

## APPLICATION ON NOTIFICATION – Category 2

<b>Applicant:</b>	Springwood Development Nominees
<b>Development Number:</b>	490/E005/19
<b>Nature of Development:</b>	Construction of a Sales Centre (two storey) comprising Showroom, Office and Cafe with associated car park and signage.
<b>Development Type:</b>	Merit
<b>Subject Land:</b>	Calton Road GAWLER EAST - Lot 9010 CT 6205/146 (Proposed Lot 1006 in DA 490/D025/19)
<b>Development Plan:</b>	Gawler Development Plan
<b>Zone / Policy Area:</b>	Residential (Gawler East) Zone/ Mixed Use Centre Policy Area 3
<b>Contact Officer:</b>	Hannah Connell
<b>Phone Number:</b>	7109 7828
<b>Consultation Start Date:</b>	17 January 2020
<b>Consultation Close Date:</b>	5:00pm Monday, 3 February 2020
<p><b>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).</b></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](mailto:scapreps@sa.gov.au)

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

**Applicant:** Springwood Development Nominees  
**Development Number:** 490/E005/19  
**Nature of Development:** Construction of a Sales Centre (two storey) comprising Showroom, Office and Cafe with associated car park and signage.  
**Development Type:** Merit  
**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 1006 in DA 490/D025/19)  
**Contact Officer:** Hannah Connell  
**Phone Number:** 7109 7828  
**Close Date:** 5:00pm Monday, 3 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:** Springwood Development Nominees

Postal Address: 7 Easton Drive, Gawler East  
SA 5118

**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

<b>FOR OFFICE USE</b>	
Development No: _____	
Previous Development No: _____	
Assessment No: _____	

<input type="checkbox"/> Complying <input type="checkbox"/> Non Complying <input type="checkbox"/> Notification Cat 2 <input type="checkbox"/> Notification Cat 3 <input type="checkbox"/> Referrals/Concurrences <input type="checkbox"/> DA Commission	Application forwarded to DA Commission/Council on _____ / _____ / _____ Decision: _____ Type: _____ Date: _____ / _____ / _____
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	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Building:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
<b>Development Approval</b>				

**DESCRIPTION OF PROPOSED DEVELOPMENT:** Springwood Sales Centre incorporating an office and cafe with associated car park, landscaping and signage

**LOCATION OF PROPOSED DEVELOPMENT:** Proposed Lot 1006 in DA 490/D025/19

House No: \_\_\_\_\_ Lot No: \_\_\_\_\_ Street: \_\_\_\_\_ Town/Suburb: \_\_\_\_\_

Section No [full/part] \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

Section No [full/part] \_\_\_\_\_ Hundred: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_

**LAND DIVISION:**

Site Area [m<sup>2</sup>] \_\_\_\_\_ Reserve Area [m<sup>2</sup>] \_\_\_\_\_ 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: \_\_\_\_\_

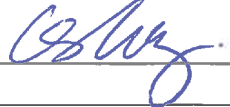
If Class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: \_\_\_\_\_

**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]: \$ 800,000

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: 14 / 6 / 19

# ekistics

## SPRINGWOOD SALES CENTRE

Planning Statement

Prepared for:  
**Springwood Communities**

Date:  
**June 2019**

ekistics



## Proprietary Information Statement

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## Document Control

Revision	Description	Author	Date
V1	Draft Planning Statement	KB	12 June 2019
V2	Final Planning Statement	KB	14 June 2019

Approved by:



Date: 14 June 2019

## Contents

<b>1. EXECUTIVE SUMMARY</b>	<b>4</b>
<b>2. INTRODUCTION/BACKGROUND</b>	<b>4</b>
<b>3. THE SUBJECT SITE AND LOCALITY</b>	<b>8</b>
3.1 THE SUBJECT LAND	8
3.2 THE SUBJECT SITE	9
3.3 THE LOCALITY AND SURROUNDING DEVELOPMENT	12
<b>4. PROPOSED DEVELOPMENT</b>	<b>14</b>
4.1 LAND USE, BUILT FORM, ACCESS AND SIGNAGE	14
4.2 STORMWATER MANAGEMENT	15
<b>5. PROCEDURAL REQUIREMENTS</b>	<b>15</b>
5.1 RELEVANT AUTHORITY	15
5.2 NATURE OF DEVELOPMENT	15
5.3 PUBLIC NOTIFICATION	16
5.4 AGENCY REFERRALS	16
<b>6. DEVELOPMENT PLAN ASSESSMENT</b>	<b>16</b>
6.1 OVERVIEW	16
6.2 LAND USE	17
6.3 DESIGN AND APPEARANCE	21
6.4 ACCESS AND PARKING	22
6.5 CRIME PREVENTION	25
6.6 STORMWATER AND FLOODING CONSIDERATIONS	27
6.7 SIGNAGE	27
6.8 LANDSCAPING	30
6.9 INTERFACE CONSIDERATIONS	30
<b>7. CONCLUSION</b>	<b>31</b>

## Appendices

<i>Appendix 1. Land Tenure Plan and Certificate of Title</i>	33
<i>Appendix 2. Plan of Division</i>	34
<i>Appendix 3. Proposed plans and elevations Studio Nine</i>	35
<i>Appendix 4. Traffic and Parking Review CIRQA</i>	36

## Figures

<i>Figure 2.1 Development Package 1</i>	5
<i>Figure 2.2 Springwood Master Plan (Tract)</i>	6
<i>Figure 2.3 Springwood Place and Community Masterplan (Tract)</i>	6
<i>Figure 2.4 Springwood Village Centre Masterplan (Tract)</i>	7
<i>Figure 3.1 Land Tenure Plan</i>	8
<i>Figure 3.2 Associated land division – subject site is Lot 1006</i>	9
<i>Figure 3.3 Associated land division (enlargement) – subject site is Lot 1006</i>	9
<i>Figure 3.4 Subject site</i>	10
<i>Figure 3.5 Site of the Sales Centre (looking south)</i>	11
<i>Figure 3.6 Site of the Sales Centre (looking east)</i>	11
<i>Figure 3.7 Subject Site and Surrounds</i>	13
<i>Figure 3.8 Site of the proposed supermarket to the north-east of the Sales Centre</i>	13
<i>Figure 3.9 Future residential areas of the Springwood development (looking south-west)</i>	14
<i>Figure 6.1 Zoning and Policy Areas</i>	17
<i>Figure 6.2 Gawler East Structure Plan</i>	20
<i>Figure 6.3 Extract from Table Ga/4</i>	28

## 1. Executive Summary

Category	Details
PROJECT	Springwood Sales Centre
ADDRESS OF SITE	Proposed Lot 1006 in DA 490/D025/19 – Calton Road, Gawler East
CERTIFICATE OF TITLE	Volume 6205 Folio 146 (Parent title)
SITE AREA	2,604m <sup>2</sup>
FRONTAGE	50.82m to the Gawler East Link Road (under construction)
LOCAL GOVERNMENT	Town of Gawler
RELEVANT AUTHORITY	State Commission Assessment Panel
PRE-LODGE MENT PANEL MEETINGS	29 March 2019
DEVELOPMENT PLAN	Gawler (CT) (consolidated 20 February 2018)
ZONING	Residential (Gawler East) Zone
POLICY AREA/PRECINCT	Mixed Use Centre Policy Area 3
EXISTING USE	Vacant
PROPOSAL DESCRIPTION	Springwood Sales Centre incorporating an office and café with associated car parking, landscaping and signage
AGENCY REFERRALS	N/A
PUBLIC NOTIFICATION	Category 2
APPLICANT	Springwood Nominees Pty Ltd
CONTACT PERSON	Kieron Barnes – Ekistics Planning and Design – (08) 7231 0286
OUR REFERENCE	00741

## 2. Introduction/Background

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 1,006 in DA 490/D025/19 on which a Sales Centre for the Springwood development will be located.

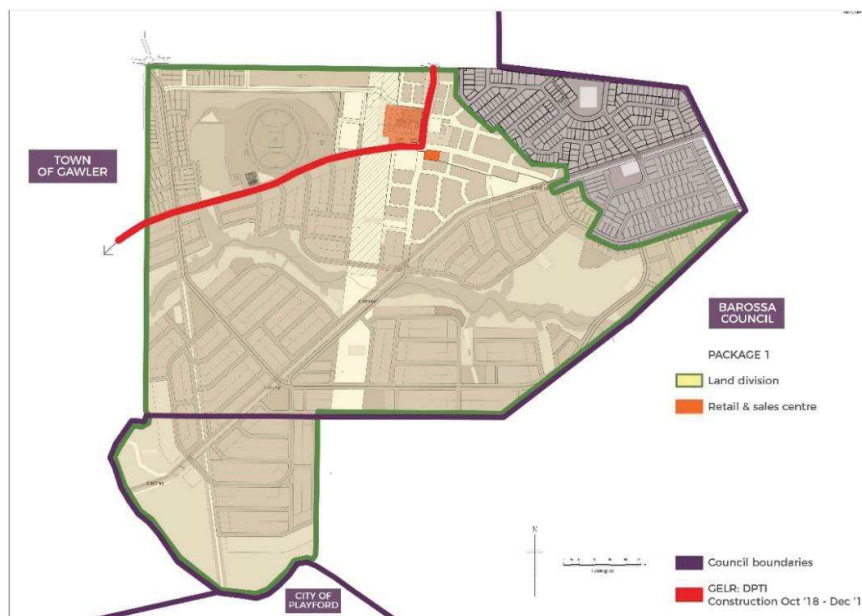
By letter dated 15 November 2018, the State Coordinator General advised that the State Commission Assessment Panel would be the relevant authority to assess all of the remaining portions of the Springwood development. This 'call-in' by the State Coordinator General was conditional on the development proceeding via a series of 'Development Packages' as follows.

- **Development Package 1** comprising the following elements:
  - » Land division for all of the remaining portions of the Springwood development (including residential areas, retail areas, community areas and school precinct);
  - » Retail area (supermarket, speciality shops and associated car parks); and

- » Sales Centre with retail component.
- **Development Package 2** comprising the following elements:
  - » Retirement village;
  - » Childcare Centre; and
  - » Additional retail.
- **Development Package 3** comprising the following elements:
  - » School precinct.

Figure 2.1 below broadly illustrates the area and scope of Development Package 1. In addition to the application for a Sales Centre, four land division applications and a development application for a supermarket with speciality shops have been lodged concurrently with SCAP.

**Figure 2.1** Development Package 1



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 2.2, 2.3 and 2.4**).

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 Sales Centre will be located.

