged to be detrimentally impacting the locality.
- The shed is in the process of being modified to be insulated, which has the potential to provide additional noise mitigation.

The following points are the primary concerns raised that are identified to be at variance from the Development Plan provisions:

- Whilst the lighting is not identified as being used in conjunction with the business, there is potential for the light spill to detrimentally impact the amenity of their neighbours (as the lighting is often present during the business times for his dogs on the allotment).

- The hours of operation are still significant on weekends and public holidays; whilst the zoning provisions do allow for some operation on Saturday (8:00am to 12:00noon), no provisions are provided for Sunday or Public Holidays. The business is indicated to be wanting to operate 9:00am to 5:00pm on Saturdays and 11:00am to 3:00pm on Sundays and Public Holidays, which is more than the provisions suggest should occur.
- Whilst ample parking is indicated to provide for the amount of clients likely to be attending site at any given time, a representation received did identify the potential for these parking spaces to all be taken at one time meaning cars have to park on the street. Whilst this is considered unlikely to often occur, provisions could be made to indicate at least one parking space must be available on site for any expected clients, to mitigate any concerns for strangers parking on the street.
- Whilst steps have been made to mitigate noise generated in association with the business, there is still potential concern if business is being conducted outside of the insulated shed, in particular regards to dog noise and the sound of workers communicating over the machinery.

Taking all relevant factors into account, the application is felt to not significantly enough contravene the provisions of Council's Development Plan to be refused. Whilst there are some relevant concerns raised regarding the business proposal, it is felt that the applicant has made suitable steps to alleviate the most pertinent issues. Our biggest concern is the hours of operation, as the applicant has indicated they plan to work 7 days a week; however, on balance it is felt that if the noise is mitigated then the impacts of these additional days and times outside of the Development Plan provisions are not a significant enough variance to consider refusal. Therefore there is valid basis for supporting the proposal as an orderly and reasonable development for the Animal Husbandry zone.

Accordingly, on balance, it is considered the proposal has merit and can be justified as representing a satisfactory planning outcome in the context of the subject land and the locality. It thereby warrants Development Plan Consent being granted.

**RECOMMENDATION:**

1. That the Council Development Assessment Panel resolves that the proposal by Joe Aranyos to run a home business, incorporating dog washing, drying, grooming, and a 1x1m advertisement at Lot 16, 7 Cavallaro Place Lewiston (312/181/2020) is not seriously at variance with the Adelaide Plains Council Development Plan consolidated 13 December 2018.
2. That the Council Development Assessment Panel resolves that the proposal by Joe Aranyos to run a home business, incorporating dog washing, drying, grooming, and a 1x1m advertisement at Lot 16, 7 Cavallaro Place Lewiston (312/181/2020) be GRANTED Development Plan Consent, pursuant to Section 33(1)(a) of the Development Act 1993, and subject to the following conditions imposed:

1. The development must be undertaken in accordance with the details, plans, specifications and correspondence submitted with and forming part of application 312/181/2020, except where varied by and conditions herein.
2. Lighting or sound associated with the operation of the development on the subject land must not unreasonably impinge upon the occupiers' enjoyment of any other property in the locality.
3. Noise associated with the operation of the business measured between 9:00am and 5:00pm on the same day should not have a continuous source noise level that exceeds 52 dB(A) measured from the property boundaries of the subject site.
4. The landowner must ensure that the car parking areas are available for the parking of motor vehicles at all times when any of the premises upon the subject land are open for business.
5. The advertisement shall be maintained in good repair at all times, to the reasonable satisfaction of Council.
6. The total number of persons involved in the business should not exceed 3 persons of which one must be the resident occupier on the subject premises.
7. The operating hours of the development herein shall be:-  
Between 9:00am and 5:00pm from Monday to Saturday;  
Between 11:00am and 3:00pm on Sundays and Public Holidays.
8. All materials to be stored shall be screened from public view to the reasonable satisfaction of Council and the storage area shall be kept in a tidy manner at all times.
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.
10. The development must be connected to an approved effluent disposal system to the satisfaction of Council's Environmental Health Officer.
11. All stormwater from the development must be retained on site to the reasonable satisfaction of Council.

**Notes:**

1. *The Applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction do not pollute the environment in a way which causes or may cause environmental harm.*
2. *No other point of egress from or ingress to the subject land must be created without prior consent of Council being first obtained in writing.*





**Adelaide  
Plains  
Council**

**Mallala Principal Office**  
2A Wasleys Road Mallala  
**Two Wells Service Centre**  
69 Old Port Wakefield Road Two Wells  
**Phone:** 8527 0200  
**Facsimile:** 8527 2242

Adelaide Plains Council  
**RECEIVED**  
30 JUN 2020

## Development Application Form

**Development Application No:** 312 / 181 / 2020 **All correspondence to PO Box 18, Mallala SA 5502 or**  
**Email:** [info@apc.sa.gov.au](mailto:info@apc.sa.gov.au)  
**Assessment No:** Please use **BLOCK** letters and **black or blue ink**

I wish to apply for:	<input type="checkbox"/> Development Plan Consent (Planning only)	<input type="checkbox"/> Building Rules Consent (Building only)	<input checked="" type="checkbox"/> Development Approval (Both Planning & Building)
----------------------	--	--	--

<b>Applicant:</b> Joseph Aranyos	<b>Postal Address:</b> 7 cavallaro place Lewisston
<b>Owner:</b> Joseph Aranyos	<b>Postal Address:</b> as above
<b>Builder:</b>	<b>Postal Address:</b>

<b>Contact Person for Further Information:</b>			
<b>Name:</b> Joe Aranyos	<b>Telephone:</b>	<b>Home:</b>	<b>Work:</b>
<b>Email Applicant:</b> jcaranyos@bigpond.com	Decision documents will be emailed to applicants and owners if addresses supplied.		<b>Mobile:</b> 0417881907
<b>Email Owner:</b>	Post hard copy? Yes <input type="checkbox"/>	<b>Fax:</b>	

<b>Location of Proposed Development:</b>			
<b>House No:</b> 7	<b>Lot No:</b>	<b>Street:</b> cavallaro place lewisston	<b>Hundred:</b>
<b>Section:</b>	<b>Town/Area:</b>	<b>CT Volume:</b>	<b>Folio:</b>

<b>Description of Proposed Development:</b> SPS Dog wash and dry
---

<b>Declarations:</b>
<b>Development Cost:</b>
<b>Area of Proposed Building Work (m2):</b>

Building Rules Classification Sought: <input type="checkbox"/>	Present Classification: <input type="checkbox"/>	Construction Industry Training Fund Levy paid?: Yes <input type="checkbox"/> No <input type="checkbox"/>
If Class 5, 6, 7, 8 or 9 classification is sought, state proposed number of employees: Male: ..... Female: .....		
If Class 9a classification is sought, state number of persons for whom accommodation is required: .....		
If Class 9b classification is sought, state proposed number of occupants of the various spaces at the premises: .....		

