

APPLICATION ON NOTIFICATION – Category 2

Applicant:	Leyton Properties Pty Ltd
Development Number:	490/E009/19
Nature of Development:	Construction of a single-storey child-care centre (pre-school)
Development Type:	Merit
Subject Land:	Calton Road Gawler East - Lot 9010 CT 6205/146 (Proposed Lot 2048 in DP 490/D026/19)
Development Plan:	Gawler Development Plan
Zone / Policy Area:	Residential (Gawler East) Zone/ Mixed Use Centre Policy Area 3
Contact Officer:	Hannah Connell
Phone Number:	7109 7828
Consultation Start Date:	17 January 2020
Consultation Close Date:	5:00pm Monday, 3 February 2020
<p>During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).</p>	

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered or emailed to the State Commission Assessment Panel.

Any representations received after the close date will not be considered.

Postal Address:

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE

Email Address: scapreps@sa.gov.au

**South Australian
DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 2**

Applicant: Leyton Properties Pty Ltd
Development Number: 490/E009/19
Nature of Development: Construction of a single-storey child-care centre (pre-school)
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Zone / Policy Area: Residential (Gawler East) Zone/ Mixed Use Centre Policy Area 3
Subject Land: Calton Road Gawler East – Lot 9010 CT 6205/146
(Proposed Lot 2048 in DP 490/D026/19)
Contact Officer: Hannah Connell
Phone Number: 7109 7828
Close Date: 5:00pm Monday, 3rd February 2020

My Name: _____ My phone number: _____

Primary method(s) of contact: Email: _____
Postal Address: _____ Postcode: _____

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

My interests are:
(please tick one)

owner of local property
 occupier of local property
 a representative of a company/other organisation affected by the proposal
 a private citizen

The address of the property affected is: _____
Postcode: _____

My interests are:
(please tick one)

I support the development
 I support the development with some concerns
 I oppose the development

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

I: wish to be heard in support of my submission
(please tick one) do not wish to be heard in support of my submission
(Please tick one)

By: appearing personally
(please tick one) being represented by the following person
(Please tick one)

Signature: _____
Date: _____

DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: Town of Gawler

APPLICANT: Leyton Properties Pty Ltd

Postal Address: Level 1, 22-26 Vardon Ave
Adelaide SA 5000

Owner: Five Ames Farming Pty Ltd

Postal Address: 63 Gawler Terrace, Gawler South
SA 5118

BUILDER: N/A

Postal Address: _____

Licence No: _____

CONTACT PERSON FOR FURTHER INFORMATION

Name: Kieron Barnes - Ekistics Planning & Design

Telephone: 7231 0286 [work] _____ [Ah]

Fax: _____ [work] _____ [Ah]

EXISTING USE: Vacant

FOR OFFICE USE

Development No: _____

Previous Development No: _____

Assessment No: _____

- Complying
- Non Complying
- Notification Cat 2
- Notification Cat 3
- Referrals/Concurrences
- DA Commission

Application forwarded to DA
Commission/Council on
_____/_____/_____
Decision: _____
Type: _____
Date: ____/____/____

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Building:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Development Approval				

DESCRIPTION OF PROPOSED DEVELOPMENT: Childcare centre with associated car park, landscaping, fencing and signage

LOCATION OF PROPOSED DEVELOPMENT: Proposed Lot 2048 in DA 490/D026/19

House No: _____ Lot No: _____ Street: _____ Town/Suburb: Gawler East

Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

Section No [full/part] _____ Hundred: _____ Volume: _____ Folio: _____

LAND DIVISION:

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____

Number of additional allotments [excluding road and reserve]: _____ Lease: YES NO

BUILDING RULES CLASSIFICATION SOUGHT: _____ Present classification: _____

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

If Class 9a classification is sought, state the number of persons for whom accommodation is provided: _____

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

DOES EITHER SCHEDULE 21 OR 22 OF THE DEVELOPMENT REGULATIONS 2008 APPLY? YES NO

HAS THE CONSTRUCTION INDUSTRY TRAINING FUND ACT 2008 LEVY BEEN PAID? YES NO

DEVELOPMENT COST [do not include any fit-out costs]: \$ 1,200,000

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

SIGNATURE: 

Dated: 12 / 9 / 19

ekistics

SPRINGWOOD CHILDCARE CENTRE

Planning Statement

Prepared for:
Leyton Property

Date:
September 2019

ekistics

Proprietary Information Statement

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Document Control

Revision	Description	Author	Date
V1	Draft Planning Statement	KB	12 September 2019
V2	Final Planning Statement	KB	13 September 2019

Approved by:



Date: 13 September 2019

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1. Executive Summary

Category	Details
PROJECT	Springwood Childcare Centre
ADDRESS OF SITE	Proposed Lot 2048 in DA 490/D026/19 – Calton Road, Gawler East
CERTIFICATE OF TITLE	Volume 6205 Folio 146 (Parent title)
SITE AREA	2,636m ²
FRONTAGE	49.54m to the proposed north-south collector road (under construction) 41.99m to the proposed east-west local road
LOCAL GOVERNMENT	Town of Gawler
RELEVANT AUTHORITY	State Commission Assessment Panel
PRE-LODGEMENT PANEL MEETINGS	29 March 2019
DEVELOPMENT PLAN	Gawler (CT) (consolidated 18 July 2019)
ZONING	Residential (Gawler East) Zone
POLICY AREA/PRECINCT	Mixed Use Centre Policy Area 3
EXISTING USE	Vacant
PROPOSAL DESCRIPTION	Springwood childcare centre (pre-school) with associated car parking, landscaping, fencing and signage
AGENCY REFERRALS	N/A
PUBLIC NOTIFICATION	Category 2
APPLICANT	Leyton Property Pty Ltd
CONTACT PERSON	Kieron Barnes – Ekistics Planning and Design – (08) 7231 0286
OUR REFERENCE	00847

2. Introduction/Background

2.1 Preamble

Springwood is a 217.5 ha master planned community in Gawler East and Kalbeeba which, once completed, will feature approximately 1,750 residential allotments. Approximately 350 of these allotments have already been created (or are in the process of being created), while an additional 1,404 residential allotments will be created via separate land division applications that have been lodged with the State Commission Assessment Panel. In addition to the proposed residential allotments, eleven allotments will be created for commercial or educational purposes. This includes proposed Lot 2048 in DA 490/D026/19 on which a childcare centre will be located to serve the needs of the Springwood development and adjacent residential area to the north.

2.2 State Coordinator General Call-in

By letter dated 15 November 2018, the State Coordinator General advised that the State Commission Assessment Panel would be the relevant authority to assess all of the remaining portions of the Springwood development. This 'call-in' by the State Coordinator General was conditional on the development proceeding via a series of 'Development Packages'. The first Development Package, which was submitted to the State Commission Assessment Panel (SCAP) prior to 15 June 2019, included the following Development Applications:

- DA 490/D028/19 – 188 lots (Adjacent the existing SEA Gas 'Main Line Valve')

- DA 490/D025/19 – 22 lots (Environmental Audit Land East)
- DA 490/D027/19 – 22 lots (Environmental Audit Land West)
- DA 490/D026/19 (lodged with Town of Gawler) and DA960/D025/19 (lodged with The Barossa Council) – 1,181 Lots (Balance of site)
- DA 490/E005/19 – Springwood ‘Sales Centre’ over proposed Lot 1006 in DA 490/D025/19; and
- DA 490/E006/19 – Springwood ‘Supermarket and Specialty Shops’ over proposed lot 2046 in DA 490/D026/19.

Development Package 2 includes this application for a childcare centre as well as a separate application for a petrol filling station and car wash on proposed Lots 2044 and 2050.

2.3 Springwood Development

The Springwood development is proceeding in accordance with a Masterplan developed by Tract Consultants and will include a ‘village centre’ together with a supermarket and other speciality retail stores, various community uses and a school with large sporting grounds (see **Figures 2.1, and 2.2**).

Figure 2.1 Springwood Master Plan (Tract)



As a large master planned community, Springwood represents a significant economic investment and development for the Gawler Region and the State. Importantly, Springwood will result in significant employment generation and employment multipliers. It will also capitalise on significant embedded Government investment in infrastructure including the new 'Gawler East Link Road' (GELR) which will pass through the northern precinct of Springwood to service the proposed new Springwood Village Centre within which the childcare centre will be located.

Figure 2.2 Springwood Place and Community Masterplan (Tract)



2.4 This Planning Statement

This planning statement provides information about the subject site and the proposed development while also addressing the merits of the proposal against the relevant provisions of the Gawler (CT) Development Plan – particularly the 'Mixed Use Centre Policy Area 3' of the 'Residential (Gawler East) Zone'.

This planning statement has been informed by specialist advice which forms part of the application and is appended as follows:

- **Appendix 1:** Land Tenure Plan and Certificate of Title

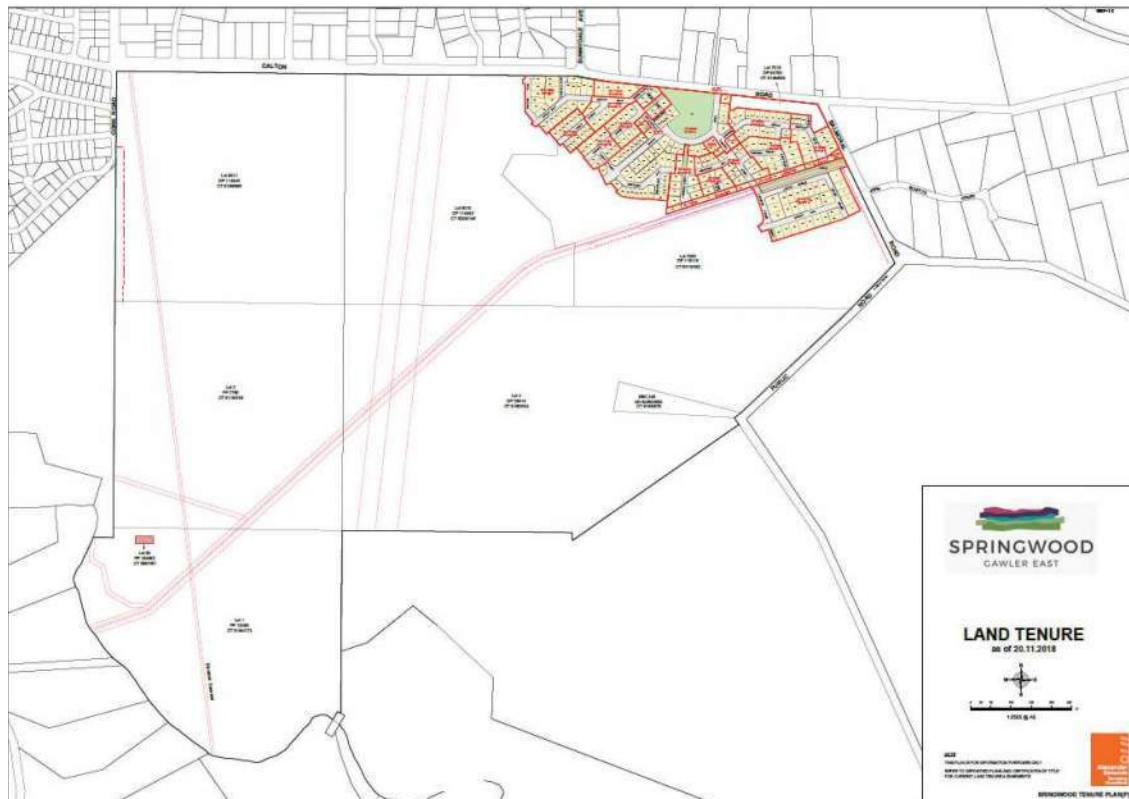
- **Appendix 2:** Proposed Plan of Division (DA No. 490/D026/19)
- **Appendix 3:** Proposed plans and elevations prepared by Aspex Building Designers
- **Appendix 4:** Traffic Impact Assessment prepared by CIRQA Traffic Consultants
- **Appendix 5:** Environmental Noise Assessment prepared by Sonus
- **Appendix 6:** Stormwater Management Plan prepared by PT Design
- **Appendix 7:** Call-in letter from the State Coordinator General

3. The Subject Site and Locality

3.1 The Subject Land

Currently, the subject land forms part of Allotment 9010, Deposited Plan 114845 in Certificate of Title Volume 6205 Folio 146 (refer to **Appendix 1**). Allotment 9010 forms part of a number of titles which are being developed for the broader Springwood development (see **Figure 3.1** below and **Appendix 1**).

Figure 3.1 Land Tenure Plan



There are a number of easements affecting the Allotment 9010 including (but not limited to):

- A 275kV transmission line within a 100m wide ElectraNet easement that runs in a north-south direction;

- A DN750 MSCL potable water main, known as the Barossa Trunk Main, is located within a 10.06m wide easement running through the south-eastern corner of the land; and
- A 450mm diameter high pressure gas transmission pipeline, owned and operated by SEA Gas, is located within a 15m wide easement that runs parallel to the Barossa Trunk Main.

3.2 The Subject Site

While the subject land currently forms part of Allotment 9010 in Deposited Plan 114845, the subject site comprises proposed Allotment 2048 in Development Application 490/D026/19 see **Figures 3.2** and **3.3**.

Figure 3.2 Associated land division – subject site is Lot 2048



Figure 3.3 Associated land division (enlargement) – subject site is Lot 2048



Proposed Lot 2048 has an area of 2,636m² and is rectangular in shape. The subject site has a maximum depth of 58.67m and a maximum width of 41.99m.

The subject site, which previously formed part of the nearby quarry, is currently vacant. A significant amount of earthworks has occurred in the vicinity of the site as a consequence of the previous quarrying activities and development of earlier stages of Springwood. Some vegetation in the form of small trees, shrubs and groundcovers is present on the site.

The subject site will sit on the north-south collector road near the main entrance to the Springwood development from Calton Road (see *Figure 3.4*).

Figure 3.4 Subject site



3.3 The Locality and Surrounding Development

The locality features a range of land uses including the former quarry and associated activities to the west and south of the site, residential development to the north and east and farmland further to the south. South of Calton Road, the locality forms part of the master planned Springwood development. For this reason, the nature and character of the locality will be transformed over the coming years to create a vibrant residential community supported by a range of facilities and services within a proposed 'village centre'.

The former quarry, which forms a major element in the existing locality, was historically associated with the excavation of sand. More specifically, excavated sand was processed on-site through a washing plant where silt and clay were separated from the sand and deposited into a series of sedimentation and drying ponds. The material was periodically excavated from the pond and stockpiled on-site or sold as a product. It is understood that sand mining activities ceased operations in 2000.

Beyond the former quarry, the natural topography of the site comprises undulating hills which increase in gradient towards the South Para River which runs roughly in an east-west direction through the central portion of the Springwood development.

Major infrastructure within the locality includes:

- The Gawler East Link Road (under construction);
- An above-ground 750mm diameter Barossa Trunk Main;
- SEA Gas pipeline and associated 'Main Line' valve; and
- 275kV overhead electricity power lines within a 100m wide easement.

Beyond the Springwood development, low-density residential development is located on the northern side of Calton Road and on the western side of Cheek Avenue. Further west is the Gawler Town Centre which features a traditional 'high street' and contains the main shopping, administrative and cultural facilities for the Council area. **Figure 3.5** identifies the key features of the locality.

Figure 3.5 Subject Site and Surrounds

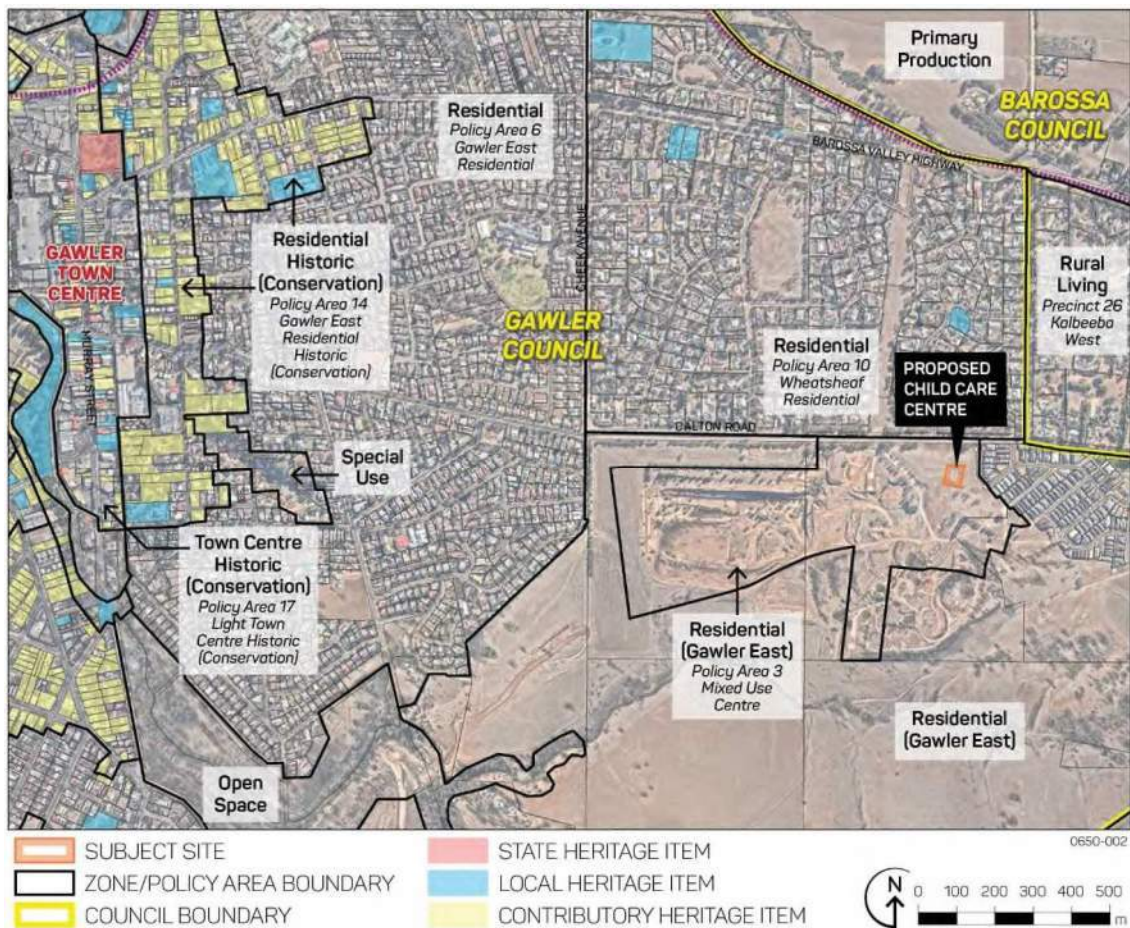


Figure 3.6 Future residential areas of the Springwood development (looking south-west)



4. Proposed Development

4.1 Land Use, Built Form, Access, Landscaping and Stormwater

The proposed development involves the construction of a childcare centre with associated car parking, landscaping, fencing and signage on a 2,636m² site.