Figure 2.2 Springwood Master Plan (Tract)

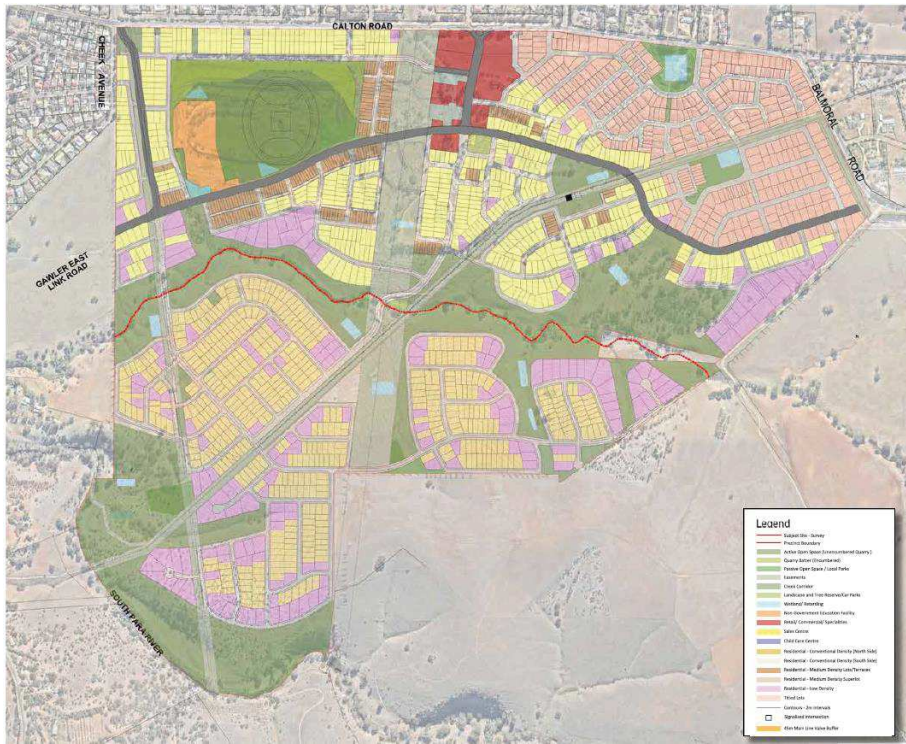


Figure 2.3 Springwood Place and Community Masterplan (Tract)

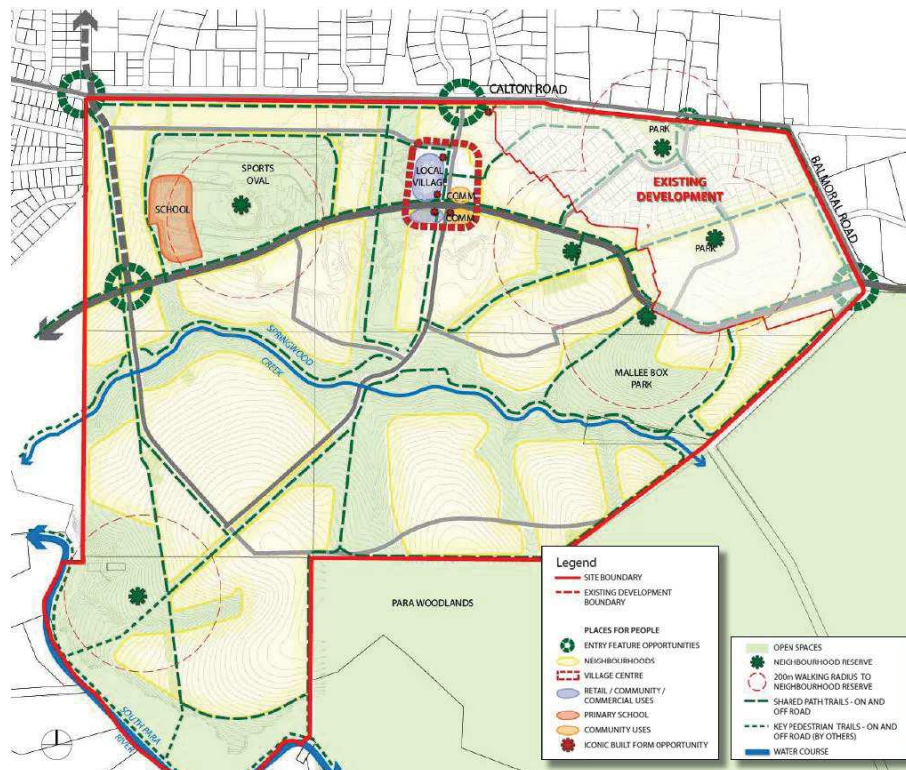




Figure 2.4 Springwood Village Centre Masterplan (Tract)



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:

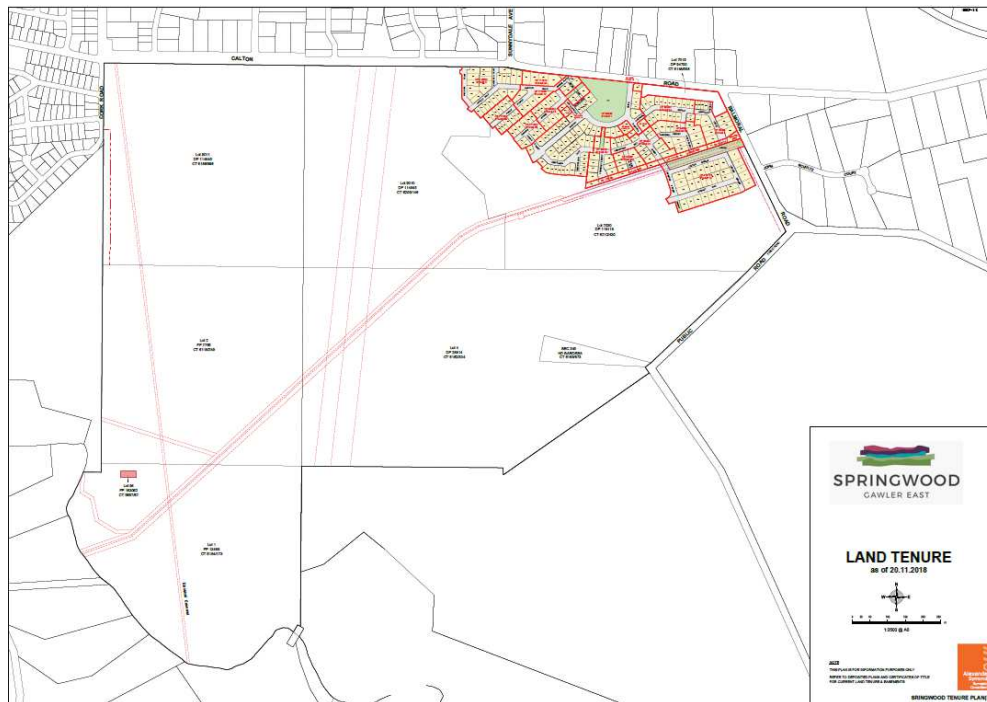
- **Appendix 1:** Land Tenure Plan and Certificate of Title
- **Appendix 2:** Plan of Division
- **Appendix 3:** Proposed plans and elevations Studio Nine
- **Appendix 4:** Traffic Impact Assessment CIRQA

### 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 subject land 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 South East Australia Gas Pty Ltd (SEA Gas), is located within a 15m wide easement that runs parallel to the Barossa Trunk Main.

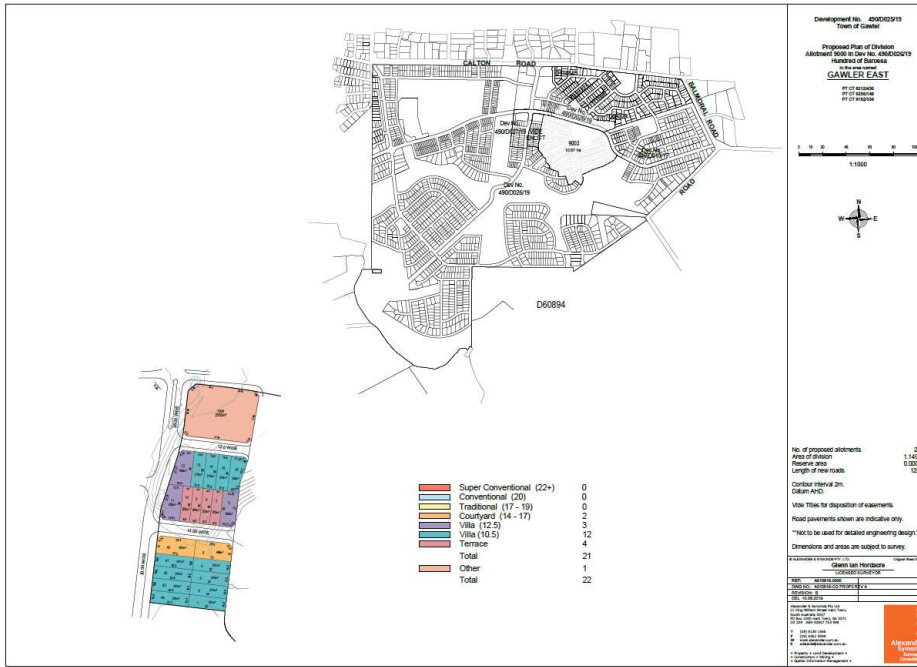
The easements listed above do not affect the site of the proposed Sales Centre. Similarly, the Land Management Agreements that are noted on the title, do not affect the site of the proposed Sales Centre.



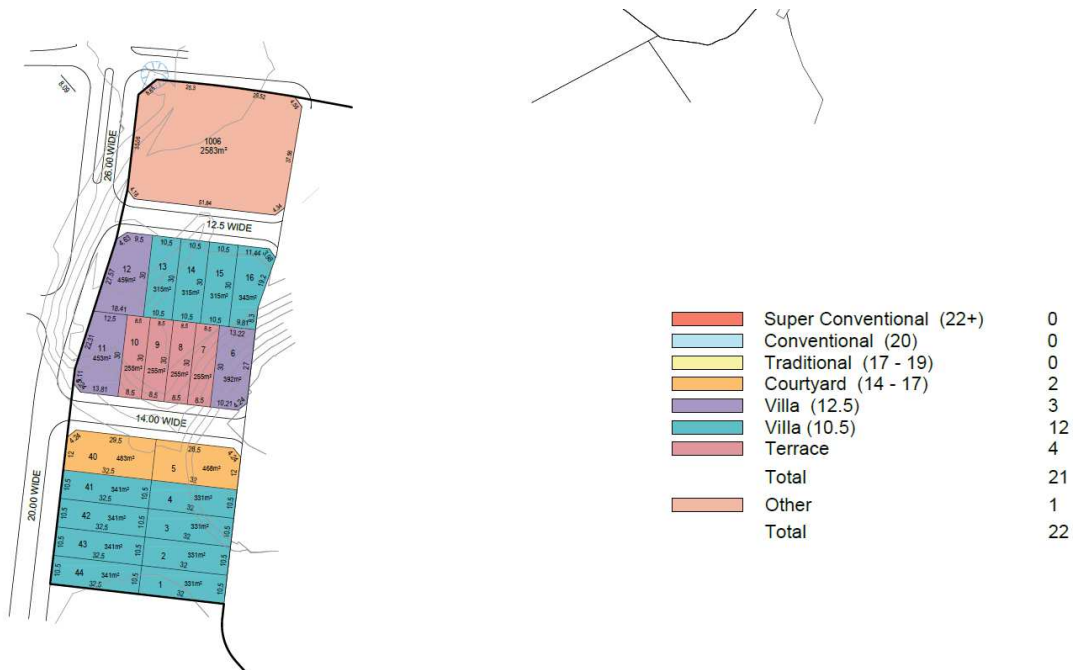
### 3.2 The Subject Site

While the subject land currently forms part of Allotment 9010 in Deposited Plan 114845, the subject site comprises proposed Allotment 1006 in Development Application 490/D025/19 see **Figures 3.2** and **3.3**.

**Figure 3.2** Associated land division – subject site is Lot 1006



**Figure 3.3** Associated land division (enlargement) – subject site is Lot 1006



Proposed Lot 1006 has an area of 2,583m<sup>2</sup>, a primary frontage of 50.82m (excluding corner cut-offs) and secondary frontages as follows:

- 35.06m (excluding corner cut-offs) to the west;
- 51.84m (excluding corner cut-offs) to the south; and
- 37.56m (excluding corner cut-offs) to the east.

The subject site, which previously formed part of the nearby quarry, is currently vacant. A significant amount of fill has been placed in mounds around the site as a consequence of development of the earlier stages of Springwood. Some vegetation in the form of small trees, shrubs and groundcovers is present on the site. However, there are no Regulated or Significant Trees on the subject site. It is noted that some vegetation on and near the site has recently been removed by the Department of Planning, Transport and Infrastructure (DPTI) as part of the construction of the Gawler East Link Road.

The subject site will sit on a prominent corner at the junction of the Gawler East Link Road and the Springwood north-south connector road. Given the site's prominence, the Sales Centre will be a key focal point for the 'village centre' along with the proposed supermarket and speciality shops which will be located on the opposite side of the intersection.