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with Regulation 34(2) of the Development Regulations 2008.

**Signature:** JEC Lewis **Date:** 27/6/20

**NB:** Fees can be paid by providing Credit Card details over the telephone, in person at either our Two Wells Service Centre or Principal Office Mallala. If paying by Cheque/Money Order: please make payable to the 'Adelaide Plains Council' and send to PO Box 18, Mallala, SA, 5502. Or email completed Development Application to [info@apc.sa.gov.au](mailto:info@apc.sa.gov.au), for a return email payment request.

Please note that Council does not accept electronic bank account payments.



# Adelaide Plains Council

Code	as at 1 July 2019	\$ Fee Rate	Council	DAC
141	<b>LODGEMENT FEE</b> - The base amount	67.00		Nil
	Additional Lodgement Fee (non complying) additional to the base amount	107.00		Nil
	Additional Lodgement Fee (if the development involves building work that will require Building Rules Assessment (including Private Certification) and development cost is greater than \$5,000) – additional to the base amount (not for 'planning only' applications)	75.50		Nil
141/29	Swimming Pool Lodgement Fee	200.00		Nil
<b>DEVELOPMENT PLAN ASSESSMENT FEE (DAC 5%) Other than Complying Development (but applies to Schedule 4, clause 1(2) or (3) or 2A or 2B)</b>				
141/143	If the development cost does not exceed \$10,000	41.75	39.65	2.10
141/143	If the development cost exceeds \$10,000 but does not exceed \$100,000	114.00	108.30	5.70
141/143	If the development cost exceeds \$100,000 (0.125% of development cost) (max fee \$200,000)			5%
	<b>NON-COMPLYING DEVELOPMENT ADMINISTRATION FEE</b> (if concurrence is sought)	137.00	13.70	123.30
	<b>NON-COMPLYING DEVELOPMENT ASSESSMENT FEE</b> (only if proceeding with assessment)			
	If the development cost does not exceed \$10,000	57.00	54.15	2.85
	If the development cost exceeds \$10,000 but does not exceed \$100,000	137.00	130.15	6.85
	If the development cost exceeds \$100,000 (0.125% of development cost) (max fee \$200,000)			5%
<b>REFERRAL FEES - All Agencies</b>				
43/45	If the development cost does not exceed \$1,000,000 per ref	238.00	45.00	193.00
43/45	If the development cost exceeds \$1,000,000 per ref	398.00	45.00	353.00
43/45	<b>REFERRAL FEES - Environment Protection Authority</b> (If development is - Wood Preservation Works, Cement Works, Ferrous & Non Ferrous Metal Melting, Pulp or Paper Works, Waste or Recycling Depot, Metallurgical Works) per ref	398.00	45.00	353.00
42	<b>PUBLIC NOTIFICATION FEE - Category 2 &amp; 3</b>	114.00		Nil
42	<b>ADVERTISING FEE</b> (newspaper advertisement - Cat 3 Bunyip, Plains Producer)	440.00		Nil
46/48	<b>BUILDING RULES CONSENT ONLY FEE</b> (other than brush fences) (DAC 5%)	55.50	52.70	2.80
<b>BUILDING RULES ASSESSMENT FEE (DAC 7% of GST exclusive fee)</b>				
46/48	Minimum fee	73.00	68.35	4.65
	Classes 1, 2 and 4 (dwellings & flats) per m	3.23		
	Classes 3, 5 and 6 (lodging premises, offices, shops) per m	4.30		
	Classes 7 and 8 (commercial storage/manufacturing/packaging) per m	2.85		
	Class 9a and 9c (health care buildings) per m	4.88		
	Class 9b (assembly buildings) per m	4.28		
	Class 10 (garages, carports, verandahs, fences) per m	0.96		
46	<b>CERTIFICATE OF OCCUPANCY FEE</b>	48.00		Nil
53/54	<b>DEVELOPMENT AUTHORISATION (STAGED CONSENTS) FEE</b> (other than Complying Development)	67.00	44.50	22.50
	<b>APPLICATION TO EXTEND ANY CONSENT OR APPROVAL</b>	107.00		Nil
<b>WASTEWATER</b>				
60	<b>NEW DWELLING</b> Application for an On-Site Wastewater Works Approval– Septic Application + 3 inspections	491.00		
60	<b>NEW DWELLING - Eden Estate</b> Application for an On-Site Wastewater Works Approval– Septic Application + 2 inspections	365.00		
60	<b>EXISTING DWELLING</b> (new system) Application for an On-Site Wastewater Works Approval– Septic Application + 2 inspections	365.00		
60	<b>EXISTING DWELLING</b> (to alter system) Application for an On-site Wastewater Works Approval– Septic Application + 1 inspection	239.00		
60	<b>CONNECTION TO CWMS</b> Application for an On-Site Wastewater Works Approval– Septic Application + 1 inspection	239.00		
56/76	<b>CERTIFICATE OF TITLE</b> (\$40.00) Copy charge plans & specifications (tba)			
<b>DATE:</b> 30/6/20 <b>RECEIPT NUMBER:</b> 425402 <b>TOTAL FEE PAYABLE:</b> \$ 662.75				



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 6037 Folio 844

Parent Title(s)	CT 6037/126			
Creating Dealing(s)	RTC 11154940			
Title Issued	06/07/2009	Edition	3	Edition Issued 23/08/2016

## Estate Type

FEE SIMPLE

## Registered Proprietor

JOSEPH EMMERICK CHARLES ARANYOS  
CARMELINA ARANYOS  
OF 7 CAVALLARO PLACE LEWISTON SA 5501  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 16 DEPOSITED PLAN 80783  
IN THE AREA NAMED LEWISTON  
HUNDRED OF PORT GAWLER