The childcare centre will comprise a single-storey detached building which will be used to care for a maximum of 110 pre-school aged children between the hours of 6:00am to 6:30pm Monday to Friday (refer to plans prepared by Aspex Building Designers in **Appendix 3**).

The proposed development will comprise the following key elements:

- An 'L' shaped single-storey detached building featuring:
 - » A total floor area of 913.89m²;
 - » A series of internal activity areas where children of different ages will be cared for;
 - » Two external play areas which will be accessible from the internal activity areas;
 - » A main pedestrian entrance from the north-south collector to the west;
 - » A pitched, gable roof clad in Colorbond (coloured 'monument');
 - » Walls of face brickwork (coloured 'liquorice'); and

- » Painted fibre cement cladding on the north, south and west elevations to provide visual interest and for the provision of signage.

A car park providing 26 parking spaces, including one space for those with a disability, will be located to the south of the childcare centre with access provided off the future east west local road.

On the northern and eastern boundaries, a 2.4m high Colourbond fence will be installed. The western boundary will feature a 1.8m high steel blade fence while a 1.8m high feature wall will be located on the south eastern corner of the site with a provision for signage. Retaining walls will be required along a portion of the northern and western boundaries with the height and extent to be confirmed following the detailed design for earthworks associated with the land division and road network.

Landscaping in the form of various trees, bushes and groundcovers will be provided along the road frontages of the site while the outdoor play areas will also be landscaped to a high standard.

Stormwater will be managed across the site through the incorporation of a series of stormwater sumps and pipes which will direct water to a gross pollutant trap in the car park before discharge to the street water table. Stormwater discharge will be restricted to 37.8 L/sec and the car park will be designed to accommodate above ground storage of stormwater during a major storm event.

Figure 4.1 3D view of the building from the collector road (Aspex Building Designers)



5. Procedural Requirements

5.1 Relevant Authority

By letter dated 15 November 2018 and pursuant to Schedule 10(20) of the *Development Regulations 2008*, the State Coordinator General has assigned the State Commission Assessment Panel (SCAP) as the relevant Planning Authority.

5.2 Nature of Development

The proposed development is perhaps best described as a Childcare centre (pre-school) with associated car parking, landscaping, fencing and signage'. A Childcare Centre is a 'Pre-school', as defined in Schedule 1 of the *Development Regulations, 2008*:

***Pre-school** means a place primarily for the care or instruction of children of less than primary school age not resident on the site, and includes a nursery, kindergarten or child-care centre.*

Pursuant to the Procedural Matters section of the Residential (Gawler East Zone), the application is neither a 'Complying' nor 'Non-complying' form of development. Therefore, this Development Application is to be assessed as a '**Consent use**' on its merits against the relevant provisions of the Gawler (CT) Development Plan.

5.3 Public Notification

Principle of Development Control (PDC) 45 of the Residential (Gawler East) Zone provides the following guidance in relation to public notification:

***PDC 45** Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.*

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1

Fencing (including a combination of fencing and retaining walls) up to a maximum height of 2.8 metres

Category 2

All development listed within Principle of Development Control 1 of the Residential (Gawler East) Zone, Mixed Use Policy Area 3 and Local Centre Policy Area 19.

Fencing (including a combination of fencing and retaining walls) with a height in excess of 2.8 metres.

We note that Schedule 9 of the *Development Regulations 2008* does not specifically assign a category of notification for a childcare centre in the Residential (Gawler East) Zone. Therefore, it is necessary to refer to the lists of envisaged forms of development contained within PDC 1 of the Zone and PDC 1 of the Policy Area to determine the correct category of notification. Both PDCs list a childcare centre/pre-school as an envisaged

form of development. In addition, PDC 45 of the Zone indicates that fencing and retaining walls with a combined height up to a height of 2.8m is a Category 1 form of development. Therefore, the proposal constitutes a 'Category 2' form of development.

5.4 Agency Referrals

Pursuant to Schedule 8 of the Development Regulations, the proposed development does not trigger any referrals to Government Agencies. However, given that SCAP is the relevant Authority, the proposal will be referred to the Town of Gawler for comments.

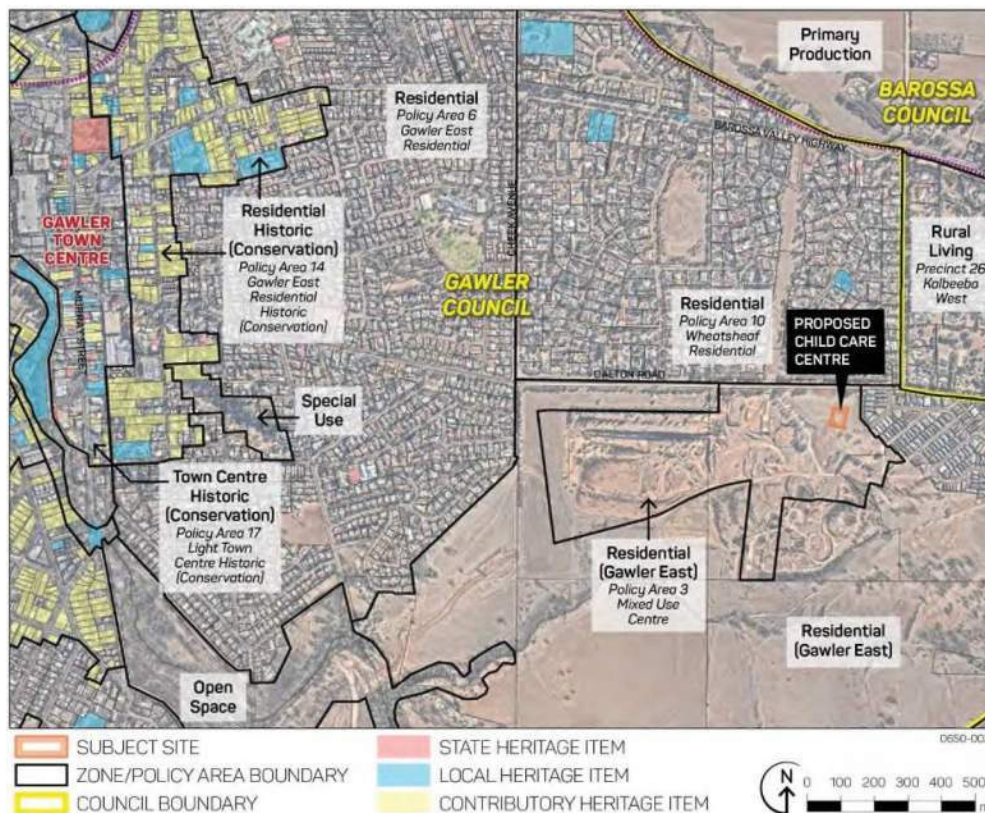
6. Development Plan Assessment

6.1 Overview

The subject site is located within the Town of Gawler and, accordingly, the relevant Development Plan is the Gawler (CT) Development Plan – consolidated 18 July 2019. More specifically, the subject site is located within the 'Residential (Gawler East) Zone', and the 'Mixed Use Centre Policy Area 3' as identified in Figure 6.1 below.

The following section provides an assessment of the proposal against the Gawler (CT) Development Plan. For convenience, this assessment has been grouped under a series of headings which reflect the key relevant planning 'themes' from the Development Plan.

Figure 6.1 Zoning and Policy Areas



The Residential (Gawler East) Zone contemplates a wide range of land uses within broadly defined areas that are illustrated at a 'high-level' on the *Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G*. The Structure Plan identifies areas that will be developed for residential uses as well as other areas that are intended to be developed as a 'Mixed Use Centre' and 'Neighbourhood Centres'. This desired mix of land uses is expressed within Objective (Obj) 1 and the Desired Character of the Zone as well as Obj 1 and the Desired Character of the Policy Area:

Zone

***Obj 1** A predominately residential area comprising a range of low and medium-density dwellings, with associated integrated infrastructure, retail, commercial, recreational, educational and community development in master-planned locations in accordance with Structure Plan Map Ga/1 (Overlay 1) Enlargement G.*

Desired Character (extract)

The zone will accommodate a diversity of housing forms. The Mixed Use Centre Policy Area 3 will comprise a mix of residential development and a range of commercial, retail, educational, recreational and community facilities. A smaller range of retail facilities, together with compact housing are anticipated within the Local Centre Policy Area 19.

Policy Area

***Obj 1:** A functional and diverse zone accommodating a mix of commercial, retail, recreation, community, residential, office, consulting rooms and educational uses.*

Desired Character (extract)

Mixed Use Centre Policy Area 3 will accommodate retail, commercial, community, education and formal recreation facilities and clubrooms to service the local community.

to complement the existing role of the Gawler Township. Future educational establishments will be located in accordance with the Structure Plan Map Ga/1 (Overlay 1). Schools are expected to form a focal point for the new community providing opportunities for the establishment of significant buildings and shared open space.

In addition, specific guidance in relation to envisaged land uses is provided in PDC 1 of the Policy Area. Both a 'childcare centre' and a 'pre-school' are listed as envisaged uses:

Policy Area

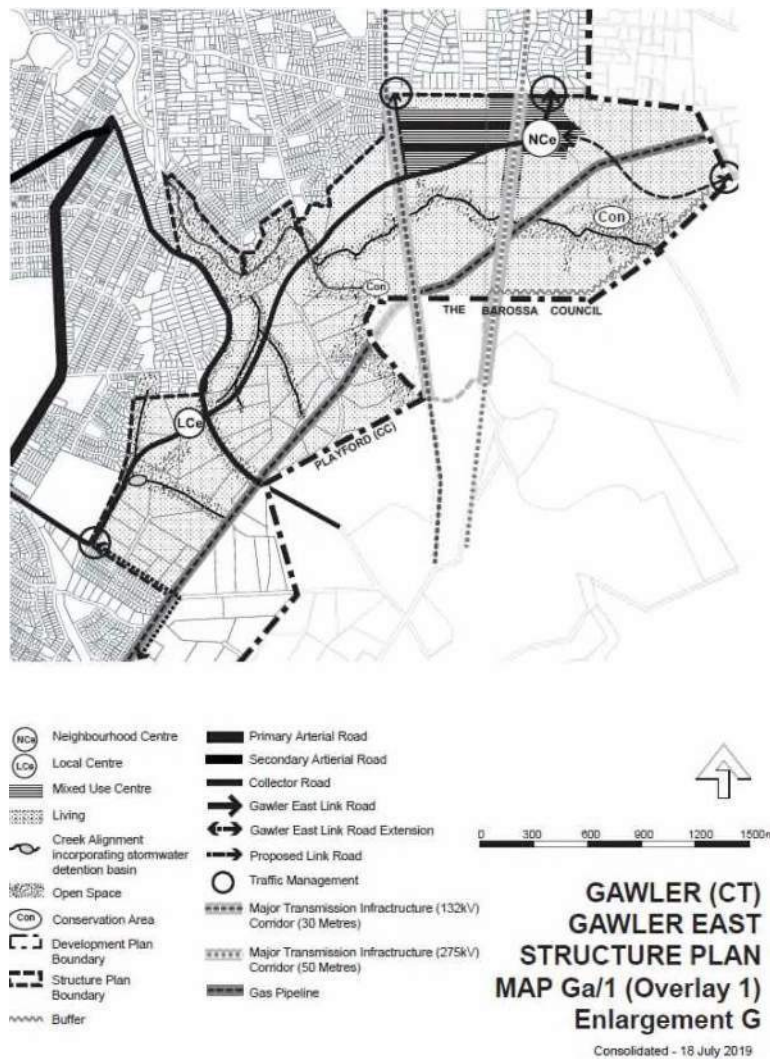
***PDC 1** The following forms of development are envisaged in the policy area:*

Child care centre

Pre-school

For the above reasons, the proposed childcare centre is an appropriate land use on the subject site. In terms of the strategic location of the proposed childcare centre, *Structure Plan Map Ga/1 (Overlay 1) Enlargement G* provides indicative, high-level direction for development within the Springwood development. In particular, it provides an indicative location for a potential Neighbourhood Centre (see **Figure 6.2**).

Figure 6.2 Gawler East Structure Plan



The proposed childcare centre and other proposed development in the Springwood 'village centre' are located within the designated Neighbourhood Centre nominated on the Structure Plan and reflect the alignment of the Gawler East Link Road. For this reason, the location of the childcare centre is consistent with the strategic direction provided by the Structure Plan.

6.2 Design and Appearance

The Development Plan contains a variety of provisions which seek to ensure that development is of a high architectural standard, complements the character of the locality and minimises any visual impact on nearby existing development. For example, the Desired Character of the Policy Area provides the following guidelines in relation to the design and appearance of development.

Desired Character (extract)

In terms of urban design and built form, a 'main street' environment will be created, where buildings address the street and car parks are primarily located to the rear. In order to minimise the overall extent of off street parking shared car parking is encouraged, and the convenience, availability and function of on street parking in mixed use environments will be recognised.

Gathering points for formal and informal community events will be established, either by means of a central pedestrian plaza, a village green or series of nodes.

Commercial and mixed use buildings will be established close to the street frontage and incorporate verandas and other protruding elements in order to create a pedestrian-friendly environment and outdoor dining opportunities. These areas will be enhanced by large street trees, high quality paving, lighting and street furniture. Building facades will be designed in a manner to create diversity of interest through the appearance of an aggregation of smaller buildings.

The Desired Character of the Policy Area is reinforced by the following PDCs which seek to provide more specific guidance in terms of the design and appearance of new buildings:

PDC 3 *Development should be designed to ensure that:*

- (a) buildings are designed to address the street frontage with servicing areas located internal to the centre and appropriately screened from public view;*
- (b) the establishment of shared car parking areas to the rear of buildings and on-street.*

PDC 4 *Public space established should be activated by uses around its edges.*

PDC 5 *Buildings should have a maximum of 5 storeys in height.*

PDC 6 *Development should not be undertaken unless it is consistent with the desired character for the policy area.*

The proposed childcare centre directly responds to the design and appearance provisions in the following ways:

- The building will front the main Springwood collector road with the bin store located in the north-west corner of the car park where it will be screened from public view;
- Visual interest has been created through the use of a range of building materials and colours as well as landscaping; and
- The proposed development will assist to activate the street frontages at the entrance to the Springwood development by enabling views through to the building and outdoor areas where children will be playing.

Additional guidance for the design, appearance and function of non-residential development is provided in PDC 25 of the Council Wide section of the Development Plan:

PDC 25 *Development or redevelopment within business, centre, shopping or mixed use zone or associated policy areas, should:*

- (a) *conform with the objectives and desired character of the zone or policy area;*
- (b) *preserve buildings of historical or architectural significance;*
- (c) *provide for the integration of existing and future facilities so as to promote ease of pedestrian movement and sharing of facilities as well as to retain the opportunity for future expansion within the zone.*
- (d) *stage development taking into consideration any future expansion of the zone, or policy area, as a whole.*
- (e) *make multiple use of facilities and share utility spaces.*
- (f) *unified design of buildings to produce a close relationship between uses in a lively setting.*
- (g) *use materials compatible with the natural features of the site and adjacent buildings.*
- (h) *be designed and laid out to avoid nuisance or hazard arising from:*
 - (i) *microclimatic conditions;*
 - (ii) *excessive noise;*
 - (iii) *odours;*
 - (iv) *overlooking;*
 - (v) *overshadowing; or*
 - (vi) *visual intrusion.*
- (i) *be designed to be compatible with existing development through:*
 - (i) *a buffer between development in the zone and adjacent areas;*

- (ii) *landscaping which complements adjacent development and enhances the visual appearance and character of the zone;*
- (iii) *pedestrian paths and spaces which are shaded, defined and protected from the wind; and*
- (iv) *service yards, loading areas and outdoor storage areas which are screened;*
- (v) *foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the area.*
- (j) *ensure outdoor signs, both free-standing and attached to buildings, are located and designed in such a way as to:*
 - (i) *be in scale with the development as a whole, the building therein, and the desired character of the zone or policy area, or otherwise be compatible with the character of the locality;*
 - (ii) *not impair the view of or from nearby developments;*
 - (iii) *not distract attention from traffic control information; and*
 - (iv) *illumination from signs or floodlights should not spill over to adjacent areas.*
- (k) *provide access and car parking for residential areas located within centres separate from the access and car parking areas serving the other centre facilities.*
- (l) *integrate of public transport requirements and sheltered waiting areas for passengers.*
- (m) *provide retail showrooms for the trading of bulky goods on the periphery of centres, or in designated precincts within zones or policy areas.*
- (n) *provide:*
 - (i) *off-street loading, service areas and service vehicle manoeuvring areas;*
 - (ii) *lighting for buildings and ancillary areas, with no light-spill causing nuisance or hazard; and*
 - (iii) *unobtrusive facilities for storage and removal of waste materials;*
 - (iv) *parking, access and facilities for the disabled;*
 - (v) *public spaces such as malls, plazas and courtyards;*
 - (vi) *public facilities including toilets, infant changing facilities for parents, seating, telephones and community information boards; and*
 - (vii) *design of buildings and infrastructure to minimise energy consumption for lighting, heating, cooling and ventilation and reuse of stormwater.*

The proposed development appropriately responds to PDC 25 in the following ways:

- Through the integration of facilities across the site and the broader Springwood 'village centre' to ensure pedestrians can move between areas easily and conveniently;

- Through the careful design and placement of the vehicular access and parking areas in order to minimise the potential for conflict and ensure the free movement of traffic and pedestrians through the development; and
- Through the design of the signage which is in scale with the development as a whole, which doesn't impair the view of or from nearby developments and which will not cause a distraction for traffic.