Figure 3.4 Subject site





Figure 3.5 Site of the Sales Centre (looking south)



Figure 3.6 Site of the Sales Centre (looking east)



### 3.3 The Locality and Surrounding Development

The locality features a range of land uses including the former quarry and associated activities to the immediate west and south of the site, residential development to the north and east and farmland further to the south. Generally speaking, the locality comprises land south of Calton Road which 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 100 metre 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 3.7** on the following page identifies the key features of the locality.



Figure 3.7 Subject Site and Surrounds

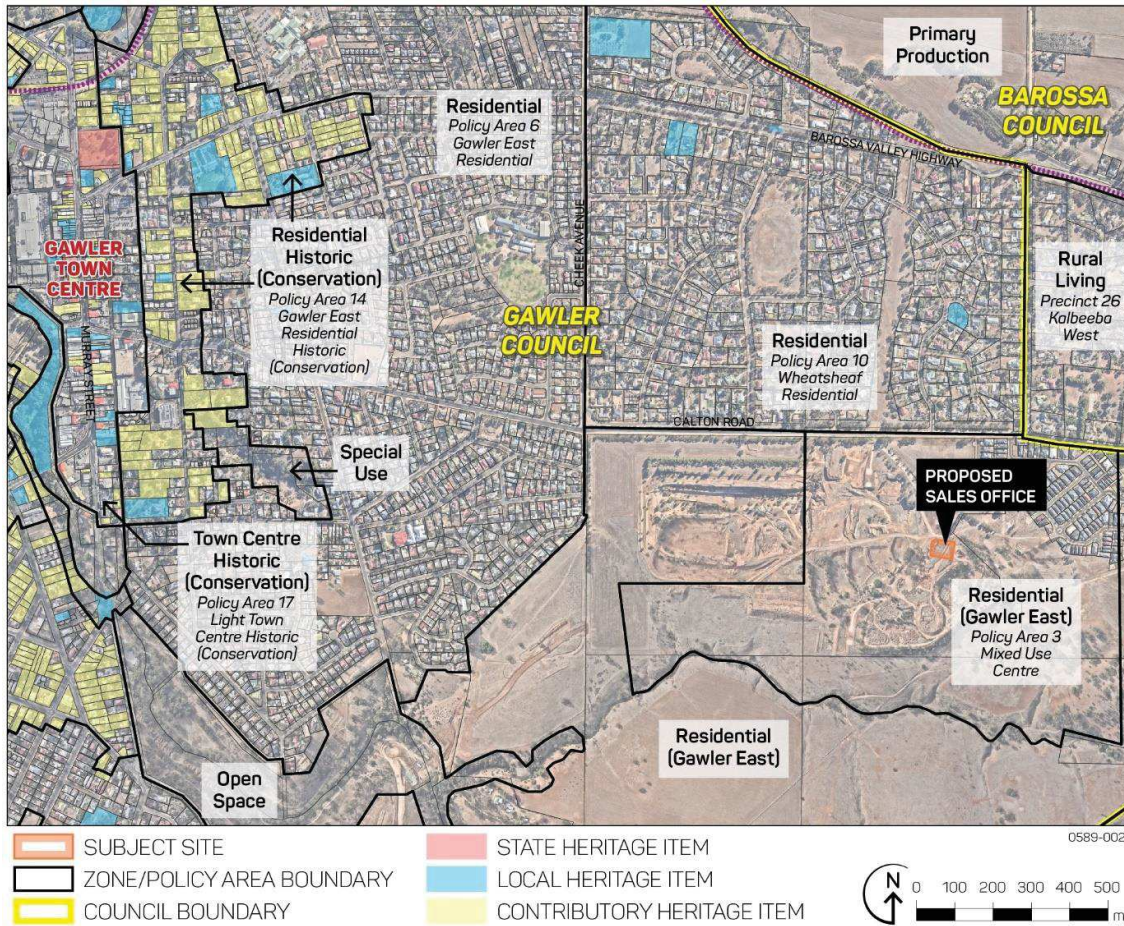


Figure 3.8 Site of the proposed supermarket to the north-east of the Sales Centre





Figure 3.9 Future residential areas of the Springwood development (looking south-west)



## 4. Proposed Development

### 4.1 Land Use, Built Form, Access and Signage

The development proposes the construction of a two-storey building to be positioned near the north-western corner of the subject site (refer to architectural plans prepared by Studio Nine in **Appendix 3**).

The building will comprise the following key elements:

- A Sales Centre (132.55m<sup>2</sup>) at ground floor which will allow prospective residents to view a model of the Springwood development (as well as other supporting material), while discussing the development with sales staff;
- A café (79.4m<sup>2</sup>) at ground level with servery, back of house (9.47m<sup>2</sup>) and outdoor dining area which will provide seats for approximately 40 customers;
- Amenities and a small storage area at ground floor to cater for customers of the sales centre and café;
- Offices with associated amenities (159.93m<sup>2</sup>) on the first floor which will be used for the administrative functions associated with the Springwood development;
- A viewing deck (64m<sup>2</sup>) to enable prospective residents to view the Springwood development; and
- Signage (measuring 1.5m by 4.5m) on the northern and western elevations at the upper level which will accommodate the Springwood logo.

A car park providing 35 parking spaces, including a space for those with a disability, will be located at the rear of the Sales Centre. A pedestrian link will be provided within the car park to enable prospective residents to walk between the Sales Centre and the proposed display village to the south. It is anticipated that the display village will accommodate approximately 30-35 display homes which will be constructed separately by a range of building companies that have partnered with Springwood. Over time, these display homes will be sold as private dwellings as the Springwood development progresses.

Access to the car park at the rear of the Sales Centre will be provided via the proposed north-south collector road as well as from a proposed local road which will border the subject site to the east.

**Appendix 4** contains a detailed assessment undertaken by CIRQA Traffic Consultants of the access and parking arrangements for the Sales Centre. CIRQA's assessment confirms that the access points will be provided in accordance with the relevant Australian Standards and there will be sufficient car parking spaces to accommodate the various elements of the Sales Centre.

The proposed development also includes a substantial landscaped area to the east of the Sales Centre for the use of prospective purchasers. It is intended that this area will remain in private ownership and won't form part of the open space network for Springwood. Additional landscaping will be provided around the building and within the car park including trees, bushes, shrubs and groundcovers.

A variety of building materials will be used including clear glazing, 'proprietary pre-finished lightweight cladding', face brick and 'proprietary aluminium screen 'timber look' finish. The aluminium screen at the upper level will be a key design feature that will provide additional visual presence for the building which reflects its prominent location at a major intersection within the 'village centre'.

## 4.2 Stormwater Management

A site specific Stormwater Management Plan for the subject site will be provided by Wallbridge Gilbert Aztec (WGA). This plan will complement and build upon the overall Stormwater Management Plan for the entire Springwood development which has been submitted with the concurrent land division applications.

## 5. Procedural Requirements

### 5.1 Relevant Authority

By letter dated 15 November 2018 and pursuant to Schedule 10(20) of the *Development Regulations 2009*, 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 'Sales Centre incorporating an office and café with associated car parking, landscaping and signage'.

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) 38 of the Residential (Gawler East) Zone provides the following guidance in relation to public notification:

***PDC 38** Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008. Further, all development listed within Principle of Development Control 1 of the Residential (Gawler East) Zone, Mixed Use Policy Area 3 and/or Local Centre Policy Area 19 are designated category 2 (except where the development is classified as Category 1 or non-complying).*

We note that Schedule 9 of the *Development Regulations* does not specifically assign a category of notification for a Sales Centre (or an office/shop) 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 of these PDCs list an 'office' and a 'shop' as envisaged forms of development. Given that the main land use elements of the Sales Centre are an 'office' and a 'shop', 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

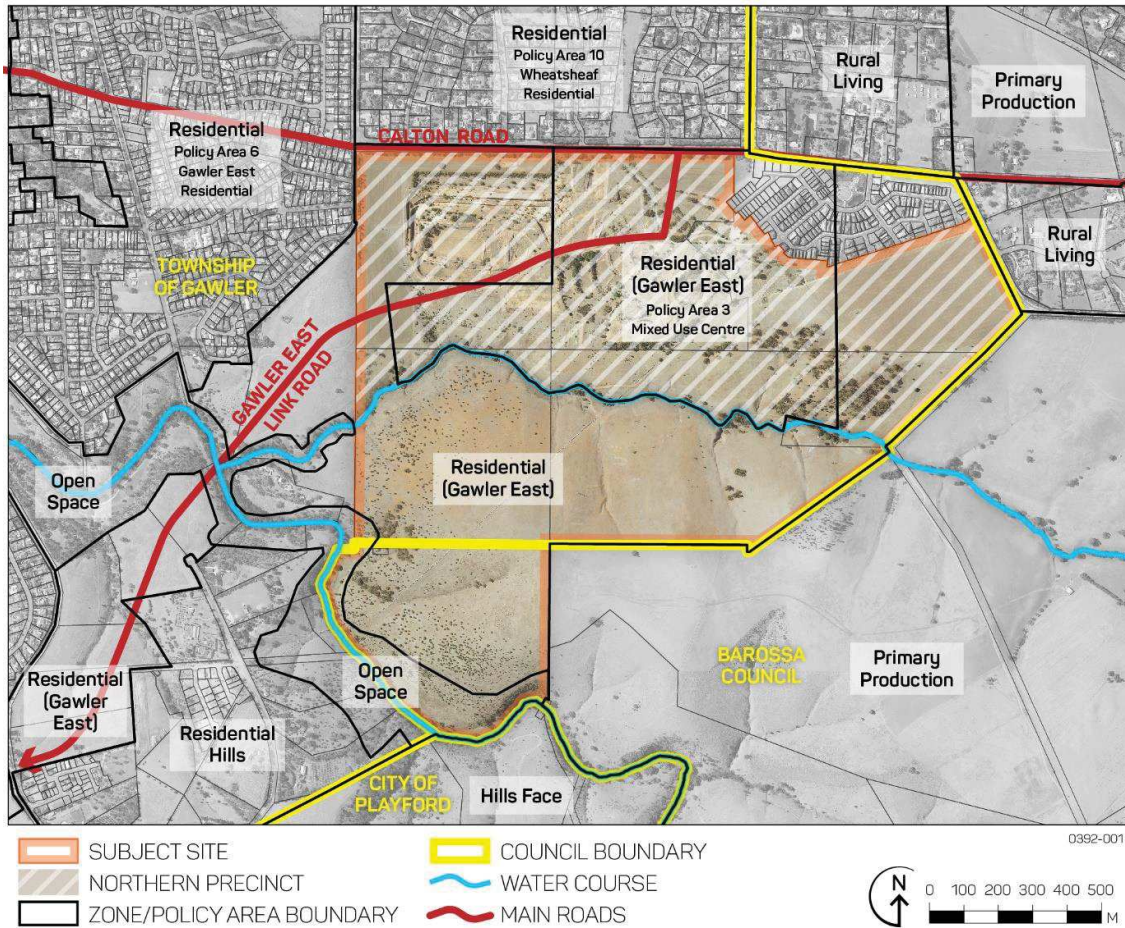
### 6.1 Overview

The subject site is located within the Town of Gawler and, accordingly, the relevant Development Plan is the Gawler (CT) Development Plan – consolidated 20 February 2018. 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* on the following page.