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
11196922	ENCUMBRANCE TO ILARSAN PTY. LTD. (SINGLE COPY ONLY)
12572437	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

## Notations

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







DEVELOPMENT REGULATIONS 2008  
Form of Declaration (Schedule 5 clause 2A)

Government  
of South Australia

To:

From:

Date of Application: 29/6/20

Location of Proposed Development: \_\_\_\_\_

House No: 7 Lot No: \_\_\_\_\_ Street: Cavallaro place low

Town/Suburb: Lewisston

Section No (full/part): \_\_\_\_\_ Hundred: \_\_\_\_\_

Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

Nature of Proposed Development:

SPJ Dog wash and dry

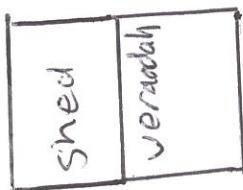
I JEC Aranyos being the applicant/ a person acting on behalf of the applicant (delete the inapplicable statement) for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the Development Regulations 2008.

Signed: JEC Aranyos Date: 29/6/20

# SPJ Dog wash and Dry

- 1 Servicing dogs in S.A. washing and Drying
- 2 open 930am till 5pm weekdays  
open Saturday, Sunday 10.00am - 5pm
- 3 I work 7 days and have 2 juniors who still study help me weekends
- 4 I do all breeds specialize in the Artics but also do clipping of smaller dogs
- 5 Dog hair is vacuumed after every dog and clean towel on table (grooming)
- 6 I personally Dump bags of hair myself
- 7 noise. we are using vacuum cleaner motors in our blowing unit to ~~maximise~~ <sup>minimise</sup> the noise. Hydro bath is only a pump similar to a pump for rainwater tank

8



The shed is  $6 \times 4 = 24$  metres  
The verandah is  $5 \times 6$  metres = 30 metres











Hi Louis

1 no vehicles used in this business

2 vehicles park next to grooming shed

3 a sign 1mtr x1mtr on my property out the front

4 I only use shampoo nothing flammable and spray and wipe disinfectant

Sent from my Samsung Galaxy smartphone.

5i would like to look into dry food treats and toys down the track

6 I have 2 students that get dropped off my clients park next to the grooming shed I have 2 car parks there its the shed left hand side of the house through 2 double gates

7 the water from washing the dogs is used for irrigation purposes or i can set up a dry wall soak agent

Thank you [Council Assessment Panel](#)

Joseph Aranyos

Hi Louis

The shampoo is kept on the shelf with the sanitiser i would like the sign to be included as on the pic nothing flammable is in conjunction with washing dogs

Thank you

Joe

Sent from my [Council Assessment Panel](#) Samsung Galaxy smartphone.





# ADELAIDE PLAINS COUNCIL

10 15 20  
metres









WATER  
HUMAN  
IMPTION

SPJ DOG WASH  
& DRY



Hi Louis

As we previously discussed the hours for 7 days opening.

After consideration we have decided to still open 7days including public holidays.

Its very hard when most of our clients wanting weekends and as they work full time. I understand this is not the councils issue but hopefully you will take consideration on our clients that rely our services as a Spitz breed specialist and also we deal with difficult dogs that most groomers refuse to groom.

With the work we have done the grooming shed is now sound proof.

So we are hoping the council consider our proposal:

Monday to Saturday

9am to 5pm

Sunday

11am to 3pm

This includes public holidays.

Thank you

Joe Aranyos





**Adelaide  
Plains  
Council**

2a Wasleys Road  
Mallala SA 5502  
PO Box 18  
Mallala SA 5502

Tel – 08 8527 0200  
Fax – 08 8527 2242  
info@apc.sa.gov.au  
apc.sa.gov.au

Adelaide Plains Council  
**RECEIVED**

**19 AUG 2020**

**DEVELOPMENT ACT 1993  
Representation on Application**

My Name: ALEX VAN GROEN  
Contact No: 0448 739 400 Email: redsta33@gmail.com  
My postal address: 2 HARNIMAN RD  
LEWISTON Postcode 5501

**Details of the application are as follows:-**

<b>DEVELOPMENT NO.</b>	<b>312/181/2020</b>
<b>APPLICANT'S NAME</b>	<b>J Aranyos</b>
<b>NATURE OF THE DEVELOPMENT</b>	<b>Home business including dog washing, drying, grooming and 1m x 1m advertising</b>
<b>SUBJECT LAND</b>	<b>Lot 16 – 7 Cavallaro Place, Lewiston – CT: 6037 / 844</b>
<b>ZONE</b>	<b>Animal Husbandry</b>

My interests are: owner of local property  
occupier of local property  
a representative of a company/other organisation affected by the proposal  
a private citizen  
(Cross out whichever does not apply)

The address of the property affected is  
5 CAVALLARO PLACE Postcode 5501

The specific aspects of the application to which I make comment on are: .....

See attached.

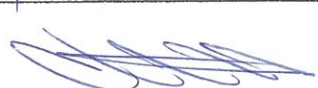
.....(please attach additional information if required)

I,.....wish to be heard in support of my submission by

- appearing personally
- being represented by the following person: .....
- do not wish to be heard in support of my submission (Cross out whichever does not apply)

**PRIVACY PLEASE NOTE:**

I acknowledge that copies of this representation and supporting documentation will be provided to interested persons in accordance with the *Development Regulations 2008*. Written representations form part of the reports attached to Council agendas. The agenda, minutes and associated reports are made available on Council's website. Information including names and addresses recorded in these documents can therefore be searched by the various website search engines.

Date: <u>19-8-20</u>	<b>Return Address:</b> Manager Development Assessment, Adelaide Plains Council PO Box 18 Mallala SA 5502
Signature: 	

With regards to the proposed business of J Aranyos, I wish to object to this proposed application due to the adverse effects to my parents and their mental well being. To date this has caused extreme stress and anxiety to not only my mother but my father as he's unable to relax and unwind when he gets home during the week and his time off on the weekends. This in turn causes stress and anxiety to the rest of the family too as my parents are under duress.

A handwritten signature in blue ink, appearing to be 'Alex Van Groen', written in a cursive style.