6.3 Access and Parking

In order to address the relevant transportation and access provisions of the Development Plan, CIRQA Traffic Consultants has been engaged to review the proposed development and provide a traffic impact assessment (**Appendix 4**).

In terms of parking supply, the proposed development will provide 26 onsite parking spaces to the south of the building. This represents a slight shortfall of two spaces when compared with the Development Plan's parking requirements for childcare centres contained in Table Ga/1. More specifically, Table Ga/1 seeks the provision of 1 space per 4 children. However, CIRQA note that the shortfall is relatively minor and will be offset through the provision of a number of on-street spaces which will be provided on the surrounding roads in accordance with the Springwood Master Plan. Therefore, in CIRQA's opinion, the supply of parking will accommodate the parking demands of the proposed childcare centre.

In terms of the design of the car parks, the CIRQA report demonstrates that all spaces have been designed to comply with *AS/NZS 2890.1:2004* as summarised below:

- Parking spaces will be 2.6 m wide and 5.4 m long with the exception of the space for use by persons with disabilities which will be 2.4 m wide and 5.4 m long;
- A 2.4 m wide shared area will be provided adjacent the space for use by persons with disabilities;
- The parking aisle will be 6.5 m wide;
- A turnaround bay will be provide in the section of blind aisle with more than six spaces;
- A 1.0 m end-of-aisle extension will be provided beyond the last parking space in a parking aisle..

In terms of access for waste collection vehicles, CIRQA has confirmed the site will be able to accommodate movements by an 8.8 m long Medium Rigid Vehicle (MRV). These waste collection vehicles, which will be operated by a private contractor, will access the site outside of the centre's hours of operation in order to utilise vacant parking spaces to turnaround and exit the site in a forward direction.

CIRQA's assessment concludes as follows:

The proposal comprises the construction of a 110 place child care centre with associated access and parking provisions. Vehicle access to the site will be provided via a two-way access point (left-in/left-out) on a new local road to the south of the site.

A total of 26 parking spaces will be provided on-site. Such a provision would accommodate the typical peak parking demands generated by the proposal. However, there is a small shortfall of two spaces when assessed

against the Development Plan. These spaces will, however, be provided on-street in indented bays to be created as part of the broader development. The car park will be provided in accordance with the requirements of the relevant Australian Standard.

It is forecast that the proposal will generate in the order of 53 am and 47 pm peak hour trips. Such movements will be readily accommodated via the proposed access point and the adjacent road network.

Based on CIRQA's assessment, the proposed development appropriately addresses the following key provisions in the Council Wide section of the Development Plan in relation to transportation and access.

PDC 26 *Provision for the movement of people and goods within business, centre, shopping or mixed use zones or associated policy areas, should:*

- (a) not cause inconvenient and unsafe traffic and pedestrian movements;*
- (b) provide safe and convenient access for private cars, cyclists, pedestrians, service vehicles, emergency vehicles and public utility vehicles;*
- (c) concentrate development for pedestrian convenience, and not extend unnecessarily along road frontages; (increasing the depth of development is a more desirable alternative);*
- (d) separate pedestrian and vehicle movements within zones or areas, for pedestrian safety and convenience.*
- (e) provide access points onto the arterial roads as shown on the relevant Structure Plans to: minimize traffic hazards; queuing on the roads; right turn movements; and interference with the function of intersections, junctions and traffic control devices.*
- (f) not cause congestion or detract from the safety of traffic on abutting roads, and minimize: traffic hazards; queuing on public roads; and intrusion into adjacent residential areas.*
- (g) provide for service vehicles and the storage and removal of waste goods and materials.*
- (h) provide sufficient off-street parking to accommodate customer, employee and service vehicles if there is insufficient public car parking in the locality.*
- (i) consolidate and co-ordinate parking areas into convenient groups, rather than located individually, and the access points minimized, and so located and designed that:

 - (i) vehicular movement between them does not require the use of public roads;*
 - (ii) the number of access points is minimized; and*
 - (iii) it is not necessary for vehicles to back onto public roads.**
- (j) locate, design and orientate car parks in such a way as to facilitate safe, direct and convenient access of pedestrians between them and the facilities they serve, safe and convenient traffic circulation, minimal conflict between customer and service vehicles, and should include adequate provision for manoeuvring into and out of parking bays.*

- (k) *provide on-site parking determined by:*
 - (i) *the amount, type and timing of movement generated by the use;*
 - (ii) *the design, location and configuration of parking spaces;*
 - (iii) *the ability of the site to accommodate the parking spaces;*
 - (iv) *the potential for shared use of parking spaces; and*
 - (v) *the effect on surrounding activities and uses.*
- (l) *share use of car parking between developments to reduce the total extent of car parking areas.*
- (m) *provide for landscaping in order to screen, shade and enhance the appearance of car parking areas.*
- (n) *ensure that all sources of noise, including refrigeration and air conditioning equipment, garbage collection and car parking, do not cause excessive or disturbing noise at neighbouring properties.*

PDC 340 *Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.*

PDC 341 *Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.*

PDC 355 *Development should be provided with safe and convenient access which:*

- (a) *avoids unreasonable interference with the flow of traffic on adjoining roads;*
- (b) *accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision;*
- (c) *is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.*

PDC 362 *Development should be consistent with Australian Standard AS 2890 Parking facilities.*

PDC 363 *Vehicle parking areas should be sited and designed in a manner that will:*

- (a) *facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development;*
- (b) *include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network;*
- (c) *not inhibit safe and convenient traffic circulation;*

- (d) result in minimal conflict between customer and service vehicles;
- (e) avoid the necessity to use public roads when moving from one part of a parking area to another;
- (f) minimise the number of vehicle access points to public roads;
- (g) avoid the necessity for backing onto public roads;
- (h) 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;
- (i) not dominate the character and appearance of a centre when viewed from public roads and spaces;
- (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.

PDC 367 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.

PDC 368 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.

PDC 369 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

6.4 Hazards

Council Wide Objective 18 and 19 and PDC 41 of the Gawler Development Plan state:

Contaminated Land

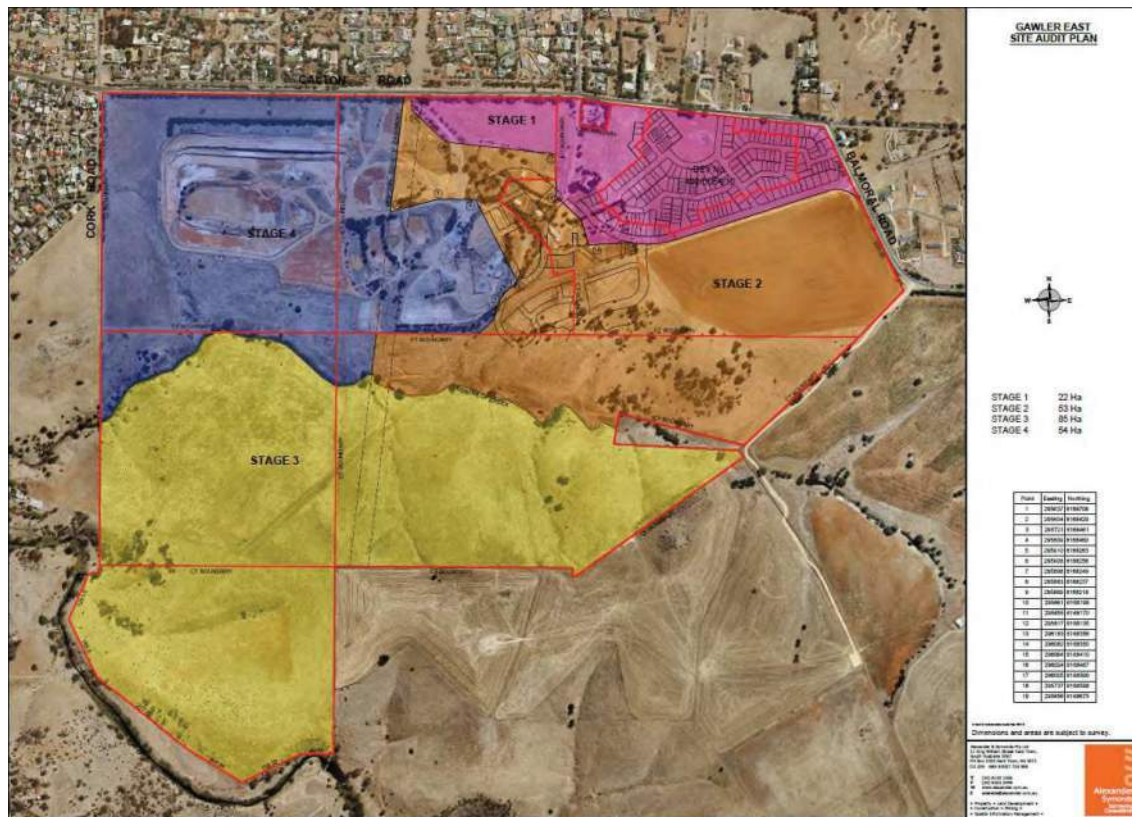
OBJ 18 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

OBJ 19 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.

PDC 41 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

In response to these provisions, it is noted that a Site Audit was completed by Lend Lease (the previous developers of Gawler East) which confirmed that Stages 1 and 2 of the Springwood development (see Figure 6.3) were suitable for sensitive land uses such as residential and childcare centres.

Figure 6.3 Gawler East Site Audit Plan



6.5 Stormwater and Flooding Considerations

A site specific Stormwater Management Plan for the subject site has been prepared by PT Design (*Appendix 5*). This plan complements and builds upon the overall Stormwater Management Plan for the entire Springwood development which has been submitted with the land division applications.

The Stormwater Management Plan identifies how the proposed development will meet the Council's guidelines in terms of detention. As mentioned previously in this report, stormwater will be managed across the site through the incorporation of a series of stormwater sumps and pipes which will direct water to a gross pollutant trap in the car park before discharge to the street water table. Stormwater discharge will be restricted to 37.8 L/sec and the car park will be designed to accommodate above ground storage of stormwater during a major storm event.

For these reasons, the proposal addresses the following provisions under the Natural Resources heading in the Council Wide Section of the Development Plan and the detention tanks and gross pollutant trap will ensure that stormwater is managed appropriately in terms of its quantity and quality:

Obj 58: Storage and use of stormwater which avoids adverse impact on public health and safety.

PDC 150 Development should be sited and designed to:

- (a) *capture and re-use stormwater, where practical;*
- (b) *minimise surface water runoff;*
- (c) *prevent soil erosion and water pollution;*
- (d) *protect and enhance natural water flows;*
- (e) *protect water quality by providing adequate separation distances from watercourses and other water bodies;*
- (f) *not contribute to an increase in salinity levels;*
- (g) *avoid the water logging of soil or the release of toxic elements;*
- (h) *maintain natural hydrological systems and not adversely affect:*
 - (i) *the quantity and quality of groundwater;*
 - (ii) *the depth and directional flow of groundwater;*
 - (iii) *the quality and function of natural springs.*

PDC 151 *Water discharged from a development site should:*

- (a) *be of a physical, chemical and biological condition equivalent to or better than its pre-developed state;*
- (b) *not exceed the rate of discharge from the site as it existed in pre-development conditions.*

PDC 152 *Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.*

PDC 153 *Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.*

PDC 154 *Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.*

PDC 155 *Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.*

PDC 156 *Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.*

PDC 157 *Stormwater management systems should:*

- (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source;
- (b) utilise, but not be limited to, one or more of the following harvesting methods:
 - (i) the collection of roof water in tanks;
 - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks;
 - (iii) the incorporation of detention and retention facilities;
 - (iv) aquifer recharge.

PDC 158 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

6.6 Signage

The proposed development includes indicative signage on the north, south and western elevations of the building as well as on a 1.8m high feature wall located on the south western boundary of the site.

The design, extent and size of the signage reflects the proposed use of the site without visually dominate the associated buildings. Further, the proposed signage will:

- Complement the design of the building;
- Be contained within the boundaries of the site;
- Not affect existing street trees or obscure views to attractive landscaping;
- Not cause a distraction for drivers or obstruct their views of other vehicles; and
- Be limited to information relating to the proposed use of the land.

Table Ga/4 – Advertising and Advertising Displays Definitions and Design Criteria: contains specific guidelines for flat wall signs.

Figure 6.4 Extract from Table Ga/4





Sign Type	Criteria	
FLAT WALL SIGN	Maximum number: 1 per side wall 1 per rear wall	 ✓
	Placement and size of signs in scale and integrated with the architectural features and elements of the building gable wall.	 ✗
	Positioned not to conceal architectural features or detailing.	 ✗
		 ✓

Table Ga/4 indicates that there should only be one flat wall sign per side wall and that the placement and size of these signs should be in scale with the architectural features of the building. The elevations identify that the proposed indicative signage will be modest, that there will not be more than one sign on each wall and the signage will be integrated with the architectural features of the building. Therefore, the proposed development satisfies the provisions of the Table Ga/4 as well as the following Council Wide provisions:

- Obj 69:** *An urban environment and rural landscape not disfigured by advertisements.*
- Obj 70:** *Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.*
- Obj 71:** *Advertisements not hazardous to any person.*
- PDC 199** *Advertising and advertising displays should, in addition to general provisions, conform with the performance criteria in Table Ga/4.*
- PDC 200** *The location, siting, size, shape and materials of construction, of advertisements should be:*
 - (a) consistent with the desired character of areas or zones as described by their objectives;*
 - (b) consistent with the predominant character of the urban or rural landscape; or*
 - (c) in harmony with any building or site of historic significance or heritage value in the locality.*
- PDC 201** *Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour the amenity of areas, zones, or localities, in which they are situated.*
- PDC 202** *Advertisements should not impair the amenity of areas, zones, or localities, in which they are situated by creating, or adding to, clutter, visual disorder and the untidiness of buildings and spaces.*
- PDC 203** *Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.*
- PDC 204** *The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.*
- PDC 207** *Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be co-coordinated with that theme.*
- PDC 209** *Advertisements should not create a hazard to persons travelling by any means.*
- PDC 210** *Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like that are potentially hazardous.*
- PDC 211** *Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it.*

PDC 212 *Advertisements should not be liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals.*

PDC 213 *Advertisements should not detract drivers from the primary driving task at a location.*

PDC 214 *Advertisements or advertising displays should:*

- (a) convey in clear and concise language, symbols, print style, layout, and in a limited number of colours, the owner/occupier and/or generic type of business, merchandise or services;*
- (b) be minimised in number to avoid proliferation of advertisements or advertising displays;*
- (c) be of a form, style, scale and size and in locations appropriate to the desired character and future use of land or character of the locality or zone and to preserve reasonable exposure to the public for all adjacent sites;*
- (d) not have an adverse impact on the amenity of adjacent land uses and areas from which they are visible and without limiting the foregoing, no bunting, whirligigs or other like displays should be displayed;*
- (e) conceal the supporting structure from view wherever possible;*
- (f) be completely contained within the boundaries of the subject property, and if road widening is applicable, be within the proposed property boundary realignment;*
- (g) be unified in colour, style, placement and proportion to present a coordinated theme and design for a site, centre or building; and*
- (h) be designed and located to avoid damage to, pruning or lopping of on-site landscaping or street trees.*

PDC 221 *Advertisements or advertising displays should only identify premises or the nature of business, goods or services conducted on the land or building.*

6.7 Landscaping, Fences and Walls

A conceptual landscaping plan has been prepared for the development and is included with the architectural plans contained in **Appendix 3**.

The proposal includes landscaping around the perimeter of the site as well as around the buildings which will be complemented by additional landscaping in the outdoor play areas. These landscaped areas will be planted with a range of species of trees, shrubs and groundcovers which will complement the overall landscape theme of the Springwood development. More specifically, the proposed landscaping will assist to soften the appearance of the buildings and hard stand areas when viewed from the surrounding streets.

Accordingly, the development satisfies PDC 25 of the Development Plan which seeks:

PDC 25 *Development or redevelopment within business, centre, shopping or mixed use zone or associated policy areas, should:*

- (i) *be designed to be compatible with existing development through:*
 - (i) *a buffer between development in the zone and adjacent areas;*
 - (ii) *landscaping which complements adjacent development and enhances the visual appearance and character of the zone;*
 - (iii) *pedestrian paths and spaces which are shaded, defined and protected from the wind;*
and
 - (iv) *service yards, loading areas and outdoor storage areas which are screened;*
 - (v) *foster human scale, define spaces, reinforce paths and edges, screen utility areas, and generally enhance the visual amenity of the area.*

In terms of the fences and retaining walls, the proposed development includes two types of fences along the northern, eastern and western boundaries of the site. This includes a 2.4m high Colorbond fence along the northern and eastern boundaries as well as a 1.8m high selected steel blade fence along the western boundary fronting the north-south collector road. The fences on the northern and western boundaries will be located on a retaining wall of varying height.

It is noted that the retaining walls will not cause any adverse visual impact on adjoining land or the locality. Also, the colour of the fences will not reflect light which will reduce their visual impact. For these reasons, the proposed development addresses the following provisions of the Zone:

PDC 29 *Retaining walls greater than 1.0 metre in height should:*

- (a) *not be directly visible from a public road or the public realm*
- (b) *where located between a building and a road frontage, be stepped in increments of not more than 1.0 metre*
- (c) *not cause significant adverse impacts on the amenity of adjacent properties, particularly in relation to overshadowing, cutting off light or views.*

PDC 31 *Development should be designed and sited to relate to the slope of the land, so that:*

- (a) *the bulk and scale of the buildings do not dominate the landscape;*
- (b) *the amount of cut and fill is minimised.*

PDC 32 *Fences should be located to minimise their visual impact and be constructed of materials which are of a low light-reflective nature.*

6.8 Interface Considerations

The subject site is located within the Mixed Use Centre Policy Area 3 which clearly anticipates a neighbourhood level centre (including childcare centres) in this area. Currently, the site and surrounding land is vacant but will be developed over time to create a master-planned community comprising residential development supported by a range of non-residential land uses. On this basis, potential interface issues have been carefully considered during the preparation of the Springwood Masterplan and as part of the urban design of the whole project.