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



## 6.2 Land Use

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 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. ---*

## **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.*

---

*Low impact, commercial business activities that provide employment opportunities for the local population are envisaged. Such development will need to have particular regard to ensuring that minimal off-site impacts occur with respect to noise, air, water and waste emissions, commercial traffic generation and movement.*

*A retail facility, not exceeding 10 000 square metres in floor area, will comprise a supermarket and a range of specialty shops to serve the weekly shopping needs of the community. Restaurants, cafes, hotels (incorporating dining) and take away outlets are envisaged and will develop the centre as a destination point and provide uses that extend the hours of the centres operation to promote surveillance and safety of the adjacent recreation and education facilities.*

---

In addition, specific guidance in relation to envisaged land uses is provided in PDC 1 of the Zone and PDC 1 of the Policy Area. While a Sales Centre is not specifically listed in these PDCs, both an 'office' and a 'shop' are listed as envisaged uses:

## **Zone**

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

---

*Non-residential use that serves the local community, for example:*

- *child care facility*
- *health and welfare service*
- *open space*
- *primary and secondary school*
- *recreation area*

- shop, office or consulting room

---

**Policy Area**

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

---

*Office*

---

*Shop*

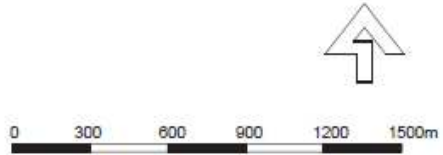
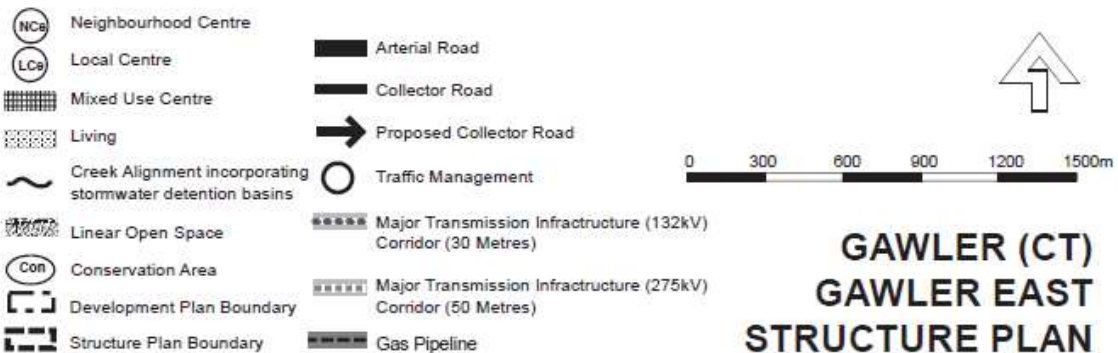
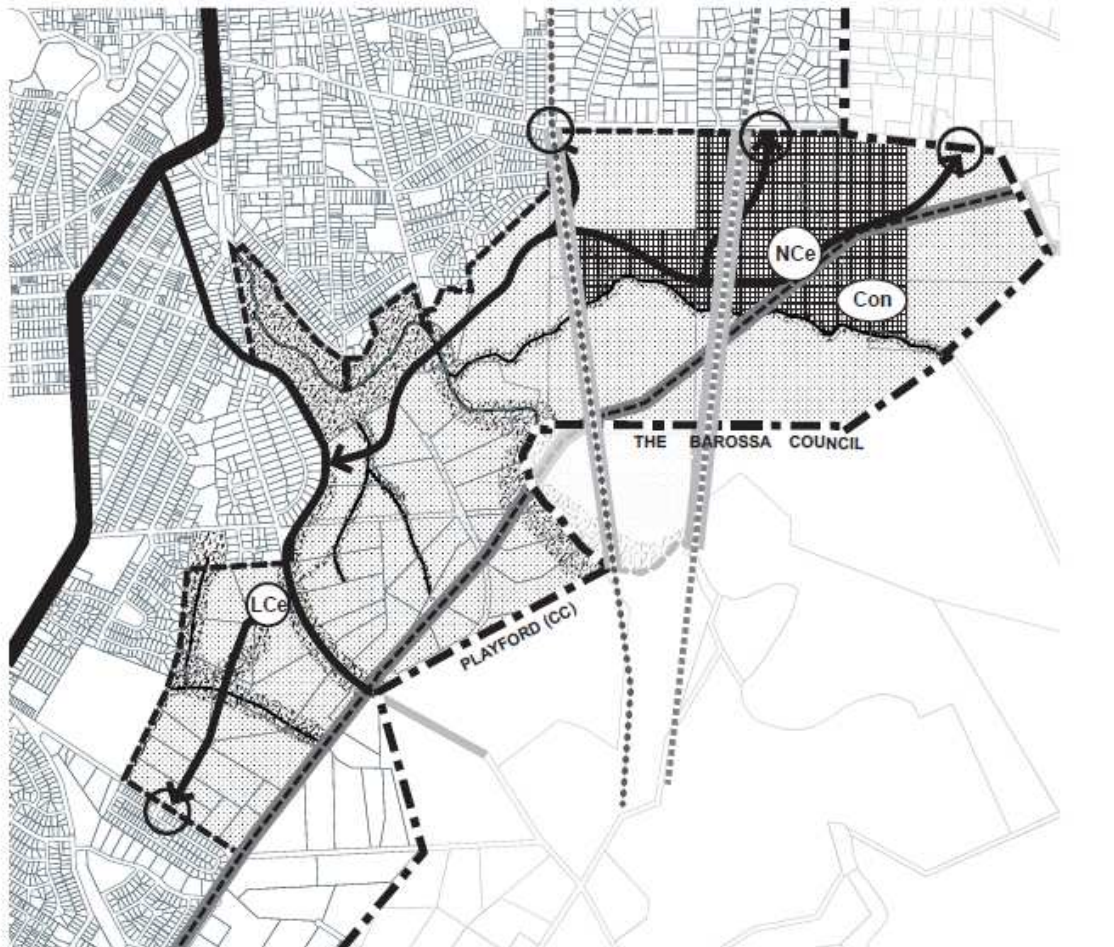
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For the above reasons, the proposed Sales Centre (which comprises an office and a shop), is an appropriate land use on the subject site. In terms of the strategic location of the proposed Sales Centre, *Structure Plan Map Ga/1 (Overlay 1) Enlargement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

The proposed Sales Centre and other proposed development in the Springwood 'village centre' are located reasonably close to the Neighbourhood Centre nominated on the Structure Plan and reflect the final alignment of the Gawler East Link Road. For this reason and noting that the Springwood 'village centre' will be located in the 'heart' of the Mixed Use Policy Area 3, the location of the Sales Centre is generally consistent with the strategic direction provided by the Structure Plan.



Figure 6.2 Gawler East Structure Plan



**GAWLER (CT)  
GAWLER EAST  
STRUCTURE PLAN  
MAP Ga/1 (Overlay 1)  
Enlargement G**

Consolidated - 20 February 2018

### 6.3 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 Sales Centre directly responds to the design and appearance provisions in the following ways:

- It will assist to create a 'main street' environment through its siting close to the intersection of the Gawler East Link Road and the proposed north-south collector road;
- The associated car park will be located to the rear of the building;

- The car parking area will be shared with the associated display village to the south with the intention that prospective purchasers will visit the Sales Centre first and then walk through the various homes within the display village;
- The architecturally designed two-storey building will address the street frontages and will incorporate "... protruding elements in order to create a pedestrian-friendly environment and outdoor dining opportunities";
- The façade of the building and the materials used have been designed to reflect the high-profile location of the subject site in the 'village centre' with additional visual interest created by the vertical screening at the upper level;
- The building will assist to activate the street frontages by providing a main entry point near the intersection, through the provision of outdoor dining along the Gawler East Link Road and through the inclusion of high quality paving, street furniture and landscaping; and
- The proposed landscaped area to the east of the Sales Centre will further assist to provide an attractive main street environment for the Springwood 'village centre' while also potentially providing a gathering point for formal and informal community events.

#### 6.4 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 a total of 35 onsite parking spaces at the rear of the Sales Centre. In order to determine the likely parking demand of the Sales Centre, CIRQA has broken down the various land use elements of the proposal and compared them against the relevant parking standards expressed in PDC 32 of the Policy Area (see extract from CIRQA report below).

*Table 1 - Parking requirement assessment*

Land Use	Area (m <sup>2</sup> )	Seats	Rate	Spaces Required
Sales Centre*	205.65	n/a	5.5 sp. per 100 m <sup>2</sup>	11.3
Café	88.87	40	1 sp. per 3 seats	13.3
Office	159.93	n/a	4 sp. per 100 m <sup>2</sup>	6.4
* conservatively assessed on 'shop' rate			<b>Total</b>	<b>31.0 spaces</b>

Given that 35 spaces will be provided, CIRQA considers that the proposal will provide sufficient parking to meet the demands of the Sales Centre. In terms of the associated display village, CIRQA notes that additional parking opportunities will be provided on the sites of the display homes as well as on the adjoining streets (noting that this area will not be required for residential parking). For these reasons, CIRQA considers that an appropriate level of parking will be provided to service the proposed development.

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 have a length of 5.4 m;
- Regular spaces will have a width of 2.5 m;
- Aisles will be at least 5.8 m wide; and
- Spaces will be at least 300 mm clear of objects greater than 0.15m in height.

One of the spaces will be allocated for use by people with a disability. This space will be a minimum of 2.4m wide with an adjacent 2.4m wide shared space, in accordance with the requirements of the Australian/New Zealand Standard, *Parking facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2009).

In terms of the proposed access to the subject site, CIRQA has confirmed that pedestrian sight line requirements at the access points will be provided. Also, CIRQA advises that traffic movements associated with the proposed Sales Centre will be easily accommodated in the surrounding road network which has been specifically designed to accommodate the anticipated commercial development in the 'village centre'.

Based on CIRQA's assessment, the Sales Centre appropriately addresses the following key provisions 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.*

## 6.5 Crime Prevention

The Crime Prevention provisions in the Development Plan seek to ensure that new development prioritises safety and security by incorporating design features which discourage crime and facilitates community surveillance. The proposed development has responded to these provisions in the following ways:

- Through the prominent siting of the building, at the intersection of two collector roads where clear views into the site are available to traffic travelling along the Gawler East Link Road and the proposed north-south collector road;
- By providing large windows which will overlook the adjoining streets and car park to maximise opportunities for casual surveillance;
- By ensuring that landscaping selected for the development will be limited to low level plants to provide unobstructed sightlines;
- By avoiding the construction of boundary fencing or other structures which may obstruct sightlines or be used for concealment or entrapment spots; and
- By ensuring that the site will be illuminated in accordance with the relevant Australian Standards to maximise opportunities for casual surveillance.

For the reasons outlined above, the development is closely aligned with the following relevant Crime Prevention provisions of the Development Plan.

**Obj 20:** *A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.*

**PDC 42** *Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.*

**PDC 43** *Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.*

**PDC 44** *Development should provide a robust environment that is resistant to vandalism and graffiti.*

**PDC 45** *Development should provide lighting in frequently used public spaces including those:*

- along dedicated cyclist and pedestrian pathways, laneways and access routes*
- around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.*

**PDC 46** *Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.*

**PDC 47** *Landscaping should be used to assist in discouraging crime by:*

- screen planting areas susceptible to vandalism*
- planting trees or ground covers, rather than shrubs, alongside footpaths*
- planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.*

**PDC 48** *Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.*

**PDC 49** *Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.*

**PDC 51** *Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).*

**PDC 364** *Vehicle parking areas should be designed to reduce opportunities for crime by:*

- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads;*
- (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places;*
- (c) being appropriately lit;*
- (d) having clearly visible walkways.*

## 6.6 Stormwater and Flooding Considerations

A site specific Stormwater Management Plan for the subject site will be provided by Wallbridge Gilbert Aztec (WGA). This plan will complement and build upon the overall Stormwater Management Plan for the entire Springwood development which has been submitted with the concurrent land division applications. In particular, the Stormwater Management Plan will address the relevant provisions of the Development Plan.

## 6.7 Signage





The proposed development includes signage at the upper level on the northern and western elevations which reflect the intended use of the site as a Sales Centre. Additional directional signage will provided around the site.