Alex VAN GROEN





**Adelaide  
Plains  
Council**

2a Wasleys Road  
Mallala SA 5502  
PO Box 18  
Mallala SA 5502

Tel - 08 8527 0200  
Fax - 08 8527 2242  
info@apc.sa.gov.au  
apc.sa.gov.au

Adelaide Plains Council

RECEIVED

19 AUG 2020

**DEVELOPMENT ACT 1993  
Representation on Application**

My Name: Allison Cole  
Contact No: 0835 551 100 Email: anthora.2014@yahoo.com.au  
My postal address: 5 Kathryn Place, Rosefield Gardens  
Postcode 5107

**Details of the application are as follows:-**

<b>DEVELOPMENT NO.</b>	<b>312/181/2020</b>
<b>APPLICANT'S NAME</b>	<b>J Aranyos</b>
<b>NATURE OF THE DEVELOPMENT</b>	<b>Home business including dog washing, drying, grooming and 1m x 1m advertising</b>
<b>SUBJECT LAND</b>	<b>Lot 16 - 7 Cavallaro Place, Lewiston - CT: 6037 / 844</b>
<b>ZONE</b>	<b>Animal Husbandry</b>

My interests are: owner of local property  
occupier of local property  
a representative of a company/other organisation affected by the proposal  
a private citizen  
(Cross out whichever does not apply)

The address of the property affected is

Postcode

The specific aspects of the application to which I make comment on are:

See attached

(please attach additional information if required)


I wish to be heard in support of my submission by

- ☒ appearing personally
- ☒ being represented by the following person:
- ☐ do not wish to be heard in support of my submission (Cross out whichever does not apply)

**PRIVACY PLEASE NOTE:**

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Date: <u>19/8/20</u>	<b>Return Address:</b> Manager Development Assessment, Adelaide Plains Council PO Box 18 Mallala SA 5502
Signature: <u>[Signature]</u>	

  
Adelaide Plains Council  
Attention: George Jacks  
Authorised Officer – Development and Planning  
PO Box 18  
Mallala SA 5502

Dear Sir

**RE: 312 / 181 / 2020 – J Aranyos – Lot 15 – 7 Cavallaro Place, Lewiston – CT: 6037 / 844**

I am writing to you with concerns about the above development application for commercial use.

Cavallaro Place and its surrounds has been classed an area for animal husbandry and for many decades the residents have complied in harmony with this zoning.

In recent years there has been a change of neighbours who, have impacted on the quality of life of many of the residents and also people, like myself, who visit these residents.

It has been noticed that over time, there has been more and more cars parked on the sides of the road lined up waiting for Mr Aranyos to service these people. The noise is constant and does not stop. When inside the home of neighbouring resident of number 5 Cavallaro Place, the noise with all windows and doors closed is excessive. I have a child with ASD, and he is extremely sensory, and this impacts on the owner and me during visits. I have also noticed that he is extremely sensitive not only to the mechanical equipment but the high pitch wailing of the dogs. He keeps coming to me saying, mum, those dogs are not happy, and I don't understand why it doesn't stop. I also find it impacts on the visit as it gives us all headaches from the constant noise.

It would appear from the application placed by Mr Aranyos that he is pushing towards changing the zoning from animal husbandry to that of commercial zoning use. This would impact long term on all residents and their long term quality of life, as this is not in keeping with the Animal Husbandry rules.

Dog grooming and related services, in accordance with the RSPCA is classed a commercial light industrial business and that they should be in a place where the by-water from the washing is contained and not fed back into the ground, to minimise the diseases that may potentially be carried by the visiting dogs such as parvo.

This area has a number of dog and animal breeders, and it is a concern for these residents, that someone may potentially bring in a disease that is washed down onto the land, that could infiltrate or infect the breeders of the area.

With the times of covid, we are even more concerned as there is so much unknown about the transferability of this disease and the effects on animals, let alone the humans, as we are seeing.

**I strongly oppose** the development application, based on these and the related circumstances around this matter.

However, I am more than happy to see Mr Aranyos relocate his business into the commercial districts where he can be compliant with the water rules and health regulations keeping it away from the residential/animal husbandry area. For what he does it is not animal husbandry which is keeping and breeding of animals only as grooming and related services of animals is classed as a commercial enterprise. What he does is a commercial business. Currently I noticed on my last visit he is doing renovations on his property indicating the potential of running the businesses from this address in the future as if already being given the go ahead.

Yours sincerely

Allison Coles

5 Kathryn Place  
Parafield Gardens SA 5107

0435 557 100





**Adelaide  
Plains  
Council**

2a Wasleys Road  
Mallala SA 5502  
PO Box 18  
Mallala SA 5502

Tel – 08 8527 0200  
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Adelaide Plains Council

RECEIVED

19 AUG 2020

**DEVELOPMENT ACT 1993  
Representation on Application**

My Name: Charles & Gail van Groen  
Contact No: 0403 482 995 Email: gcongasianimports@gmail.com  
My postal address: 5 Cavallaro Place  
Lewiston Postcode 5501

**Details of the application are as follows:-**

<b>DEVELOPMENT NO.</b>	<b>312/181/2020</b>
<b>APPLICANT'S NAME</b>	<b>J Aranyos</b>
<b>NATURE OF THE DEVELOPMENT</b>	<b>Home business including dog washing, drying, grooming and 1m x 1m advertising</b>
<b>SUBJECT LAND</b>	<b>Lot 16 – 7 Cavallaro Place, Lewiston – CT: 6037 / 844</b>
<b>ZONE</b>	<b>Animal Husbandry</b>

My interests are: ☐ owner of local property  
☐ occupier of local property  
☒ a representative of a company/other organisation affected by the proposal  
☐ a private citizen  
(Cross out whichever does not apply)

The address of the property affected is  
5 Cavallaro Pl. Lewiston Postcode 5501

The specific aspects of the application to which I make comment on are: See Attached

.....(please attach additional information if required)

I, Charles & Gail van Groen wish to be heard in support of my submission by

- ☒ appearing personally
- ☐ being represented by the following person: .....
- ☐ do not wish to be heard in support of my submission (Cross out whichever does not apply)

**PRIVACY PLEASE NOTE:**

I acknowledge that copies of this representation and supporting documentation will be provided to interested persons in accordance with the *Development Regulations 2008*. Written representations form part of the reports attached to Council agendas. The agenda, minutes and associated reports are made available on Council's website. Information including names and addresses recorded in these documents can therefore be searched by the various website search engines.