Notwithstanding the fact that the Masterplan has addressed potential interface issues, the applicant has engaged Sonus to prepare an Environmental Noise Assessment (**Appendix 5**) which assesses the proposed development against the *Environment Protection (Noise) Policy 2007* and the relevant 'interface' provisions of the Development Plan. Sonus concludes that the proposed development will achieve the relevant noise criteria expressed in the *Environment Protection (Noise) Policy 2007*.

More specifically, Sonus concludes as follows:

An environmental noise assessment has been made for the proposed child care centre located at Springwood, East Gawler.

The assessment has considered noise at future residences in the vicinity, from children playing in outdoor areas, car park activity and mechanical plant operation.

Relevant assessment criteria have been established based on the Gawler Council Development Plan, the Environment Protection (Noise) Policy 2007 and the World Health Organisation recommendations to protect against annoyance.

A 2.4m high Colorbond barrier has been provided at the boundary of the subject site and demonstrates that the project noise criteria can be practically achieved at future single story dwellings in the vicinity. Under the Development Plan requirements, development within the provided contours or beyond a single storey will be required to incorporate reasonable and practicable acoustic treatments to account for the child care centre.

Based on the above, it is considered that the development will minimise adverse impact and conflict between land uses and not detrimentally affect the amenity of the locality or cause unreasonable interference through noise, thereby achieving the relevant provisions of the Gawler Council Development Plan.

For the reasons outlined above, the proposed development appropriately responds to the following relevant interface provisions within the Development Plan:

Zone

PDC 34 *Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.*

Council Wide

Obj 42: *Development located and designed to minimise adverse impact and conflict between land uses.*

Obj 43: *Protect community health and amenity from adverse impacts of development.*

PDC 107 *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

- (a) *the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants;*
- (b) *noise;*
- (c) *vibration;*
- (d) *electrical interference;*
- (e) *light spill;*
- (f) *glare;*
- (g) *hours of operation;*
- (h) *traffic impacts.*

PDC 108 *Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.*

7. Conclusion

This development application seeks approval to establish a childcare centre with associated car parking, signage, fencing and landscaping.

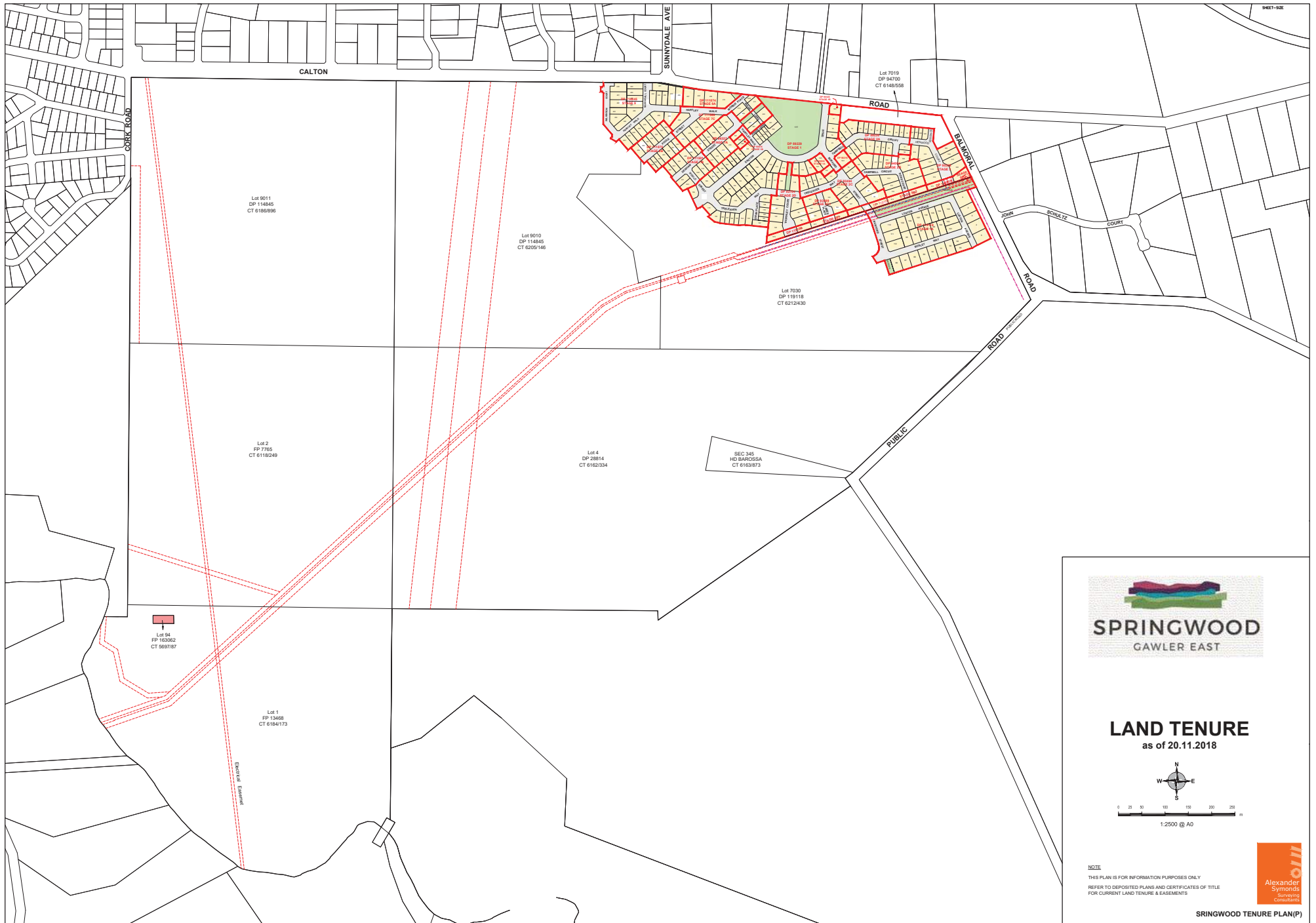
Having undertaken a comprehensive assessment of the application against the relevant provisions of the Gawler (CT) Development Plan, we believe that the proposal represents orderly development which accords with the relevant provisions of the Development Plan for the reasons summarised below:

- A childcare centre is an envisaged form of development in the Mixed Use Policy Area 3 of the Residential (Gawler East) Zone;
- The subject site is identified as a Neighbourhood Centre within the *Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G* as well as the Springwood Masterplan;
- The location and design of the proposed development will complement other proposed development in the Springwood 'village centre' such as the supermarket and specialty shops to the south-west of the site;
- The proposed development has been designed to address both road frontages, and the building provides visual interest through the use of a variety of building materials, complementary colours and articulation;
- The proposed development has been designed to accommodate safe and convenient movements for vehicles, and the CIRQA report concludes that sufficient onsite parking will be provided to cater for the anticipated parking demand despite a slight shortfall in on-site spaces;

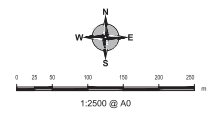
- The additional traffic volumes to be generated by the development will not have a significant impact on the road network;
- Stormwater will be managed and treated appropriately through the use of a gross pollutant trap and mechanisms to restrict the discharge of stormwater;
- Interface issues have been addressed appropriately to ensure that the proposed development will achieve the criteria of the *Environment Protection (Noise) Policy 2007* as demonstrated in the Environmental Noise Assessment prepared by Sonus; and
- The proposed landscaping will assist to soften the appearance of the building when viewed from the adjoining streets which will assist to enhance the amenity of the locality.

Based on our assessment, the application is closely aligned within the relevant provisions of the Development Plan and therefore warrants Development Plan Consent subject to reasonable and relevant conditions.

Appendix 1. Land Tenure Plan and Certificate of Title



LAND TENURE
as of 20.11.2018



NOTE
THIS PLAN IS FOR INFORMATION PURPOSES ONLY
REFER TO DEPOSITED PLANS AND CERTIFICATES OF TITLE
FOR CURRENT LAND TENURE & EASEMENTS



REAL PROPERTY ACT, 1986



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



Certificate of Title - Volume 6205 Folio 146

Parent Title(s) CT 6186/895
Creating Dealing(s) VE 12885392
Title Issued 26/03/2018 Edition 2 Edition Issued 06/07/2018

Estate Type

FEE SIMPLE

Registered Proprietor

FIVE AMES FARMING PTY. LTD. (ACN: 609 760 536)
OF 63 GAWLER TERRACE GAWLER SOUTH SA 5118

Description of Land

ALLOTMENT 9010 DEPOSITED PLAN 114845
IN THE AREA NAMED GAWLER EAST
HUNDRED OF BAROSSA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON D114845 TO THE MINISTER FOR INFRASTRUCTURE (T 1374106)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C ON D114845 TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED 2ND PART (SUBJECT TO LEASE 9061500) AND ELECTRANET PTY. LTD. OF 1 UNDIVIDED 2ND PART (T 2370109)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E ON D114845 TO ELECTRANET PTY. LTD. (TG 12371822)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED T ON D114845 (TG 9662213)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED U ON D114845 (TG 10297076)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED H ON D114845 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED J ON F252234 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED K(T/F) ON F252234 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

Dealing Number	Description
11764743	AGREEMENT UNDER DEVELOPMENT ACT 1993 PURSUANT TO SECTION 57A
12459905	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
12915311	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)



Notations

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

Appendix 2. Plan of Division



Development No. 490/D026/19
Town of Gawler
Development No. 960/D025/19
The Barossa Council

Proposed Plan of Division
Allotment 2 in FT765
Allotment 1 in F13468
Allotment 3010 & 3011 in D114545
Allotment 3201 in Dev No. 490/D016/17
Allotment 4 in D28814
Hundred of Barossa
in the area named
**GAWLER EAST
& KALBEEBA**
CT 616898 CT 6205146
CT 616828 CT 6162334
CT 6164173 PT CT 6212140

1:2500

SHEET 1 OF 4
AMENDED PLAN
11.09.2019

D60894
The Barossa Council
Kalbeebea

- Significant tree
- Regulated tree

No. of proposed allotments	1176
Total area	185.6ha
Area of Development	168.5ha
Reserve area	70.21ha
Length of new roads	19.8k

Contour interval 2m.
Datum AHD.

Vide Titles for disposition of easements.

Road pavements shown are indicative only.

"Not to be used for detailed engineering design."

Dimensions and areas are subject to survey.

Super Conventional (22+)	128
Conventional (20)	48
Traditional (17 - 19)	109
Courtyard (14 - 17)	443
Villa (12.5)	185
Villa (10.5)	93
Terrace	161
Total	1167
Other	9
Total	1176

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Glenn Ian Hordacre
LICENSED SURVEYOR

REF: A21816-CG
DWG NO: A21816-CG-PROP1 REV E

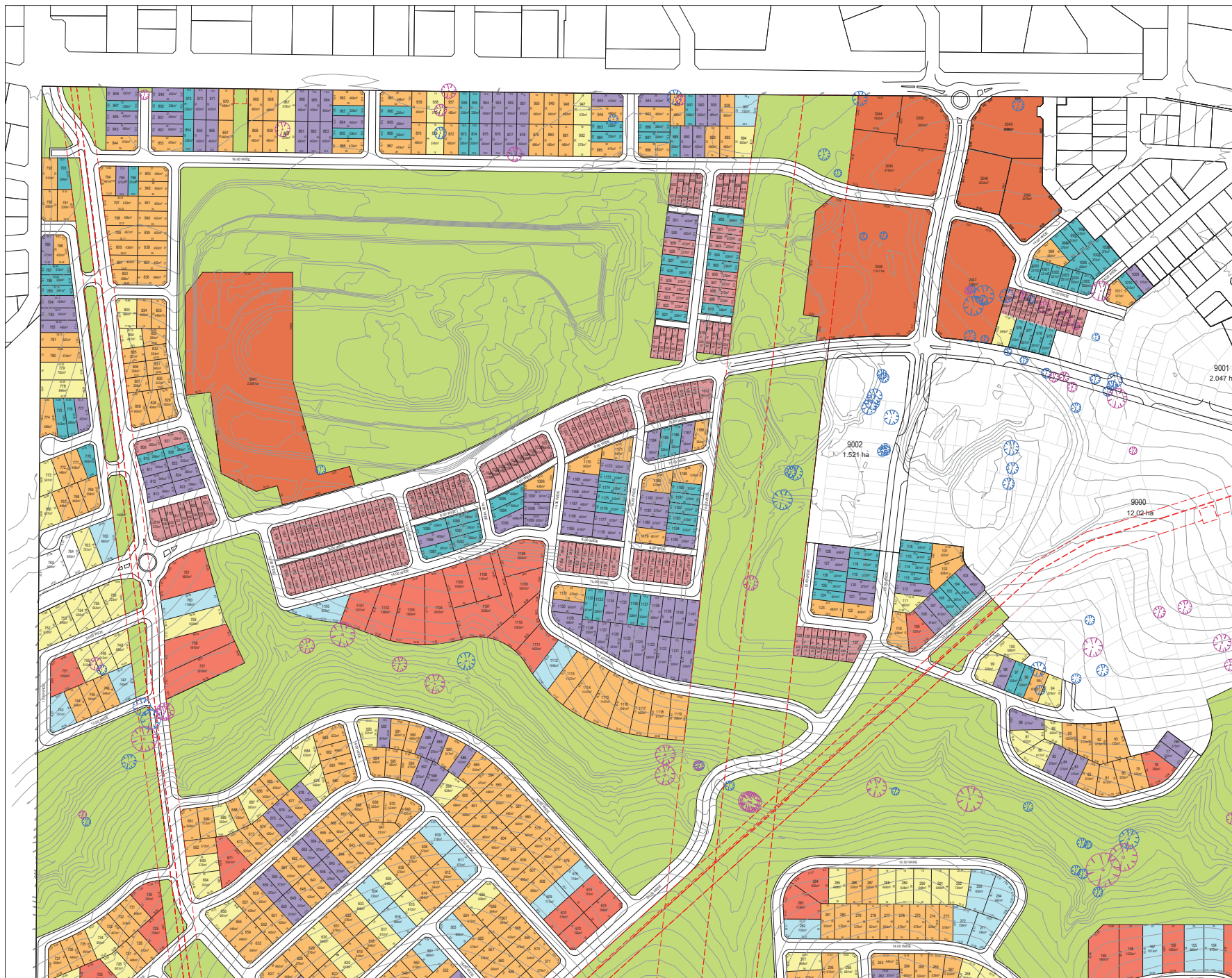
REVISION E
DEL: 9/09/2019

Alexander & Symonds Pty Ltd
15 Long Walk Drive, Mount Tomah, South Australia 5093
PO Box 2000, Mount Tomah, SA 5071
AHL 62007 731 888

T (08) 8330 6555
F (08) 8332 6555
www.alexander.com.au
alex@alexander.com.au

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Alexander Symonds
CONSTRUCTORS



ORIGINAL SHEET 025.04
 Development No. 490/D026/19
 Town of Gawler
 Development No. 960/D025/19
 The Barossa Council

Proposed Plan of Division
 Allotment 2 in FT765
 Allotment 1 in F13468
 Allotment 9010 & 9011 in D114646
 Allotment 9201 in Dev No. 490/D026/19
 Allotment 4 in D28814
 Hundred of Barossa
 In the area named
**GAWLER EAST
 & KALBEEBA**
 CT 618698 CT 6205146
 CT 618628 CT 6186334
 CT 6184173 PT CT 6214340

0 25 50 100 150 200 250
 1:2500

SHEET 2 OF 4

AMENDED PLAN
 11.09.2019

9001
 2.047 ha

9002
 1.521 ha

9000
 12.02 ha

Significant tree
 Regulated tree

No. of proposed allotments 1176
 Total area 185.6ha
 Area of Development 168.5ha
 Reserve area 70.21ha
 Length of new roads 19.8k

Contour interval 2m.
 Datum AHD.

Vide Titles for disposition of easements.

Road pavements shown are indicative only.

Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

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Glenn Ian Hordacre
 LICENSED SURVEYOR

REF:	AS18816-CG
DWG NO.:	AS18816-CG-PROP17/E/1
REVISION:	E
DEL. DATE:	9/09/2019

Alexander
 Symonds
 CONSULTANTS



Development No. 490/D026/19
Town of Gawler

Development No. 960/D025/19
The Barossa Council

Proposed Plan of Division
Allotment 2 in FT765
Allotment 1 in F13468
Allotment 3010 & 3011 in D114646
Allotment 3201 in Dev No. 490/D019/17
Allotment 4 in D28814
Hundred of Barossa
In the area named
**GAWLER EAST
& KALBEEBA**
CT 618689 CT 6206146
CT 618628 CT 6186334
CT 6184173 PT CT 6214340

1:2500

SHEET 3 OF 4

AMENDED PLAN

11.09.2019

Significant tree

Regulated tree

No. of proposed allotments 1176
Total area 185.6ha
Area of Development 168.5ha
Reserve area 70.51ha
Length of new roads 19.8k

Contour interval 2m.
Datum AHD.

Vide Titles for disposition of easements.

Road pavements shown are indicative only.

Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

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LICENSED SURVEYOR

REF: A218916-CG
DWG NO: A218916-CG-PROP1-REV E

REVISIONS E
DEL: 9/20/2019

Alexander & Symonds Pty Ltd
15 Long Walk Street, Mount Town,
South Australia 5092
PO Box 2000, Mount Town, SA 5071
AHL 15007 731 888

T (80) 8130 0566
F (80) 8130 0569
www.alexander.com.au
a.s@alexander.com.au

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Development No. 490/D026/19
 Town of Gawler
 Development No. 960/D025/19
 The Barossa Council

Proposed Plan of Division
 Allotment 2 in FT765
 Allotment 1 in F13468
 Allotment 3010 & 3011 in D114646
 Allotment 3201 in Dev No. 490/D016/17
 Allotment 4 in D28814
 Hundred of Barossa
 In the area named
**GAWLER EAST
 & KALBEEBA**
 CT 614889H CT 6205146
 CT 614824B CT 6162324
 CT 6164173 PT CT 6214340

1:2500

SHEET 4 OF 4
AMENDED PLAN
 11.09.2019

Significant tree
 Regulated tree

No. of proposed allotments 1176
 Total area 185.6ha
 Area of Development 168.5ha
 Reserve area 70.21ha
 Length of new roads 19.8k

Contour interval 2m.
 Datum AHD.