It is noted that the design, extent and size of the proposed signage does not visually dominate the building on which they will be attached. 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.

For the reasons outlined above, the nature, quantity and design of the proposed signage is closely aligned with the following key 'Advertisements' provisions of the Development Plan including *Table Ga/4 – Advertising and Advertising Displays Definitions and Design Criteria*:

Figure 6.3 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.	 ✗
		 ✓

**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.*

## 6.8 Landscaping

A conceptual landscaping plan has been prepared for the development and is included on the site plan contained in **Appendix 2**.

The proposal includes landscaping around the perimeter of the site as well as within the car parking area. A larger landscaped area will also be provided to the east of the Sales Centre fronting the Gawler East Link Road. These landscaped areas will be planted with a range of species which complement the overall landscape theme of the Springwood development. More specifically, the proposed landscaping will assist to create a sense of place and a high-quality, coordinated development outcome.

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.*

## 6.9 Interface Considerations

The subject site is located within the Mixed Use Centre Policy Area 3 which clearly anticipates a neighbourhood level centre in this area. Currently, the site and nearby 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 wider urban design of the whole project. In addition, by its nature, the Sales Centre is unlikely to create any significant interface issues in terms of noise or light spillage. While the building will be two-storeys in height, it will be located a significant distance from the proposed residential areas to the south. For these reasons, potential issues relating to overshadowing and overlooking will be managed appropriately. Therefore, the proposed development appropriately responds to the following relevant interface provisions within the Development Plan:

## Zone

**PDC 28** *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 Sales Centre incorporating an office and café with associated car parking, signage 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:

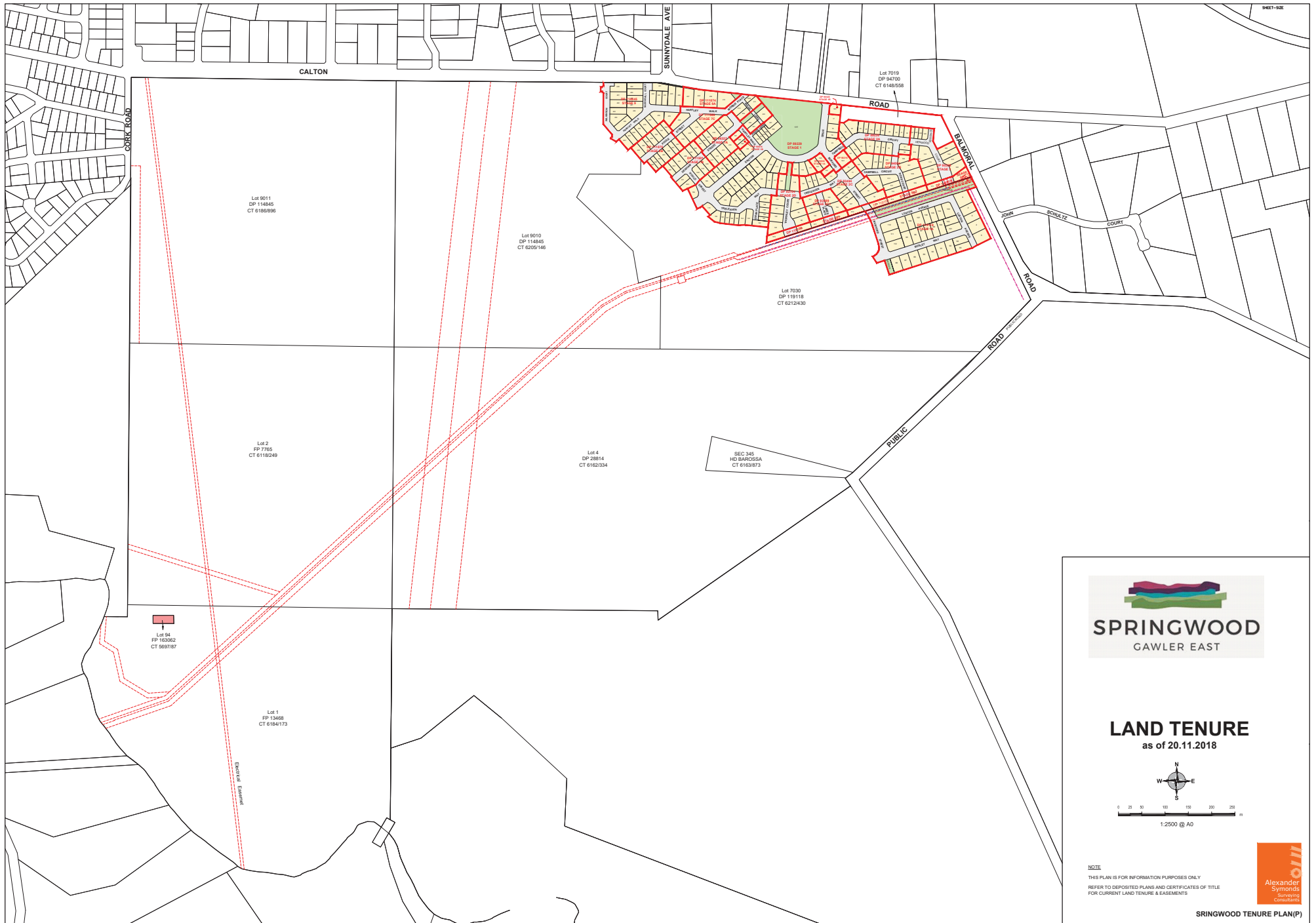
- The main land use elements of the Sales Centre (office and shop) are envisaged forms of development in the Residential (Gawler East) Zone and Mixed Use Policy Area 3;
- The general area of the subject site is indicatively identified as a Neighbourhood Centre within the *Gawler East Structure Plan Map 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 on the opposite side of the Gawler East Link Road;

- The Sales Centre has been designed to address both road frontages, and the building exhibits a high degree of architectural merit achieved by using a variety of complementary colours, building materials and articulation;
- A coordinated signage theme is proposed, with all signage designed in accordance with the relevant provisions of the Development Plan;
- Large windows along the elevations of the Sales Centre will maximise opportunities for casual surveillance across the site;
- 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;
- The additional traffic volumes to be generated by the development will not have a significant impact on the road network;
- Stormwater will be managed appropriately in accordance with the overall stormwater management plan for the Springwood development which has been submitted with the land division applications; and
- The proposed landscaping will assist to create a sense of place and enhance the amenity of the locality.

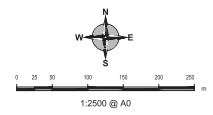
Based on our assessment, the application is closely aligned within the relevant provisions of the Development Plan and therefore warrants Development Plan Consent subject to reasonable and relevant conditions.



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, 1886



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



## Certificate of Title - Volume 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

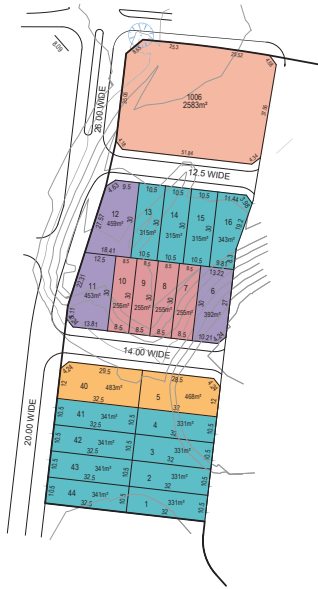
Dealing Number	Description
11764743	AGREEMENT UNDER DEVELOPMENT ACT 1993 PURSUANT TO SECTION 57A
12459905	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
12915311	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)



## Notations

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

Appendix 2. Plan of Division

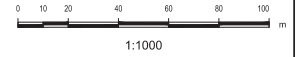


<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>	Super Conventional (22+)	0
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<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	Traditional (17 - 19)	0
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	Total	21
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral;"></span>	Other	1
	Total	22

Development No. 490/D025/19  
Town of Gawler

Proposed Plan of Division  
Allotment 9000 in Dev No. 490/D026/19  
Hundred of Barossa  
in the area named  
**GAWLER EAST**

PT CT 6212/430  
PT CT 6205/146  
PT CT 6162/334



No. of proposed allotments 22  
Area of division 1.149ha  
Reserve area 0.000ha  
Length of new roads 120m

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.

© ALEXANDER & SYMONDS PTY. LTD. Original Sheet Size A1  
**Glenn Ian Hordacre**  
LICENSED SURVEYOR

REF: A010816.0000  
DWG NO.: A010816-CG PROPS REV A  
REVISION: B  
DEL: 10.06.2019

Alexander & Symonds Pty Ltd  
11 King William Street Kent Town,  
South Australia 5087  
PO Box 1000 Kent Town, SA 5071  
DX 209 ABN 93007 733 988

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W www.alexander.com.au  
E alex@alexander.com.au

+ Property + Land Development +  
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Appendix 3. Proposed plans and elevations

Studio Nine





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Rev	Date	Amendment

**PRELIMINARY**  
DATED 14.05.2019

PROJECT  
**SPRINGWOOD SALES  
CENTRE + PROJECT  
OFFICE**  
GAWLER EAST VILLAGE CENTRE, SA 5118

CLIENT  
SPRINGWOOD GAWLER EAST  
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DRAWING TITLE  
**LOCATION PLAN +  
COVER**

DRAWING NUMBER REVISION

0906-224-PA00



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**LOCATION PLAN - VILLAGE CENTRE**  
SCALE 1:2000 @ A3





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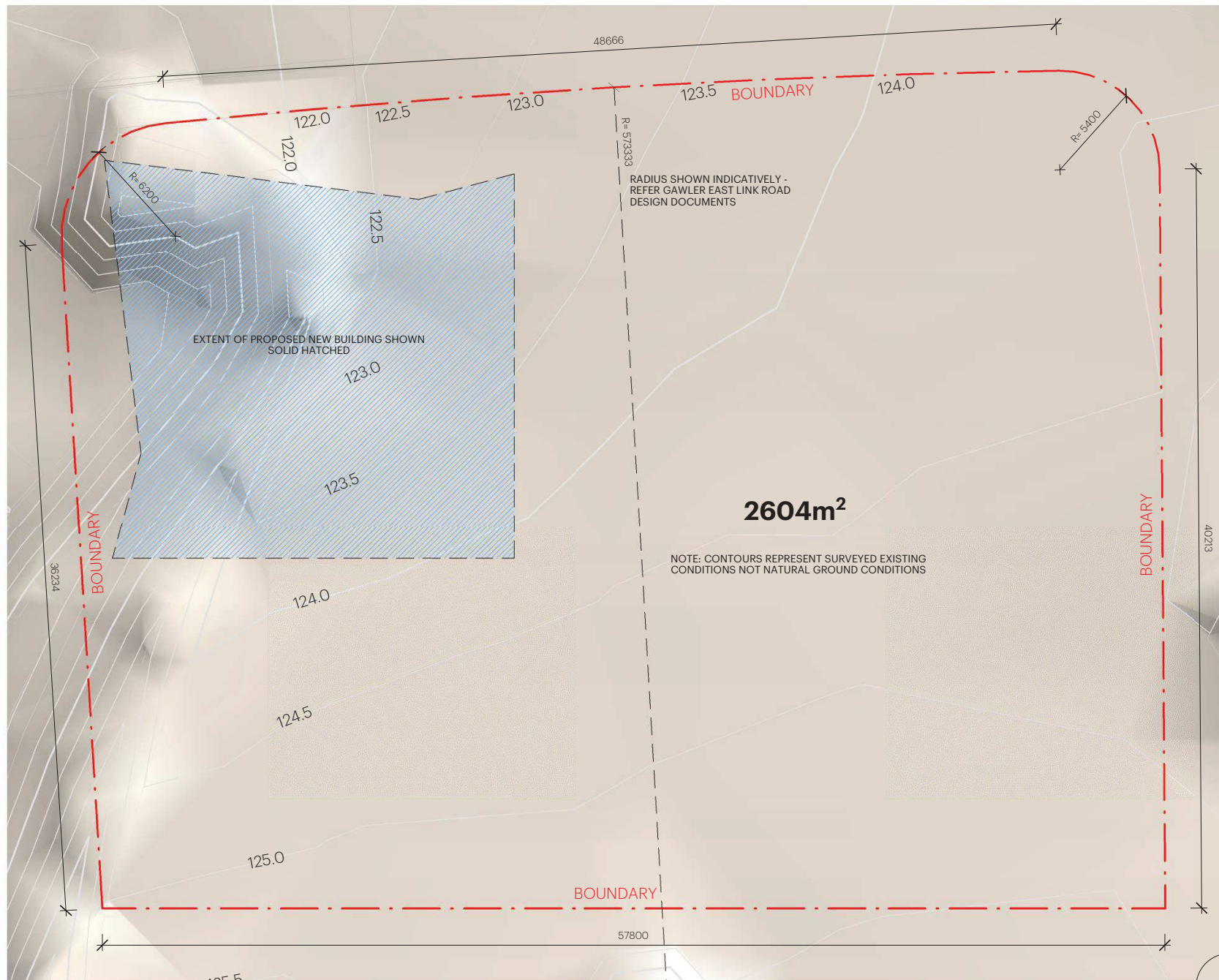
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**SPRINGWOOD SALES CENTRE + PROJECT OFFICE**  
GAWLER EAST VILLAGE CENTRE, SA 5118