Date: <u>19/08/2020</u>	<b>Return Address:</b> Manager Development Assessment, Adelaide Plains Council PO Box 18 Mallala SA 5502
Signature:	



Noise issues have been occurring (with proof) since October 2018, noise was an issue before then but has gradually built up and increased over time and has become a constant noise all day long at varying levels of noise. Prior to that date we have enjoyed our home and been able to relax and unwind each day without hindrance of a cacophony of sound.

I have approximately 80 recordings at various times, some not as clear as others. Two of the recordings are from October 2018 with the rest being from April 2020 through to July 2020.

The noise from the washing, blow drying and vacuuming that they are doing constantly is incessant and causing distress to us. For the level of noise from these machines, to be heard clearly by us in our home with doors and windows shut, shows that they are not regular machinery used for dog washing at home but most likely industrial strength, and therefore industrial noise level, machinery. On top of the machinery noise, now add in the noise from many of the dogs they are washing/drying which continues for 2 to 4 hours at times. Then add on top of this (as in going over the top of all the aforementioned noise) Joe, staff and clients have to raise their voices to a shouting level to communicate over the industrial strength machinery being used.

We tried to work this issue through with Joe but found that unfortunately he would not follow through with the verbal agreement he promised with us.

The garden shed he is using is, I believe, uninsulated, the door is not shut during the time the client's dogs are there. In fact as per the photographs that Mr Aranyos has provided the dog are hydrobathed outside under a lean-to which is what he calls a veranda and it is there that the blow drying is also done – again the noise is unmitigated and flows across directly into our home. This business is run by Joe Aranyos with his wife and three employees for 7 days per week, 52 weeks of the year, from early morning until after dark.

Mr Aranyos has been working 7 days a week from 8am until dark (starting the machinery up at 7:30am), regardless of the season, including public holidays. In his application Mr Aranyos is saying that his business does not commence until 9:30am and finishes at 5:00pm however we have recordings of the noises from his business outside of these times.

Due to the incessant and constant noise from 7 Cavallaro Place, Lewiston, neither my husband nor I have been able to have any joy, peace or quiet on any of our rest days. My husband works during the day, not at home, and is bombarded with this noise until after dark once he gets home so cannot relax and unwind, he also cannot relax and unwind on weekends as this incessant noise starts and continues non-stop from around 8am on Saturday and 8:30am on Sunday until past dark, sometimes well past dark. This then means that Joe puts his lights on, such lights glare directly into our home and disturb us thereby stopping us from relaxing within our home, let alone being outside. This is also affecting our social life as family and friends find it disturbing when they come to visit not to mention the added stress, anxiety caused which in turn is affecting our mental health.

We also refer you to the following study:

## Noise Pollution Isn't Just Annoying — It's Bad for Your Health

Published 27 Jun 2018

Reviewed 27 Jun 2018

Author Knvl Sheikh

Source BrainFacts/SfN

which in part states:

“When someone experiences a stressful noise, the amygdala, an area of the brain that contributes to emotional processing, sends a distress signal to the hypothalamus. The hypothalamus



immediately signals the adrenal glands to pump adrenaline into the bloodstream — an evolutionary measure to react rapidly in life-threatening situations.

Adrenaline and another stress hormone called cortisol bring on physiological changes, including a spike in heart rate and blood pressure. “Your body reacts so fast; you often can’t tell these changes happened,” Münzel says.

But chronic exposure to noise keeps this stress response activated continuously. Eventually, it starts to wear the body down, causing mental and physical health problems.”

The waste water will become stagnant in his back pond as can be seen by the photograph provided by Mr Aranyos via Adelaide Plains Council as it is unfiltered in any way as advised by Mr Aranyos in his application. The constant dirty water is also creating the possibility of a breeding ground for mosquitoes and other pests. This then causes added stress and anxiety with the risk to ourselves or our animals catching diseases from mosquitoes.

There is no information given to us regarding the health of the animals he has brought to him, some may have canine covid and this could potentially kill our breeding stock and young animals.

Samples of the glare from his lights in our home when we don’t want any lights on in our living area:



These were taken after dark when we’re trying to relax in our home after not being able to relax all day due to the constant noise.



We have tried to prevent this lighting from glaring into our home, in fact we've prevented all but this one from doing so by putting up a very large shade cloth area, at great expense to us.

We have trust issues with Mr Aranyos due to the following:

1. He has said on numerous occasions he would quieten things down but hasn't. An example that he has put up on FB himself (in place of singing read barking, screaming and howling which is what actually



Spj Dog Wash & Dry

19 July · 🌐

Hi I'm Maisie and today I had lots of fun getting groomed with SPJ. While I was up on the grooming table I was singing and jumping around because I was so excited. I had a few knots in my coat but after lots of brushing it feels so much better. Thanks SPJ see you next time!

was occurring).

2. He has told Council that he is no longer breeding – but has a litter of pups on the ground July 2020 – we often hear them when they're screaming as they appear to be getting hurt by the older dogs.



Spj Dog Wash & Dry

15 July · 🌐

Hi im panda and the pretty white one is dokota. Today we brought our new neice with us for our pamper session. We had an absolute ball here today. Our hoomans were getting very clucky over the babies out in the spj backyard we had to remind them that we were here so they had to keep coming back in. We smell fabulous and our coats are looking great we'll see

3. He has said that this is a small family business but it's not, it's a commercial size business in our eyes. The reason we say this is that he is working all daylight hours 7 days per week and has advised council previously that he has three employees (2 students who are classed as employees) who come on various days. For instance the size of his business can be seen when on 1 July (a Wednesday) he had at least eleven dogs in for grooming, most of which were barking, howling or crying throughout the day and 28 June (Sunday) he had 15 dogs in again very noisy both these as per his Facebook page for their business.