Vide Titles for disposition of easements.
 Road pavements shown are indicative only.
 Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

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Glenn Ian Hordacre
 LICENSED SURVEYOR

REF: A21816-CG
 DWG NO: A21816-CG-PROP17REV E

REVISIONS:
 DEL: 9/26/2019

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 15 Long Walk Drive, West Town,
 South Australia 5007
 PO Box 2000 West Town, SA 5071
 AHN 12007 753 8888

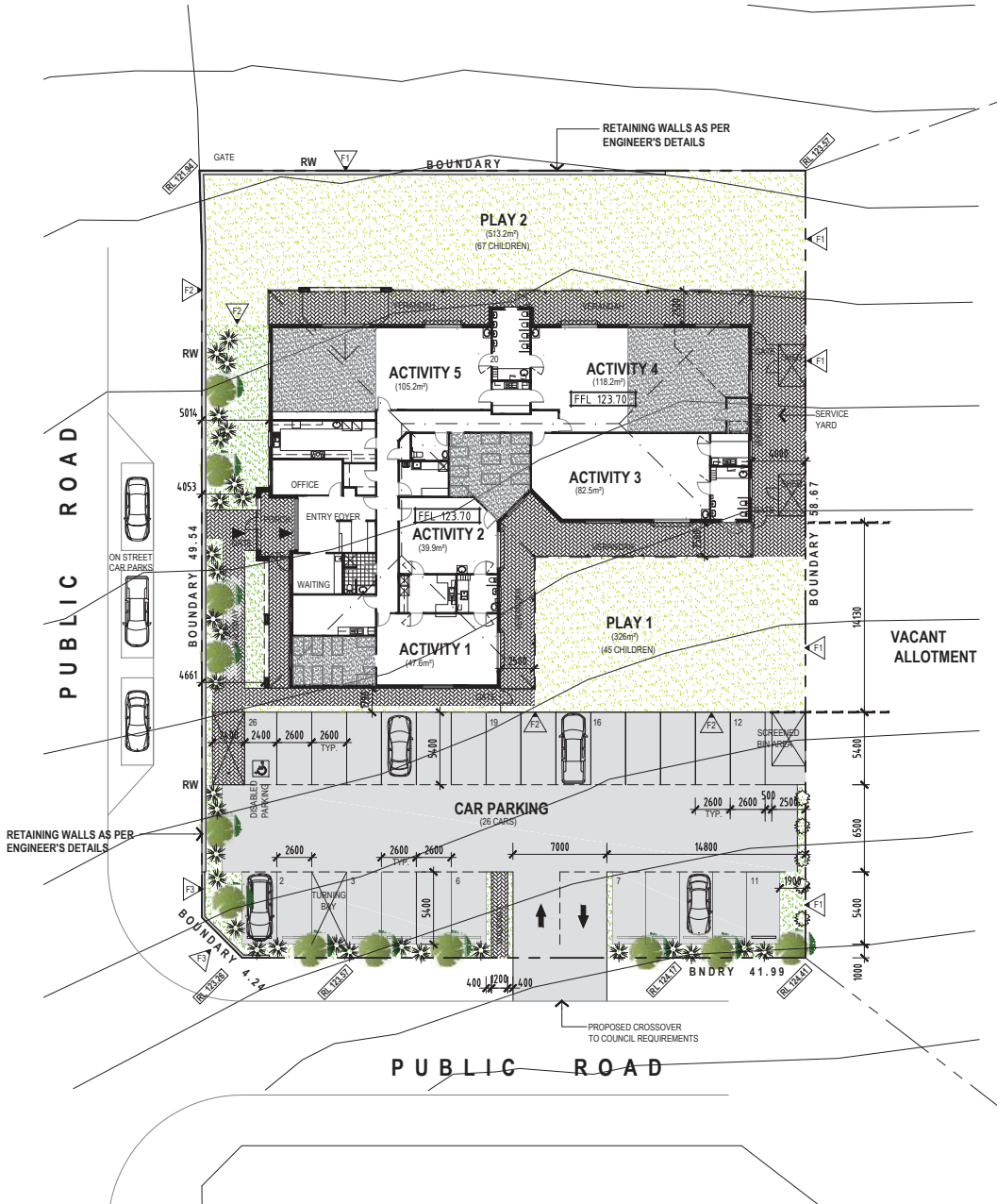
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 F (80) 6130 0569
 W www.alexander.com.au
 E alex@alexander.com.au

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 • Construction • Mining •
 • Spatial Information Management •

Appendix 3. Proposed plans and elevations
Aspex Building Designers

AREAS (m ²)	
PROPOSED BUILDING	720.0
VERANDAH 1 & 2	162.0
PORCH	31.8
TOTAL BUILDING FOOTPRINT	913.89
TOTAL SITE AREA FOR CHILDCARE FACILITY	2636.00
HOURS OF OPERATION MON-FRI 6:00 am - 6:30 pm	
CHILDREN	110
INTERNAL ACTIVITY AREAS	5
REQUIRED m ² PER CHILD	3.25
OUTDOOR PLAY AREAS	2
PLAY AREA 1	326.0
PLAY AREA 2	513.2
CAR PARKING	26
BICYCLE PARKING	3

GENERAL NOTES	
ALL LINE MARKING & WHEEL STOPS TO CAR PARKS TO COMPLY WITH AS 2890.1 2004	
ACCESS FOR PEOPLE WITH DISABILITIES HAS BEEN DESIGNED FOR AND WILL INCLUDE TOILET FACILITIES, ACCESS/EGRESS AND CAR PARKING IN COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND AS1428.1, AS2890.6.	
EXTERIOR LIGHTING TO THE BUILDING AND CAR PARK WILL CONSIST OF LOCAL VANDAL PROOF LIGHTING TO THE SATISFACTION OF COUNCIL AND AUSTRALIAN STANDARDS/SBCA REQUIREMENTS.	
THE PROPOSED CARPARK IS TO BE BITUMEN PAVED IN ACCORDANCE WITH AN ENGINEERS DESIGN AND CALCULATION.	
STORMWATER DRAINAGE TO ENGINEERS DESIGN & DETAIL	
DISCHARGE FROM EXIT.	
AN EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE. SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING THE EXIT OR ACCESS TO IT.	
AT THE LOCATION OF ACCESSIBLE DOOR RAMP UP PAVING LOCALLY @ MAX. GRADIENT 1:10, TO CREATE RAMPED THRESHOLD IN ACCORDANCE WITH AS 1428.1-2009 FIGURE 21, 75mm PAVEMENT SET DOWN AT OTHER AREAS.	
AUTOMATED DRIPPER IRRIGATION SYSTEM TO BE PROVIDED TO ALL GARDEN BEDS.	
IRRIGATION SYSTEM TO BE CONTROLLED BY AUTOMATIC TIMERS WITH MOISTURE SENSOR OVERRIDE.	
MIN. 100mm OF JEFFRIES FOREST MULCH TO ALL GARDEN BEDS TO MAINTAIN SUB SOIL MOISTURE.	



LEGEND

- HATCH DENOTES EXTENT OF LANDSCAPING
- HATCH DENOTES EXTENT OF DRIVEWAY & CAR PARKING
- HATCH DENOTES EXTENT OF PAVING
- VEHICULAR ACCESS
- PEDESTRIAN ENTRY INTO MAIN BUILDING / DISABLED ACCESS AS PER AS.2890.6.
- CONCRETE SLEEPERS RETAINING WALL UNDER FENCE
- (F1) 2400H COLORBOND FENCE
- (F2) 1800H SELECTED STEEL BLADE FENCE
- (F3) 1800H FEATURE WALL WITH SIGNAGE

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a Boundary Identification survey to confirm all dimensions and set outs.

C	RETAINING WALLS & LEVELS ADDED	AR	03/09/19
B	LOT BOUNDARIES AMENDED	GZ	21/08/19
A	DEVELOPMENT PLAN CONSENT ISSUE	GZ	22/07/19
rev	details	am	date

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 T: 08 8122 1699 F: 08 8155 6110
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 Suite 2/ 83 Fullarton Road, Kent Town SA 5067
 08 8130 3700

admin@aspexdesigners.com.au
 www.aspexdesigners.com.au
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 Nothing on this drawing is to be construed as a contract. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in conjunction with all other drawings, documents and specifications.

project
PROPOSED CHILDCARE CENTRE

address
 LOT 2048, GAWLER EAST LINK ROAD, SPRINGWOOD (GAWLER), SA

client
BUILT SOLUTIONS

sheet size scale drawn
 A2 1:250 GZ

drawing title
SITE / FLOOR PLAN

project no drawing no revision no
 BSL 3603 PD01 C

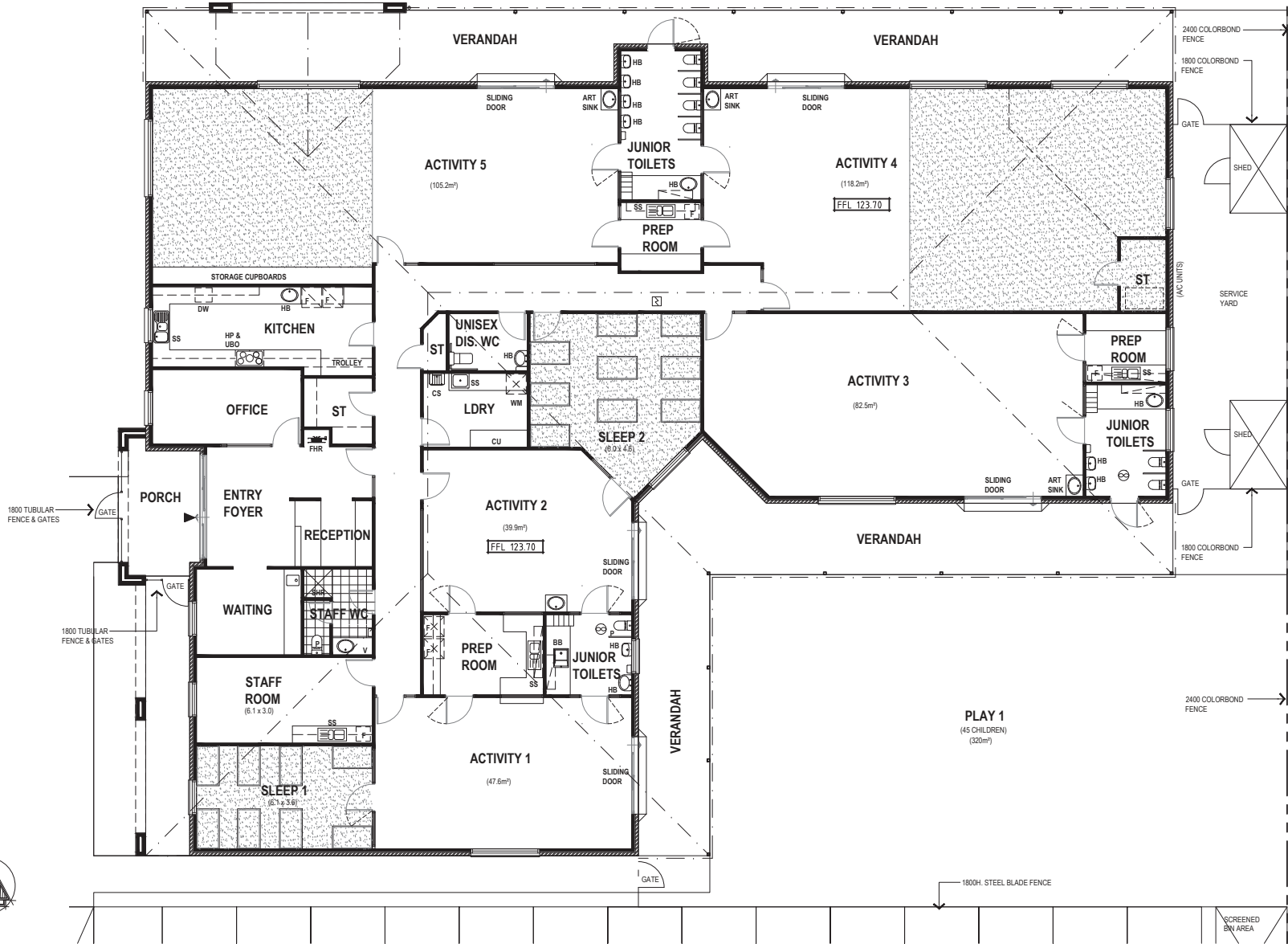
SITE & FLOOR PLAN

SCALE 1:250
 0 2.5 5 7.5 10 12.5m
 SCALE BAR



DEVELOPMENT PLAN CONSENT STAGE

PLAY 2
(67 CHILDREN)
(477.2m²)



LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOCIATED JOINERY UNIT
- SHR SHOWERBATH
- HB HAND BASIN
- F REFRIGERATOR
- DW DISHWASHER
- SS STAINLESS STEEL SINK
- HP & UBO HOT PLATE & UNDER BENCH OVEN
- RH RANGE HOOD VENTED TO ATMOSPHERE
- OC OVER HEAD CUPBOARDS
- DR DRYER
- M MICROWAVE
- WM WASHING MACHINE
- CS CLEANING SINK
- BB BABY BATH
- ⊗ EXHAUST FAN TO WC, BATH AND ENSUITE SWITCHED TO LIGHT TO PROVIDE VENTILATION AS PER BCA, VENT TO ATMOSPHERE.
- ⊠ DENOTES SELF CONTAINED SMOKE ALARM COMPLYING WITH AS3786 1993. CONNECTED TO CONSUMER MAINS POWER, WITH A 9v BATTERY BACKUP. IF MORE THAN ONE ALARM IN THE DWELLING, THEY MUST BE INTER-CONNECTED.

FIRE LEGEND

- EXIT EXIT SIGN IN ACCORDANCE WITH BCA.
- EXIT EXIT SIGNS, EXIT AND EMERGENCY LIGHTING SYSTEM IS TO BE IN COMPLIANCE WITH CLAUSE E4.2 OF THE BCA AND AS2293.1
- FHR FIRE HOSE REEL REFER TO GENERAL NOTES IN DRAWING W001 FOR COMPLIANCE DETAILS.

C	RETAINING WALLS & LEVELS ADDED	AR	03/09/19
B	LOT BOUNDARIES AMENDED	GZ	21/08/19
A	DEVELOPMENT PLAN CONSENT ISSUE	GZ	22/07/19
rev	details	am	date

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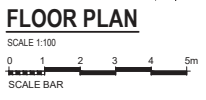
project
PROPOSED CHILDCARE CENTRE

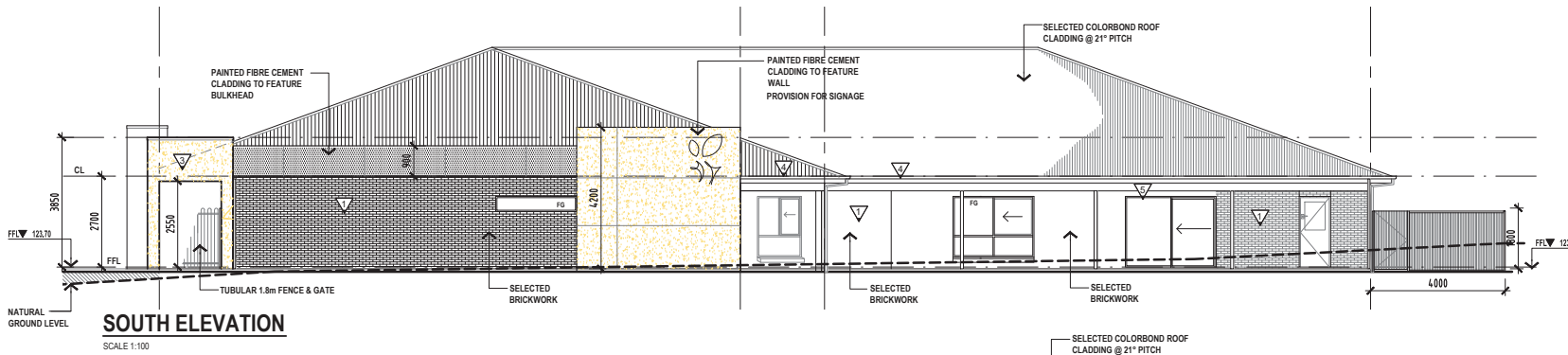
address
 LOT 2048, GAWLER EAST LINK ROAD,
 SPRINGWOOD (GAWLER), SA

client
BUILT SOLUTIONS
 sheet size scale drawn
 A2 1:100 GZ
 drawing title
PROPOSED FLOOR PLAN
 project no drawing no revision no
 BSL 3603 PD02 C