CLIENT  
SPRINGWOOD GAWLER EAST  
CLIENT ADDRESS HERE

DRAWING TITLE  
**SITE PLAN - PROPOSED BOUNDARY SETOUT**

DRAWING NUMBER REVISION

0906-224-PA01

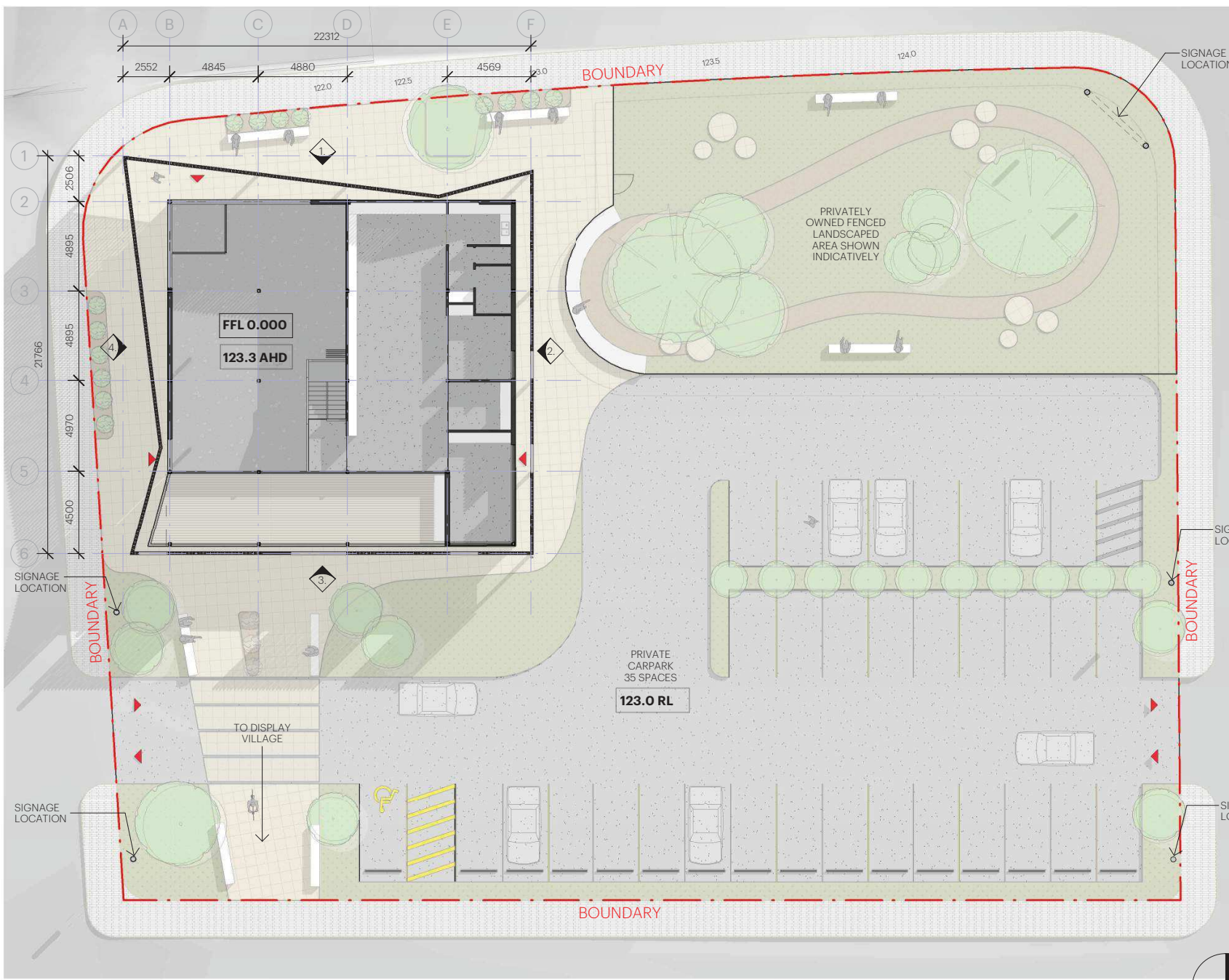


**SITE PLAN - PROPOSED BOUNDARY SETOUT**

SCALE 1:200 @ A3



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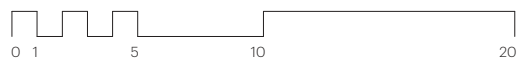
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 GAWLER EAST VILLAGE CENTRE, SA 5118  
 CLIENT  
 SPRINGWOOD GAWLER EAST

DRAWING TITLE  
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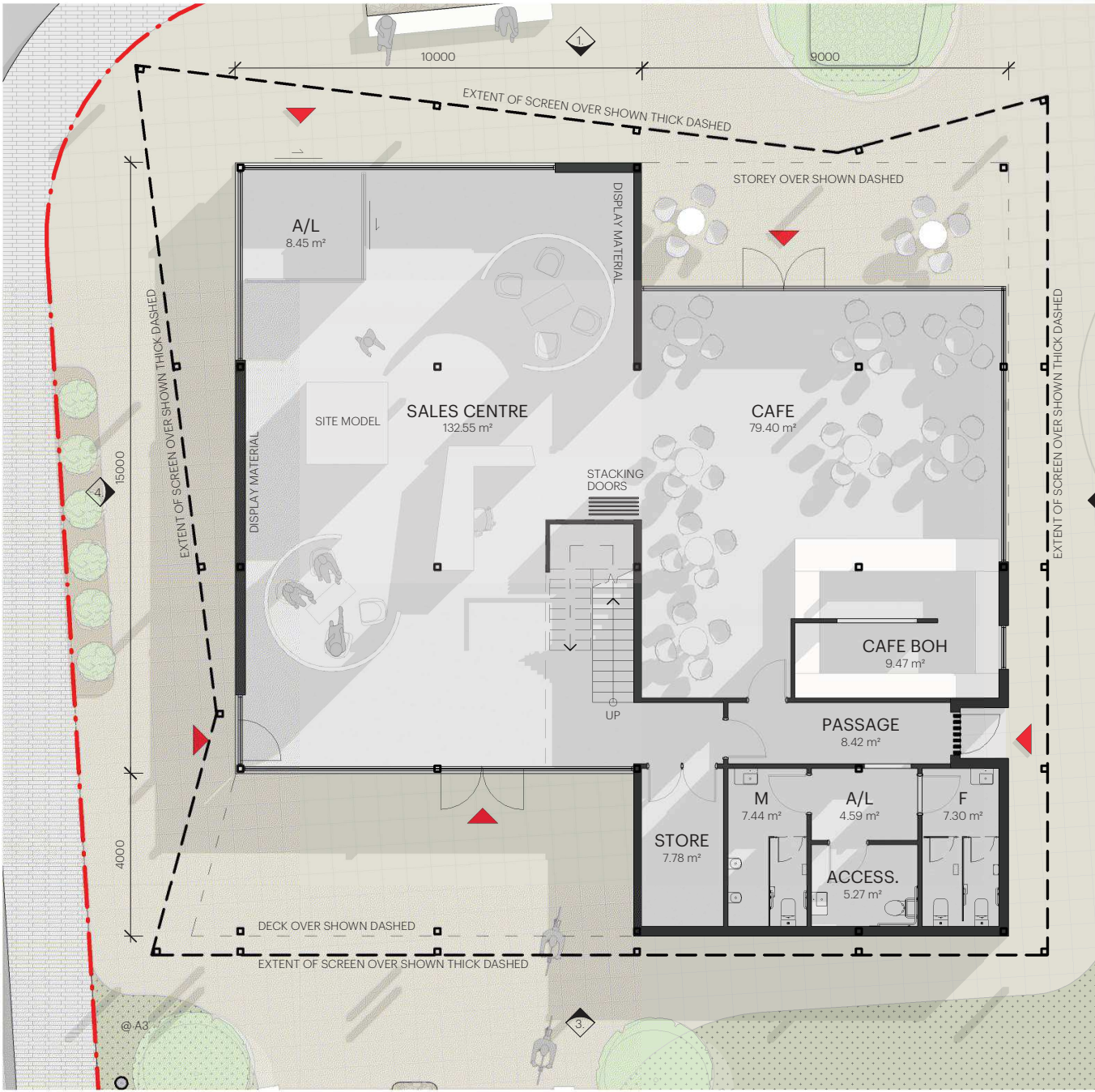
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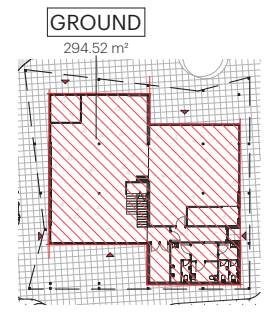




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BUILDING AREAS SCHEDULE		
Area Type	NAME	AREA
GRND FLR		
Gross Building Area	GROUND	294.52 m <sup>2</sup>
FIRST FLR		
Exterior Area	DECK	64.00 m <sup>2</sup>
Gross Building Area	FIRST FLOOR	159.93 m <sup>2</sup>
Grand total		518.45 m <sup>2</sup>



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 GAWLER EAST VILLAGE CENTRE, SA 5118