Spj Dog Wash & Dry

4 July · 🌐

Hi guys I'm Misty, and today I had my groom with SPJ. It's heaps of fun, I love playing with the groomers but I'm not the biggest fan of the brushes. As I was leaving I got to see two huge digs, it was so cool. Now I'm feeling so



Spj Dog Wash & Dry

14 July · 🌐

Hi guys I'm Jack, today I was groomed by SPJ. It was heaps of fun I got to meet a different groomer. I was so excited that I jumped up into the



Spj Dog Wash & Dry

2d · 🌐

What going on everybody. I was so excited about my groom today i walked in the gate and my favourites groomer was working today!! I was so lucky today I got an extra 10 minutes on the table today because mum dad and Ellen were talking so much. Im so pretty now and im all polished up and fluffy. See you all in 5 weeks time. Love to all 🐾



Spj Dog Wash & Dry

2d · 🌐

Hey everyone, Mooni here. I love coming to SPJ for my regular grooms. Although it was someone different today so I was a bit hesitant but I warmed up really quickly. Now I look good and smell even better! See you all next time

4. He said that he would resolve things straight away but has not attempted to resolve the issues of noise from dogs or the machinery. In these posts, instead of reading singing it should state barking, crying, screaming, howling with machinery noise as well, inclusive of raised voices to a shouting level to be heard above the machinery. Continuous for all daylight hours, 7 days per week for 2 plus years.
- 5.
6. The following are excerpts from his business's Facebook page:



Spj Dog Wash & Dry

24 June · 🌐

Hello my name is Luna. I'm a sweet girl and when I'm comfortable I do like to talk a bit. I love my mum more then anything in this world even treats!! Today was my first time at spj and I did really well everything got washed and



Spj Dog Wash & Dry

24 June · 🌐

Hi im tyron and next to me is growlithe I have a personality of i just want to be there what u doing I will come dont leave me behind hey do you hear me woof woof just such a beautiful soul and I love my best friend growlithe just love seeing him so ow we are fresh clean and smelling amazing



Spj Dog Wash & Dry

24 June · 🌐

Regular Jordan in for a 6 weekly scissoring clip ! Such a talkative pooch with so much character I Absolutely loves when the camera comes out !



Spj Dog Wash & Dry

27 June · 🌐

Hi I'm Duke I had a fun/not fun groom today I was so good and talked so much I'm all clean now and super white and so glad I'm going home to relax



Spj Dog Wash & Dry

3 July · 🌐

Hi im bella im a fun loving mischievous girl i sit up late at nights while mum is feeding our human baby (mia)i rest my head on her lap im a talker and love cuddles its good to go see joe /lina its where I was born ♡ i love my pamper



Spj Dog Wash & Dry

4 July · 🌐

Hi everyone I'm Ace. I love running around and jumping all over the place and singing loudly. Everyone loves to hear my puppy song. I love all the treats I get and I love all the nats. I even got a few kisses too! Anyway mum

(actually no we don't love hearing your screams and howling)





### Spj Dog Wash & Dry

4 July · 🌐

Hey everyone I'm Skye, and today mum brought me for my groom with SPJ. It's so much fun, the bath is nice and relaxing and I love talking to the groomers. I had a few knots under my belly and in my tail, but the groomers



### Spj Dog Wash & Dry

5 July · 🌐

Hi everyone I'm Junior and on my right is my sister Sasha. Today we had the last groom of the week, it's so much fun I live playing with the groomers and Sasha likes talking to them. Now our coats feel so good, thanks SPJ!



### Spj Dog Wash & Dry

5 July · 🌐

Hey there everyone, it's me Axel, this is my sister Luna, and this is a our best friend, also named Luna. We all love coming here and getting to play with each other. While one is on the table the other two get to play, what a perfect set up! I'm working on not singing so much when I'm on the table and I'm getting so good at it! Anyway, after a long grooming session with lots of



### Spj Dog Wash & Dry

6 July · 🌐

Hi im Fenrir and after a few road blocks taking us the scenic route we got to spj for what mum said was a much needed bath. I was a bit sad in the bath because I couldn't see the horses today but from there my love goggles came on. While I was on the table getting dry a beautiful blonde came in for her pamper session. She was the prettiest thing I've ever seen. I definitely let everyone know about it. Even though we didn't get to meet properly I look so handsome and I smell even better. I hone in 3 months time I have just as



### Spj Dog Wash & Dry

8 July · 🌐

Hey guys my name's Layla! How has your day been? Mine's been great! I just got the best bath today even though I might have been a little noisy. I am now the happiest pupper around. Thank you so much SPJ and have a great



### Spj Dog Wash & Dry

9 July · 🌐

Hi I'm Ace and on my right is my best friend Harley. Today was my first groom with SPJ, but Harley has been getting groomed for a while so he was able to show me how it's done. I was so relaxed and Harley loved talking and singing with the groomers. Now we can go home looking fantastic! Thanks SPJ!



### Spj Dog Wash & Dry

10 July · 🌐

Hey im Thor. I love my groomer cos she gives me a nice warm bubble bath and a wicked dry that gets all my unwanted coat out. I like talk alot especially when she's brushing my butt. I am so handsome now and everyone is gonna

can provide some examples of the noise we get throughout the daylight hours on most days, particularly during the weekends. Yes this is an Animal Husbandry area where dogs will bark from time to time, but these are dogs who LIVE here, not those brought in for financial gain which appear to be allowed to bark, cry, howl and scream non-stop while at 7 Cavallaro Place. The machinery used appears to be commercial going by the volume that it creates. We have our house on rainwater so our pump is a strong rainwater pump but is no-where near as loud as the one being used at 7 Cavallaro Pl, if that is in fact what he uses.

He was having one of his dogs groomed in 2017 and the noise was not as bad as the equipment he is using: <https://www.facebook.com/watch/?v=1679914522040656> plus the space was larger and enclosed totally.

Here is an example of what additional noise is made by the clients animals they bring in – to Mr Aranyos it is singing and talking but to us it is unnecessary additional noise. Taken from SPJ's Facebook Page on 1 August 2020.



Spj Dog Wash & Dry

2h

Hi I'm Kovu and today I was the first one to get groomed this morning. It's heaps of fun because I can sing and talk as much as I want. I was blowing my coat so the groomers got lots of fur out of me. Anyway, I'm going home now. Thanks SPJ!



There have been numerous issues with his clients and staff/parents parking outside of his property and Joe has been asked before to get them to park within his property – usually there are 4 or 5 cars plus a light truck in the front yard so perhaps not enough parking space is available. See snips below from November 2019 to April 2020:

Taken 14 June 2020 – another of Joe's customers or staff members' family outside his property:





Note the fence in the foreground and lack of rubbish by said fence – now there is rubbish right by this fence, including cupboards and other rubbish which, in summer, will cause a snake hazard.