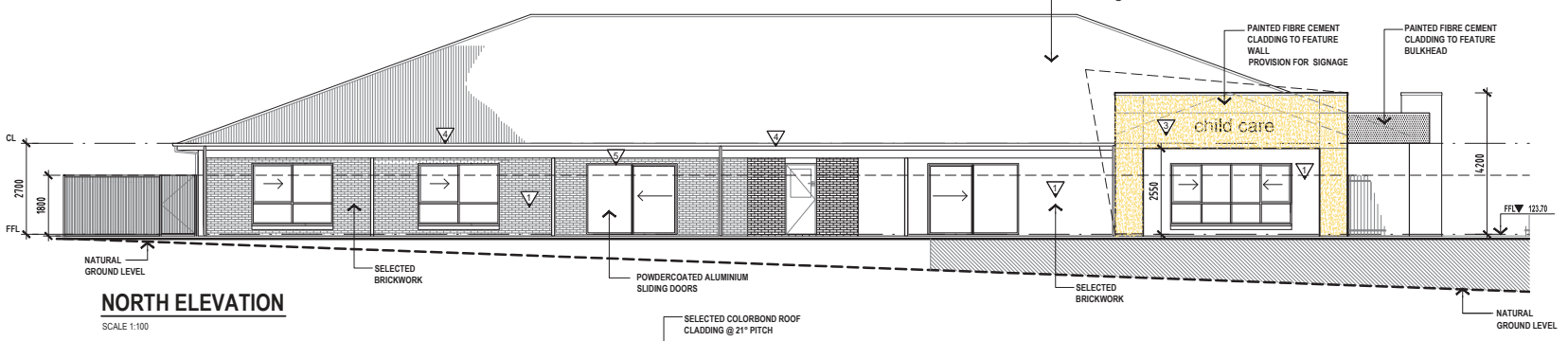
DEVELOPMENT PLAN CONSENT STAGE

BOUNDARY 57.93

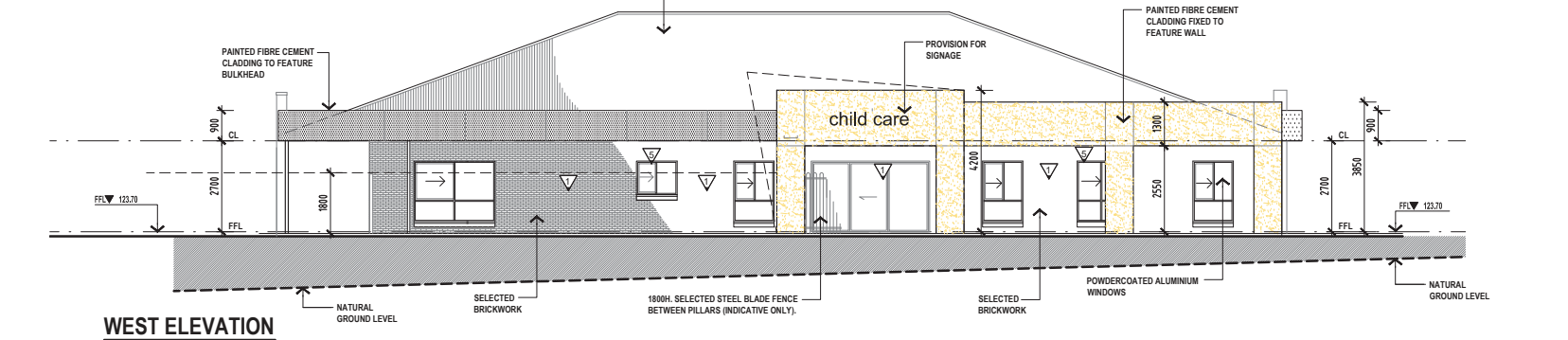




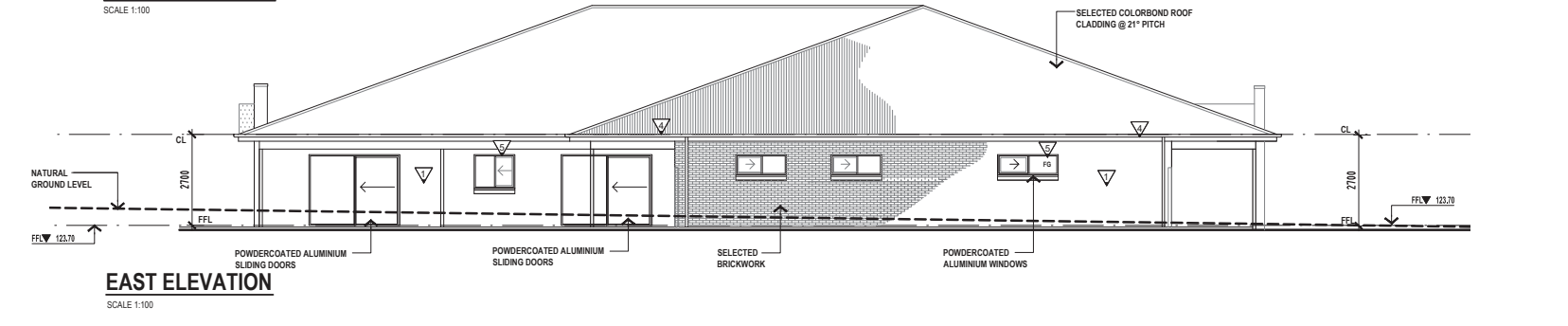
SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

LEGEND

CL	CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS

EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS	FACE BRICKWORK COLOUR: LIQUORICE
FEATURE PORTICO	FC MATRIX CLADDING. PAINT FINISH COLOUR: WHITE
BULKHEAD	FC CLADDING. PAINT FINISH COLOUR: WHITE
GUTTERS AND DOWNPIPES	COLORBOND COLOUR 'MONUMENT'
WINDOWS AND DOORS	ALUMINIUM POWDERCOATED COLORBOND 'NIGHT SKY'

C	RETAINING WALLS & LEVELS ADDED	AR	03/09/19
B	LOT BOUNDARIES AMENDED	GZ	21/08/19
A	DEVELOPMENT PLAN CONSENT ISSUE	GZ	22/07/19
rev	details	am	date

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08 8130 3700
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project
PROPOSED CHILDCARE CENTRE
address
LOT 2048, GAWLER EAST LINK ROAD,
SPRINGWOOD (GAWLER), SA
client
BUILT SOLUTIONS
sheet size scale drawn
A2 1:100 GZ
drawing title
PROPOSED ELEVATIONS
project no drawing no revision no
BSL 3603 PD03 C

DEVELOPMENT PLAN CONSENT STAGE

AREAS (m ²)	
PROPOSED BUILDING	720.0
VERANDAH 1 & 2	162.0
PORCH	31.8
TOTAL BUILDING FOOTPRINT	913.89
TOTAL SITE AREA FOR CHILDCARE FACILITY	2600.00
HOURS OF OPERATION MON-FRI: 8:00 am - 6:30 pm	
CHILDREN	110
INTERNAL ACTIVITY AREAS REQUIRED m ² PER CHILD	3.26
OUTDOOR PLAY AREAS	2
PLAY AREA 1	326.0
PLAY AREA 2	477.2
CAR PARKING	26
BICYCLE PARKING	3



1 ORNAMENTAL PEAR (Pyrus Calleryana "Capital") (3mH x 2mW)
2 PENCIL PINE (4mH x 0.5m W)



3 SCREEN PLANTING
STANDARD LILLY PILLI
OR SYZYGIUM
(2mH x 1.5mW)

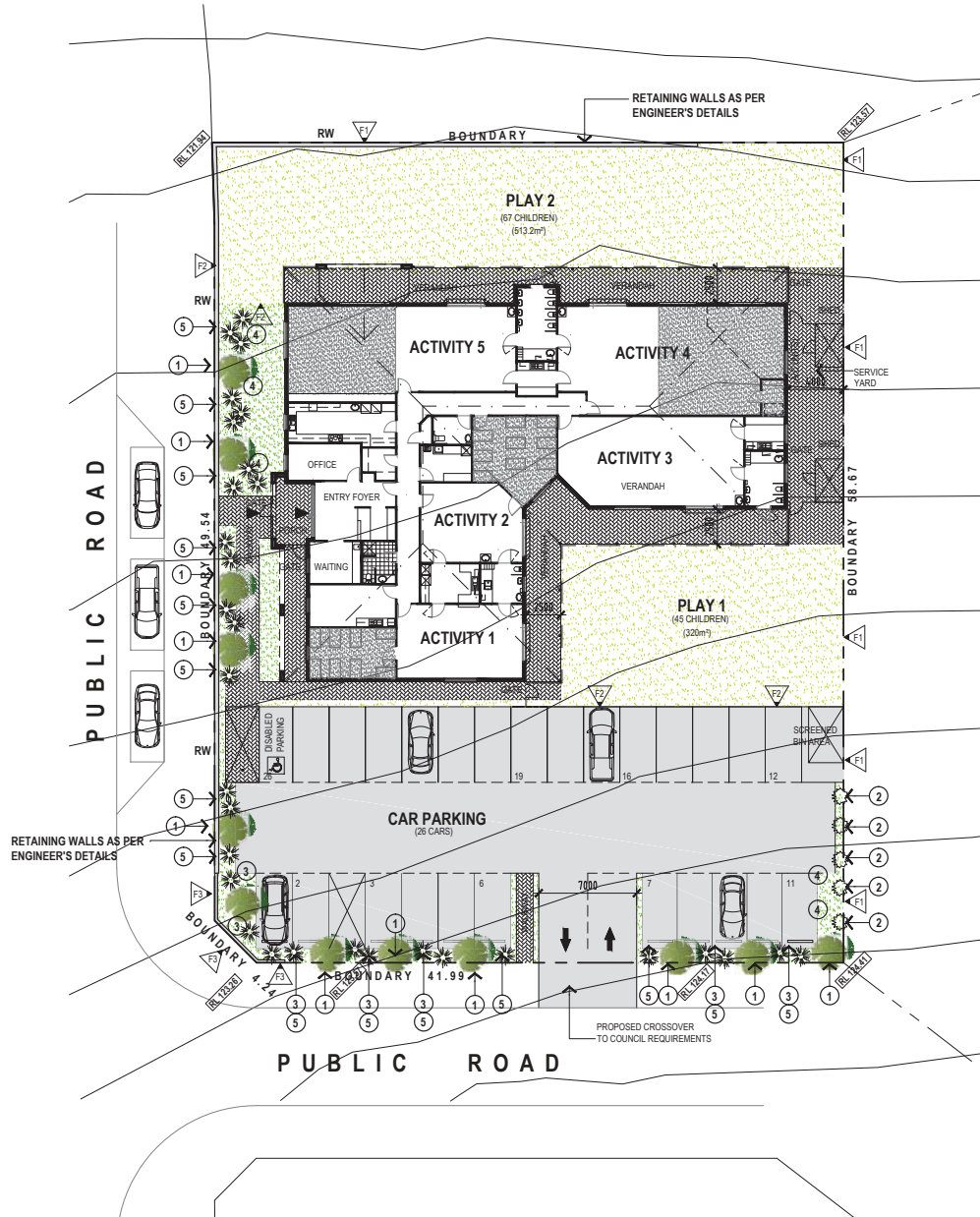


4 WESTRINGIA FRUTICOSA (Wynybbie Gem) (1mH x 1mW)
5 ORNAMENTAL GRASSES

AUTOMATED DRIPPER IRRIGATION SYSTEM TO BE PROVIDED TO ALL GARDEN BEDS.

IRRIGATION SYSTEM TO BE CONTROLLED BY AUTOMATIC TIMERS WITH MOISTURE SENSOR OVERRIDE.

MIN. 100mm OF JEFFRIES 'FOREST MULCH' TO ALL GARDEN BEDS TO MAINTAIN SUB SOIL MOISTURE.



LEGEND

- HATCH DENOTES EXTENT OF LANDSCAPING
- HATCH DENOTES EXTENT OF DRIVEWAY & CAR PARKING
- HATCH DENOTES EXTENT OF PAVING
- VEHICULAR ACCESS
- PEDESTRIAN ENTRY INTO MAIN BUILDING / DISABLED ACCESS AS PER AS.2890.6.
- RW CONCRETE SLEEPERS RETAINING WALL UNDER FENCE
- (F1) 2400H COLORBOND FENCE
- (F2) 1800H SELECTED STEEL BLADE FENCE
- (F3) 1800H FEATURE WALL WITH SIGNAGE

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C	RETAINING WALLS & LEVELS ADDED	AR	03/09/19
B	LOT BOUNDARIES AMENDED	GZ	21/08/19
A	DEVELOPMENT PLAN CONSENT ISSUE	GZ	22/07/19
rev	details	cam	date

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project
PROPOSED CHILDCARE CENTRE

address
LOT 2048, GAWLER EAST LINK ROAD,
SPRINGWOOD (GAWLER), SA

client
BUILT SOLUTIONS
sheet size scale drawn
A2 1:250 GZ
drawing title
LANDSCAPING PLAN
project no drawing no revision no
BSL 3603 PD04 C



LANDSCAPING PLAN

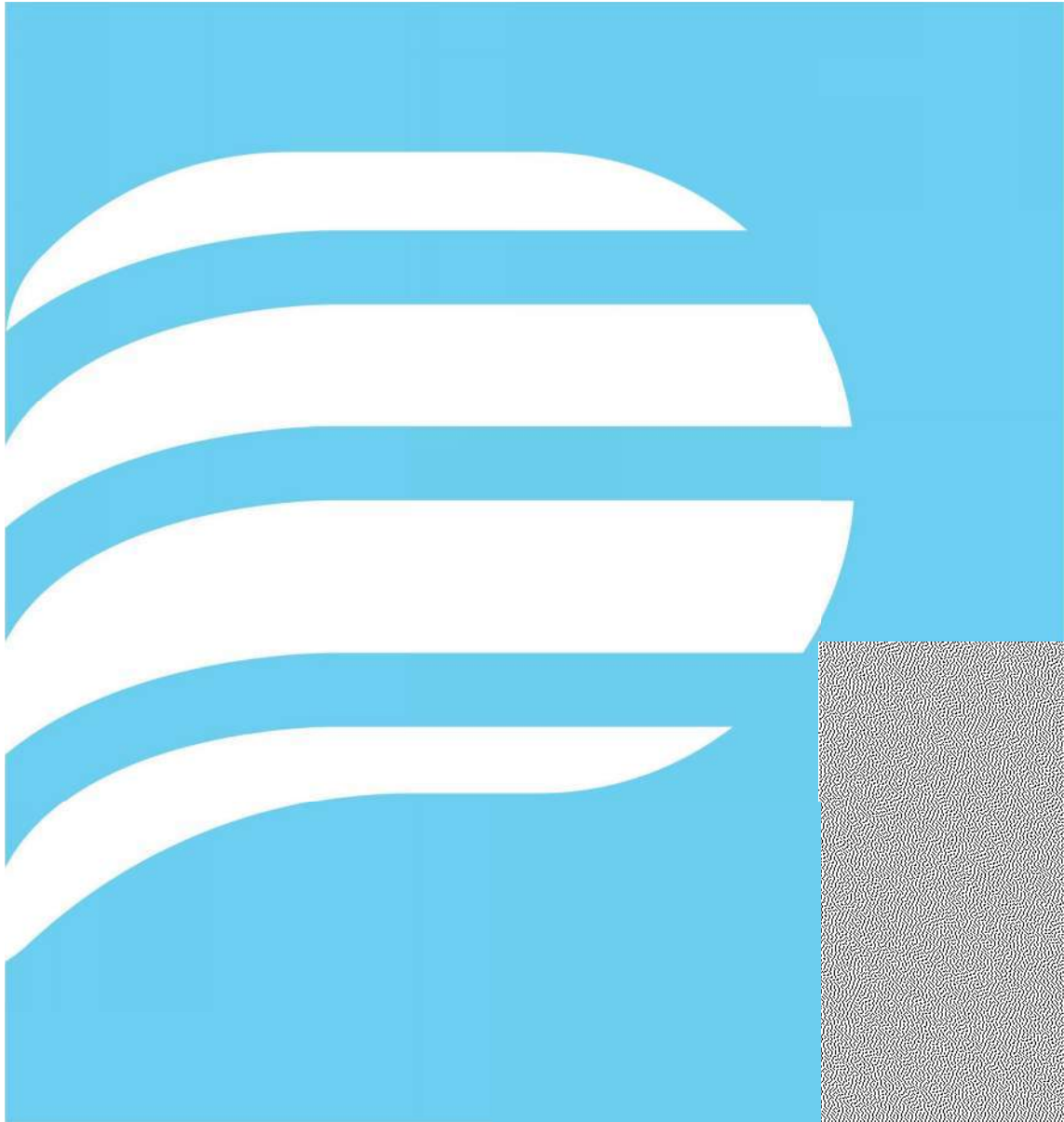
SCALE 1:250
0 2.5 5 7.5 10 12.5m
SCALE BAR

DEVELOPMENT PLAN CONSENT STAGE



Appendix 4. Traffic and Parking Review

CIRQA



**PROPOSED CHILD CARE CENTRE
SPRINGWOOD**

TRAFFIC AND PARKING REPORT



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DOCUMENT CONTROL

Report title: Child Care Centre, Springwood – Traffic and Parking report

Project number: 19233

Client: Leyton Property

Client contact: Hamish Brown

Version	Date	Details/status	Prepared by	Approved by
Draft	03 Sep 19	For review	BC	BNW
V1	09 Sep 19	For review	BC	BNW

CIRQA Pty Ltd

ABN 12 681 029 983

PO Box 144, Glenside SA 5065

150 Halifax Street, Adelaide SA 5000

(08) 7078 1801

www.cirqa.com.au

1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for a proposed Child Care Centre at Springwood.

This report provides a review of the subject site, the proposed development (and its associated operation), its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Aspex Building Designers (drawing no. PD01, dated 3 September 2019, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site forms part of the broader Springwood residential development (which will also include supporting retail and commercial components). The site is currently vacant. Ultimately, the site will be bound by new public roads to the west and south and future urban development to the north and east. The Town of Gawler's Development Plan identifies that the site is located within the Residential (Gawler East) Zone.

2.2 ADJACENT ROAD NETWORK

The future road to the west of the subject site will be a collector road under the care and control of the Town of Gawler. It is understood that the collector road will comprise single traffic lanes in each direction separated by a central median (in the vicinity of the subject site). Traffic forecasts (prepared by others) indicate that the collector road will ultimately accommodate in the order of 6,500 vpd. A 50 km/h speed limit will apply on the collector road.

The future road to the south of the site will be a local road under the care and control of the Town of Gawler. It is understood that the road will comprise a single two-way carriageway. Given its classification, the road would likely carry less than 1,500 vpd. A 50 km/h speed limit will apply on the local road.

2.3 WALKING AND CYCLING

It is understood that paved footpaths will be provided on both sides of the two roads bounding the site. These will provide connection to the broader pedestrian network within the surrounding development. No formal on-road cycling facilities will be provided on the adjacent roads. However, the street layout will be designed to encourage a slow speed environment in which cyclist movements are shared within the traffic lane with vehicles. Alternatively, cyclists can also share the footpaths with pedestrians.

2.4 PUBLIC TRANSPORT

There are no immediate public transport facilities, however the Gawler East Circuit bus service (clockwise loop) is provided within approximately 760 m in Cheek Avenue/Cork Road. This service connects with the Gawler Train Station, however, only operates Monday to Friday. Ultimately, it is anticipated that additional services will operate within the Springwood development.

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposal comprises the construction of a new Child Care Centre on the subject site. The centre will have the capacity for 110 children. The development will be serviced by a 26-space car park. This includes one space for use by persons with disabilities.