CLIENT  
 SPRINGWOOD GAWLER EAST

DRAWING TITLE  
**FLOOR PLAN - GROUND**

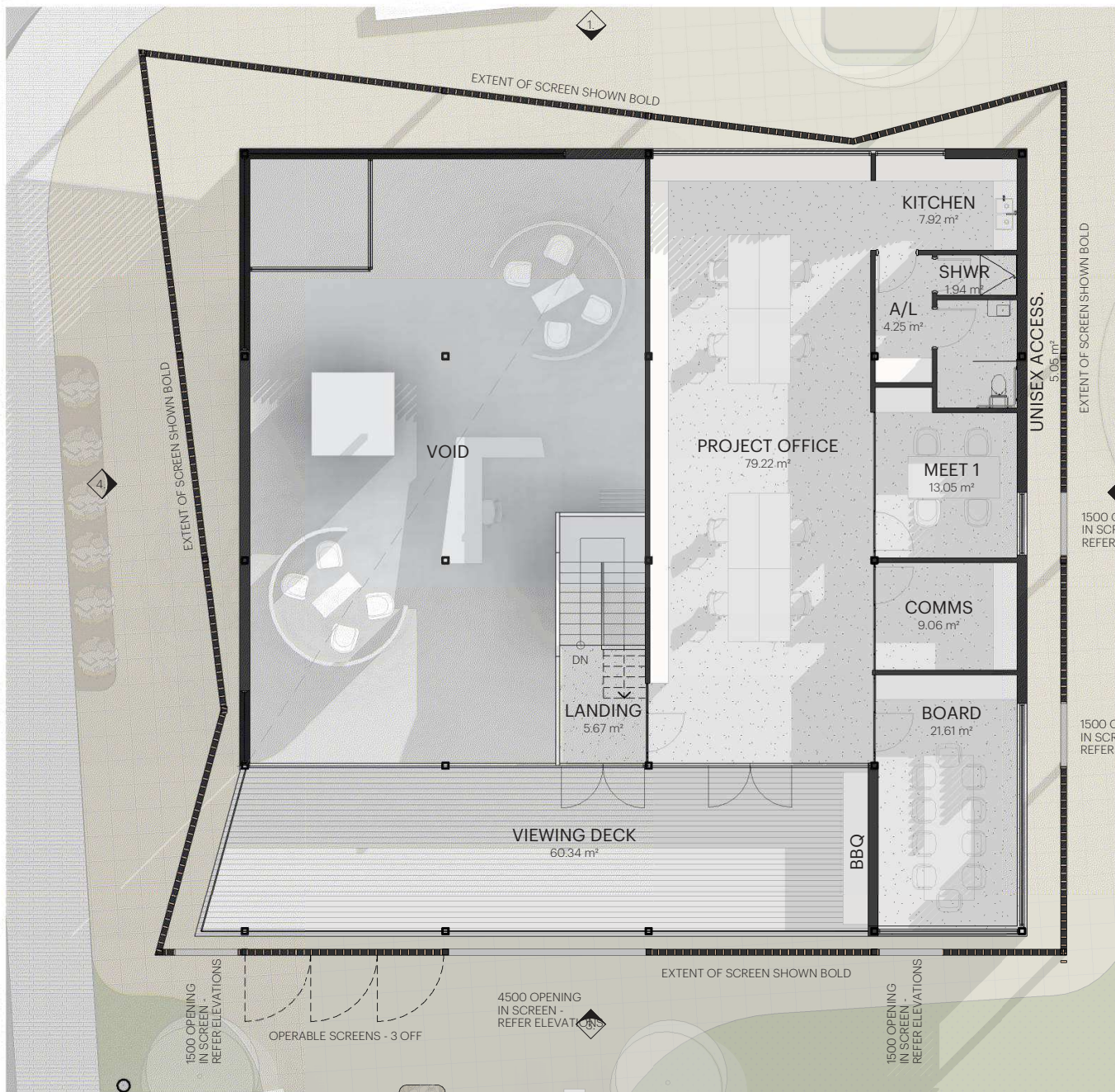
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**FLOOR PLAN - GROUND**  
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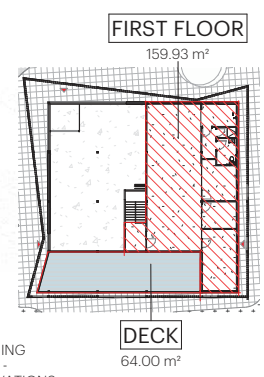




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BUILDING AREAS SCHEDULE		
Area Type	NAME	AREA
GRND FLR		
Gross Building Area	GROUND	294.52 m <sup>2</sup>
FIRST FLR		
Exterior Area	DECK	64.00 m <sup>2</sup>
Gross Building Area	FIRST FLOOR	159.93 m <sup>2</sup>
Grand total		518.45 m <sup>2</sup>



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**SPRINGWOOD SALES CENTRE + PROJECT OFFICE**  
 GAWLER EAST VILLAGE CENTRE, SA 5118

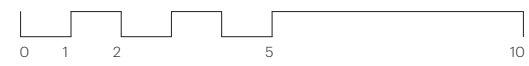
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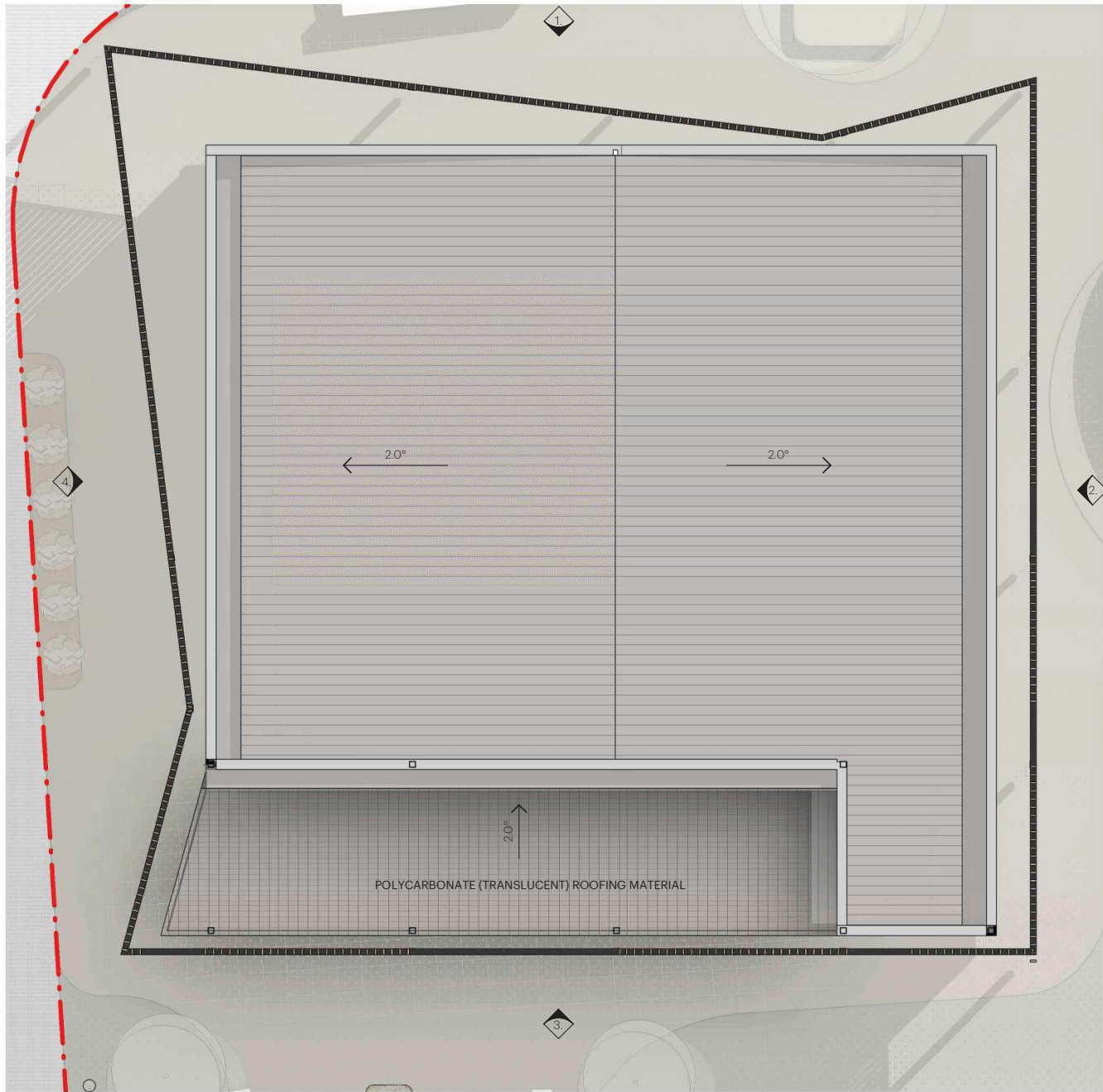
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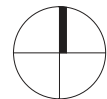
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**ROOF PLAN**  
 SCALE 1:100 @ A3



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CLIENT  
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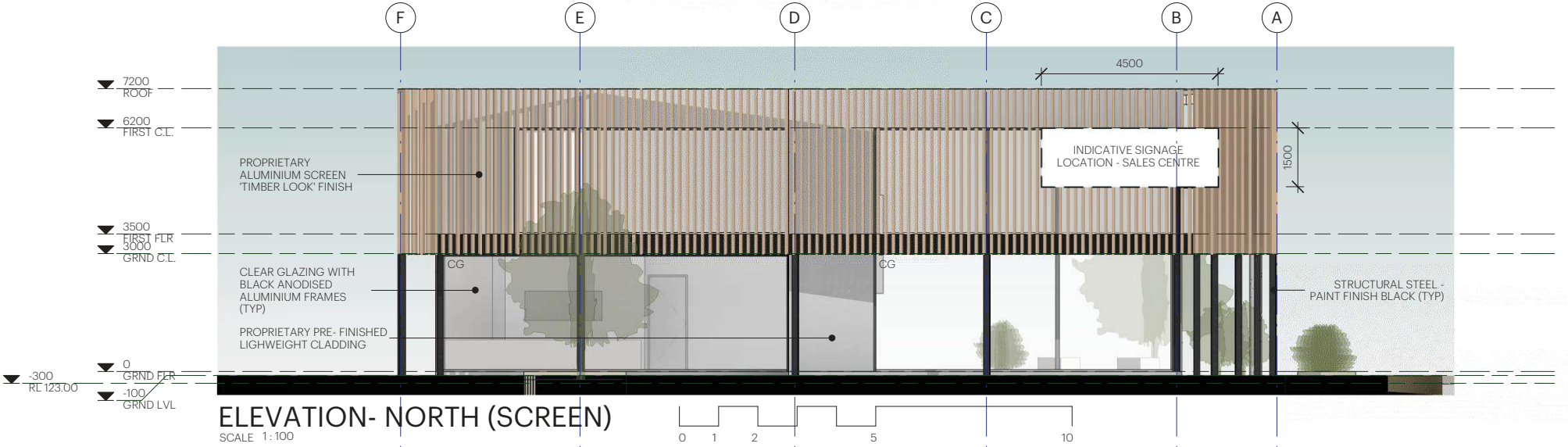
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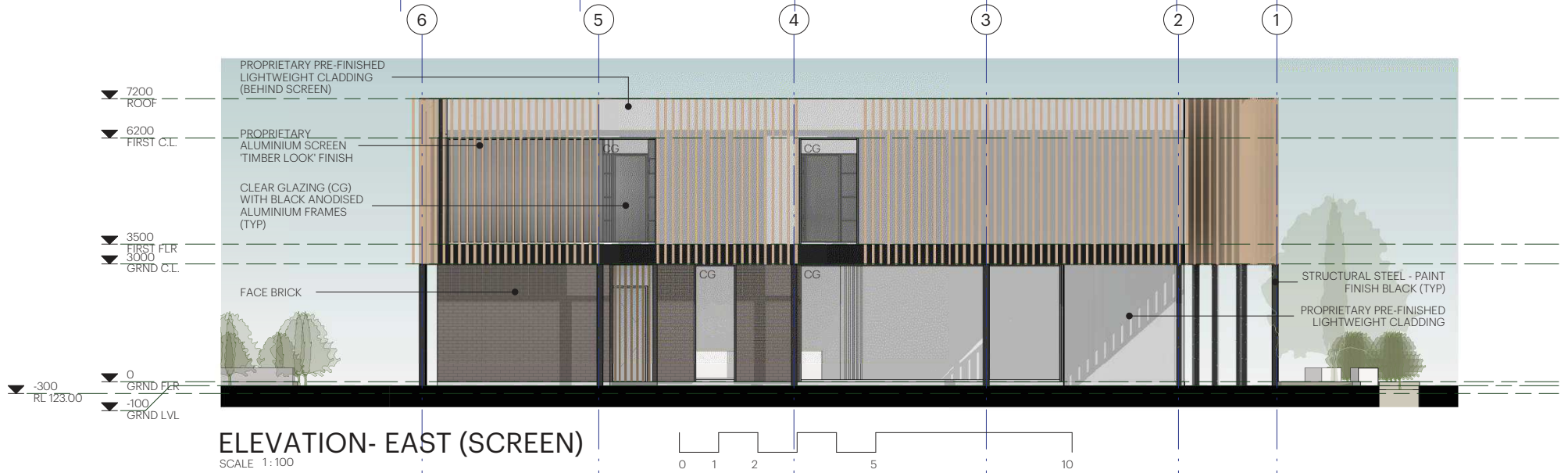
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**ELEVATION- NORTH (SCREEN)**  
 SCALE 1:100