This is one of Joe’s employees parents who parked outside another property on 25 April 2020. I was advised by council that Joe has three employees working for him.

Charlene Monks  
Same never seen it before  
Joe Aranyou



en it before

The following are from a community facebook page for this street:



Anyone know who this is  
Not sure

oo far to

This car is parked at the end of our street is it normal

Charlene Koch  
Never seen it..



Kris Monks  
Strange

Another car has pulled up next to it

Kris Monks  
Yeah I just can't see it on our cameras

Other car leaving

Joe Aranyos  
All good i went to him

Oh, so that was you in the other car?

Kris Monks  
What was the go joe?

Joe Aranyos  
He's waiting for his partner

Yes Gail

Hahaha shows I don't know what you drive lol

Kris Monks  
Waiting for a mate?? Seems suspicious

Joe Aranyos  
Just aware of parked cars from now on

Charlie Koch  
Thanks joe 🙌

Joe Aranyos  
👍

They're walking up Frost Road a bit now

Charlie Koch  
I'm just heading home now I'm half hr away 😊

Joe Aranyos  
Their dog is getting groomed at my place i didn't know it was her boyfriend car

Even going back to November 2019:



All just a heads up. He has been sitting in that car a while

Thanks, Kris

Kris Montis

Yeah think theres 2 in there. Probably nothing. Just seems a bit suspicious sitting in there for ages

yes remember a couple of weeks ago re a black car with 2 or 3 in there?

Kris Montis

Yeah I remember that

Antonio Valente

is it a black Astra?

Kris Montis

Nah dark grey statesman I think

Either way could be same people different car



They're going VERY slowly down the street ...

andrea, 10/07/20  
waiting for a dog wash

andrea, 10/07/20  
Huh??

andrea, 10/07/20  
What? What's the point of this? What's the point?

andrea, 10/07/20  
I just spoke with her, just 1 person and a big fluffy dog.  
👍👍 2

@Joe Aranyos would you please tell your dog wash people to go straight to your place not park suspiciously in the street ... Thank you 😊

Until Mr Aranyos was prevented from running his unauthorised commercial dog grooming business by Adelaide Plains Council in mid-July 2020 we had no reprieve from the constant noise emanating from said business, this has caused us great anxiety and difficulty in being able to enjoy our own home and property to any extent whatsoever. Friends and family were uncomfortable coming over as we could not enjoy outside time quietly speaking or doing things due to the constant noise of hydrobath and dryer plus those dogs which were (and still are) allowed to howl, bark and scream throughout their bathing processes.

Since the noise from the machinery, dogs and people has stopped we have just started to relax and unwind but are still quite "jumpy" however should for some unknown reason this application be allowed then we will have no ability to enjoy our home again and our stress and other levels of torture by this noise will resume.

We would appreciate that in the unlikely event that this application be approved, that the hours are restricted to Monday to Friday only, not including public holidays (in other words no working on public holidays regardless of which day of the week they fall) and that the hours are restricted to 9:30am and to finish no later than 5:00pm – during times outside of this there is to be no-one going into the area preparing or finishing off tasks such as filling hydrobath etc. That the lights which have been raised above his sheds be removed or at least no higher than the roof of his sheds. That the business builds a purpose built building to house all the equipment and to have insulated walls, and all windows and doors to remain shut during the whole time that the equipment is running and dogs being bathed, that an appropriate water waste system be part of said building (eg envirocycle and appropriate soakage pit) so that there is no more dirty waste water being pumped onto the property anywhere. Also, no dogs are to be allowed to remain on the property once they have finished being bathed – they must not arrive more than 5 minutes before their appointment, they must be muzzled during the bathing process to help prevent noise and must leave immediately once washed/dried/groomed. During the time he has customers coming in that his own dogs must not be outside adding to the cacophony of sounds. That should the noise not abate sufficiently that he move his business to a commercial business area which is realistically where it belongs now.

Sincerely,

Charles & Gail van Groen





**Adelaide  
Plains  
Council**

2a Wasleys Road  
Mallala SA 5502  
PO Box 18  
Mallala SA 5502

Tel – 08 8527 0200  
Fax – 08 8527 2242  
info@apc.sa.gov.au  
apc.sa.gov.au

Adelaide Plains Council  
**RECEIVED**

**19 AUG 2020**

**DEVELOPMENT ACT 1993  
Representation on Application**

My Name: We TONY & ANNA SCHOEMAKER  
Contact No: 0403491086 Email: annaton@bigpond.com  
My postal address: 14 DAWKINS Rd  
TWO WELLS Postcode 5501

**Details of the application are as follows:-**

<b>DEVELOPMENT NO.</b>	<b>312/181/2020</b>
<b>APPLICANT'S NAME</b>	<b>J Aranyos</b>
<b>NATURE OF THE DEVELOPMENT</b>	<b>Home business including dog washing, drying, grooming and 1m x 1m advertising</b>
<b>SUBJECT LAND</b>	<b>Lot 16 – 7 Cavallaro Place, Lewiston – CT: 6037 / 844</b>
<b>ZONE</b>	<b>Animal Husbandry</b>

My interests are: ☐ owner of local property  
☐ occupier of local property  
☐ a representative of a company/other organisation affected by the proposal  
☐ a private citizen  
(Cross out whichever does not apply)

The address of the property affected is  
5 CAVALLARO Place Lewiston Postcode 5501

The specific aspects of the application to which I make comment on are: See ATT

.....(please attach additional information if required)

I,.....wish to be heard in support of my submission by

- appearing personally
- being represented by the following person: .....
- do not wish to be heard in support of my submission (Cross out whichever does not apply)

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Date: <u>19.8.2020</u>	<b>Return Address:</b> Manager Development Assessment, Adelaide Plains Council PO Box 18 Mallala SA 5502
Signature: <u>[Signature]</u>	

We've been regular visitors to Charlie & Gail's place at 5 Cavallaro Place over the past 10 years, however, we've felt uncomfortable visiting there for the past 2 or so years during daylight hours due to the excessive noise.