3.2 ACCESS AND PARKING DESIGN

Vehicular access to the site is proposed via a new 7.0m wide two-way crossover on the local road (to the south). The access is proposed to accommodate all entry and exit movements restrictions. Separate pedestrian access paths will be provided from both road frontages.

The parking area will comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) as well as the Australian/New Zealand Standard for *"Parking Facilities – Part 6: Off-street parking for people with disabilities"* (AS/NZS 2890.6:2009) in that:

- parking spaces will be 2.6 m wide and 5.4 m long with the exception of the space for use by persons with disabilities which will be 2.4 m wide and 5.4 m long;
- a 2.4 m wide shared area will be provided adjacent the space for use by persons with disabilities;
- the parking aisle will be 6.5 m wide;
- a turnaround bay will be provide in the section of blind aisle with more than six spaces;
- a 1.0 m end-of-aisle extension will be provided beyond the last parking space in a parking aisle.

3.3 REFUSE COLLECTION

Refuse collection will be undertaken via private contractor with the associated manoeuvres accommodated on-site (forward-in/forward-out). The site will be able to accommodate movements by an 8.8 m long Medium Rigid Vehicle (MRV)

outside of the centre’s hours of operation (such a vehicle would need to utilise vacant parking spaces to turnaround and exit the site in a forward direction). Figure 1 illustrates the turn path for an MRV to enter and exit the site in a forward direction.



Figure 1 – Medium Rigid Vehicle turning movements into, within and out of the site

4. PARKING ASSESSMENT

4.1 CAR PARKING

The City of Gawler’s Development Plan (Table Ga/1) identifies a parking rate for land uses classified as child care centres of one space per four children. Using the rate above, the proposal would require 28 parking spaces to be provided on-site. Given that 26 spaces will be provided, there will be a minor shortfall of two spaces associated with the proposal. However, the road design of the adjacent Springwood development will include the provision of three indented on-street parking bays. These bays have primarily been proposed to service the additional demand associated with the child care centre and, therefore, off-set the small shortfall associated with the on-site provision.

In addition to the above and in comparison to the Development Plan rate, a detailed study of parking demands at a number of child care centres was prepared by MFY (traffic consultants) in 2016 for the Australian Childcare Alliance (SA). The study identified actual peak demand rates between 1 vehicle per 4.2 to 6.7 children (including both parent and staff parking). Similarly, a recent (2018) survey undertaken by Austraffic (on behalf of CIRQA) at the Casa Bambini child

care centre at Seacliff identified peak parking demands of one space per 6.5 children and one space per six children for the am and pm peak hours, respectively (including staff and parent parking demands).

On the basis of the realistic parking demands surveyed at comparable centres, the proposal would generate a peak demand for between 16.4 to 26.1 parking spaces. The proposed provision of 26 spaces would therefore, at most times, accommodate peak parking demands associated with the proposal with little or no reliance on on-street parking. The level of parking proposed on-site is therefore considered sufficient to service the proposal.

4.2 BICYCLE PARKING

Council's Development Plan does not identify a bicycle parking requirement for land uses classified as 'child care centres'. No bicycle parking is identified on the site plan, however one to two rails could easily be provided as part of detailed design, if required.

5. TRAFFIC ASSESSMENT

5.1 TRAFFIC GENERATION AND DISTRIBUTION

The NSW Roads and Maritime Services' (formerly RTA) "*Guide to Traffic Generating Developments*" (the RMS Guide), and its subsequent updates, are documents commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses. The rates identified for child care centres in the RMS Guide have previously been accepted by DPTI as appropriate for assessment of trip generation for such uses. (It is noted that different rates were identified in a previous Parsons Brinkerhoff trip generation study prepared for DPTI, however DPTI has recently confirmed this study has been withdrawn from use and that the RTA rates are considered appropriate for assessment of child care centres).

The guide identifies peak (2-hour) period trip generation rates for child care centres of 0.8 trips per child in the am peak period (7:00 am to 9:00 am) and 0.7 trips per child in the pm peak period (4:00 pm to 6:00 pm).

It should be noted that the above traffic generation rates are based upon peak periods of two hours. In order to determine the peak hour traffic generation of the proposal, it has been assumed that 60% of the child care peak period will occur during the peak hour (i.e. 0.48 am and 0.42 pm peak hour trips per child). Based upon these rates, the proposed development would generate in the order of 53 am and 47 pm peak hour trips.

Vehicle movements will be distributed to/from the local road via the proposed access point. It has been assumed that the number of movements into and out

of the site will be relatively even in the am and pm peak hours (i.e. 50% ingress and 50% egress). Additionally, it is forecast that 70% of movements would be to/from the west (i.e. utilising the collector road) and 30% of movements would be to/from the east (utilising the local road).

The potential traffic generation associated with future commercial development on the subject site was included as part of previous traffic assessments prepared for the broader Springwood development. The analysis of the overall traffic impacts has therefore considered the impact of the development of the site and the future road network and infrastructure interventions have been designed accordingly. Detailed analysis of the traffic impact of the proposal is therefore not warranted.

The forecast volumes are low and would be readily accommodated with minimal impact on queuing and delays at the site access point and adjacent intersections.

6. SUMMARY

The proposal comprises the construction of a 110 place child care centre with associated access and parking provisions. Vehicle access to the site will be provided via a two-way access point (left-in/left-out) on a new local road to the south of the site.

A total of 26 parking spaces will be provided on-site. Such a provision would accommodate the typical peak parking demands generated by the proposal. However, there is a small shortfall of two spaces when assessed against the Development Plan. These spaces will, however, be provided on-street in indented bays to be created as part of the broader development. The car park will be provided in accordance with the requirements of the relevant Australian Standard.

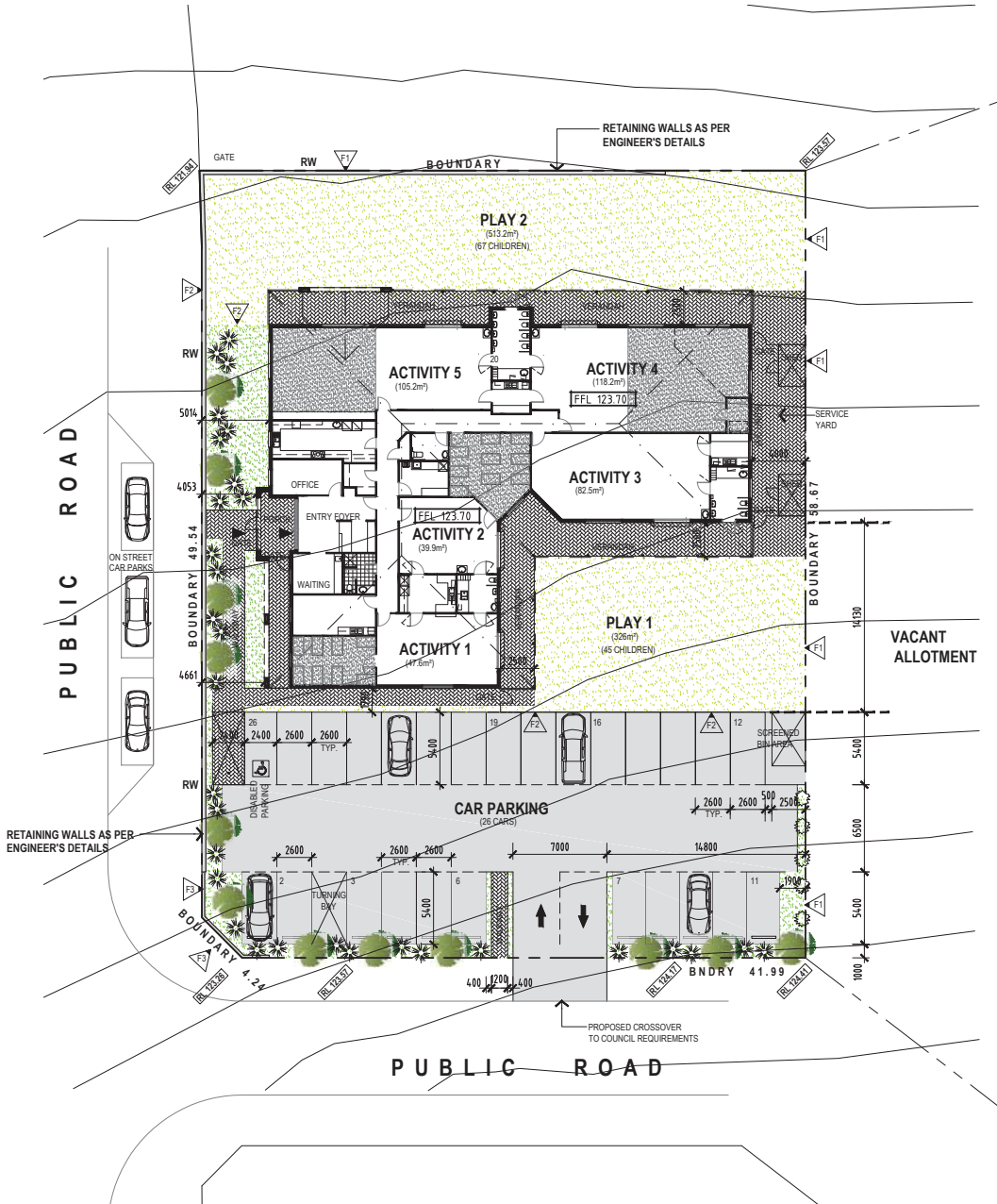
It is forecast that the proposal will generate in the order of 53 am and 47 pm peak hour trips. Such movements will be readily accommodated via the proposed access point and the adjacent road network

APPENDIX A

ASPEX BUILDING DESIGNERS

AREAS (m ²)	
PROPOSED BUILDING	720.0
VERANDAH 1 & 2	162.0
PORCH	31.8
TOTAL BUILDING FOOTPRINT	913.89
TOTAL SITE AREA FOR CHILDCARE FACILITY	2636.00
HOURS OF OPERATION MON-FRI 6:00 am - 6:30 pm	
CHILDREN	110
INTERNAL ACTIVITY AREAS	5
REQUIRED ITY PER CHILD	3.25
OUTDOOR PLAY AREAS	2
PLAY AREA 1	326.0
PLAY AREA 2	513.2
CAR PARKING	26
BICYCLE PARKING	3

GENERAL NOTES	
ALL LINE MARKING & WHEEL STOPS TO CAR PARKS TO COMPLY WITH AS 2890.1 2004	
ACCESS FOR PEOPLE WITH DISABILITIES HAS BEEN DESIGNED FOR AND WILL INCLUDE TOILET FACILITIES, ACCESS/EGRESS AND CAR PARKING IN COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND AS1428.1, AS2890.6.	
EXTERIOR LIGHTING TO THE BUILDING AND CAR PARK WILL CONSIST OF LOCAL VANDAL PROOF LIGHTING TO THE SATISFACTION OF COUNCIL AND AUSTRALIAN STANDARDS/SBCA REQUIREMENTS.	
THE PROPOSED CARPARK IS TO BE BITUMEN PAVED IN ACCORDANCE WITH AN ENGINEERS DESIGN AND CALCULATION.	
STORMWATER DRAINAGE TO ENGINEERS DESIGN & DETAIL	
DISCHARGE FROM EXIT.	
AN EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE. SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING THE EXIT OR ACCESS TO IT.	
AT THE LOCATION OF ACCESSIBLE DOOR RAMP UP PAVING LOCALLY @ MAX. GRADIENT 1:10, TO CREATE RAMPED THRESHOLD IN ACCORDANCE WITH AS 1428.1-2009 FIGURE 21, 75mm PAVEMENT SET DOWN AT OTHER AREAS.	
AUTOMATED DRIPPER IRRIGATION SYSTEM TO BE PROVIDED TO ALL GARDEN BEDS.	
IRRIGATION SYSTEM TO BE CONTROLLED BY AUTOMATIC TIMERS WITH MOISTURE SENSOR OVERRIDE.	
MIN. 100mm OF JEFFRIES FOREST MULCH TO ALL GARDEN BEDS TO MAINTAIN SUB SOIL MOISTURE.	



LEGEND

- HATCH DENOTES EXTENT OF LANDSCAPING
- HATCH DENOTES EXTENT OF DRIVEWAY & CAR PARKING
- HATCH DENOTES EXTENT OF PAVING
- VEHICULAR ACCESS
- PEDESTRIAN ENTRY INTO MAIN BUILDING / DISABLED ACCESS AS PER AS.2890.6.
- CONCRETE SLEEPERS RETAINING WALL UNDER FENCE
- (F1) 2400H COLORBOND FENCE
- (F2) 1800H SELECTED STEEL BLADE FENCE
- (F3) 1800H FEATURE WALL WITH SIGNAGE

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a boundary identification survey to confirm all dimensions and set outs.

C	RETAINING WALLS & LEVELS ADDED	AR	03/09/19
B	LOT BOUNDARIES AMENDED	GZ	21/08/19
A	DEVELOPMENT PLAN CONSENT ISSUE	GZ	22/07/19
rev	details	am	date

built solutions
 master builders • project managers
 T: 08 8122 1699 F: 08 8155 6110
 E: admin@builtsolutions.com.au

aspex
 building designers

ASPEx BUILDING DESIGNERS Pty Ltd
 Suite 2/ 83 Fullarton Road, Kent Town SA 5067
 08 8130 3700

admin@aspexdesigners.com.au
 www.aspexdesigners.com.au
 ABN 73 090 065 037

© ASPEx BUILDING DESIGNERS Pty Ltd
 Nothing on this drawing is to be construed as a contract. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in conjunction with all other drawings, documents and specifications.

project
PROPOSED CHILDCARE CENTRE

address
 LOT 2048, GAWLER EAST LINK ROAD,
 SPRINGWOOD (GAWLER), SA

client
BUILT SOLUTIONS

sheet size scale drawn
 A2 1:250 GZ

drawing title
SITE / FLOOR PLAN

project no drawing no revision no
BSL 3603 PD01 C

SITE & FLOOR PLAN

SCALE 1:250
 0 2.5 5 7.5 10 12.5m
 SCALE BAR



DEVELOPMENT PLAN CONSENT STAGE

Appendix 5. Environmental Noise Assessment

Sonus

Springwood Child Care Centre

Springwood, East Gawler

Environmental Noise Assessment

August 2019

S6101C2

sonus.

Jason Turner
Associate
Phone: +61 (0) 410 920 122
Email: jturner@sonus.com.au

Sonus Pty Ltd
17 Ruthven Avenue
Adelaide 5000 SA
www.sonus.com.au

Document Title : Springwood Child Care Centre
Environmental Noise Assessment

Document Reference : S6101C2

Date : August 2019

Author : Jason Turner, MAAS

Reviewer : Chris Turnbull, MAAS

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INTRODUCTION

An environmental noise assessment has been made of the proposed child care centre located at Springwood, Gawler East.

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

The child care centre is proposed as a part of a residential development and as such the interface between the child care centre and future residential land use has been considered as noted above. Although the exact nature of the interface between residential and child care land uses is not yet known, the assessment considers the noise from children playing in outdoor areas, car park activity and mechanical plant operation to future dwellings in the immediate vicinity. The proposed layout of the subject site is provided in Appendix A.

The assessment considers noise levels for future single storey residences, such that this interface circumstance can occur without any adverse impacts on either the future dwellings or the child care centre. Notwithstanding this design consideration, the Development Plan includes provisions which would require dwellings to be designed to account for existing noise sources in their vicinity. Therefore, any multi-storey dwellings immediately adjacent the site would be required to include acoustic treatments which account for the proposed child care centre.

The assessment has been based on the following;

- *Aspex Building Designers* drawings of the proposal with project number "BSL 3603" and drawing numbers "PD01" to "PD04", revision no. B;
- The understanding that the currently documented 1.8m high *Colorbond* boundary fence will be 2.4m in height;
- The assumption that;
 - The capacity of the child care will be in the order of 100 children, with the following approximate breakdown of ages;
 - 20 under 2
 - 40 aged from 2 to 3 years

- 40 aged from 3 to 5 years
- The operating hours of the centre will be from 7am onward and the only activity at the centre prior to 7am will be a limited number of staff arriving at the centre and mechanical plant operating.
- Each child will be outside for no more than half of the proposed operating hours per day.

DEVELOPMENT PLAN

The Springwood Development is located within the Residential (Gawler East) Zone of the Gawler Council Development Plan^[1]. A portion of the development is within the Mixed Use Centre Policy area of the zone. The Development Plan has been reviewed and particular regard given to the following relevant provisions.

Interface Between Land Uses

Objective 42: *Development located and designed to minimise adverse impact and conflict between land uses.*

Objective 43: *Protect community health and amenity from adverse impacts of development.*

Objective 44: *Protect desired land uses from the encroachment of incompatible development.*

PRINCIPLES OF DEVELOPMENT CONTROL

107 *Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:*

(b) noise;

108 *Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.*

111 *Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.*

112 *Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.*

^[1] Consolidated 18 July 2019

Noise Generating Activities

113 *Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.*

OUTDOOR PLAY AREAS

Criteria

The Development Plan makes reference to the *Environment Protection (Noise) Policy*; however, the noise from children playing is specifically excluded from assessment under the Policy. Predicted noise levels from children playing have therefore been compared against the recommendations of the *Guidelines for Community Noise* published by the World Health Organisation (WHO) with regard to annoyance during the day.

The WHO guidelines include:

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

Based on the above, it is proposed that the average L_{Aeq} noise levels during daytime operating hours from children playing at the centre be no greater than 50 dB(A) at surrounding noise sensitive locations.

Assessment

The noise from children of different age groups in outdoor areas has previously been measured at similar childcare facilities.

Noise from the proposed facility has been predicted based on these measurements and the centre operating at the assumed full capacity in all age groups, totalling 100 children.

The following grid noise map demonstrates where the 50 dB(A) noise criterion will be achieved at a single storey residence.



Any dwelling proposed to be constructed within the 50 dB(A) contour should incorporate acoustic treatments to account for the child care centre. In addition, any multi storey dwelling which is constructed in the immediate vicinity of the proposed child care centre should incorporate acoustic treatments to account for the centre. The extent of any such treatment will depend on the individual dwelling design but is likely to incorporate an upgrade to laminated sealed and framed glass and an improved specification for ceiling insulation.