**ELEVATION- EAST (SCREEN)**  
 SCALE 1:100



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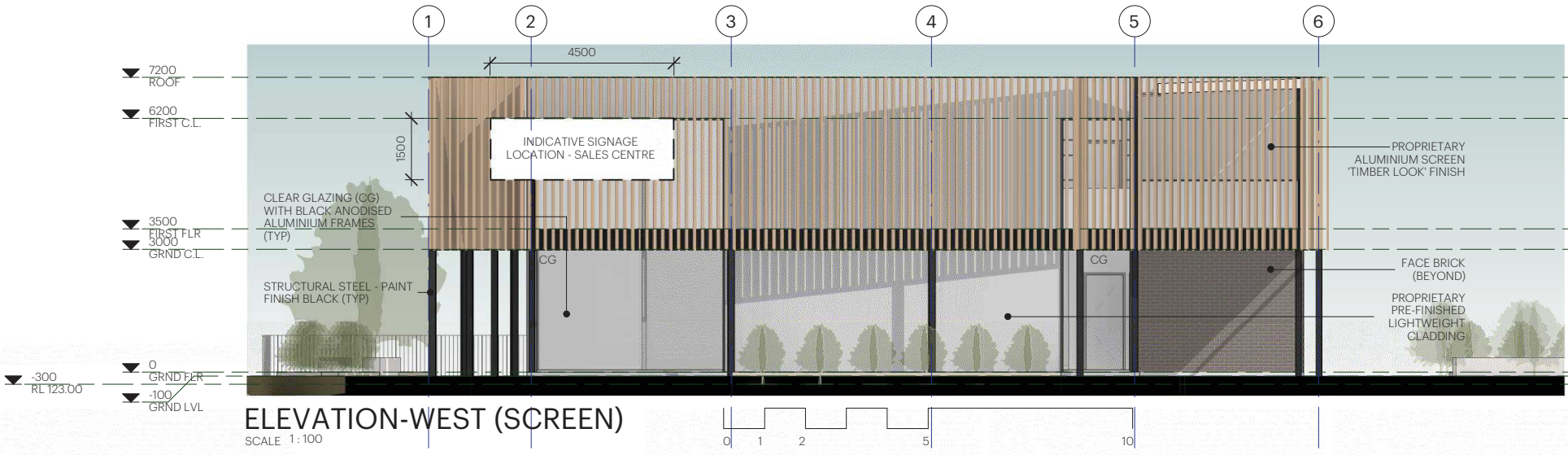
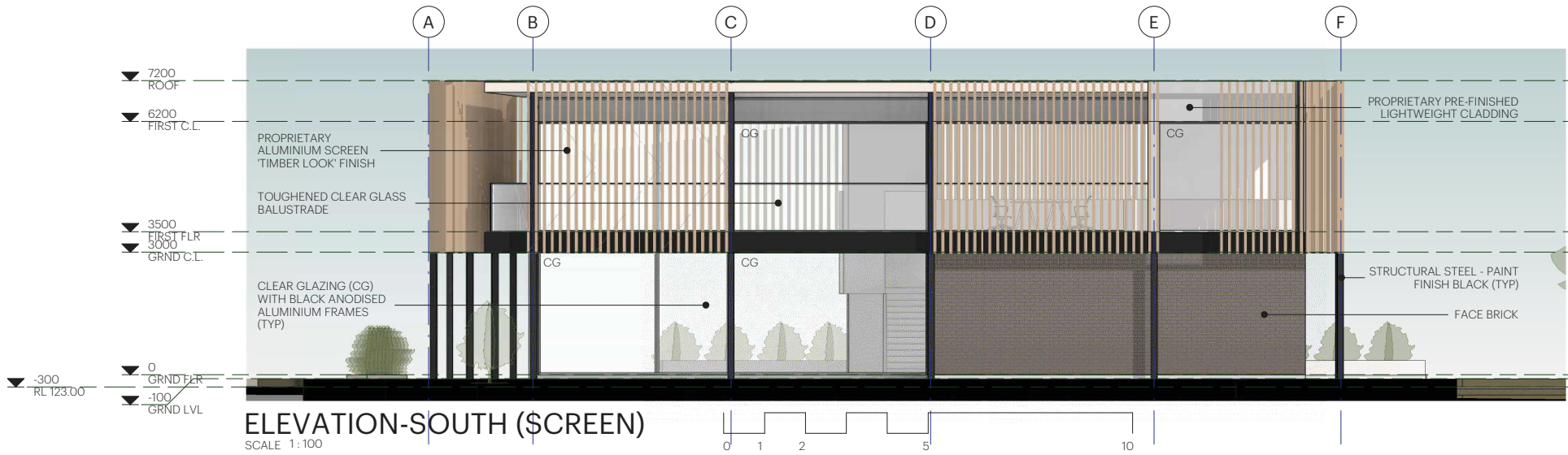
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VIEW FROM GELR INTERSECTION LOOKING SOUTH - NTS

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**PERSPECTIVES 1**

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VIEW FROM GELR INTERSECTION LOOKING EAST - NTS

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VIEW FROM DISPLAY VILLAGE ENTRY LOOKING NORTH - NTS

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AERIAL VIEW LOOKING WEST OVER LANDSCAPED GREEN SPACE - NTS

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DRAWING TITLE  
**PERSPECTIVES 4**

DRAWING NUMBER  
**0906-224-PA11**

REVISION

Appendix 4. Traffic and Parking Review

CIRQA

**Ref: 19139|BNW**

11 June 2019

Mr Warwick Mittiga  
Arcadian Property  
PO Box 7126 Hutt Street  
ADELAIDE SA 5000

Dear Warwick,

## **SPRINGWOOD SALES CENTRE TRAFFIC AND PARKING REVIEW**

I refer to the proposal to develop a Sales Centre at Springwood. As requested, I have undertaken a review of traffic and parking matters associated with the proposal.

### **BACKGROUND**

The subject site is located within the “Village Centre” of the Springwood land development at Gawler East. The sales centre forms part of the Springwood land development at Gawler East. The overall development is a master planned residential land division with supporting retail/commercial uses.

The site is located adjacent the south-eastern corner of the future Gawler East Link Road and a future (north-south oriented) collector road. The Development Plan identifies the site is located within the Residential Zone (Gawler East) Zone and the Mixed Use Centre Policy Area.

### **THE PROPOSAL**

It is proposed to construct a Sales Centre on the subject site (associated with the residential land development). The Sales Centre will be associated with 33 allotments (to the south) which will form the Springwood Display Village. Specifically, the Sales Centre will comprise a total ground floor area of 294.52 m<sup>2</sup> (of which 88.87 m<sup>2</sup> will be utilised for a 40-seat café comprising indoor and outdoor seating) and a total upper floor area of 159.93 m<sup>2</sup> which will be utilised for office floor area. A 60.34 m<sup>2</sup> ‘viewing deck’ (ancillary to the sales centre component) will also be provided at first floor level).



The site will be accessed via two two-way crossovers on the north-south collector road and a new local road adjacent the eastern boundary. A total of 35 parking spaces will be provided within the site including one space for use by persons with disabilities. Additional on-street parking would also be available with the Display Village area as well as parking within each individual display home.

The parking area will comply with the requirements of the Australian/New Zealand Standard for *"Parking Facilities – Part 1: Off-street car parking"* (AS/NZS 2890.1:2004) and 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 2.5 m wide and 5.4 m long (or 4.8 m long with 600 mm overhang to low lying landscaping);
- disabled parking spaces will be 2.4 m wide and 5.4 m long with an adjacent shared area of the same dimension;
- parking aisles will be at least 5.8 m wide;
- a 1.0 m end-of-aisle extension will be provided beyond the last parking space in the blind aisle;
- 0.3 m clearance will be provided (where applicable) to all objects greater than 0.15 m in height; and
- pedestrian sight line requirements at the access points will be provided.

Refuse collection can be undertaken on site with movements facilitated by forward-in and forward-out movements between the two crossovers.

## **PARKING ASSESSMENT**

The Development Plan does not specify a rate for Sales Centres or Display Villages, albeit does note that Display Homes are to be assessed on a needs basis. However, the following rates are identified in relation to other uses within the Sales Centre:

- office – 4 spaces per 100 m<sup>2</sup> floor area;
- shop – 5.5 spaces per 100 m<sup>2</sup> floor area (within the Mixed Use Centre Policy Area 3 of the Residential (Gawler East) Zone); and
- restaurant – 1 space per 3 seats.

In lieu of a specific rate applicable to the sales centre component, the following assessment is based on the application of the above 'shop' rate to this component. This provides a conservative assessment as a sales centre would generate a lower parking demand than traditional retail. Nevertheless, application of this rate allows flexibility for



the future use of the site (i.e. once the sales centre is no longer required, an alternative use may be considered whilst retaining adequate parking supply on-site).

Table 1 summarises the parking assessment based on the above approach.

*Table 1 - Parking requirement assessment*

Land Use	Area (m <sup>2</sup> )	Seats	Rate	Spaces Required
Sales Centre*	205.65	n/a	5.5 sp. per 100 m <sup>2</sup>	11.3
Café	88.87	40	1 sp. per 3 seats	13.3
Office	159.93	n/a	4 sp. per 100 m <sup>2</sup>	6.4
			<b>Total</b>	<b>31.0 spaces</b>

\* conservatively assessed on 'shop' rate

On the basis of the above, the overall proposal will require 31 spaces. The proposed provision of 35 spaces on-site will therefore exceed this requirement.

In addition to the above, further parking availability will be provided within the streets bounding the display homes as well as within the display homes themselves (which could be utilised by staff). In the order of 30 to 40 on-street parking spaces could be accommodated within the immediate vicinity of the display homes (which would not be required by residents or their visitors of dwellings in the broader vicinity).

On the basis of the above, it is considered that the proposal will include sufficient parking provision to meet the demands associated with sales centre and associated display village.

## **TRAFFIC IMPACT**

Previous traffic impact assessments have been undertaken as part of the broader Springwood land division project. This would have included consideration of the traffic generation of development within the town centre. It is considered that the traffic generation associated with the Sales Centre would be of a similar order to that assumed for the subject site in the previous traffic analysis. Furthermore, the peak traffic generation associated with the site will occur outside of the peak commuter periods. The broader land division layout has been designed to accommodate future traffic flows, including traffic generation associated with the subject site. The traffic movements associated with the proposed use will be easily accommodated in the surrounding road network.

## **SUMMARY**

The proposed Sales Centre for the Springwood land development will comprise sales centre floor area as well as associated offices and a café. The proposal will be serviced by a 35-space car park accessed via two crossovers. The car park and access points will be provided in accordance with the relevant Australian Standards.

A conservative assessment of parking demands associated with the Sales Centre has been prepared (based on Development Plan rates). It is considered that the proposed provision of 35 spaces will adequately accommodate demand associated with the proposed use (as well as future adaption for commercial and/or retail uses if proposed once the broader land development is complete). There will also be further parking capacity within on-street areas within the broader Display Village.

Traffic generated by the proposal is in line with the broader assessment undertaken for the land development. It is considered that traffic movements associated with the site will be easily accommodated on the adjacent road network.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



**BEN WILSON**  
Director | CIRQA Pty Ltd