When we visit we want to be able to talk and have a laugh, a coffee or a stronger drink, without hearing the noise of the machinery used for washing and drying of the dogs drowning out reasonable conversation volume. Most of the time too, the dogs are howling or barking – sometimes so badly you think they're being hurt.

We don't know how Charlie & Gail have put up with this loud noise for so long. We know that Gail has tried over quite a long time to sort things with their neighbour to get things quieter but each time she got told he'd do something about it and about an hour later, and for a very short time, like in a couple of hours, it would get a bit quieter with the dogs, then start again, but the machinery noises just didn't stop at any time.

We know that this noise has caused great distress and anxiety with them both as they can't relax and enjoy their own home and we know that it was eventually (and reluctantly) reported to council as we know they don't like to report anything but they just weren't getting any sort of consideration by the neighbours and the noise was getting worse almost by the day.

We don't think that it is appropriate for that noisy activity to be done at a residence as it's just too loud – and you can see in the photographs that all the machinery is outside under a lean-to which sends the noise directly across into Charlie & Gail's place.



Hi Louis

I have had complaints from Gail only and not Charlie to keep the noise down she needs to realise sometimes dogs bark, I have done my best to minimise and have spoken to neighbours about this because it did concern me. All the neighbours I spoken to know the complaint came from Gail as they all said she should look into her own back yard (this before it went to council).

This is from no9 next to me no8, no6 and no4 across from me!!

1. I have read Alex van Groen's complaint and understand being the Son.
2. Alison Coles from PARAFIELD GDNS!! I can't hear the dryers from inside my house let alone Gail and Charlies house 80 metres away I think we need to be a little honest.
- 3 Tony and Anna Schoenaken at 14 Dawkins Rd has said she hears the noise from her place is what I was told also 6kms away and 300 metres from a freight train line.
3. All of these 3 complaints are not within 5kms of my property I do believe this is what a category 3 is for to notify neighbours.

#### CONCERNS:

These are vacuum cleaner motors that dry the dogs and have sent specs from Clipper Jack on the noise pollution.

The concerned light with pictures I have also sent are from the sun coming up, but I will move the light concerned 15 degrees away from Charlie and Gail's property.

Cars parked in the street were from people visiting their new puppy member as we allow them to visit weekly, we are registered with Adelaide plains council as breeders and ANKC and Dog Sa including dogs and cat board.

I have submitted an application on a water waste system designed by council Environmental Officer.

No dogs reside here after grooming.

A client dropped his girlfriend off and drove up the street and took his 3 kids for a walk I jumped in my car my helper (groomer) worked on the dog. I saw a car parked at the end of the street and was concerned as Kris no 4 got broken into 2 weeks previously it's a misunderstanding from Gail's point and over exaggerated.

Rubbish out the front of my property is from the grooming room as I have now in progress of being insulated to minimise noise.

Dogs I groom the owners stay so I educated them on their coat so definitely no way are they mistreated.

As I'm currently writing this Gail's dog have been barking approx. 15 minutes and I do also have evidence(video) of her dogs carrying on with her voice in the background which I can submit if needed.

I am tired of Charlie always popping his head over the fence to what we are doing I was very concerned 1 day when he was firing a pistol up and down his property I have a young colt and race horse My Man Dan( globe derby trotter which could of ran through the fences I will be also erecting screen above the fence line to stop this stalking.

Its quite clear it wouldn't matter what I do it would not please Gail or Charlie from parvo, coming from wastewater to noise to rubbish from snakes to how and where people park their car!!! I moved into area as being animal husbandry wo I could have animals and work with them.





We also do fundraisers for Guardian Angel in two wells and also support the Maremma rescue.

I have 2 students who go to university who I employed and would like to get back into the swing of things and also myself as this has been a very costly venture for me its my major income. I have wastewater designed by Council; I have a designated parking area.

I wish to be open 9am till 5pm 7days including Public Holidays I am in the process of insulating my shed to keep the noise down.

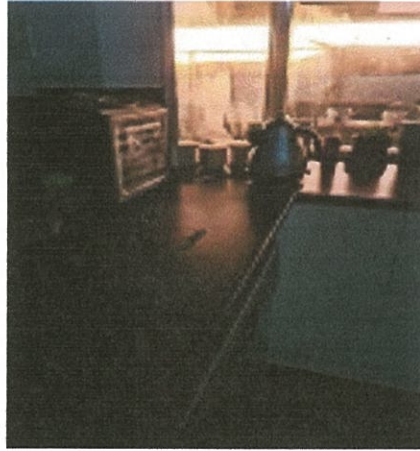
I will abide by Councils decision and hope this matter is resolved quickly.

Thank you

Joseph Aranyos

A handwritten signature in black ink, appearing to read 'JEC Aranyos', written in a cursive style.

This is where snakes reside  
out the front inbetween my property  
+ Gails + charlie its currently 3ft high  
↓



Adelaide Plains Council  
RECEIVED  
26 AUG 2020  
This photo was  
taken immediately  
(before) bottom left  
Picture at 6:22am  
I can produce time/date  
of picture as in my phone  
The lights are not  
associated with the  
Dog business



This is a photo taken  
25/8/20 my neighbour across  
the road parking out the  
front

6:22am

A photo taken at ~~7am~~  
before sunrise do look at  
Top picture the kitchen is dark  
and the benchtop reflects and the  
rays of sunshine look extremely bright  
taken through a camera is deceiving

**From:** jcaranyos [jcaranyos@bigpond.com]  
**Sent:** Tuesday, 25 August 2020 10:54 AM  
**To:** tfandg@bigpond.com  
**Subject:** FW: Noise complaint

RECEIVED

26 AUG 2020

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Clipper Jack <clipperj@adam.com.au>  
**Date:** 25/8/20 8:02 am (GMT+09:30)  
**To:** jcaranyos@bigpond.com  
**Subject:** Noise complaint

To The Adelaide Plains Council,

I write regarding a noise complaint made against my customer Joe (SPJ Dog Wash & Dry).

In our industry these dryers are used every day by dog groomers in SA and all around Australia.

The motors in these dryers are the exact same motors found in household vacuum cleaners producing the same noise level.

Your sincerely,

Tim Gillies – Director





U2/25 Penong Ave,

Camden Park S.A. 5038

M: 0409 719 171

E: [clipperj@adam.com.au](mailto:clipperj@adam.com.au)