CAR PARK ACTIVITY & MECHANICAL PLANT

Criteria

Council Wide Principle of Development Control 113 references the *Environment Protection (Noise) Policy 2007* (the Policy). The Policy is based on preventing adverse impacts on the amenity of a locality and it is therefore considered that where the noise from car park activity and mechanical plant at the facility achieve the Policy, they will also satisfy the requirements of the Development Plan relating to noise.

The Policy provides goal noise levels to be achieved at residences, based on the principally promoted land uses of the Development Plan Zones in which the noise source (child care centre) and the noise receivers (residences) are located. Based on the combination of residential and commercial land uses in the vicinity of the proposed childcare and future residences, the Policy recommends the following goal noise levels, to be achieved at residences:

- an average (L_{Aeq}) noise level of 57 dB(A) during the day (7am to 10pm); and,
- an average (L_{Aeq}) noise level of 50 dB(A) during the night (10pm to 7am).

When measuring or predicting noise levels for comparison with the Policy, penalties may be applied to the average goal noise levels for each characteristic of tone, impulse, low frequency and modulation of the noise source. To apply a penalty, the characteristic must be considered dominant in the existing acoustic environment. In some instances the modulating nature of car park activity would result in a 5 dB(A) penalty being applied to the site at times when noise levels in the existing environment are low, effectively reducing the above noise criteria by 5 dB(A). Given the nature of the acoustic environment in the vicinity of the proposed child care centre is unknown, a penalty for modulating noise character has been conservatively applied, resulting in the appropriate noise criteria for the site being 52 dB(A) and 45 dB(A) for the day and night periods respectively.

Assessment

The noise level at future dwellings from noise sources other than children has been predicted based on a range of previous noise measurements and observations at similar facilities. These include:

- general car park activity such as people talking as they vacate or approach their vehicles, the opening and closing of vehicle doors, vehicles starting, vehicles idling, and vehicles moving into and accelerating away from their park position;
- vehicle movements on site; and,
- mechanical plant serving the building.

At the development application stage of a project, the mechanical plant is not generally designed or selected, and therefore detailed predictions of the noise cannot be made. The assessment of mechanical plant has been based on two typical condensing units, such as the *Actronair SRA203C* with a sound power level of 76 dB(A), in the designated location.

The predictions have also been based on the following assumed activity levels within any 15 minute period^[2];

- Before 7am;
 - 5 vehicle movements into or out of the car park; and,
 - Continuous operation of mechanical plant on the child care building roof.
- After 7am;
 - 12 vehicle movements into and out of the car park; and,
 - Continuous operation of mechanical plant on the child care building roof
 - (the noise from children playing is assessed in a separate section of this report).

Based on the predictions, the conservative noise criteria provided by the Policy will be achieved at all potential future single storey dwellings in the vicinity. The following grid noise maps demonstrate where the noise criteria will be achieved.

^[2] Default assessment period of the Policy



45 dB(A) noise Contour (Pre 7am)



52 dB(A) noise Contour (After 7am)

CONCLUSION

An environmental noise assessment has been made for the proposed child care centre located at Springwood, East Gawler.

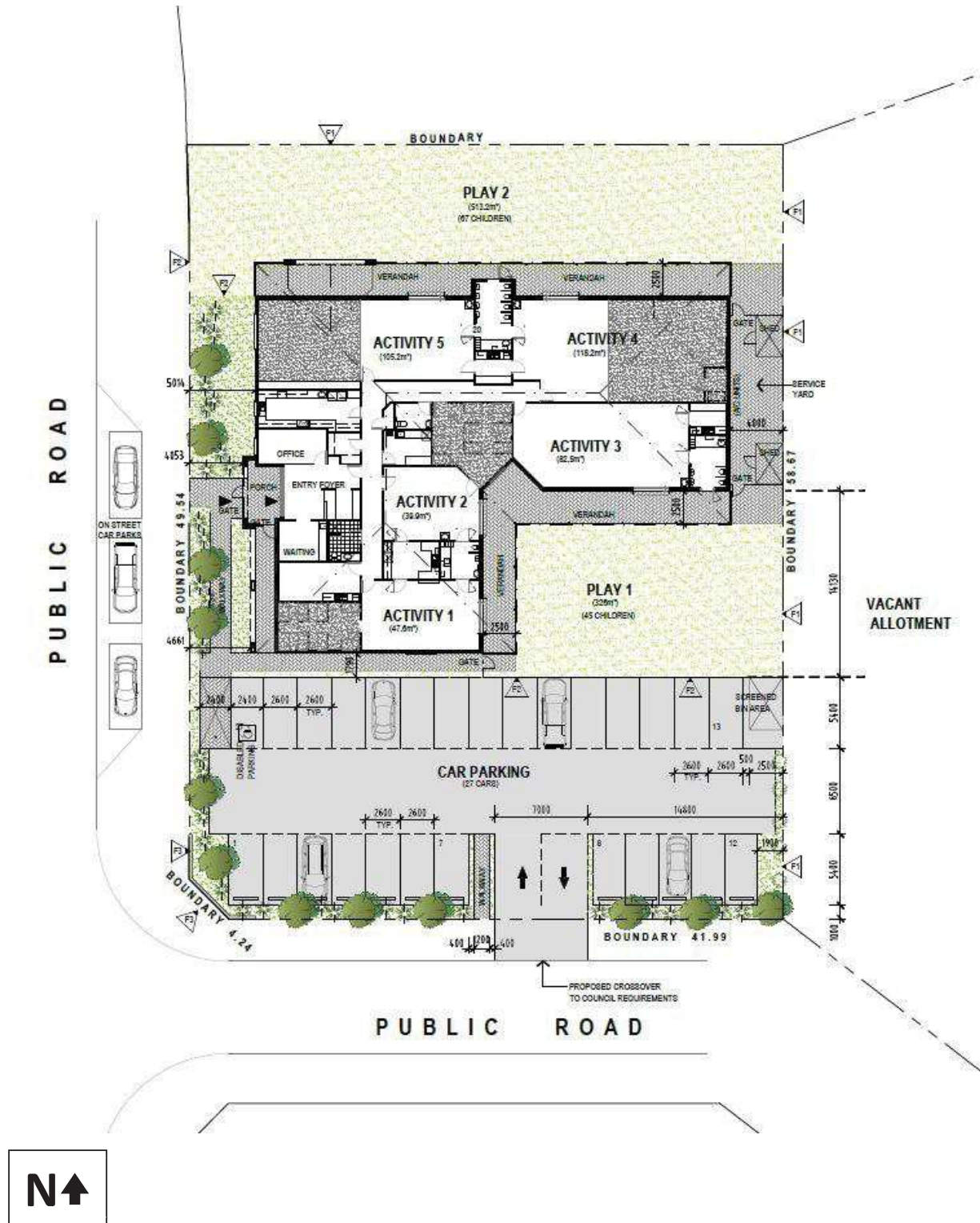
The assessment has considered noise at future residences in the vicinity, from children playing in outdoor areas, car park activity and mechanical plant operation.

Relevant assessment criteria have been established based on the Gawler Council Development Plan, the *Environment Protection (Noise) Policy 2007* and the World Health Organisation recommendations to protect against annoyance.

A 2.4m high *Colorbond* barrier has been provided at the boundary of the subject site and demonstrates that the project noise criteria can be practically achieved at future single story dwellings in the vicinity. Under the Development Plan requirements, development within the provided contours or beyond a single storey will be required to incorporate reasonable and practicable acoustic treatments to account for the child care centre.

Based on the above, it is considered that the development will *minimise adverse impact and conflict between land uses and not detrimentally affect the amenity of the locality or cause unreasonable interference through noise*, thereby achieving the relevant provisions of the Gawler Council Development Plan.

APPENDIX A: Site Locality and Surrounding Residences



Appendix 6. Stormwater Management Plan
PT Design



STORMWATER MANAGEMENT REPORT

Childcare Centre Springwood, Gawler

Prepared by:

PT Design ABN 35 008 116 916
141-149 Ifould Street, ADELAIDE SA 5000
Tel: (08) 8412 4300

Project No: 21267
Revision: -00-
Date of Issue: 29/08/2019

INTRODUCTION

A new Child Care Centre is proposed to be constructed at lot 2048 Gawler East Link Road, Springwood (Gawler). The site is located in a new land division with other commercial style buildings proposed nearby. This report considers the stormwater management including detention in accordance with council's requirements.

THE SITE

The site is a rectangular piece of land 2640m² in area. The site is bordered by streets to the south and to the west and by future allotments to the north and east. The site is currently undeveloped. Preliminary development drawing sourced from WGA Engineers shows that the site falls approx. 2.5m from the south-east to the north-west. A flat plateau through most of the site is also proposed. The final levels of the site will be determined in the future. No stormwater from outside of the property boundaries flow onto the site during 'normal' rain events.

There is a side entry pit proposed on the road midway along the western boundary. This will allow for direct connection of the stormwater.



STORMWATER DETENTION

As advised by WGA Engineers, the land division's design engineers, the development's stormwater system has been designed to cater for a 1 in 5 year minor storm event. That being the case we can discharge the stormwater from the site at this rate and detain the critical major storm event on site.

Calculations show that we must provide 23.1 kL of detention storage for a max allowable discharge rate of 37.8 L/sec. Refer to appendix A for the supporting calculations.

Detention is proposed to be provided by way of above ground storage within the carpark that gravity drains to the stormwater lot connection. The final make up of the detention storage will be made during detail design in the future.

STORMWATER DESIGN

Given the site bench level provided by the land division's developer will be provided at RL 123.50, the FFL of the proposed building will be approx. RL 123.70. This is considerably higher than the main connector road to the west and will provide protection against major flows in the street. Once the street levels of the road to the south are known levels will be set such that a bund 300mm above the nearest adjacent water table levels will be provided. This will protect the site from major storm flows in the street.

All roof, paved and landscaped catchment areas within the site will be directed to the above ground stormwater detention system within the carpark. Final stormwater pipe layout and sizes will be determined in accordance with AS3500.3 during detailed design development stage in the future.

Given the falls across the site and the tight use of areas, Water Sensitive Urban Design measures cannot be achieved. A proprietary Gross Pollutant Trap and Oil and Grease Arrestor will be provided to the carpark areas not undercover prior to discharging from the site in an effort to reduce any potential pollutants. A suitably sized and selected treatment device will be specified once we get into detailed design development.

APPENDIX A

STORMWATER DETENTION CALCULATIONS

STORMWATER CALCULATIONS

Childcare Centre Springwood, Gawler

Prepared by:

PT Design ABN 35 008 116 916
141-149 Ifould Street, ADELAIDE SA 5000
Tel: (08) 8412 4300

Project No: 21267
Revision: -00-
Date of Issue: 29/08/2019

Project:	Lot 2048 Galwer East Link Road	Project #	21267
	Springwood	Date	30.08.2019
Design By:	MP	Page	1

CRITICAL 1 IN 100 YEAR DETENTION VOLUME

PRE DEVELOPMENT FLOW (MINOR STORM)

Time of Concentration	5 mins
Rainfall Intensity	81.9 mm/hr

Catchment Area	C	Area (m ²)	
Roof	0.9	914	18.7
Impervious	0.75	896.9	15.3
Pervious	0.2	829.1	3.8
Total			37.8 L/sec

POST DEVELOPMENT FLOW (MAJOR STORM)

Time of Concentration	t mins (critical TBC)
Rainfall Intensity	¹⁰⁰ I _t mm/hr

Catchment Area	C	Area (m ²)	
Roof	0.9	914	0.23
Impervious	0.75	896.9	0.19
Pervious	0.2	829.1	0.05
Total			0.46 ¹⁰⁰ I _t

Project: Lot 2048 Galwer East Link Road

Project # 21267

Springwood

Date 30.08.2019

Design By: MP

Page 1

CRITICAL STORAGE VOLUME

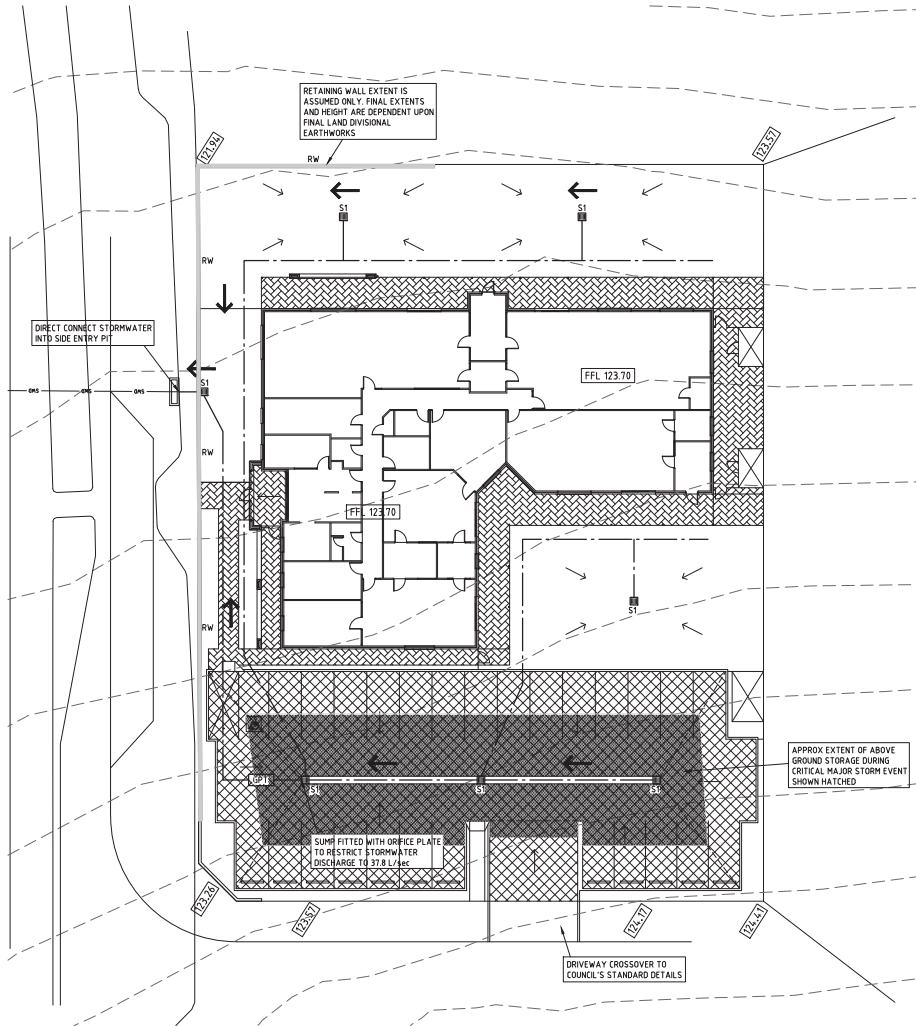
Q in
0.46 ¹⁰⁰I_t

Q out
37.8 L/sec

Tc (mins)	Intensity, I (mm/hr)	Q in (L/sec)	Q out (L/sec)	V in (L ³)	V out (L ³)	V total (L ³)
5	185	85.4	37.8	25609	11337	14271.57
6	171	78.9	37.8	28405	12471	15934
10	135	62.3	37.8	37375	17005	20369
20	92.8	42.8	37.8	51383	28342	23041
30	72.7	33.5	37.8	60381	39679	20701
60	46.4	21.4	37.8	77075	73690	3384
120	29	13.4	37.8	96344	141712	-45368.7
180	21.9	10.1	37.8	109134	209734	-100600
360	13.6	6.3	37.8	135545	413800	-278254
720	8.42	3.9	37.8	167837	821931	-654094
1440	5.11	2.4	37.8	203717	1638193	-1434476

PEAK STORAGE REQUIRED

23041 L³



LEGEND

- STORMWATER PIPE TO FUTURE DETAILS
- S1 ■ STORMWATER SUMP TO FUTURE DETAILS
- GPT SOLID POLLUTANT FILTER / OIL AND GREASE ARRESTOR TO FUTURE DETAILS
- RW RETAINING WALL
- - - GRADE LINE
- ← DIRECTION OF SURFACE FALL
- ← DIRECTION OF OVERLAND FLOW PATH DURING MAJOR STORM EVENT
- ▨ BITUMEN PAVING TO FUTURE DETAILS
- ▨ PAVING TO FUTURE DETAILS

NOTE:
DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS A PACKAGE. REFER TO ARCHITECT'S DRAWINGS FOR ALL SETOUT DIMENSIONS.

ALL LEVELS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCY OCCUR THE CONTRACTOR SHALL CONTACT THIS OFFICE IMMEDIATELY FOR FURTHER INSTRUCTION.

CONTRACTORS NOTES:
COVER LEVELS GIVEN FOR PITS ARE NOMINAL ONLY. COVER LEVELS SHALL MATCH FINISHED PAVING LEVELS.

WHERE EXISTING SERVICE COVERS ARE FOUND WITHIN THE SCOPE OF THE NEW WORKS, THE CONTRACTOR MUST ALLOW TO ADJUST THE COVERS TO SUIT THE PROPOSED FINISHED SURFACE LEVEL.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE 'DIAL BEFORE YOU DIG' (1300) FOR ASSISTANCE.

WHERE PROPRIETARY ITEMS ARE SPECIFIED, ALTERNATE EQUIVALENT PRODUCTS MAY BE ADOPTED WITH THE PRIOR WRITTEN APPROVAL OF THIS OFFICE.

13.09.2019	ISSUED FOR PLANNING APPROVAL	B
30.08.2019	PRELIMINARY ISSUE	A
Date	Revision	Issue

PT Design
PT Design Pty Ltd 141-149 Hould Street Adelaide SA 5000
T (08 8412 4300) E (ptdesign@ptdesign.net.au)

Designed	MP	Drawn	MP
Approved		Date	AUG '19
CIVIL		Sheet	1 of 1

Project
**PROPOSED CHILD CARE CENTRE
LOT 2048 GAWLER EAST LINK ROAD
SPRINGWOOD
GAWLER**

Client
LEYTON PROPERTY

Drawing Title
**STORMWATER
MANAGEMENT PLAN**

Drawing Number
21267-C01

Scale
1:200

Issue
B

FOR APPROVAL



CALTON ROAD

HARTLEY WALK

PROPOSED
CHILD CARE
CENTRE

POOEE STREET

DENHAM STREET

0650-001

 SUBJECT SITE

